

## Arundel Planning Board

### Minutes

April 5, 2022 7:00 pm

### Zoom Remote Meeting

**Board Attendees:** Rich Ganong, Chairman, Susan Sinnott, Marty Cain, Paul Green, Tom McGinn (7:04), Jamie Lowery (7:07), Lee Jay Feldman, Planner

**Public Attendees:** Jason Vafiades

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

#### I. APPROVAL OF AGENDA

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

**Vote:** 4-0 unanimous

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

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

**Vote:** 4-0 unanimous

#### III. PUBLIC COMMENT

There were no comments from the public.

#### IV. PUBLIC HEARING

**Item 1: Proposed Amendments: *Street Design and Construction Standards Ordinance:* 1) §2.5.1 Staff Review Committee Approval Process 2) §2.7.2 Private Way Certification**

The Board reviewed the proposed changes to the ordinance.

**Motion:** Mr. Cain moved to close the public hearing and to forward the amendments to the Board of Selectmen for inclusion on the June 2022 Town Meeting Warrant. Mr. Green seconds.

**Vote:** 5-0-1 Ms. Sinnott abstains as she did not receive the document in her packet.

**Item 2: Irving Road Subdivision-Randrick Trust; *Minor Final 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.

Mr. Vafiades introduced the project. There have been no changes since the last submission. The Arundel Conservation Trust will be accepting the open space. There were no public comments.

#### V. PENDING APPLICATIONS

**Item 1: Irving Road Subdivision-Randrick Trust; *Minor Final 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.

Mr. Vafiades continued his review of the project. The buildings will have a sprinkler system for fire

protection.

Chairman Ganong read the findings of fact into the record with amendments.

Motion: Mr. Green moves to approve the Irving Road Subdivision and the amended findings of fact.  
Mr. Cain seconds.

Vote: 6-0 unanimous

## VI. NEW APPLICATIONS

**Item 1: Crossroads North Mobile Home Park: *Subdivision Sketch Plan*:** Proposed development of an age-restricted mobile home park consisting of 24 mobile home sites on a 16.36-acre parcel located on Campground Road, Tax Map 29 Lots 2, 3 and 4 in the Mobile Home Overlay District and the R1 District. Debra and Norman Cloutier are the owners/applicants and Jason Vafiades, PE of Atlantic Resource Consultants is the applicant's agent.

Mr. Vafiades presented the sketch plan application for a new 55+ mobile home park. They have applied for an MDEP stormwater permit. There will be a private septic system and the applicant is seeking a 30' easement from the town to cross the road for a shared well system with the original Crossroads across the Campground Road.

The proposed roadway in the development ends in a dead end and will either loop or include a hammerhead for fire equipment turnaround.

Low Impact Development design standards will be utilized to treat paved areas.

The applicant will be submitting a planting plan.

The Board commented on the following:

Fire Cistern: How many gallons? 15,000 gallons, which is the same size as the cistern across the road at the original Crossroads development.

Is the applicant looking for a waiver for crossing wetlands? There are less than 15,000 sq. ft. so they will apply for a permit by rule.

Will the existing home share the existing drive? Yes.

## VII. OTHER BUSINESS

1) Board vote needed on amendment to **§12.8 Utilities** of the *Arundel Subdivision Regulations*. A public hearing on this amendment was held by the board on 3/15/22.

Motion: Mr. McGinn moved to amend §12.8 Utilities as discussed and presented. Ms. Sinnott seconds.

Vote: 6-0 unanimous

2) Board vote to forward the following amendments to the BOS for inclusion on the June 2022 Town Meeting Warrant. Public hearings were held on all of these amendments.

1) LUO §8.6.4.5 Special Exception in the SP district

**Motion:** Ms. Sinnott moves to submit the proposed §8.6.4.5 to the Board of Selectmen for inclusion on the June 2022 Town Meeting warrant. Mr. McGinn seconds.

**Vote:** 6-0 unanimous

2) LUO §9.3.12 Cluster Housing Revisions

**Motion:** Ms. Sinnott moves to submit the proposed §8.6.4.5 to the Board of Selectmen for inclusion on the June 2022 Town Meeting warrant. Mr. McGinn seconds.

**Vote:** 6-0 unanimous

- 3) Street Design & Construction Standards Ordinance §2.5.1 Staff Review Comm. Approval Process  
Street Design & Construction Standards Ordinance §2.7.2 Private Way Certification

The Board voted on this matter during the public hearing, see above.

### **Town Planner's Report**

The Board and the Planner discussed the proposed document to continue meeting via Zoom and whether to send that along to the Board of Selectmen. There are several members who would like to continue meeting strictly via Zoom. The Planner will bring their comments forward to the Town Manager.

### **Adjourn**

**Motion:** Ms. Sinnott moves to adjourn at 8:33pm. Mr. Cain seconds.

**Vote:** 6-0 unanimous

Respectfully Submitted,

Lee Jay Feldman, Planner