

# Arundel Planning Board Minutes

March 1, 2022 7:00 pm

**Zoom Remote Meeting**

**Board Attendees:** Rich Ganong, Paul Green, Marty Cain, Susan Roth, Susan Sinnott, Jamie Lowery (7:04), Lee Jay Feldman, Planner

**Public Attendees:** Steve Doe, Shawn Douston, Amy McNally, Jason Vafiades, Paul Gadbois, Deb Cloutier, Ellie Perkins, Margaret Vose

## I. APPROVAL OF AGENDA

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

**Vote:** 5-0 unanimous

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

**Motion:** Ms. Roth moves to approve the minutes as written. Mr. Cain seconds.

**Vote:** 5-0 unanimous

## III. PUBLIC COMMENT

There were no comments from the public

## IV. PENDING APPLICATIONS

**Item 1: Goff Brook Farm: *Subdivision Preliminary 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 along with Shawn Douston of Porter Land Preservation and Amy McNally, the applicant's attorney.

Chairman Ganong read into the record letters that had been sent to the Planning Department from two abutters, Mr. & Mrs. Haskell and Mr. Steven Wood, expressing concerns they had with various aspects of the proposed development.

Mr. Doe discussed some of the particulars of the development.

The setbacks buffering in a stream district is 100' as requested by IF & W on Goff Brook.

They anticipate the largest homes to include four bedrooms.

A nitrate study and groundwater study have been completed. They anticipate the homes to have no basements and will be either slab on grade or crawl spaces.

Stormwater will be at or below existing runoff to prevent flooding.

Ms. Roth asked Mr. Douston if he will be building the homes and if they would only be certain models? How much oversight will he have?

Mr. Douston indicated it is his intention to be the builder on the project.

Ms. Roth also inquired about fire protection. Mr. Douston responded that each of the homes will have a sprinkler system.

Ms. Sinnott inquired if the infrastructure such as power will be underground. Mr. Douston indicated it will be underground.

Ms. Sinnott inquired about traffic. Steve Doe replied that the trip generation has been reviewed and the site distance is adequate as indicated by the approval of the street location by the MDOT.

There will be a street light at the end of the street. Mr. Cain noted that the traffic generated will affect two towns including Arundel and Kennebunkport.

Ms. Roth asked if the Home Owners Association could carry insurance to mitigate the concern of flooding to the Haskell property? Mr. Douston replied that the HOA will have liability coverage but he is unsure what is covered and will have to look into it. Ms. McNally replied she would be surprised if a policy such as that existed but will look into it.

An abutter, Ginny inquired about a road on the plan labeled “ Mill Road” Mr. Doe explained it is an old road that has been abandoned.

Margaret Vose, an abutter inquired about the pond on the edge of the property connected to drainage going across the property/ will that be impeding the water under the road?

Steve Doe indicated that the culvert size would not hold back any water.

Jamie Lowery led a discussion as to whether the Board would want to send the Stormwater management plan out for peer review.

**Motion:** Mr. Lowery moved to send the stormwater management plan out for peer review. Ms. Sinnott seconds.

**Vote:** 6-0 unanimous

**Motion:** Ms. Sinnott moved to require an insurance policy for the HOA to cover impacts to cover stream runoff on abutting properties be included in the HOA documents. Ms. Roth seconds.

**Vote:** 6-0 unanimous

**Motion:** Ms. Sinnott moved to deem the Preliminary Plan complete. Mr. Green seconds.

**Vote:** 6-0 unanimous

**Motion:** Ms. Sinnott moved to approve the Preliminary Plan for Goff Brook Farm. Mr. Cain seconds.

**Vote:** 6-0 unanimous

**Item 2: Irving Road Subdivision-Randrick Trust; *Minor Subdivision Application:*** Proposed 3-lot cluster subdivision on a 14.39-acre parcel, Tax Map 19 Lot 1B off Irving Rd. in the R4 and Shoreland Districts. Randrick Trust is the applicant, and Jason Vafiades, PE of Atlantic Resource Consultants is the applicant’s agent.

Jason Vafiades, PE of Atlantic Resource Consultants is present tonight representing the applicant.

The following items were addressed.

Fire: There will be no cistern at this location as it was not requested by the Fire Chief.

Mailboxes will be on a gang post.

Home Owners Association: will record a road maintenance agreement.

**Motion:** Ms. Roth moved to deem the application complete and to set a date for a Public Hearing. Ms. Sinnott seconds.

**Vote:** 6-0 unanimous

## V. NEW APPLICATIONS

**Item 1: Ellie Perkins/MJP Properties, LLC; Major 4 Lot Subdivision-Sketch Plan:** Proposed 4-lot subdivision on a 17-acre parcel, Tax Map 39 Lot 23 & 23B off an existing private way, Helen's Lane, located off Sinnott Rd. in the R3 and Shoreland Overlay zones. Ellie Perkins is the applicant, and Paul Gadbois, PE is the applicant's agent.

Ellie Perkins is present this evening along with her agent Paul Gadbois.

Mr. Gadbois explained that this project will entail the reconstruction of Helen's Way.

The Board discussed the need to conduct a site walk and due to the winter conditions on the ground proposed to hold the site walk on April 19<sup>th</sup> at 6:00p.m. prior to the scheduled Board meeting.

**Item 2: Enterprise Drive, Lots 9 & 10; Preapplication-Site Plan Review:** Proposed +/- 9,000 sq. ft. building development, including warehouse and office space. Tax Map 12 Lot 8E9 & 8E10, located in the Arundel Business Park subdivision in the BI zone. DAC Properties 3, LLC is the owner, David Capotosto is the applicant and Aaron Hunter, PE of Sebago Technics is the applicant's agent.

David Capotosto is present this evening along with his agent Aaron Hunter of Sebago Technics.

The proposal is for an office/light manufacturing/warehouse building. There are existing stormwater and wetland permits from the MDEP.

The project will be built in two phases and they intend for one or two tenants. They are currently reviewing parking standards and will return to the board with an update.

**Item 3: Crossroads MHP; Subdivision Amendment:** Amend subdivision plan to change the location of the fire cistern on a previously approved 55+ community. Tax Map 29 Lot 24 The applicant is Crossroads at 55, LLC/Norman and Debra Cloutier and Jason Vafiades, PE is the applicant's agent.

Jason Vafiades, PE is present representing the applicant and explained the amendment to the board.

Ms. Roth asked if there is only one cistern for the entire site and the Fire Chief approved that. Mr. Vafiades indicated that the Chief was fine with that, yes.

Mr. Ganong expressed his objection to this amendment, feels the cistern was snuck in in the dead of night and he takes issue with this fact. He further inquired if the cistern is operational as of yet? Mr. Vafiades replied that he does not know. Mrs. Cloutier is present and indicated through Mr. Vafiades that the cistern will be filled the week of March 7, 2022.

Mr. Cain asked if it was intended to put another cistern across the street in the new park being proposed as Crossroads North? Mr. Vafiades replied yes.

**Motion:** Mr. Green moved to approve the amended plan. Mr. Lowery seconds.

**Vote:** 5-1 with Mr. Ganong opposed.

## Adjourn

**Motion:** Ms. Roth moved to adjourn at 9:45 p.m. Ms. Sinnott seconds

**Vote:** 6-0 unanimous