



CITY OF SACO, MAINE

Planning
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Minutes
Planning Board
December 5, 2017
City Hall Conference Room

Attendance Record

✓ = Present / A = Absent / E = Excused

- | | |
|----------------------------|------------------|
| ✓ Neil Schuster, Chair | |
| ✓ Don Girouard, Vice-Chair | ✓ Vangel Cotsis |
| ✓ Alyssa Bouthot | ✓ Marty Devlin |
| ✓ Rene Ittenbach | ✓ Peter Scontras |

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.
Regular Meeting

Chairman Schuster welcomed newly appointed member Alyssa Bouthot to the Board.

1. Minutes of November 7, 2017 – item 4, p. 4, should be clear that no comments were received during the public hearing. **Motion by Don to accept as amended, seconded by Vangel, and so voted, 7-0.**
2. Public Hearing: proposed amendment to the Perkins subdivision off Flag Pond Road. Applicants are David and Janet Perkins. Tax Map 92, Lots 18, 18-4, and 18-5. Zoned C-1.

Hamblen: applicants David and Janet Perkins sought and received approval for an amendment to the Perkins subdivision at the Board's November 7 meeting: the creation of a fourth lot. With that, they moved forward with installing a foundation for their son's new house. Unfortunately the foundation is too close to a side property line. The most expeditious action is to simply realign the lot line, which is reflected in the amended plan.

A change that should be done to the plan before it's returned for signing: just as the abutting Varney lot includes street number and tax map and lot data, each of the subdivision lots should be labeled with this info as well. And, a private road is now part of the subdivision, providing access to lots 1 and 4 – it should be added to the plan prior to signing.

Don: I move to open the public hearing, seconded by Marty, and so voted, 7-0. Janet Perkins: when can the plan be signed? Don: I move to close the public hearing, seconded by Marty, and so voted, 7-0.

Don: I move that the Board grant approval under the provisions of the Saco Subdivision Regulations for amendment of the David Perkins subdivision based on the Findings of Fact and Conditions of Approval dated December 5, 2017 with the condition that the plan be amended so that a label on the plan reads “Concrete Foundation Located 11-15-17” rather than 11-15-18, thus clearly in error, and, that owner’s names, street addresses and tax map and lot numbers be added to each of the subdivision lots, seconded by Peter, and so voted, 7-0.

3. Public Hearing: review of a proposed contract zone for the parcel at 445 Main Street. Applicant is Lise Ouellette. Tax Map 33, Lots 25. Zoned R-1d.

Hamblen: applicant Lise Ouellette applied for a contract zone for the property at 445 Main Street in 2013, eventually receiving Council approval on July 1. The 2013 approval was extended for a year in 2015, but has now lapsed. Ms. Ouellette once again requests a contract zone for the parcel that would allow up to four apartment units to be established on the 2nd and 3rd floors of the existing building. The real estate office would remain in use on the first floor.

In the R-1b zone, multi-family dwellings are not an allowed use; two-family dwellings are, as a conditional use. However, the applicant’s real problem is density. The parcel is 12,197 s.f. in area. A two-family in the R-1b zone requires 10,000 s.f. per unit. Ms. Ouellette, had previously requested a zone change, to B-2d. If that had been approved, 4,000 s.f. per unit would have been possible, and up to three units. The applicant seeks approval for up to four units, and is proposing a minimum lot area per dwelling unit of 3,000 s.f. per unit. See attached pages from 2011 Comp Plan addressing the Main Street Commercial Corridor.

405-1. R-1 LOW DENSITY DISTRICT (includes R-1a, R-1b, R -1c and R-1d designations)

The R-1 classification is designated for areas which are predominately single-family residential in character. It includes both sewered and unsewered land, with appropriate lot size requirements for each situation. New land uses in this district are restricted to low-density residential and associated uses.

The property is in the Historic Preservation District, so that if exterior changes to the building are proposed they would be subject to HPC review. The property abuts Rite-Aid to the north, and the Great American Realty/office condo to the south and east. Note that the Comp Plan’s vision for the Main Street corridor sees residential uses as appropriate.

As stated in Sec. 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.

The Board is asked for a recommendation that will be passed on to the City Council.

Rene: I move to find the application complete, seconded by Marty, and so voted, 7-0.

Don: I move to open the public hearing, seconded by Rene, and so voted, 7-0. No comments. Don: I move to close the public hearing, seconded by Rene, and so voted, 7-0.

Rene: I move that the Board find the proposal is for land with an unusual nature or location as outlined in the draft agreement, seconded by Vangel, and so voted, 7-0;

Rene: I move that the Board find that the proposed rezoning is consistent with the Comprehensive Plan as outlined in the draft agreement, seconded by Vangel, and so voted, 6-1 (Peter);

Rene: I move that the Board find the proposal is consistent with, but not limited to, the existing uses and permitted uses within the original zone, as the building retains its single family character, and that residential and professional office uses are both allowed in the existing zone, seconded by Vangel, and so voted, 7-0;

Rene: I move that the Board find that the conditions proposed are sufficient to meet the intent of this section, seconded by Vangel, and so voted, 6-1 (Peter).

Rene: I move that the Board forward a positive recommendation to the City Council for the proposed contract zone for the parcel at 445 Main Street, seconded by Vangel, and so voted, 6-1 (Peter).

Workshop

5:30 p.m. (or at conclusion of regular meeting)

- A. Sketch plan review of a proposed Multi-Family Dwelling off Waterfall Drive in the Park North subdivision. Applicant is Park North Development, LLC. Tax Map 63, Lot 6-6. Zoned MU-3 and contract zone.
Developer Elliott Chamberlain and architect Joe Almeida presented a concept plan for a proposed 72 unit apartment building near the intersection of Waterfall Drive and Dawn Marie Drive. No age restrictions, market rate. Considering a separate storage building for tenants. Traffic counts will be updated, mindful of MDOT permit requirement for eventually installing a traffic signal at Rte. 1 and Waterfall Drive intersection.
- B. Discussion of draft amendments to the 2011 Comprehensive Plan with the Comprehensive Plan Committee. Members of the CPC were in attendance for a workshop session. A follow-up meeting is scheduled for Dec. 12.

Meeting was adjourned at approximately 8:20 p.m.

Submitted by,

Bob Hamblen, City Planner