



# CITY OF SACO, MAINE

**Planning**  
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Minutes  
Planning Board  
February 20, 2018  
City Hall Conference Room

## Attendance Record

✓ = Present / A = Absent / E = Excused

### Board Members:

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

### Staff Members:

- ✓ Bob Hamblen, City Planner
- ✓ Joseph Laverriere, City Engineer
- ✓ William J. Mann, Economic Development Director
- ✓ David Pendleton, Deputy Fire Chief

**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.**

Workshop  
5:00 p.m.

- Discussion with Maine Water Company. Helen Newman, Supervisor of Engineering Services, Steve Cox, Director of Service Delivery, and Mickey Hall, Biddeford-Saco Division Superintendent explained the current impact fee structure for new houses proposed west of the Turnpike, and improvements needed to improve water pressure in the system.
- Discussion of Subdivision Regulations standards. Occurred at end of meeting; City Engineer Joe Laverriere explained his goal to update the Regulations as they pertain to technical specs for utilities, streets and stormwater.

Regular Meeting  
5:45 p.m. (or at conclusion of workshop)

1. Minutes of February 6, 2018 – Rene and Peter noted typos or incorrect entries in the minutes, acknowledged. **Motion by Rene to approve the minutes as amended, seconded by Don, and so voted, 6-0.**
2. Public Hearing: review of a request for a two year extension of the Heath Overlook subdivision approval dated March 15, 2016, as allowed by Section 6.5 of the Subdivision Regulations. Applicant is J. Thomas Scrivener, LLC. Tax Map 88, Lots 14 and 14-2. Zoned R-1d.

Hamblen: the Board granted final plan approval for the Heath Overlook subdivision at its March 15, 2016 meeting. Work has not begun. As the Board is aware, approvals are valid for two years, and can be extended for two years, per Sec. 6.5 of the Subdivision Regulations. Staff is aware of no changes in circumstances – no new regulations or ordinances pertinent to this project, for instance – that would impact the approval, and is supportive of the 2016 approval being extended to 2020. The applicant is represented by project engineer Shawn Frank, Sebago Technics, represented this evening by Jim Seymour, P.E.

**Rene: I move to open the public hearing, seconded by Vangel, and so voted, 6-0. No comment. Rene: I move to close the public hearing, seconded by Vangel, and so voted, 6-0.**

**Don: I move that the Board grant approval for a two year extension of the March 15, 2016 approval of the final plan submitted by J. Thomas Scrivener, LLC for the Heath Overlook subdivision, with the Findings of Fact and Conditions of Approval dated March 15, 2016 to remain in effect, seconded by Rene, and so voted, 6-0.**

3. Public Hearing: review of proposed amendments to Articles 3 and 4 of the Zoning Ordinance that would add “Food Processing Facility” as a permitted use to the I-1, I-2, I-3 and MU-3 districts.

Hamblen: staff recently met with representatives of a potential new business that is in the process of acquiring a parcel off Portland Road. In order for the use to move forward, a new definition would need to be added to Article 3, and amendments to Article 4, adding the proposed use to the primary zone of interest, MU-3, but also to I-1, I-2 and I-3, recognizing the potential for future, similar uses in the industrial zones, are proposed.

Suggested approach is as follows. First, a new definition proposed for Article 3:

Food Processing Facility:

The use of land, buildings, or structures for the preparation, processing, cooking, baking or other enhancement of food, seafood, or agricultural products for use or consumption primarily off the premises including such activities as commercial bakeries, breweries, bottling facilities, dairies, lobster pounds and facilities for commercial food processing and/or packaging; excluding all products of a medicinal and / or pharmaceutical nature. Food processing facility does not include a use in which the principal activity is the rendering, storage, and/or treatment of animal or fish wastes. The processing of wastes created on the premises is allowed as an accessory use to a food processing facility.

The amendment would add the newly defined use to the use lists found in Article 4:

§ 230-410.6 MU-3 Planned Mixed-Use District.

§ 230-410.19\_I-1 Industrial Park District.

§ 230-410.20\_I-2 Industrial Business District

§ 230-410.21 I-3 Light Industrial-Business Park District

**Rene: I move to open the public hearing, seconded by Alyssa, and so voted, 6-0. No comment.**

**Rene: I move to close the public hearing, seconded by Alyssa, and so voted, 6-0.**

**Don: I move that the Board forward a positive recommendation to the City Council for amendments to Article 3. Definitions, and Article 4. District Regulations, seconded by Rene, and so voted, 6-0.**

4. Public Hearing: site plan review of a proposal to grade and stabilize a portion of the parcel abutting 860 Portland Road. Applicant is Doug Foglio. Tax Map 60, Lot 1. Zoned B-6.

Hamblen: some members of the Board will recall the June 25, 2013 approval granted for the Bill Dodge site plan for what is now a Nissan auto dealership, at 860 Portland Road. The site work involved excavation right to the shared property line between the Nissan parcel and the abutting 50 acre parcel owned by Theresa Desfosses, and left a fairly sheer rock wall, which was ameliorated on Bill Dodge's part by the installation of a four foot masonry wall, topped by an eight foot chainlink fence.

The current application seeks to regrade roughly a 10,000 s.f. portion of the Desfosses parcel in order to remedy the sheer wall and the safety concerns that go with it. When the grading is complete, the surface will be either riprapped, loamed and seeded, or mulched. Because this is a proposal to "pave, strip or grade more than 10,000 s.f. within a five year period," the activity is subject to site plan review.

**Don: I move to find the site plan application as submitted by applicant Doug Foglio on behalf of owner Theresa Desfosses to be complete, seconded by Rene, and so voted, 6-0.**

**Rene: I move to open the public hearing, seconded by Vangel, and so voted, 6-0. No comment. Rene: I move to close the public hearing, seconded by Vangel, and so voted, 6-0.**

**Don: I move to grant approval for the site plan submitted for the parcel identified as Tax Map 60, Lot 1 based on the Findings of Fact and Conditions of Approval dated February 20, 2018, seconded by Peter, and so voted, 6-0.**

Meeting was adjourned at approximately 6:45 p.m.

Submitted by,

Bob Hamblen, City Planner