

**Arundel Planning Board**  
**Minutes**  
September 6, 2022 7:00 pm

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

**Public Attendees:** Charles Bassett, Henry Hess, Paul Gadbois, Kevin Lord, Chris Krouse, Richard Krouse, Erik Van Sickle

**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. Cain seconds.

Vote: 5-0 unanimous

**II. PUBLIC COMMENT** There were no comments from the public.

**III. PUBLIC HEARING**

**Item 1: Subdivision Regulation Amendment; 12.1.B Fire Protection** Proposed amendment to the Arundel Subdivision Regulations regarding Fire Suppression.

Chairman Ganong opened the public hearing at 7:02pm

The Planner noted that presently the Fire Department maintains fifteen cisterns in town.

Mr. Chip Bassett addressed the board and inquired why fire ponds are being eliminated. He is opposed to having sprinklers when mineral deposits will clog up the system.

The Planner noted that existing fire ponds will remain but there will be no new ones going forward for subdivision.

The public hearing was closed at 7:07pm

The Board will vote on this amendment at their next scheduled meeting, as it was not on the agenda for action tonight.

**IV. NEW BUSINESS**

**Item 1: Site Plan Amendment: Strickland Lane-** Amendment to an approved Site Plan to increase proposed new building size from 1,500 sq. ft to 2,400 sq. ft. Signature Holdings, LLC is the owner and applicant and Henry Hess, RLA of Sebago Technics is the applicant's agent. The Property is located off Portland Rd. on Tax Map 34 Lot 3A

Henry Hess of Sebago Technics is present this evening representing Kevin Lord of Signature Holdings, LLC. The applicant is seeking an amendment for the approved plan, increasing the building size from 1,500 to 2,400 sq. ft.

The Chairman wondered why they didn't seek that size building with the recent approval. Mr. Cain inquired if there were any new changes regarding utilities/water. Mr. Hess replied that is the same as before, no changes.

Motion: Ms. Roth moved to set a public hearing for September 20, 2022. Mr. Green seconds.

Vote: 5-0 unanimous

**Item 2: Site Plan Application: Timber Frames by R.A. Krouse-** Proposal to create a 5-acre lot from an existing 22-acre lot to locate a timber frame manufacturing business. The Property is located on Portland Rd. on Tax Map 12 Lot 6 in the BI Zone. Richard Krouse is the owner/applicant and Paul Gadbois, PE is the applicant's agent.

Paul Gadbois is present this evening representing Richard Krouse. Paul reviewed the proposed project with the board. Ms. Roth inquired how wide the access road is from Portland Rd. Mr. Gadbois states that it is thirty feet wide. She also

inquired if the lot was subdividable. Mr. Gadbois replied that it is not. Mr. Cain asked how far off the road the project will be. Mr. Gadbois replied that it is 300' from the road.

Mr. Bassett spoke in favor of the project, he indicated that they were currently located near his home.

Mr. Feldman made the applicant aware of timing for approvals.

## **VI. PLANNER'S REPORT**

1. Lee Jay informed the Board that there will be a partial bond release on Molly's Way in the Oak Ridge Terrace subdivision. BH2M, who is inspecting the project ok'd the release request.
2. Lee Jay has commitments and will not be in attendance at either Planning Board Meeting in October.

### **Adjourn**

**Motion:** Ms. Roth moved to adjourn at 7:55pm Mr. Green seconds.

Vote: 5-0 unanimous