



# CITY OF SACO, MAINE

**Planning**  
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## Minutes Planning Board June 6, 2017

### Attendance Record

✓ = Present / A = Absent / E = Excused

- |                            |                   |
|----------------------------|-------------------|
| ✓ Neil Schuster, Chair     |                   |
| ✓ Don Girouard, Vice-Chair |                   |
| ✓ Michael O'Toole          |                   |
| ✓ Rene Ittenbach -- E      |                   |
|                            | Marty Devlin -- E |
|                            | ✓ Peter Scontras  |
|                            | ✓ Vangel Cotsis   |

**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 commercial storage facility off Industrial Park Road. Applicant is Industrial Park B.C., LLC. Tax Map 69, Lot 7.
- Discussion of paper streets.

### Regular Meeting 5:45 p.m.

1. Minutes of May 16, 2017 – **motion by Vangel to accept the minutes as amended, seconded by Don, and so voted, 5-0.**
2. Public Hearing: conditional use and site plan review of a proposed Self-Service Storage Units facility at 8 Industrial Park Road. Applicant is Life Storage, LP. Tax Map 69, Lot 12. Zoned I-2. Item was tabled at the May 2 meeting.

Hamblen: The Board initiated review of this proposed self-storage building at its May 2 meeting, found the applications for conditional use and site plan and design review to be complete, and granted approval for the conditional use permit. Further review was tabled, as more specifics were needed before Board action could take place.

The applicant has re-submitted, having determined that a Site Law permit will not be necessary, and submitted an application to the DEP for a Tier 1 wetlands alteration permit. A Maine Stormwater Law permit was part of the May 2 package. The Board's task at this point: determine if site plan and design review have each been adequately addressed, for the proposed three story, climate controlled self-storage building with a footprint of 14,280 s.f.

Proposed wetland impacts fall just shy of 0.1 acre, at 4,262 s.f., and when added to the 1996 construction project, a NRPA permit is required. The wetlands delineation is subject to review by Normandeau Associates on the City's behalf. Given the proposed curb cut setup, the City Engineer has recommended that a traffic engineer take a look at the proposed site circulation, including vehicles entering and exiting the site. Gorrill-Palmer reviewed the plans and has provided comments, enclosed, and has since found the latest changes to be acceptable.

Find exterior elevations in the plan set, as the building is subject to design review; the applicant's responses to design standards are found on p. 2 of the project narrative in the bound site plan application. A window has been added to the east elevation based on the discussion from May 2, for greater architectural interest on that wall. Lindsey Barbee, P.E., of Greenman-Pedersen, Inc., is the project engineer.

**Don: I move to open the public hearing, seconded by Peter, and so voted, 5-0.** Bob McCrillis and Ted Brady, owners of the parcel proposed for development, were in attendance. The 1996 detention pond has deteriorated. A 34 foot swath of pavement will now be drained to the new stormwater system, between the existing and new buildings. **Vangel: I move to close the public hearing, seconded by Peter, and so voted, 5-0.**

**Don: I move that the Board grant approval under the provisions of the Saco Zoning Ordinance, for the proposed Self-Service Storage Units site plan, based on the Conditions of Approval and Findings of Fact dated June 6, 2017, seconded by Vangel, and so voted, 5-0.**

3. Public Hearing: site plan and final subdivision review of a proposed eight unit subdivision at 284 Bradley Street. Applicant is Doyle Enterprises, Inc. Tax Map 66, Lot 18. Zoned R-2.

Hamblen: This eight unit Multi-Family Dwelling was reviewed by the Board on Oct. 18, 2016. The Board voted to grant approval for a conditional use permit for an 8 unit Multi-Family Dwelling, and, for the preliminary subdivision plan. The project returns for site plan/design review, and for review of the final subdivision plan.

The project would be accessed via a private driveway, a single curb cut off Bradley Street. Units – three bedroom, two bathroom, three story buildings -- would be served by public sewer and water, and underground electric, cable, and telephone. Multi-family projects in the R-2 zone are subject to conditional use, site plan, design review, and subdivision review.

**Peter: I move that the Board find the application for final subdivision plan review to be complete, seconded by Don, and so voted, 5-0.**

**Don: I move that the Board grant approval under the provisions of the Saco Zoning Ordinance for the site plan submitted for an 8 unit Multi-Family Dwelling proposed by applicant Doyle Enterprises, Inc., based on the attached Findings of Fact and Conditions of Approval dated June 6, 2017, seconded by Peter, and so voted, 5-0.**

**Don: I move that the Board grant approval under the provisions of the Saco Subdivision Regulations for the final plan submitted for the 8 unit Multi-Family Dwelling proposed by applicant Doyle Enterprises, Inc., based on the Findings of Fact and Conditions of Approval dated June 6, 2017, seconded by Peter and so voted, 5-0.**

4. Public Hearing: review of a proposed amendment to the Austin contract zone at 115 Louden Road. Applicant is River Winds Farm LLC. Tax Map 106, Lot 10-1. Zoned C-1.

Hamblen: Board members may recall the background on this property:

- June 5, 2012, a site plan was approved for a 19,440 s.f. indoor riding arena on the property at 121 Louden Road. Due to its size, the building was subject to site plan review. It was intended for private use, and was not proposed as a commercial facility open to the public. Parking for 10 vehicles was included, and a row of pine trees for buffering from Louden Road.
- Owner and applicant Beth Austin submitted a contract zone application in 2015 in order to establish an educational horseback riding program, approved by the Council on July 20.
- Following up with the required site plan review after the contract zone approval, the Board granted approval on Aug. 18, 2015.
- Ms. Austin then applied to establish a Public Riding Stable, a conditional use in the C-1 zone, and was granted approval on Oct. 29, 2015.

The result of all this is the riding arena, with a 90' x 100' gravel, lighted parking area, with a public riding stable and educational horseback riding program as allowed uses. Ms. Austin has acquired the residence next door, 107 Louden Road, formerly occupied by folks who were quite concerned about the proximity of the arena to their home.

Ms. Austin has been approached by various parties with the idea of hosting weddings and similar events on the property, not unlike facilities that have popped up in other communities (see Barn at Flanagan Farm in Buxton). She likes the idea, and after discussing with the Code and Planning departments, recognizes that the only way to accomplish this is an amendment to the existing contract zone agreement. The amended document is attached.

**Vangel: I move that the Board find the application submitted for a contract zone at 115 Louden Road to be complete, seconded by Michael, and so voted, 5-0.**

See the attached draft contract zone agreement for language intended to address the standards found in Sec. 1403-6. A review of the uses allowed in the C-1 zone reveals several that would impact a rural neighborhood at least as much as a "Place of Public Assembly," as proposed in the amended CZA: see Kennels, Commercial Greenhouses and Nurseries, the Commercial Processing of Wood Including Cutting, Sawing, Splitting and Chipping, Hospitals and Clinics for Humans, Boarding

Kennels, and Extractive Industry as examples of allowed uses that may have a measurable impact on neighbors. As Board members are aware, with a contract zone application, the focus is on the four standards found in Section 1403-6.

“Before forwarding a recommendation (on) a contract zoning amendment to the City Council the Planning Board shall make a finding on each of the four standards in this subsection. A favorable recommendation to the Council requires a positive finding on all four standards. If the Planning Board makes a negative finding on any of the standards, its recommendation shall be negative. The Planning Board shall base its recommendation on whether the rezoning:

- A. is for land with an unusual nature or location;
- B. is consistent with the Comprehensive Plan;
- C. is consistent with, but not limited to, the existing uses and permitted uses within the original zone;
- D. that the conditions proposed are sufficient to meet the intent of this section.”

**Don: I move that the Board find that the four criteria are met by the language presented in Sec. III of the draft agreement, seconded by Michael, and so voted, 5-0.**

**Don: I move that the Board forward a positive recommendation to the City Council for the contract zone amendment submitted on behalf of applicants River Winds Farm, LLC; River Winds Trails, LLC; and River Winds, LLC as discussed and modified, that would allow a Place of Public Assembly use to be established on the parcels at 115 Louden Road and those further identified by the proposed contract zone agreement, seconded by Michael, and so voted, 5-0.**

Meeting was adjourned at approximately 8:45 p.m.

Submitted by,

Bob Hamblen, City Planner