

Arundel Planning Board
Minutes
May 3, 2022 7:00 pm
Municipal Meeting Room

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

Public Attendees: Steve Doe, Kevin Lord, Paul Gadbois, Ellie Perkins, Mike Perkins, Phil Labbe

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

I. APPROVAL OF AGENDA

Motion: Mr. McGinn moved to approve the agenda as written. Ms. Sinnott seconds.

Vote: 7-0 unanimous

II. APPROVAL OF MINUTES: *April 5, 2022*

Motion: Mr. Green moved to approve the minutes of April 5, 2022 as written. Ms. Roth seconds.

Vote: 5-0-1 with one abstention (Ms. Sinnott)

III. PUBLIC COMMENT

There were no comments from the public.

IV. PENDING APPLICATIONS

Item 1: Strickland Lane Commercial Building: Site Plan Review: Proposal to construct a 7,500-sf building on a 6.41-acre parcel, Tax Map 34 Lot 3A, serviced by a driveway though 1312 Portland Avenue in the Downtown Business District and the SP Shoreland District. Signature Holdings, LLC is the owner, Kevin Lord is the applicant, and Henry Hess of Sebago Technics, Inc is the owner's agent.

Steve Doe of Sebago Technics presented the site design to the Board.

Motion: Mr. McGinn moved to hold a site walk at 6pm on May 17, 2022. Ms. Roth seconds.

Vote: 6-0 unanimous

Motion: Mr. McGinn moved to determine the application is complete. Mr. Cain seconds. Discussion on the application occurred.

Vote: 6-0 unanimous

Motion: Ms. Roth moved to hold a public hearing on the application on June 7, 2022. Ms. Sinnott seconds.

Vote: 6-0 unanimous

The Board discussed the issue of egress and sprinklers in the building. Mr. Lord indicated that the building is 50' x 150' the same size building as they approved 8 years ago and there is no egress in the existing building. Mr. Lord indicates that the Fire Chief has signed off on his plan.

The Planner will seek clarity from the Fire Chief and report back to the Board.

V. OTHER BUSINESS

Item 1: Discussion of Site Walk Held on 4/19/22

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.

Mr. Ganong noted that the street name has not been approved by the Town and the applicant will need to reach out to the 911 addressing officer, Wendy Lank to be sure the road name, whatever it ends up being, is approved by the Town.

Mr. McGinn noted that the site appears good and not in a wetland area. Mr. Paul Gadbois, PE noted that they are staying away from the Shoreland Zone and Vernal Pools. They are not going to develop a cluster subdivision and will design the road to minor road standards and not pave the road.

Item 2: Discussion regarding in-person meeting policy

Mr. Green states that LD1772 went into law without the Governor's signature. The amendment dealt with boards to call meetings when there is an emergency, but did not decide on what an emergency is. Who decides what an emergency is?

Lee Jay discussed LD 2003

Adjourn

Motion: Ms. Sinnott motioned to adjourn at 8:10pm Ms. Roth seconds.

Vote: 6-0 unanimous

Respectfully Submitted,

Lee Jay Feldman, Planner