



CITY OF SACO, MAINE

Planning
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Minutes
Planning Board
September 19, 2017
City Hall Conference Room

Attendance Record

✓ = Present / A = Absent / E = Excused

E Neil Schuster, Chair	
✓ Don Girouard, Vice-Chair	✓ Marty Devlin
✓ Michael O'Toole	E 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 concept plan for a Master Planned Development at 1010 Portland Road. Applicant is Cary Seamans. Tax Map 64, Lot 13. Zoned MU-3.

5:30 p.m.
Regular Meeting

1. Minutes of August 29, 2017
2. Public Hearing: conditional use review of an existing Eating Establishment at 319 Main Street. Applicants are Don and Jan McGarva. Tax Map 31, Lot 2. Zoned B-7.

Hamblen: the applicants, Don and Jan McGarva, have enjoyed an interesting history with City permits for their property at 319 Main Street over the past several years:

July 6, 2010 – PB granted a conditional use permit for a Retail Business, which enabled them to operate a retail bakery/sweet shop within a 432 s.f. space on the first floor of the barn. Baked goods and sweets would be available for purchase, and consumption would take place off the premises.

Dec. 6, 2010 – City Council approved a contract zone allowing the McGarvas to add the sale and consumption of ice cream to the retail business. This approval become null and void one year later due to inaction on the part of the applicants.

Nov. 18, 2013 -- City Council approved a contract zone allowing the McGarvas to operate an Eating Establishment at 319 Main St.

June 24, 2014 – PB granted site plan review for the Eating Establishment allowed by the 2013 contract zone.

Feb. 6, 2017 – City Council approves the addition of Eating Establishment as a conditional use to the B-7 zone.

July 11, 2017 – PB voted to recommend to the City Council that the existing contract zone approval for an Eating Establishment be terminated at the McGarves request, recognizing that the McGarvas would return to the PB for conditional use review for the existing Eating Establishment.

Sept. 18, 2017 – Council votes to terminate contract zone.

The parcel is also in the Historic Preservation District. The sign on the property has been reviewed and approved by the Historic Preservation Commission.

With this approval, the applicants would have the ability to operate a retail bakery/sweet shop and/or other lines of food and drink, non-alcoholic, within a 432 s.f. space on the first floor of the barn. Consumption could take place either on or off the premises. Operating hours would not be later than 9:00 p.m. The McGarvas would staff the operation, with some part-time employees.

There are no specific standards in the Ordinance for such a use – the Department of Agriculture inspects establishments that produce food for the public, and will address issues of concern – this is included in the Conditions of Approval.

Rene: I move to find the application for a conditional use permit complete, seconded by Marty, 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 approval be granted for a Conditional Use permit for an Eating Establishment at 319 Main Street, under the provisions of the Saco Zoning Ordinance, based on the Findings of Fact and Conditions of Approval dated Sept. 19, 2017,

3. Public Hearing: conditional use review of a proposed boat ramp on Ram Island. Applicant is University of New England. Tax Map 127, Lot 1. Zoned Resource Protection.

Hamblen: applicant University of New England proposes to construct a boat ramp on the southwesterly edge of Ram Island in Saco Bay, a use viewed by the Ordinance as a Permanent Boat Ramp Extending

Below the Normal High Water Line. The proposed ramp will facilitate UNE's use of the island as a "living teaching laboratory," building on its previous work on the Saco River estuary and bay ecosystem.

A 32 foot catamaran owned by UNE will be the primary watercraft using the ramp. The ramp will be prefabricated and assembled on site by barge and crane. The ramp itself will be either steel or timber-framed, and make landings possible at any stage of tide. The nearest abutter is roughly 7,000 feet away in Camp Ellis. Tom Saucier, P.E., of Site Design Associates is the project manager.

Mike: I move that the Board find the application for a conditional use permit to be complete, seconded by Marty, and so voted, 4-0.

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

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

Marty: I move that approval be granted for a Conditional Use permit for a Permanent Boat Ramp Extending Below the Normal High Water Line in the RP zone, under the provisions of the Saco Zoning Ordinance, based on the Findings of Fact and Conditions of Approval dated Sept. 19, 2017, seconded by Rene, and so voted, 4-0.

4. Public Hearing: preliminary subdivision review of a proposed five unit warehouse condominium. Applicant is Industrial Park B.C., LLC. Tax Map 69, Lot 7. Zoned I-2.
- ~~5. Public Hearing: final plan review of a proposed amendment to the subdivision and site plans for Saco Island West, Building 3. Applicant is Saco Island West, LLC. Tax map 37, Lot 1. Zoned B-4. Item was postponed as applicant's request.~~
6. Public Hearing: conditional use review of a proposed Automobile Dealer use at 812 Portland Road. Applicant is Southern Maine Motors. Tax Map 59, Lot 5. Zoned B-6.

Hamblen: applicant Southern Maine Motors proposes to acquire the Vacationland Bowling property on the southerly corner of Spring Hill Road at U.S. Rte. One and convert it into an auto dealership, which is a conditional use in the B-6. The existing building and parking lot will be utilized, and a 2,200 s.f. access drive north of the building for getting vehicles into the building is proposed.

Southern Maine Motors took over the former Jolly John auto dealership in or about 2012. On April 22, 2013, a minor site plan approval was granted by the Planning Department for this: "the removal of a 210 s.f. canopy at the southwesterly end of the building, to be replaced with an 800 s.f. canopy, and, the installation of a concrete pad intended for vehicle display at the southeasterly corner of the building. Said pad would be flush with existing bituminous surface. The canopy would be extended out over an existing bituminous surface." These were the only changes to date to the property.

As project engineer Tom Greer, Pinkham and Greer, points out in the application materials, the Vacationland parcel is a 7.7. acre site, with existing 32,328 s.f. building. Vehicle sales and maintenance are proposed seven days a week, from 6 a.m.-9 p.m. Twenty to thirty employees to start out with, with plans for up to fifty. The most significant change to the existing site is the proposed access drive to the north of the building.

Marty: I move that the Board find the application for conditional use review of a proposed Automobile Dealer to be complete, seconded by Mike, and so voted, 4-0.

Marty: I move that the Board find the application for design review of the building renovations for a proposed Automobile Dealer at 812 Portland Road to be complete, seconded by Mike, and so voted, 4-0.

Rene: I move that we open a public hearing, seconded by Marty, and so voted, 4-0. No comment. Rene: I move that we close the public hearing, seconded by Marty, and so voted, 4-0.

Rene: I move that approval be granted for a Conditional Use permit for an Automobile Dealership at 812 Portland Road, under the provisions of the Saco Zoning Ordinance, Article 9, Conditional Uses, based on the Findings of Fact and Conditions of Approval dated September 19, 2017, seconded by Marty, and so voted, 4-0.

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

Submitted by,

Bob Hamblen, City Planner