

Arundel Planning Board Minutes

January 18, 2022 7:00 pm

Zoom Remote Meeting

Board Attendees: Rich Ganong, Susan Roth, Jamie Lowery, Tom McGinn, Susan Sinnott, Lee Jay Feldman, Planner

Public Attendees: Brandon Solari, Jayson Haskell, Bill Walsh, Gerry

Call to Order Chairman Ganong called the meeting to order at 7pm

I. APPROVAL OF AGENDA

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

Vote: 6-0 unanimous

II. APPROVAL OF MINUTES: *January 4, 2022*

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

Vote: 5-0-1 Mr. McGinn abstains

III. PUBLIC COMMENT

There were no comments from the public.

IV. PUBLIC HEARING

Item 1: Muldoon Subdivision: *Subdivision Final Plan:* John and Susan Muldoon are proposing to subdivide Tax Map 32 Lot 12, 11.26 acres on Lombard Road into 3 lots. John & Susan Muldoon are the owner applicants and Norman Chamberlain, PE of Walsh Engineering Associates, Inc. is the applicant's agent.

The public hearing was opened at 7:04pm. There were no comments from the public and the hearing was closed at 7:05pm.

V. PENDING APPLICATIONS

Item 1: Muldoon Subdivision: *Subdivision Final Plan:* John and Susan Muldoon are proposing to subdivide Tax Map 32 Lot 12, 11.26 acres on Lombard Road into 3 lots. John & Susan Muldoon are the owner applicants and Norman Chamberlain, PE of Walsh Engineering Associates, Inc. is the applicant's agent.

The Board reviewed the final plan application. There was discussion of the utilities being underground as opposed to overhead. Ms. Roth inquired if the applicant was willing to do so it was preferred that the utilities be underground. Mr. Green commented that he understood the reasoning for wanting that but also acknowledged the cost of doing so.

Motion: Mr. Lowery moved to approve the final subdivision plan with conditions as noted in the Notice of Decision. Mr. McGinn seconds.

Vote: 6-0 unanimous

VI. NEW APPLICATIONS

Item 1: Solari Self Storage: Site Plan Review-Preapplication: 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.

Jayson Haskell of DM Roma presented the plan to the Board indicating that a DEP Storm Water Permit and a NRPA wetlands permit will be required.

Mr. Haskell clarified that the storage units will not have bathrooms or facilities, they are only for self-storage. There was a question regarding access for each business and where the access will be taken from and whether there would be access between the two businesses.

Mr. Lowery inquired what the distance is between the proposed fencing and the existing Route One right of way? Mr. Haskell indicated that the distance is 40 feet.

Mr. Ganong asked about the wetland locations and how many square feet of wetlands will be impacted by the project? Mr. Haskell responded that the amount is approximately 9,620 square feet and is shown in gray on the submitted plan.

Mr. Ganong inquired about how much of the property has been clear cut? Mr. Solari stated that he did receive a permit to cut the property from the Town CEO.

Mr. Solari clarified that he is currently living in the existing residence on the property and will be seeking a Contractor Storage Yard Conditional Use approval as well.

OTHER BUSINESS

Town Planner's Report

1. Review first draft of proposed subdivision amendment **12.8 v.1.0 Utilities**

The Board reviewed the first draft of the utilities amendment and discussed how it might impact Affordable Housing.

The Planner will forward an Affordable Housing Report to the Board for review.

Adjourn

Motion: Ms. Sinnott motioned to adjourn at 8:32pm. Ms. Roth seconds.

Vote: 6-0 unanimous