

**Arundel Planning Board  
Minutes**  
November 14, 2023 7:00 pm

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

**Public Attendees:** Paul Gadbois, David Trottier, Anthony Trottier, Joseph Simard, John Simard, John Malloy, Andrew Stevenson

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

**I. APPROVAL OF AGENDA**

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

Vote: 5-0

**II. APPROVAL OF MINUTES** *September 19, 2023*

Motion: Mr. Green moved to approve the minutes of September 19, 2023 as written. Mr. McGinn seconds.

Vote: 5-0

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

**IV. NEW BUSINESS**

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| <b>Item 1:</b> | <b>577 Old Post Road Subdivision- Sketch Plan Application:</b> The applicant, HKG, LLC is proposing to develop a 5-lot subdivision on Tax Map 14 Lot 5A. The parcel is 12.8 acres and located in the R3 and BI zone. The project will consist of 5 single family homes. The proposed project will be accessed by a private way approximately 300' in length. Paul Gadbois, is the applicant's engineer. |
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Paul Gadbois is present this evening representing the applicant.

Mr. Gadbois showed the proposed conventional zone design as well as the proposed cluster design. Paul pointed out the stream crossing and the significant vernal pool setback requirements.

Mr. McGinn commented that the proposed conventional design is not the preferred design and Mr. Gadbois stated that it is not.

Mr. Ganong discussed the definition of net residential density.

Mr. Gadbois asked if Lee Jay had responded to the letter that was submitted with the application and Lee Jay indicated he had not; the sketch plan is for the Planning Board to discuss with the applicant. Lee Jay noted the definition of net density in the Subdivision Regulations.

Lee Jay commented that the applicant could also get ADU's on each lot.

Lee Jay will discuss 2.4 lot split language with Leah for her interpretations.

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| <b>Item 2:</b> | <b>Trottier Paving-Site Plan Review Application:</b> The applicant, Anthony Trottier, is proposing to construct a 6,592 square foot, 4-bay commercial garage on Heavy Hammer Lane. The parcel is Tax Map 4 Lot 23C in the ARD Zone. The property owner is BDF Holdings, LLC and Johnathan Malloy, PE of St. Germain is the applicant's engineer. |
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John Malloy of St. Germain and Anthony Trottier are present this evening proposing the site plan for Heavy Hammer Lane. It will be a metal building with an asphalt roof for contractor storage.

Mr. Ganong asked if the shown "future development" is for this site or another site? Mr. Malloy responded it is for this site and it may be a mixed use.

Ms. Roth asked what Mr. Trottier is doing with his current site on Tunnies' Way? Mr. Trottier replied it is his personal house only. He indicated he will have trucks on site for his personal use including a skit steer.

Mr. McGinn asked for an explanation of the use of the proposed building? Mr. Malloy stated it will be contractor storage for Trottier Paving plus two other units.

How many vehicles will be stored there? 4 dump trucks and 2-3 trailers.

The applicant indicated that he will provide screening at his property line utilizing 10 arborvitaes.

Mr. McGinn asked if the "proposed future development" is intended to be residential? Mr. Malloy indicated it will be a possible mixed use to be done as Phase II.

BDF is doing preliminary site work with the blasting now.

Mr. Ganong asked if they had reviewed the Fire Chief's memo? Mr. Malloy stated that they will be using a sprinkler system in the building.

***Application Complete:***

**Motion:** Mr. McGinn moved to deem the application complete. Ms. Roth seconds.

**Vote:** 5-0

***Site Walk:***

**Motion:** Mr. McGinn moved to set a date for a site walk of December 2, 2023 @ 9:00a.m. Mr. Green seconds.

**Vote:** 5-0

***Public Hearing:***

**Motion:** Mr. Green moved to hold a public hearing on December 5, 2023 @7:00p.m. Mr. McGinn seconds.

**Vote:** 5-0

**V. PLANNER'S BUSINESS**

1. Proposed amendments to the Land Use Ordinance for 2024 Warrant-continued review
  
2. Workforce Housing
  
3. Upcoming meeting schedule: December 5 & 19, and January 10 & 17

**Adjourn**