

**Arundel Planning Board**  
**Minutes**  
February 20, 2024 7:00 pm

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

**Public Attendees:** Diane Robbins-Mockus

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

**I. APPROVAL OF AGENDA**

Motion: Mr. Green moved to approve the agenda as written. Mr. Lowery seconds.

Vote: 4-0

**II. APPROVAL OF MINUTES** *February 6, 2024*

Motion: Mr. Green moved to approve with minor correction under “other business”. Ms. Roth seconds.

Vote: 4-0

**III. PUBLIC COMMENT**

Diane Robbins-Mockus wanted to speak about the proposed amendments. Lee Jay explained that this is not the public hearing and that it would not be appropriate to take public comment since it was not advertised as a public hearing. The chairman agreed and Ms. Robbins-Mockus was informed that she was welcome to come to the public hearing which will be held on March 12, 2024 at 7:00p.m.

**IV. OTHER BUSINESS**

1. Review, and act on all proposed amendments to the Land Use Ordinance to send on to the SB for possible inclusion on the 2024 town meeting warrant. Vote on PH date of March 12, 2024.

§ 2.4 Lots Split by District Boundaries

The Board discussed the language and Ms. Roth and Mr. Lowery wondered if this amendment will dilute the zones? Mr. Feldman does not believe it will. Mr. Lowery agreed that it might also strengthen the zoning. The board agreed on a minor amendment to the wording adding the following: “However, the proposed development shall not encroach into the other zone with a use that is not permitted in that zone”

§ 3 Definitions; Net Development Density, Seasonal Cottage, Seasonal Resort, New Floodplain definitions

§ 4.9 Disability Permit

§ 5.1 Estate Lots

§ 5.7 Fire Protection – make minor spelling corrections.

§ 5.8 Floodplain Management (Repeal) (New Stand Alone ordinance proposed)

§ 5.12.2 Parking Lot/Driveway Surface

After discussion, the Board amended to strike the proposed 5.12.2a-Seasonal Parking Lot Surfaces.

§ 9 Conditional Use

§ 9.3.22 Mobile Food Trucks and Trailers

### § 9.3.37 Seasonal Resorts

Mr. Ganong commented that he feels it is institutional creep in that the intent is to not have them open year round. Ms. Roth wondered if there is an economic impact to allowing this amendment to go forward? There is a real pressing reason they want it. Lee Jay will find out if the Tax Assessor makes adjustments to value if we extend the length of time they are allowed to be open. Lee Jay did not believe so, but will inquire.

### § 10 Site Plan Review

**Motion:** Mr. Green moved to send all amendments on to public hearing on March 12, 2024 at 7p.m. Mr. Lowery seconds.

**Vote:** 4-0

### **Adjourn**

**Motion:** Ms. Roth moved to adjourn at 8:30p.m.