

# Arundel Planning Board Minutes

February 21, 2023 7:00 pm

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

**Public Attendees:** Drew Olehowski, Avalon Fedder, Sol Fedder, Randy Dubois, Drew Vaillancourt, Chris Krouse, Linda Zuke, Paul Gadbois

**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:** 7-0

## II. APPROVAL OF MINUTES:

*January 21, 2023 SW-* Motion: Ms. Sinnott moves to approve the minutes as written. Mr. Green seconds.

Vote: 4-0 (Ms. Roth, Mr. Ganong and Mr. Cain abstain)

*January 28, 2023 SW* Motion: Ms. Roth moves to approve the minutes as written. Mr. McGinn seconds.

Vote: 4-0 (Ms. Sinnott, Mr. Cain and Mr. Ganong abstain)

*February 7, 2023* Motion: Mr. Green moves 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

**Item 1: American Iron & Metal: Major Conditional Use Renewal :** 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.

There were no comments from the public regarding this application.

**Item 2: Dubois Automobile Salvage-Conditional Use Renewal:** Proposed application to renew a conditional use permit to continue operation of an existing 156,616 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.

There were no comments from the public regarding this application.

## V. PENDING APPLICATIONS

**Item 1: American Iron & Metal: Major Conditional Use Renewal :** 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.

The Board members found the site to be clean with no issues on their site walk.

**Motion:** Mr. Green moved to approve the conditional use renewal for American Iron & Metal. Ms. Roth seconds.

**Vote:** 7-0

**Item 2: Dubois Automobile Salvage-Conditional Use Renewal:** Proposed application to renew a conditional use permit to continue operation of an existing 156,616 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.

**Motion:** Mr. Green moved to approve the conditional use renewal for Dubois Automobile Salvage. Mr. Cain seconds.

**Vote:** 7-0

**Item 3: Timber Frames by R.A. Krouse: Site Plan Review-** Proposal to create a 5-acre lot from an existing 22-acre lot to locate a timber frame manufacturing business. The Property is located on Portland Rd. on Tax Map 12 Lot 6 in the BI Zone. Richard Krouse is the owner/applicant and Paul Gadbois, PE is the applicant's agent.

Paul Gadbois presented the project on behalf of the applicant.

The MDOT permit has been obtained and recorded in the York County Registry of Deeds. Paul noted that the opening approved by MDOT does present truck circulation issues in and out of the site.

Paul noted the vernal pool designations. Paul emphasized that the stormwater will not impact downstream properties.

Rich asked how far down Route One the nearest hydrant is. Paul replied it is 120'.

Lee Jay will ask for review and comments from the Fire Department on the project.

Jamie asked what the use of the property to the North is and Paul replied it is currently vacant.

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

**Discussion:** Mr. Cain asked if the well is salty water will they tie in to the public water? Paul stated if the water is not good they will look at other options.

Ms. Sinnott modified the motion to include granting the waiver request for a lighting plan.

Mr. McGinn seconds.

**Vote:** 7-0

**Motion:** Ms. Roth moved to hold a site walk on March 18, 2023 at 9:30a.m. and the public hearing on March 21, 2023 at 7p.m.

Mr. Green seconds

**Vote:** 7-0

## VI. NEW APPLICATIONS

**Item 2: JJWZ, LLC: *Site Plan Review***- Proposal to import 2,000 cubic yards of fill onto his property located at 30 Log Cabin Rd. on Tax Map 39 Lot 40A in the TC Zone. JJWZ, LLC is the owner/applicant represented by Robert Zuke and Paul Gadbois, PE is the applicant's agent.

Paul Gadbois presented the project on behalf of the applicant.

The proposed building construction will be at some point in the future.

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

**Vote:** 7-0

The Board will not require a site walk for this application.

**Motion:** Mr. McGinn moved to hold a public hearing on March 21, 2023 at 7p.m. Mr. Green seconds.

**Vote:** 7-0

## OTHER BUSINESS

### Town Planner's Report

The by-law amendment will be added to the next agenda for action by the Board.

### Adjourn

**Motion:** Ms. Roth moved to adjourn at 8:30p.m. Ms. Sinnott seconds.

**Vote:** 7-0