

Planning and Development  
Saco City Hall  
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**Saco Planning Board  
Meeting Minutes  
September 4, 2018**

**MEETING  
Conference Room, 1st Floor, 6:00**

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**Planning Board Members Present:** Neil Schuster, Chair; Alyssa Bouthot, Joyce Leary Clark, Matt Provencal, Peter Scontras  
**Planning Board Members Excused:** Don Girouard, Rene Ittenbach  
**Staff Members Present:** Joseph Laverriere, City Engineer; Zach Mosher, City Planner

**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.

**Regular Meeting – 6:00 pm**

- 1. Minutes of August 7 and August 21, 2018**  
Action: No minutes were provided
- 2. Public Hearing Final Subdivision review for 36 Fenderson Road. Tax Map 101, Lot 38-8-1. Zoned C-1. Applicant is John W. Lane.**

**Zach Mosher:**

**UPDATES:** The preliminary plan for the Fenderson Rd subdivision was heard and a public hearing conducted at the August 21, 2018 Planning Board meeting. There was discussion concerning the size of the lot to be conveyed to Mr. McCormack portrayed on the site plan submitted by Paul Gadbois and the size of the lot as indicated in the consent agreement. The size of the lot on the plan was indicated to be 86,265 sf and the consent agreement indicated

the lot to be approx. 77,000 sf. The minimum lot size for the C-1 district is 80,000 sf. The applicant spoke to Paul Gadbois and Paul indicated that the lot is indeed 86,265 sf.

The city agrees that the lot is the size indicated on Paul Gadbois' plan. The city took land from this lot to build Fenderson Rd which brought it below the 80,000 sf minimum lot size for this district and necessitated the consent agreement. However, John Lane Way was constructed in such a way that left a strip of land between the lot in question and this newly constructed road. Therefore, to obtain frontage on John Lane Way that strip was then conveyed to this lot bringing it to the figure on the plan. This is a conforming, legally existing lot. After discussion, the Planning Board voted unanimously to approve the preliminary subdivision plan for Fenderson Rd subdivision.

The applicant requested waivers per Article 12, Sec. 12.1 and 12.2 from the Planning Board for the following subdivision preliminary site plan requirements: Sec 5.2.2 (7), (11), (12), (16), (17), (18), and (19) as not applicable to this plan. The applicant also requested waivers from Sec. 5.2.3, Accompanying Statements and Data of Saco Subdivision Ordinance: 5.2.3 (3), (4), (6), (11), and (15) as not applicable. After discussion, the Planning Board voted unanimously to accept the waivers listed above as not applicable to the preliminary subdivision submitted on behalf of Mr. McCormick.

**Peter: "I move to find the application for final subdivision review to be complete.", seconded by Joyce, and so voted 5-0**

**Alyssa: I move to open the public hearing, seconded by Peter, and so voted 5-0  
There were no public comments**

**Alyssa: I move to close the public hearing, seconded by Peter, and so voted 5-0**

**Peter: Move that the Board grant approval under the provisions of the Saco Subdivision Regulations for the final plan submitted for Fenderson Road subdivision based on the Conditions of Approval date September 4, 2018, seconded by Alyssa, and so voted 5-0.**

**3. Public Hearing: Final review of a 3-lot subdivision on a 7.4 acre parcel. Applicant is Normand Berube aka BNO LLC. Tax Map 108, Lot 1-2. Zoned C-1.**

**Zach Mosher:**

**UPDATE –** The overall preliminary plan for Berube Estates was heard and a public hearing conducted at the August 7, 2018 Planning Board meeting. After a presentation by Bill Thompson of BH2M and discussion, the Planning voted to approve the preliminary plan (with noted conditions on pages 5 and 6 of the August 7, 2018 packet) unanimously.

The applicant also requested a waiver of Section 10.8.10 of the Subdivision Ordinance at the August 7, 2018 meeting which prohibits access points directly from Heath Road. After a public hearing and Planning Board discussion, the waiver request for drive access off of Heath Rd was approved unanimously at this meeting.

## **II. Determination of Completeness –**

**Peter: "I move to find the application for final subdivision review to be complete."  
Seconded by Alyssa, and so voted 5-0**

**Bill Thompson, BH2M:** A note added to the plan, that "no further subdivision of Lot 1 and 2 shall be allowed. And, that the waiver request granted will be dated August 7, 2018. Also, on Note 17, that failure to commit construction within 2 years that approval will be rendered null and void and site distance has been added to the plan, as well. And Lot 3 will be retained by owner. **Zach:** these have already been added to the conditions of approval.

**Peter:** questioned the 75ft access strip of land. **Bill:** That is a private driveway and is not part of this proposal.

**Alyssa: I move to open the public hearing, seconded by Matt, and so voted 5-0  
There was no public comment**

**Alyssa: I move to close the public hearing, seconded by Matt, and so voted 5-0**

**Peter: "Move that the Board grant approval under the provisions of the Saco Subdivision Regulations for the final plan submitted for Fenderson Rd subdivision based on the Conditions of Approval, dated September 4, 2018, seconded by Matt, and so voted 5-0.**

Respectfully submitted by,

Maggie Edwards

Board Secretary