

# Arundel Planning Board Minutes

March 15, 2022 7:00 pm

**Zoom Remote Meeting**

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

**Public Attendees:** Jason Vafiades, Joan Hull, Danielle Dignan, Dan Zuiches

**Call to Order** The meeting was called to order at 7:00pm

## **I. APPROVAL OF AGENDA**

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

**Vote:** 6-0 unanimous

## **II. APPROVAL OF MINUTES:** *March 1, 2022*

**Motion:** Mr. Green moved to approve the minutes of March 1, 2022 as written. Mr. Cain seconds.

**Vote:** 5-0-1 Mr. McGinn abstains.

## **III. PUBLIC COMMENT**

There were no comments from the public.

## **IV. PUBLIC HEARING**

### **Item 1: Amendment to Subdivision Regulations; 12.8 Utilities**

The public hearing was opened, there were no comments or questions from the public. The public hearing was closed.

## **V. NEW APPLICATIONS**

**Item 1: Arundel's Keep- Map 19 Lot 8; Amendment to approved Subdivision:** Plan amendment to clarify the conservation language on the record plan. Removal of duplicate conservation easement within the open space portions of the parcel and amendment of language related to the easement and open space parcel, which is to be conveyed to the Arundel Conservation Trust.

Jason Vafiades is present this evening on behalf of the applicant. This amendment is to clean up the language and the easement location for ACT. The plan shows a 50' no cut zone along the frontage of the subdivision. The Land Trust was concerned that this would prohibit them from cutting a trail head.

Mr. Cain inquired who would make the trail? Joan Hull responded that it would be constructed by volunteers. Mr. Cain asked where would the parking be located? Joan responded it would be near the cistern and only 2-3 spaces to start. Ms. Sinnott asked why the parking was not shown on the plan. Mr. Vafiades stated it will not be paved parking, most likely just a gravel shoulder.

**Motion:** Ms. Sinnott moved to approve the subdivision amendment for Arundel's Keep. Mr. McGinn seconds.

**Vote:** 6-0 unanimous

**Item 2: Arundel Racket Center- Map 36 Lot 18 in the DB1/DB2 district; Conditional Use, Sketch Plan:** Application for a 60,000 sq. ft. Commercial Recreational Facility. This project consists of a two-story clubhouse including six indoor tennis courts and a center clubhouse. Danielle Dignan and Dan Zuiches of River Road Arundel, LLC are the owners and applicants and Jason Vafiades, PE of Atlantic Resource Consultants is the applicant's agent.

Mr. Vafiades introduced the project to the board. This application is for a proposed 60,000 sq. ft. racket club on a 15-acre parcel. The front of the parcel is located in the DB1 zone and the rear portion of the parcel is in the DB2 zone.

The project will utilize under ground power and there is public water to serve the site. There will be a private septic system.

Mr. McGinn wondered if the Fire Chief had seen the access drive around the back? Mr. Vafiades stated he has not commented on that.

Ms. Sinnott asked what is the distance to Vinegar Hill's driveway access? Mr. Vafiades stated it is about 300' separation.

Ms. Roth asked if one point of access will be sufficient? Mr. Vafiades explained that it's 26' wide and will work fine.

Mr. Ganong asked if the facility will have sprinklers for fire protection? Mr. Vafiades said yes, it will, as required by code.

Mr. McGinn inquired what the percentage of lot coverage is as shown? Mr. Vafiades stated it is 16% of the 70% that is allowed.

## VI. OTHER BUSINESS

### Town Planner's Report

- 1. Street Design and Construction Ordinance Amendment:** Update from Lee Jay regarding proposed changes to the ordinance.

Lee Jay reviewed the proposed changes to the ordinance and the Board suggested two minor changes to 2.5.1 & 2.7.2 A public hearing will be held at the next meeting on April 5, 2022.

- 2. Discussion regarding Zoom meetings:** The Board discussed continuation of meeting via Zoom. Mr. Ganong feels that once the hospitalizations stay below 100 the board will go back to in person meetings.

Ms. Roth suggested they continue to meet via Zoom and put the proposal to continue to do so to a town vote.

Mr. Ganong suggested holding a public hearing on the matter at the April 19<sup>th</sup> meeting. The Board directed the planner to draft proposed wording for the Board to consider at the meeting on April 5<sup>th</sup>.

Incentives to remain meeting via Zoom: People who cannot make it to meetings can watch via Zoom. The Board feels there is more involvement from the public. Meeting via Zoom provides a safeguard for the public, the Board members, and their families, at a time when there are new variants emerging.

## Adjourn

**Motion:** Ms. Roth motioned to adjourn at 8:30 pm. Ms. Sinnott seconds.

**Vote:** 6-0 unanimous