

Arundel Planning Board Agenda

April 6, 2021 7:00 pm

Zoom Remote Meeting

See participation instructions on back page

Call to Order

I. APPROVAL OF AGENDA

II. APPROVAL OF MINUTES: *March 16, 2021*

III. PUBLIC COMMENT

IV. PENDING APPLICATIONS

- Item 1: Arundel's Keep- Major Preliminary Subdivision Application: *Determination of Completeness:*** Proposal to develop a 8-lot cluster subdivision with a 675-foot long private way serving two lots located off Irving Road on a 58.02-acre parcel, Tax Map 19, Lot 8, in the R4 and Shoreland Zones. Arundel's Keep LLC is the owner and Jason Vafiades PE is the applicant.

V. NEW APPLICATIONS

- Item 1: Oak Ridge Terrace I: *Amendment to an Approved Subdivision:*** Proposal to realign the property line between Lots 4 and 5 in the Oak Ridge I subdivision to correct a violation of the rear yard setback for a dwelling constructed on Lot 4 in the R2, SO, and SP districts. The owner of Lot 4 is South Coast Construction, Inc and the owner of Lot is Oak Ridge LLC, and the applicant is Walter Wood.
- Item 2: Oak Ridge Terrace II: *Subdivision Preapplication & Sketch Plan:*** Proposal to construct a 2,365-linear-foot loop road through Phase II residential land and an adjoining 63-acre lot (Tax Map 10 Lot 10) connecting Oak Ridge Terrace to the upgraded Laura Lane in order to facilitate the development of additional lots generating more than 250 vehicle trips per day. The property to be developed is Map 17, Lot 15A and Map10 Lot 10 in the R2, SO, and SP districts, and the respective owners are Oak Ridge Terrace LLC and Rene Turgeon, and Anthony Panciocco PE is the applicant's agent.

IV. 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 with Action:** Application of Home Occupations Type 1 and Type 2 to all residential districts as well as the Rural Conservation District
- Item 3: Discussion with Action:** Proposed addition of Chapter 1000 DEP Shoreland Zoning performance standards in LUO 8.6.1
- Item 4: Discussion with Action: Residential Growth Ordinance – Bundled growth permits for age-restricted and multi-family housing**
- Item 5: Discussion with Action:** Proposed Amendments to LUO 9.3.12 *Cluster Housing/Planned Unit Developments*

V. OTHER BUSINESS

Town Planner's Report

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) 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: 886 0782 0554** and entering the Passcode: **229961** when prompted. Or you can access directly using the following link:

<https://us02web.zoom.us/j/88607820554?pwd=dkswQ0xBZHEvdUFwUkE1OXVzTVhuZz09>

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 are available at the Town website at the following link: https://www.arundelmaine.org/index.asp?SEC=94998F5E-AB1E-42B2-87B9-352FFED8D242&Type=B_BASIC or go to Public Records then Planning Board then Planning Board application submissions.

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