

**Arundel Planning Board**  
**Minutes**  
October 18, 2022 7:00 pm

**Board Attendees:** Rich Ganong, Chair, Susan Roth, Susan Sinnott, Tom McGinn, Paul Green, Marty Cain

**Public Attendees:** Steve Doe, Shawn Douston, Ryan McCarthy, Ken Feyl, Ryan Eschbach, Jack Reetz, Joan Hull, Steve Wood, Bob & Suzanne Haskell

**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. Ms. Roth seconds.

**Vote:** Unanimous in favor.

**II. APPROVAL OF MINUTES** *October 4, 2022*

**Motion:** Mr. McGinn moved to accept the minutes of the site walk and the meeting on Oct. 4, 2022 with minor corrections (Mr. Cain was not present at either meeting). Ms. Roth seconds.

**Vote:** Unanimous in favor.

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

**IV. OLD BUSINESS**

**Item 1:**

**Goff Brook Farm: Subdivision Final Plan:** Proposal to construct a 14-lot residential cluster subdivision on a 41-acre parcel located at 166 Log Cabin Rd. The property is located in the R3 and Shoreland Zone on Tax Map 38 Lot 21. The applicant is Porter Land Preservation, LLC and the applicant's agent is Stephen Doe of Sebago Technics, Inc.

Steve Doe of Sebago Technics is present this evening along with Shawn Douston of Porter Land Preservation, LLC.

Mr. Doe indicates that they have received all necessary permits from the DEP and Army Corp. of Engineers and are ready to proceed with the final plan review. The final plan presented has no major changes from the preliminary plan. The street name in the subdivision, Forest Drive has been approved by the Town and will be added to the final plan.

Roger Taschereau, Public Works Director had some concerns with dual culverts on the plan. Mr. Doe has had communication with him and the plan will be revised and changes sent to Roger for sign off.

Mr. Ganong noted that the only other outstanding issue was the letter from the Fire Chief which was not included in the Boards' packet. The Chair has requested the letter be amended because it referenced cisterns and the Subdivision ordinance was recently amended and requires homes in subdivisions to have sprinklers. The applicant intends to have sprinklers so this is not an issue but the letter will be needed for the final plan file.

Mr. Ganong also read a letter from a concerned abutter. In summary the letter expressed a concern with the use of pesticides on the lots in the subdivision potentially leaching into Goff Brook and other wetland areas on or near the parcel. It was determined that restrictions could be worded in the Homeowners Assoc. Document. Mr. Doe will review possible language and present it at the public hearing.

Ms. Roth brought up a concern from the site walk from abutters (Suzanne & Bob Haskell) regarding potential flooding on their property from the development. Mr. Doe replied that this project is not in a flood zone area and the DEP has reviewed all runoff with the stormwater analysis and there is not an issue with this project. Mr. Doe went on to explain to the abutters how any runoff would flow from the site unimpeded.

**Lighting:** Ms. Sinnott asked about lighting at the entrance to the subdivision. Mr. Doe referred her to sheet 6 of the plan which is the landscape plan. They intend to put a light fixture at the entrance which is a "way finding" light to mark the entrance. The plan will show that it is a downward shielded light to have no impact on neighboring residences.

The discussion continued on lighting and a note will be added to the Homeowners Association document to state that exterior lights on homes will be downward directed to avoid impact to neighboring homes.

Mrs. Suzanne Haskell, an abutter asked if there will be an impact on the aquafer from adding 14 house lots? Mr. Doe states that the testing done shows adequate refilling of the aquafer and there is no indication that there will be any issues from the additional demand. He has documentation available for review if anyone would like to see it.

**Motion:** Mr. McGinn moved to deem the final subdivision plan for Goff Brook Farm complete with the changes regarding lighting to be added to the Homeowners Assoc. docs and obtaining a letter from the Fire Chief prior to final approval. Ms. Roth seconds.

**Vote:** Unanimous in favor.

**Motion:** Ms. Roth moved to hold a public hearing on the final subdivision plan on November 1, 2022 at 7p.m. Mr. Green seconds.

**Vote:** Unanimous in favor.

## V. NEW BUSINESS

**Item 1:** **2365 Portland Road Storage Facility: *Conditional Use Pre-Application:*** Proposal to construct an indoor climate controlled self-storage facility; including a front building 120' x 210' and the rear building 100' x 210'. Both buildings will have four floors of storage units. Ryan Eschbach is the owner of the property and Ryan McCarthy of Tidewater Engineering is the applicant's agent.

Ryan McCarthy of Tidewater Engineering and Surveying is present this evening along with Ken Feyl, architect and Ryan Eschbach property owner.

The sketch plan was reviewed. The parcel is an 8-acre wooded site on Portland Rd. The applicant will be filing for a Tier I permit from the MDEP, a permit from the Army Corp as well as an entrance permit from the MDOT. They will utilize a 12" water main for domestic water and fire protection, with on-site septic system for wastewater disposal. Power will be underground. Both buildings will be sprinklered for fire protection with appropriate alarm systems.

They are proposing phased construction of the two buildings. The front building will have office space along with 451 storage units and a height of 45' above grade. The rear building will have 386 units and a height of 42' above grade. There is adequate vehicular access around both buildings. There will be 8 parking spaces at the front building with a drive through area for unloading in inclement weather. The signage will be located on the front building only. They intend to utilize the existing trees on site to maintain a buffer zone with neighboring lots.

Mr. McCarthy inquired about waivers for locating trees on the plan 8" in diameter or larger, fiscal study, market study, traffic study and groundwater study. The chairman informed him that all waiver requests should be submitted with their formal application. They will need review and approval of the plan from the Fire Chief. The applicant indicated he is considering utilizing solar power. The Chair cautioned they should clarify whether and rooftop solar panels would factor into the maximum building height.

Mr. McCarthy thanked the Board for their time and anticipate they will return in approximately two months.

## VI. OTHER BUSINESS

1. Discuss Planning Board meeting Scheduled re: holidays Nov-Jan.

The schedule for the next few months was set with meetings on the following dates:

**Nov.** 1 & 15; **Dec.** 6; **Jan.** 10 & 17

## ADJOURN

**Motion:** Ms. Roth motioned to adjourn at 8:17p.m Ms. Sinnott seconds.

**Vote:** unanimous