

**Arundel Planning Board**  
**Minutes**  
July 12, 2022 7:00 pm

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

**Public Attendees:** Craig Cameron, Peter Haranas

**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: 5-0 unanimous

**II. APPROVAL OF MINUTES: *June 7, 2022***

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

Vote: 5-0 unanimous

**III. PUBLIC COMMENT**

There were no comments from the public.

**IV. ELECTION OF OFFICERS**

**CHAIR**

Motion: Mr. Cain nominates Mr. Ganong to serve as Chairman. Ms. Roth seconds.

Vote: 4-0-1 Mr. Ganong abstains

**VICE CHAIR**

Motion: Ms. Sinnott nominates Ms. Roth to serve as Vice Chair. Mr. Green seconds.

Vote: 4-0-1 Ms. Roth abstains

**SECRETARY**

Motion: Mr. Green nominates Mr. McGinn to serve as Secretary. Ms. Roth seconds.

Vote 5-0 unanimous

**V. PENDING APPLICATIONS**

- Item 1: Vinegar Hill Music Theatre: *Site Plan Application:*** Proposal to use an area for an outdoor entertainment venue, to include accommodating up to five food trucks, as well as the establishment of a banquet use for weddings and other public events.

Peter Haranas and Craig Cameron are present representing Vinegar Hill.

Mr. Ganong indicates that it has been determined that the application is incomplete and the Board will not hear the application this evening.

The applicant stated that he did not realize that the information submitted was not adequate and that he thought the previously approved plan was all he needed. He further states that the septic system is working per the soil scientist.

The Planner informed him that the Code Enforcement Officer had specified to their soils scientist what he was looking for, and that information has not been provided.

The Planner further indicated that there was a lot of missing information which was noted in the memo sent to the applicant prior to the meeting.

Mr. Ganong asked the applicant to go through the checklist and indicate how he felt it was complete.

The Planner indicated that the applicant had not formally requested any waivers from the submission requirements and without that request all of the information that was needed had not been submitted.

The Planner also indicated that no one had reached out to discuss the submission requirements with him prior to this meeting.

Ms. Roth indicated that the applicant needs to utilize the submission checklist and provide the Board with a complete application.

Mr. Ganong expressed that he has concerns regarding noise levels from the outdoor performances and that a plan is needed as to how the applicant proposes to deal with the situation.

Mr. Ganong informed the applicant that information pertaining to all of the issues discussed this evening will need to be submitted by July 25, 2022 to be considered for the agenda of August 2, 2022.

## **VI. OTHER BUSINESS**

### **1. Review amended Planning Board Meeting Policy**

The Board discussed the need to hold a public hearing for the document and also add the policy to the By-laws after the public hearing is held

Motion: Ms. Sinnott moved to hold the public hearing on August 2, 2022 at 7:00p.m. Ms. Roth seconds.

Vote: 5-0 unanimous

### **2. Subdivision Regulation Amendment: Revise regulations to eliminate Fire ponds and cisterns and require sprinklers in subdivision.**

The Planner explained the request for amending the subdivision regulations and the Board agreed to move forward with the changes. Lee Jay will draft and it will be placed on the agenda for July 19<sup>th</sup>.

## **Adjourn**

**Motion:** Mr. Green moved to adjourn at 8:30p.m. Ms. Sinnott seconds.

**Vote:** 5-0 unanimous