



SACO PLANNING BOARD MEETING
NOVEMBER 4, 2025 - 6:00 PM

Saco City Hall, Second Floor Auditorium, 300 Main St., Saco, ME 04072

1. Workshop

- a. 339 North Street (Map 68 Lot 13): Proposed Starbucks- Sketch Plan (Five Star Holdings LLC)**
Sketch Plan Review: for proposed Starbucks with site improvements in the High Business (HB) Zoning District.

2. Call to Order

3. Recognition of Members Present

4. Approval of Minutes

Staff Note: October 21st draft minutes will be available for review at the next meeting.

5. Planning Board Public Hearing Guidelines

Please see the Planning Board's Public Hearing Guidelines at this link: [Planning Board Public Hearing Guidelines](#).

6. Public Comment

(Limited to 15 total minutes)

7. Applications Reviews & Public Hearings

- a. 37 Woodman Avenue (Map 35 Lot 25-1): Conditional Use Review for family daycare (Elisha Brianne Cicio)**

Public Hearing and Application Completeness Review for family daycare in the MDR Zoning District.

i. Planning Department Review Memo & Checklist

ii. Application & Comment Responses

- b. 63 Watson Mill Rd (Map 111 Lots 9-5 & 9-7): Preliminary Subdivision & Site Plan Review (VCJ Properties)**

Application Completeness Review for an extension to an existing private way for a subdivision in the Rural Conservation (RC) Zoning District.

i. Planning Department Review Memo

ii. Staff & Peer Review Comments

iii. Application & Comment Responses

c. Jenkins Rd/Remick Drive/Sumana Lane (M90 L 24-2): Site Plan Review (Saish, LLC/Terradyn Consultants, LLC)

Application Completeness Review for proposed private road in the West Residential (WR) Zoning District.

i. Planning Department Review Memo

ii. Staff & Peer Review Comments

iii. Applicant's Comment Responses

iv. Application Materials

d. Isle Avenue (Map 37 Lot 6): Site Plan Review (Saco Riverside LLC/Gorrill Palmer)

Application Completeness Review for proposed 20'x10' seasonal dock and 4'x30' gangway in the Saco Island (SI) Zoning District.

i. Planning Department Review Memo

ii. Application Materials

e. 184 Simpson Road (Map 121 Lot 6): Site Plan Review (Ecology Education, Inc., d/b/a Ecology School)

Application Completeness Review for request for deferral to 6/3/2027 of Certificate of Approval Clause 9, left lane construction.

i. Planning Department Review Memo

ii. Relevant Information / Previous Approvals

iii. Application Materials

8. General Correspondence

9. Planning Department Updates & Discussion

10. Planning Board Comments

11. Adjournment

12. "MORE" (Items provided to the Planning Board at the meeting)

After the Fact packet (see attached)

Information provided at meeting by Inga Browne (see attached)