



CITY OF SACO, MAINE

Planning
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Minutes
Planning Board
January 17, 2017

Attendance Record

✓ = Present / A = Absent / E = Excused

Members	Present
Costis, Vangel - Member	✓
Devlin, Marty - Member	E
Girouard, Donald – Vice Chair	✓
Ittenbach, Rene - Member,	✓
Schuster, Neil – Chair	✓
Scontras, Peter – Member	✓
O’Toole, Michael – Member	✓
Staff	
Hamblen, Bob - Planning Director	✓
Laverriere, Joe – City Engineer	✓
Mann, William – Economic Dev. Dir.	✓
Other:	

NOTE: Meeting is audio recorded. These audio records will be posted on the City’s website and available for public review within one week of the meeting.

5:00 p.m.
Workshop

- Sketch Plan: review of a proposed seven lot subdivision on Cloverdale Lane. Applicant is Jason Labonte. Tax Map 96, Lot 19-3. Zoned C-1.
- Sketch plan: review of a proposed commercial use on a portion of Lot 18 in the Park North subdivision. Applicant is Park North Development LLC. Tax Map 63, Portion of Lot 6. Contract zone and MU-3.

5:30 p.m.
Regular Meeting

1. Minutes of Dec. 6 and 20, 2016 – **Don: I move to accept the minutes as presented, seconded by Rene, and so voted, 5-0. Don: I move to table the minutes of Jan. 3, 2017, seconded by Rene, and so voted, 5-0.**
2. Public Hearing: request for review of the Open Space and Recreational Facilities impact fee required of Chinburg Builders as part of the Mill Building 4 subdivision review.

Item was withdrawn at the request of the applicant.

3. Public Hearing: site plan review of a proposed 80 unit Multi-Family Dwelling at 16, 18 and 28 Cutts Avenue. Applicant is Cutts Avenue, LLC. Tax Map 38, Lots 105 and 106. Zoned B-3 and contract zone. Item was tabled at the Dec. 20, 2016 meeting.

Completeness of application: Board voted at 12/20/16 meeting to waive submission requirements for Sec. 1104-1.7 topo and -1.18 lighting plan for that meeting, then allowed discussion to proceed. Each item has been submitted prior to this meeting – application for site plan review is complete. Application for design review was found complete at 12/20/16 meeting.

Applicant's Representatives: Bob Gaudreau and Frank Carr were present on behalf of Cutts Avenue LLC. Michael Tadema-Wielandt, P.E., project engineer, Terradyn Consultants, LLC. John Shields, architect, Shields Architecture.

Public hearing: Peter Salvas mentioned granite bollard brittleness, and suggested a parabolic mirror for the garage exits. Peter Daigle, Agren's employee, supports Hardypond.

Motion: **Don: I move that the Board grant approval for the site plan submitted by applicant Cutts Avenue LLC for the Cutts Avenue Apartments multi-family dwelling, based on the Findings of Fact and Conditions of Approval dated January 17, 2017, with the amendment to item 5, bullet 4 of the Conditions of Approval that includes the applicant consulting with BSOOB Transit re: a bus shelter on Thornton Avenue. Seconded by Michael and so voted, 6-0.**

Meeting was adjourned at approximately 8:55 p.m.

Submitted by,

Bob Hamblen, City Planner