

**Arundel Planning Board**  
**Minutes**  
January 2, 2024 7:00 pm

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

**Public Attendees:** Tom Gillis, Tom Byrne, Gray Phillips, Robert & Jennifer Richardson, Roz Anton, Bob Green

**Call to Order:** Chaiman Ganong called the meeting to order at 7:00p.m.

**I. APPROVAL OF AGENDA**

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

**Vote:** 4-0

**II. APPROVAL OF MINUTES** *SW December 2, 2023 & December 5, 2023*

**Motion:** Mr. Lowery moved to approve the minutes of 12/2/23 as written. Mr. Green seconds.

**Vote:** 4-0

**Motion:** Mr. Green moved to approve the minutes of 12/5/23 as written. Mr. Lowery seconds.

**Vote:** 4-0

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

**IV. PUBLIC HEARING**

<b>Item 1:</b>	<b>Glencoe Heights-Subdivision Preliminary Plan:</b> The applicant is proposing a 13 lot subdivision on Jasper Lane, Tax Map 1 Lot 18. The parcel is 51.49 acres in the R3 and R4 zones. The plan includes 13 single family homes. The project will have 900' ± of reconstructed roadway and an additional 1,100'± of new road. Colleen Campbell is the property owner and Dempsey, LLC is the applicant represented by Thomas Gillis.
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The public hearing was opened and Mr. Gillis gave an overview of the project.

Robert & Jennifer Richardson, abutters of the project brought up concerns of a stream crossing plan that has not been submitted to the DEP. They also commented that the area is in a land slide zone. They are concerned that the heavy equipment on the site will cause issues with their driveway and water flowing off the site.

Bob Green commented that he is concerned about vernal pools.

Roz Anton, real estate agent to sell the land states that the GIS data is not accurate.

Tom Gillis commented that Longview Partners has gone on site and done a wetland analysis. He also noted that raising the abutters driveway is not something they need to do.

Gray Phillips from EXP realty is indicating that the wetlands are not as bad as they are suggesting.

The public hearing was closed at 7:37p.m.

**V. PENDING BUSINESS**

<b>Item 1:</b>	<b>Glencoe Heights-Subdivision Preliminary Plan:</b> The applicant is proposing a 13 lot subdivision on Jasper Lane, Tax Map 1 Lot 18. The parcel is 51.49 acres in the R3 and R4 zones. The plan includes 13 single family homes. The project will have 900' ± of reconstructed roadway and an additional 1,100'± of new road. Colleen Campbell is the property owner and Dempsey, LLC is the applicant represented by Thomas Gillis.
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Gillis.
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The Board continued their review of the proposed subdivision.

Mr. Green asked if Mr. Gillis and Ms. Novakowski, an abutter had come to an agreement regarding the location of the roadway and her septic field. Mr. Gillis stated they had and that she has been in communication with the Town Planner regarding this. Mr. Feldman confirmed that based on a phone conversation he had with Ms. Novakowski, the matter has been resolved to her satisfaction.

Central Maine Power will be moving the poles to the opposite side of the road.

Mr. Lowery inquired if a stormwater analysis will be done to determine wetland impacts? Eric Dube of Trillium will be doing the plan set.

Mr. Feldman indicated a number of conditions need to be met as part of the final plan submission, including:

- A. All of the survey notes to be located on the plan to be recorded in the Registry of Deeds
- B. The signature block be located on the recording plan
- C. The applicant provide a detail plan for the road design
- D. The plans be stamped and signed by a Civil Engineer
- E. All granted Waivers and any Conditions of Approval must be placed on the recording plan
- F. The applicant provide a cost estimate for the road construction so an appropriate letter of credit can be established.
- G. Handicapped Child signage for; "Caution Children at Play".
- H. The Homeowners Association shall maintain the road from Proctor Road to the cul-de-sac.

Motion: Mr. Green moved to approve the Preliminary plan with conditions of approval as noted from the Planner's memo from September 7, 2023. Ms. Roth seconds.

Vote: 4-0

## V. NEW BUSINESS

<b>Item 1:</b>	<b>Corsie Holdings, LLC; Terrapin Landscapes-Site Plan Review Application:</b> Terrapin Landscapes is seeking an after the fact approval for the construction of a 2,240 sq. ft. greenhouse. The parcel is located at 1544 Portland Rd. on Tax Map 29, Lot 19 in the DB1/DB2 district. Corsie Holdings, LLC is the property owner and Mike Corsie of Terrapin Landscapes is the agent.
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This application was tabled to the next meeting as there was no one present representing the applicant.

## VI. PLANNER'S BUSINESS

Lee Jay reviewed the proposed amendment to §2.4 with the board. Lee Jay will make revisions based on the discussion tonight and bring back to the board for continued review.

## Adjourn

**Motion:** Mr. Green moved to adjourn at 8:00p.m. Ms. Roth seconds.

**Vote:** 4-0

