

# Arundel Planning Board Meeting Agenda

December 10, 2020 7:00 pm

**Zoom Remote Meeting**

*See instructions below*

## Call to Order

### I. APPROVAL OF AGENDA

### II. APPROVAL OF MINUTES- *October 8, 2020; November 12, 2020*

### III. PUBLIC COMMENT

### IV. PUBLIC HEARINGS

**Item 1:** Adoption of proposed *Accessory Sheds* and setback requirements in R2, R3, and R4 districts

**Item 2:** Deletion of LUO §9.3.14.1 & 2-registration of existing Contractor Yards

**Item 3:** Amendment of LUO§ 8.6.1.4, 8.6.2.4, and 8.6.3.4 - limiting required lot frontages in the Shoreland Zone to Brimstone Pond and Kennebunk River

**Item 4:** Adoption of LUO §8.6.3.5 -criteria for granting Special Exceptions in the SP district;

**Item 5:** Amendments to LUO §8.6.2.5- criteria for granting Special Exceptions in the SO district

**Item 6:** Statutory review of Growth Permit caps (40) specified in the *Arundel Residential Growth Ordinance*.

### V. PENDING APPLICATIONS:

**Item 1: Williams Auto Sales and Repair: Plenary Site Plan Review Application: *Determination of Completeness*** Proposed auto sales and repair facility consisting of a 2,400-sf building and 27-space parking lot on a 0.8-acre lot containing a single-family home at 660 Alfred Road, Tax Map 4 Lot 39 in the Alfred Road Business District. Lester Williams is the owner applicant and Peter Biegel of Land Design Solutions is the applicant's agent.

**Item 2: Cloutier Mobile Home Park: Subdivision Sketch Plan:** Proposed development of an age-restricted mobile home park consisting of 25 double-wide mobile home sites on an acre parcel located at 126 Campground Road, Tax Map 29 Lots 2, 3 and 4 in the Mobile Home Overlay District and the R1 District. Debra and Norman Cloutier are the owner applicants and Jeff Allen, PE of AE Hodsdon Engineers is the applicant's agent.

**Item 3: Arundel's Keep: Preliminary Subdivision Application: *Determination of Completeness:*** Proposed cluster subdivision containing 9 lots serviced in part by a 550-foot road called First Light Way located on a 58.03-acre parcel, Tax Map 19, Lot 8, located at 150 Irving Road in the Rural Conservation District and Resource Protection District. Arundel's Keep LLC is the owner and applicant and Jason Vafiades PE of Atlantic Resource Consultants is the applicant's agent.

### VI. LAND USE ORDINANCE AMENDMENTS

**Item 1: Citizen Request to delete the 1,000-foot setback requirement of a Medical Marijuana Caregiver facility from a church and day care facility.** The applicant is Naoto Inoue of the Solar Center, 25 Limerick Road Tax Map 35 Lot 13 in the DB1 and DB2 districts.

**Item 2: Discussion: Amendments to Timber Harvesting including definitions and permitting**

## VII. OTHER BUSINESS

### Adjourn

*-Richard Ganong, Chair*

### Participation Instructions

To provide for the safety of our citizens and applicants, this meeting will be also conducted remotely by a video meeting interface called Zoom. Participants can load a free Zoom video conferencing program (at [www.zoom.us](http://www.zoom.us)) onto your computer, tablet, or smartphone. For the general public you may access the video conference after loading the Zoom software, and by logging in using the **Meeting ID: 882 0583 3855** and entering the **Passcode: 010992** when prompted. Or you can access directly using the following link:  
<https://us02web.zoom.us/j/88205833855?pwd=cnJObStJWHIWdUI0TU1tMFdXMG54UT09>

You may also telephone directly into the meeting by dialing **+1 646 876 9923** and then cite the Meeting ID and password when prompted. Please identify yourself to the Planning Board Chair when entering the meeting. All applications and supporting documentation is available at the Town website at the following link: or go to Public Records then Planning Board then Planning Board application submissions

Link to the proposed land Use Ordinance revisions scheduled for Public Hearing is as follows:  
[https://www.arundelmaine.org/index.asp?SEC=E8424850-2045-439A-B2D3-1199AEC148BA&Type=B\\_BASIC](https://www.arundelmaine.org/index.asp?SEC=E8424850-2045-439A-B2D3-1199AEC148BA&Type=B_BASIC)  
If the hyperlink does not connect directly, just copy the link and paste into your browser.

If you wish to comment in writing to any of the items, you may email your concerns to [townplanner@arundelmaine.org](mailto:townplanner@arundelmaine.org) or mail to *Town Planner, Town of Arundel 468 Limerick Road, Arundel, ME 04046.*