

**TOWN OF ARUNDEL**  
**SELECT BOARD**  
Monday October 28, 2024  
Arundel Municipal Building  
Meeting Room  
7PM Meeting

Members present: Select Board Phil Labbe, Tom Danylik, Velma Hayes, & Dan Dubois, Jason Nedeau

Others: TM Trefethen, Emily Nedeau, Andy Stevenson, Larissa Crockett, Terry Merrill, Dexter & Susan Merrick

**Call to order:** Chairman Hayes called the meeting of the Select Board to order @ 7:08 PM just after the Special Town Meeting concluded.

**Approval of Agenda:** *MOTION Nedeau second Labbe “approve agenda as amended” passed 5-0.* (Added RSU #21 Discussion from Board Member Dubois)

**Public Forum:** Susan & Dexter Merrick the owners of the Agway Store on Alfred Road were present to discuss with the Select Board the continued noise from the use of the DYNO from the business “the shop” which abuts their property. They believe that the business not only is in violation of the Noise Ordinance but also that the use of the DYNO was not provided as a condition of their business operating and that these two matters together should trigger a Notice of Violation for the Business to Cease & Desist.

**Approve Minutes:** *MOTION Nedeau second Danylik “approve minutes of Octobr 14, 2024 as amended” passed 5-0. MOTION Danylik second Labbe “approve minutes of October 21, 2024 as presented” passed 4-0-1 (Nedeau)*

**Committee & Board Reports:** Board member Dubois reported RSU #21 meeting he attended.

### **MANAGER REPORT**

**-Fire Station Update/Land use Issues:** Presently the Fire Station Lot and its present use exceeds the 30% Lot Coverage provision in the Land Use Ordinance. With the additional building attached the overall lot coverage for the 1-acre lot could exceed 50% . Suggestion on seeking a Conditional Zoning or Contract Zoning provision from the voters was discussed. Board felt some general costs

need to be calculated in reference to present location and or alternative sites for a station and that the Select Board will conduct a public hearing to hear from the voters as to options available. Select Board established Monday December 9<sup>th</sup> to conduct the Public Hearing.

### **BUSINESS**

**-Larissa Crocket from Neighboring Housing Trust** provided a brief presentation on the purpose of the Trust and their efforts to provide affordable housing for working families in Kennebunk, Kennebunkport & Arundel.

**-Statistical Update:** Five vendors were sent Proposals for the Town Assessing update work. Two companies provided proposals KRT Associates @ \$82,500 and Vision Government Solutions @ \$66,000. Based on a review of the document the Assessor and Manager recommend Vision Government Solutions @ \$66,000.

**MOTION Nedeau second Dubois** *“select Vision Government Solution @ \$66,000 to perform the Statistical Update of Assessment Values for the Town of Arundel” passed 5-0.*

**-Payable & Payroll Warrants:** *MOTION Dubois second Danylik “approve the payable warrant and payroll warrants as reviewed” passed 5-0.*

### **ADJOURNMENT**

**MOTION Dubois second Nedeau** *“to adjourn” passed 5-0 @ 8:10 PM*

Respectfully submitted

Keith M. Trefethen  
Town Manager