

Arundel Planning Board Minutes

January 17, 2023 7:00 pm

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

Public Attendees: Brandon Mazer, Emily Haranas, Michele Bundy, Craig Cameron, Drew Olehowski, Michelle Campbell, Drew Vaillancourt

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

I. APPROVAL OF AGENDA

Motion: Mr. McGinn moved to approve the agenda as written. Second by Mr. Cain

Vote: 7-0

II. APPROVAL OF MINUTES: *January 10, 2023*

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

Vote: 7-0

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

IV. PENDING APPLICATIONS

Item 1: Vinegar Hill Music Theatre: *Major Conditional Use Application* Vinegar Hill Music Theatre: *Site Plan Application:* Proposal to use an area for an outdoor entertainment venue, to include accommodating up to three food trucks, as well as the establishment of a banquet use for weddings and other public events.

Brandon Mazer is present this evening representing Vinegar Hill Music Theatre. He gave an overview of the submittal which includes 1. Expanding the existing septic system. 2. Expanding the outdoor facility. 3. Outdoor banquets and food trucks. He is here to discuss any issues the Board may have. He also noted that they have many support comments to provide to the Board. These comments were also forwarded to the Board electronically.

It was noted that the note regarding offsite parking will be removed.

Susan Roth asked what the events schedule is as far as the season opening and closing. Mr. Mazer replied they are open April until late October and seasonally for Halloween and during Christmas Prelude week.

Susan also inquired about the possible need for a traffic study since they intend to host weddings. Mr. Mazer responded that they are capped at 264 people on site. They would like to codify the number so everyone is aware as to what it is.

Food trucks were discussed, it was noted that they must be attended by their staff when open and all of them will have to receive individual licensing from the Board of Selectmen every year.

The applicant proposed to provide a parking mitigation plan.

Mr. Green inquired if they are meeting setbacks from the venue?

Mr. McGinn asked if they will be increasing the number of parking spaces? Mr. Mazer states that they can meet the parking needs with the current number of spaces. He further states that there will never be overlapping events.

Lee Jay verified that the septic system design is adequate and meets the needs as the project is proposed.

Outdoor liquor and state sign off is approved.

Ms. Sinnott commented that the parking is not delineated on the plan and it is just a gravel area but has it been verified? Yes.

Ms. Roth asked if there will be multiple stages or only one. Mr. Mazer replied there is only one stage. Mr. Cain inquired if they had parking spots for motorcycles? Mr. Mazer replied that they are not delineated. Mr. Lowery inquired if they were planning to host large motorcycle events? The response was no.

Motion: Mr. Lowery moved to deem the application as **complete**. Ms. Roth seconds.

Vote: 7-0

Motion: Ms. Sinnott moved to grant the requested **waivers**. Mr. Lowery seconds.

Vote: 7-0

Motion: Ms. Roth moved to schedule a **site walk** for Saturday, January 21st at 9:00a.m. Mr. Lowery seconds.

Vote: 7-0

Motion: Mr. McGinn moved to schedule a **public hearing** for March 7, 2023 at 7:00p.m. Mr. Green seconds.

Vote: 7-0

V. NEW APPLICATIONS

Item 1: American Iron & Metal: Major Conditional Use Renewal Application- *Determination of Completeness*: Application for renewal of an expired conditional use permit for a 43,000-sf solid waste disposal facility and metal recycling yard located on a 22.9-acre parcel located at 2244 Portland Road, Tax map 12, Lot 9 in the BI District. American Iron and Metal is the owner and the applicant and Drew Olehowski, P.E. of Haley Ward, Inc. is the applicant's agent.

Drew Olehowski of Haley Ward is present this evening representing the applicant.

There have been no changes to the site since the 2019 review. The Surety Bond was not included as required. The new revised bond was increased and will be provided prior to approval.

Ms. Roth inquired if new fencing has replaced the old fence that was dilapidated? Yes, the fencing has been replaced.

Motion: Mr. Lowery moved to hold a **Site Walk** on January 28th at 9:00a.m. Mr. McGinn seconds.

Vote: 7-0

Motion: Ms. Roth moved to grant the **waivers** Mr. Green seconds.

Vote: 7-0

Motion: Ms. Sinnott moved to deem the application **complete**. Ms. Roth seconds.

Vote: 7-0

Motion: Ms. Sinnott moved to hold the **public hearing** on February 21st at 7:00p.m. Mr. Green seconds.

Vote: 7-0

OTHER BUSINESS

Town Planner's Report

1. The amendment to the by-laws will be on the next agenda for formal vote.
2. The Solari Self Storage plans have been updated and are ready to be signed this evening.

Adjourn

Motion: Mr. Green moved to adjourn at 8:20p.m. Mr. Cain seconds.

Vote: 7-0