

**Arundel Planning Board
Minutes
January 10, 2023 7:00 pm**

Board Attendees: Rich Ganong, Chair, Susan Roth, Tom McGinn, Paul Green, Susan Sinnott, Marty Cain, Jamie Lowery, Lee Jay Feldman, Planner

Public Attendees: Jayson Haskell, Greg Patterson, Brandon Solari, Randy Dubois, Ricky Dubois, Sol Fedder

Call to Order Chairman Ganong called the meeting to order at 7:00p.m.

I. APPROVAL OF AGENDA

MOTION: Mr. Green moved to approve the agenda as written. Mr. McGinn seconds.

Vote: 7-0

II. APPROVAL OF MINUTES: *December 6, 2022*

Motion: Mr. Green moved to approve the minutes as written. Ms. Sinnott seconds.

Vote: 7-0

III. PUBLIC COMMENT There were no comments from the public.

IV. PUBLIC HEARING

Chairman Ganong opened the public hearing at 7:02p.m. Jayson Haskell spoke presenting the project to the Planning Board. No one from the public spoke either for or against the project.

Chairman Ganong closed the public hearing at 7:04p.m.

Item 1: Solari Self Storage: Site Plan Review: Brandon Solari is proposing site development at 2492 Portland Rd., Tax Map 12 Lots 11 & 12 in the BI district, to include an existing property maintenance business and create four (4) self-storage building. Along with this, the applicant is proposing to also include a 75' x 60' warehouse building for use by his existing property maintenance business. Brandon Solari is the owner/applicant and Jayson Haskell; P.E. of DM Roma Consulting Engineers is the applicant's agent.

V. PENDING APPLICATIONS

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Lee Jay reviewed the changes to the plan since the last meeting. Susan Sinnott asked if there would be any issues with snow on the site. Jayson Haskell responded that the outside of the property will be fenced and snow storage would be available to the South of the site. If snow becomes an issue, it can also be taken off site as well.

Brandon Solari will be living in the house on the property in order to keep the non-conforming residential use active.

Mr. Haskell indicated that the Fire Chief had approved the plans and if need be, they could run hose across Route One from the hydrant.

Mr. McGinn had a comment that the note on the landscaping plan requiring the front buffer be maintained as is, should be removed as that property is owned by the abutter and not the applicant.

Motion: Mr. McGinn moved to approve the Site Plan for Solari Self Storage on Map 12, Lots 11 & 12 with the minor adjustment noted above. Mr. Green seconds.

Vote: 6-0-1 Ms. Roth abstains.

VI. NEW APPLICATIONS

Item 1: Dubois Automobile Salvage-Conditional Use Renewal: Proposed application to renew a conditional use permit to continue operation of an existing 85,000 sf +/- automobile salvage area on a 3.6-acre site located at 2 Irving Road, Tax Map 19, Lot 6 in the R-4 District. Cynthia Dubois, Trustee of the Randrick Trust is the property owner and applicant along with Randy and Ricky Dubois and Sol Fedder.

The Board reviewed the plan presented.

Motion: Ms. Sinnott moved to hold a site walk at Dubois Automobile Salvage on Saturday January 14, 2023 at 9:00a.m. Mr. McGinn seconds.

Vote: 7-0

OTHER BUSINESS

Town Planner's Report

The Planner proposed an amendment to the Board By-Laws to require revised plans for active applications be submitted no less than 7 days prior to the scheduled meeting date, otherwise the application will be bumped to the next scheduled meeting.

The Board was in agreement with the proposed change and also would like the requirement added to all application forms.

Executive Session: In accordance with MRSA 1, Chapter 13, Section 405 the board will enter executive session to discuss a personnel matter.

Motion: Ms. Roth moved to enter the executive session at 7:25p.m. Mr. McGinn seconds.

Vote: 7-0

The Board went into executive session at 7:25p.m.

Motion: Mr. Cain moved to close the executive session at 7:39p.m. Ms. Sinnott seconds.

Vote: 7-0

Adjourn

Motion: Ms. Sinnott moved to adjourn at 7:53p.m. Mr. McGinn seconds.

Vote: 7-0