



CITY OF SACO, MAINE

Planning
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Minutes
Planning Board
August 29, 2017
City Hall Conference Room

Attendance Record

✓ = Present / A = Absent / E = Excused

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

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 expansion of the Settler's Landing subdivision off Smith Lane. Applicant is Dangar Construction, Inc. Tax map 33, Lot 2. Zoned R-4.

Regular Meeting

1. **Minutes of July 11, 2017 – motion by Mike to accept, seconded by Rene and so voted, 4-0. Minutes of July 27, 2017 – motion by Mike to accept, seconded by Rene, and so voted, 4-0. Minutes of Aug. 8, 2017 – motion by Peter to accept as amended, seconded by Mike and so voted, 4-0.**
2. Public Hearing: site plan and preliminary subdivision review of a proposed eight lot commercial subdivision off Mill Brook Road. Applicant is T&T Leasing LLC. Tax map 60, Lot 20. Zoned B-6.

Mike recused himself from this item, and departed the meeting.

Hamblen: the applicant, Kevin Beaulieu dba T&T Leasing, LLC has submitted plans for an 8 lot commercial subdivision on 23 acres of land abutting the Mill Brook business park to the north. The Mill Book plan includes a future 70' wide right of way providing access to the T&T property. Mr. Beaulieu is currently scheduled to request the right to cross, and to improve the ROW to City street standards, of the Council at its Sept. 11 workshop.

Water and power would be extended from Mill Brook Road into the proposed project. A new sewer pump station constructed adjacent to Lot 1 is proposed. Individual sewer services would flow by gravity to the pump station, and a force main would pump to the existing Rte. 1 City main.

Subdivision review by the City is one of several levels of permitting required for the park. Others include:

- Site Location of Development review. We await input from the DEP as to how to proceed. Mill Brook business park was reviewed and approved by the Planning Board, but the DEP handled the Site Law permit. Construction of the connector road to T&T is liable to be reviewed by the DEP. Assumedly the PB will review T&T Site Law permit under its delegated review authority. But, waiting for verification of that.
- Natural Resources Protection Act Tier 1 Wetland Alteration permit
- Maine General Construction permit

Bill Thompson and Steve Blake of BH2M are the project managers.

Staff is not aware of waiver requests being submitted, so as of now, the application is incomplete. If the Board is willing to allow review to go forward, a suggested motion:

Rene: I move that the Board find the application complete for purposes of this evening's discussion, but then to table review after the public hearing and discussion have occurred, to continue only after submission of the yet to be submitted items, seconded by Peter, and so voted, 3-0.

Hamblen: Site Location of Development – see attached checklist, complete except for technical ability on the part of the applicant. BH2M says it is waiting for the applicant to submit. Staff is not aware of a waiver request being submitted for that item, so as of now, the application is incomplete. If the Board is willing to allow review to go forward, a suggested motion:

Rene: I move that the Board find the application for Site Location of Development review to be complete for purposes of this evening's discussion, but then to table review after the public hearing and discussion have occurred, to continue only after submission of the yet to be submitted items, seconded by Peter, and so voted, 3-0.

Peter: I move to open the public hearing, seconded by Rene, and so voted, 3-0. No comments.

Peter: I move to close the public hearing, seconded by Rene, and so voted, 3-0.

Rene: I move to table review of the preliminary subdivision plan application for the proposed T&T Leasing, LLC commercial subdivision, seconded by Peter, and so voted, 3-0.

Meeting was adjourned at approximately 6:15 p.m.

Submitted by,

Bob Hamblen, City Planner

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