



# CITY OF SACO, MAINE

**Planning**  
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## Minutes Planning Board June 20, 2017

### Attendance Record

✓ = Present / A = Absent / E = Excused

E Neil Schuster, Chair	
✓ Don Girouard, Vice-Chair	✓ Marty Devlin
✓ Michael O'Toole	✓ Peter Scontras
✓ Rene Ittenbach	E 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 Truck Terminal at 85 Industrial Park Road. Applicant is Industrial Park B.C., LLC. Tax Map 69, Lot 7.
- Discussion of paper streets.
- Discussion of off-street parking requirements.

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

1. Minutes of June 6, 2017 – **motion by Michael to accept the minutes as drafted. Seconded by Rene, who noted that he has been reported as being both absent and present, which should be corrected. So voted, 5-0.**
2. Public Hearing: final subdivision review of a proposed 10 lot residential subdivision off Ross Road. Applicant is Michael Mitton. Tax Map 35, Lot 10. Zoned R-2.

Hamblen: the Board reviewed the preliminary plan for Lombard Estates at its meeting of May 16, and granted approval for the preliminary plan. Letters of capacity from Maine Water Company and a bank have been submitted. A potential future connection to the abutting Corey parcel has been provided. See May 31 re-submittal from Sebago Technics for more info.

This 10 lot subdivision includes a proposed 750 foot dead-end street off Ross Road, actually the site of an existing private road, Lombard Lane. The project would be serviced by public sewer and water, the former available thanks to an easement from the abutting Ross Ridge subdivision. Stormwater is proposed to flow to an existing pond at Ross Ridge, also thanks to easements worked out with that developer, Elliott Chamberlain.

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

Mitton: a trail connection is possible, would include that to the abutting Ross Ridge subdivision.

**Michael: I move to open the public hearing, seconded by Rene, and so voted, 5-0. No comments. Michael moved to close the public hearing, seconded by Marty, and so voted, 5-0**

**Peter: I move that the Board grant approval under the provisions of the Saco Subdivision Regulations for the final plan submitted for the 10 lot subdivision proposed by applicant Michael Mitton, based on the Findings of Fact and Conditions of Approval dated June 20, 2017, with Joe Laverriere's comments of 6/15/17 to be included in the Conditions of Approval, seconded by Michael, and so voted, 5-0.**

Meeting was adjourned at approximately 8:25 p.m.

Submitted by,

Bob Hamblen, City Planner