



# CITY OF SACO, MAINE

**Planning**  
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Minutes  
Planning Board  
February 7, 2017

## Attendance Record

✓ = Present / A = Absent / E = Excused

Members	Present
Costis, Vangel - Member	✓
Devlin, Marty - Member	✓
Girouard, Donald – Vice Chair	E
Ittenbach, Rene - Member,	✓
Schuster, Neil – Chair	✓
Scontras, Peter – Member	E
O’Toole, Michael – Member	E
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

Discussion about the current Comprehensive Plan update effort, with the role of the Board potentially being review of the chapters that are not being reviewed by the Comp Plan Committee and SMPDC.

5:30 p.m.  
Regular Meeting

1. Minutes of Jan. 3 and Jan. 17, 2017 – **motion by Vangel to accept the minutes as submitted, seconded by Rene, and so voted, 4-0.**
2. Public Hearing: final plan and Site Location of Development review of the proposed Libby Landing subdivision off Grant Road. Applicant is Mezoian Development, LLC. Tax Map 124, Lot 6. Zoned C-1.

Hamblen: The Board voted to approve the preliminary plan for this 18 lot subdivision on Dec. 6, 2016. Since then, the City's wetlands consultant has signed off on the delineation submitted. The city engineer has asked Gorrill-Palmer to take a look at sight distance from the proposed street location. Based on those findings, the curb cut has been shifted about 135 feet to the west. All else remains the same, and staff is of the opinion that consideration can be given to approving the final plan.

**As previously reported:** Applicant Nancy Moulton received approval on 11/12/13 for a seven lot subdivision called Boynton Brook. A single lot had been carved out of a roughly 75 acre parcel, then five lots were proposed, plus a multi-acre remainder parcel, resulting in the subdivision proposal.

A new applicant, Mezoian Development LLC, returns with a proposal for the Libby's Landing subdivision. After some discussion, lawyers and the DEP have agreed that Landing is actually an amendment to the existing subdivision. Combined, the two are large enough to trigger the need for a Site Location of Development permit, being greater than 30 acres and more than 15 lots. Being in the C-1 zone, all lots must be 80,000 s.f. or larger, and each must have 200 feet of frontage or more – these requirements appear to be met.

**Rene: I move that the Board find the application for final subdivision plan to be complete, seconded by Vangel, and so voted, 4-0.**

**Rene: I move to open the public hearing, seconded by Marty, and so voted, 4-0. No comments.**

**Rene: I move to close the public hearing, seconded by Marty, and so voted, 4-0.**

**Rene: I move that the Board grant approval under the provisions of the Saco Subdivision Regulations for the final plan submitted for the proposed Libby's Landing subdivision, and for a Site Location of Development permit under the review authority delegated to the City by the Maine DEP, based on the attached Findings of Fact and Conditions of Approval dated February 7, 2017.**

3. Public Hearing: proposed amendment to the Park North/Cascades subdivision plan. Applicant is Amari Holdings LLC. Tax Map 62, Lot 1-2. Zoned MU-3 and Contract Zone.

Hamblen: A few Board members may recall approving this subdivision at the Jan. 8, 2008 meeting. At the Board's next meeting, developer Elliott Chamberlain proposed an amendment: he sought approval

for the parcel at the corner of Cascade Road and Portland Road to be split off from the larger Cascades parcel, and the Board was amenable, on Jan. 22, 2008.

Town and Country Federal Credit Union bought the newly created, 4.18 acre parcel, but never followed through with development. Amari Holdings, LLC put a 2.37 acre portion of the parcel under option in 2016, and now asks to amend the plan by dividing the approved Lot C5, leaving a residual Lot C5-1, 1.81 acres in area. Staff review of the proposed amendments yielded some comments, but no concerns.

**Rene: I move to find the application for final subdivision review complete, seconded by Vangel, and so voted, 4-0.**

**Marty: I move to open the public hearing, seconded by Rene, and so voted, 4-0.** Elliott Chamberlain: why rush? If the site plan doesn't get approved, then the credit union (Town and Country, current owner) has two lots instead of one. Nate Libby: I could still buy the lot, even if no approval.  
**Motion by Rene, seconded by Vangel to close the public hearing, and so voted, 4-0.**

**Rene: I move to approve the proposed amendment to the final subdivision plan of the Park North/Cascades subdivision submitted by Amari Holdings, LLC based on the Findings of Fact dated January 22, 2008 and the Conditions of Approval dated January 8, 2008, seconded by Marty, and so voted, 4-0.**

4. Public Hearing: site plan review of a proposed Health and Fitness Club off Cascade Road. Applicant is Amari Holdings, Inc. Tax map 62, Lot 1-2. Zoned MU-3 and contract zone. Item was tabled at the Jan. 3, 2017 meeting.

Hamblen: the Board reviewed this application at its Jan. 3 meeting, and after a public hearing and discussion with the applicant, voted to table pending more information on several items:

- a. Respond fully to the Dec. 29, 2016 comments from City Engineer Joe Laverriere. ***BH2M has provided responses in its 1/19/17 letter.***
- b. Respond to the Jan. 3, 2017 lighting comments from Stantec. The cut sheets provided in the 11/29/16 submittal have been forwarded to Stantec. – ***The typo appears to be still in place on the lighting plan – LED fixture called out on plan, a Domus Small luminaire with High Pressure Sodium luminaire called out in the detail on the plan.***
- c. The issues identified by Normandeau re: hydric soils have been addressed in post-meeting e-mails.
- d. We have e-mailed to BH2M documents that have some bearing on this parcel: the Traffic Movement Permit for the Cascades-Park North subdivision, and Conditions of Approval dated 1/8/08 re: sidewalks (see pp. 2-4). ***A sidewalk has been added to the plan along the Cascade Road and Portland Road frontages.***
- e. An amended landscaping plan screening the parking lot from Rte. 1 and Cascade Road. – ***a row of arborvitaes has been added to the plan in order to screen the parking lot from Rte. 1.***
- f. Changes to the design and location of the building. The building's front entrance should face either Rte. 1 or Cascade Road. A way to screen HVAC and other units on the roof. The Board views this corner as a gateway to the City, and to OOB, and would welcome a building better positioned, with more architectural interest. ***See design review comments below.***

- g. It wasn't clear from submissions to date that a subdivision amendment is being requested. That is the case, and accordingly, an application to amend the subdivision by splitting M62 L1-2 should be submitted for the next meeting. ***An application to amend the subdivision plan has been submitted.***

**As reported previously:** Lot C-5 in the Cascade subdivision/contract zone is at the corner of Portland Road and Cascade Road, owned by Town and Country Federal Credit Union, envisioned at one time as being their flagship office building. It never came to pass, and now a 2.37 acre portion of the property is proposed as the site of a 'Health and Fitness Club,' a permitted use per the contract zone agreement.

The building would have a 9,600 s.f. footprint, 48 parking spaces, with access from private drives off both an existing right in/right out curb cut on Rte. One, and a "Common Access Drive" from Cascade Road. The site, as is true of the commercial building on neighboring lot C-6, will be dependent on an off-site detention/treatment pond in the northeast corner of Lot C1. The project awaits a Condition Compliance from the Maine DEP.

**Marty: I move to open the public hearing, seconded by Vangel, and so voted, 4-0.**

The Board asked that more information be provided on the following items:

- a. Provide the internal volume of the building, at request of Fire Department.
- b. Respond fully to the Feb. 3, 2017 comments from City Engineer Joe Laverriere.
- c. Demonstrate to the City's satisfaction that this site has the legal right to direct stormwater drainage to the existing detention pond.
- d. Three of the four members present agreed that building location should be returned to fronting on Cascade Road as in original site plan reviewed on Jan. 3, and the building's front entrance should face Cascade Road.
- e. An amended landscaping plan that complies with Sections 708-3(9)B, C and D shall be submitted.
- f. Demonstrate to the City's satisfaction the building's compliance with Sec. 729. Design Standards.

**Vangel: I move to table pending responses to issues discussed, seconded by Marty, and so voted, 4-0.**

Meeting was adjourned at approximately 9:20 p.m.

Submitted by,

Bob Hamblen, City Planner