

## Arundel Planning Board

### Minutes

December 6, 2022 7:00 pm

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

**Public Attendees:** Jayson Haskell, Brandon Solari (via Zoom)

**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. Sinnott seconds.

**Vote:** 5-0

#### II. APPROVAL OF MINUTES: *November 15, 2022*

**Motion:** Ms. Sinnott moved to approve the minutes of November 15, 2022 as written. Mr. Cain seconds.

**Vote:** 5-0

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

#### IV. PENDING APPLICATIONS

**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.

Jayson Haskell of DM Roma is present this evening and gave an overview of the project showing the existing S.F. House and the property being two triangles. Mr. Haskell indicated that the lots will be combined into one lot. Currently the home is being used for a business home office. The storage project will be self-storage, unconditioned. PATCO and Mark Peterson are working on the project. Mr. Haskell notes that Mr. Solari would like a Contractor Storage Yard II as part of the approval. The site can be cleaned up and organized much better. The entrance will be paved, electric will be underground and water will be connected to the house. Stormwater will be a very robust system and they have obtained a D.E.P. Stormwater permit impacting 9,000 sq. ft. of wetlands which has been permitted by D.E.P. and the Army Corp. of Engineers.

Mr. Ganong inquired how many employees there are? More than 4, the location of the parking will need to be designated on the plan.

Mr. Ganong asked how the project will be handled in terms of Fire protection. Lee Jay indicated that the Code Enforcement Officer and the Fire Chief will dictate the Fire protection plan needed.

Section 6.6.5.4 was discussed and the landscaping may need to be further broadened.

**Motion:** Mr. McGinn moved to deem the final application complete. Mr. Green seconds.

**Vote:** 5-0

#### *Site Walk:*

**Motion:** Mr. Green moved to hold a site walk on Saturday, December 10, 2022 @ 8:30a.m. Ms. Sinnott seconds.

**Vote:** 5-0

***Public Hearing:***

**Motion:** Ms. Sinnott moved to schedule the public hearing on January 10, 2023 at 7:00p.m. Mr. Green seconds.

**Vote:** 5-0

**Adjourn**

**Motion:** Ms. Sinnott moved to adjourn at 7:40 p.m. Mr. McGinn seconds.

**Vote:** 5-0