

Arundel Planning Board
Draft Minutes
May 17, 2022 7:00 pm
Municipal Meeting Room

Board Attendees: Rich Ganong, Chair, Paul Green, Marty Cain, Jamie Lowery, Tom McGinn, Susan Roth-Zoom

Public Attendees: Peter Haranas, Sarah Deering-Zoom

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

I. APPROVAL OF AGENDA

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

Vote: 6-0 unanimous

II. APPROVAL OF MINUTES: *May 3, 2022*

Motion: Ms. Roth moved to approve the minutes with minor corrections to attendees both board and public. Mr. McGinn seconds.

Vote: 6-0 unanimous

III. PUBLIC COMMENT

There were no comments from the public.

IV. NEW APPLICATIONS

Item 1: Vinegar Hill Music Theatre: *Major Conditional Use Application- Sketch Plan:* Proposal to use outdoor area for an outdoor (moveable) stage for concerts and drive-in movies as well as an area reserved for food trucks.

Peter Haranas is present this evening, as the owner of Vinegar Hill Music Theatre. He spoke to the Board, outlaying the reason why they would like outdoor use of the venue.

He indicates the capacity for the Septic system is 300 people. They do not anticipate any more than that outdoors due to the size of the parking lot. Mr. Haranas also indicated that the Mann Memorial Vet Clinic will allow them to utilize their parking lot for overflow parking.

Mr. Ganong pointed out that §5.1.2-Off Street Parking only allows parking on the same lot but may be allowed within 500' if property is under the same ownership or lease, therefore the property at Mann Clinic cannot be utilized.

Mr. Cain asked how many days a week they will be operating- Mr. Haranas states 2-3 days/week.

Ms. Roth asked what the hours of operation would be- Mr. Haranas states that it would be no later than 10pm; not an open venue.

Mr. McGinn inquired if the audience would be standing or sitting to which Mr. Haranas replied that many people bring their own chair for sitting or they hang around the cars.

Mr. Lowery asked if they limit the number of tickets. Mr. Haranas says stated that they limit to 250 for indoor events.

Mr. McGinn asked if the outdoor events are limited. Mr. Haranas says for events that are outback no.

Ms. Roth comments that it is similar to the review of the Auto Museum in town and will require more specificity for the Conditions of Approval.

Mr. McGinn commented that it is like Bentley's Saloon and may need special permits for outdoor events which the Selectmen issue under the Mass Gathering ordinance.

Mr. Cain commented that a better plan is needed to show what is going on the site.

Mr. McGinn asked if the indoor bathrooms will be used for outdoor events?

Mr. Ganong stated that an engineered plan will be required as it would be for anyone else and the septic system issue needs to be addressed with a sign off by the Code Enforcement Officer being required.

Mr. McGinn commented that if they are not increasing the number of patrons, he does not believe it is an issue. Mr. Haranas commented that they are not increasing capacity at the shows and that he knows they are functioning fine.

Mr. Ganong stated that another issue to address is the outside noise. The Board will need something stating that the ordinance is being met regarding noise levels.

Ms. Roth stated that August 1st, no later to get us this information regarding sound levels.

Food Trucks- Mr. Haranas states that there will not be more than two (2).

Mr. Lowery clarified that the Board would be looking for a Sound Narrative Assessment projecting the decibel level at the property lines and a Site Plan depicting the parking and where off limit parking will be during outside concerts as well as the food truck locations.

Mr. Haranas commented that the site does have public water use (seasonally) and utilizes a well for off season use.

Motion: Mr. McGinn moved to hold a site walk on June 7th at 6p.m. Mr. Green seconds.

Vote: 6-0 unanimous

Town Planner's Report

Lee Jay will do a presentation for the Board at the next meeting regarding LD2003; the Affordable Housing Bill.

Other Business

Ms. Roth asked through the Planner for a copy of the Attorney's letter to the Selectmen regarding LD1772, she would like to see Leah's opinion. The Planner will speak to Keith regarding this request.

Adjourn

Motion: Mr. Lowery moved to adjourn at 8:52p.m. Mr. Green seconds.

Vote: 6-0 unanimous

Respectfully Submitted,

Lee Jay Feldman, Planner