

Arundel Planning Board

Minutes

March 12, 2024 7:00 pm

Board Attendees: Rich Ganong, Zachary Shapiro, Jamie Lowery, Paul Green, Tom McGinn, Marty Cain, Lee Jay Feldman, Planner

Public Attendees: Roger Guerin, Ryan Lawler, Jim O'Donnell, George Dristiliaris, Sharon Binette, Diane Robbins-Mockus, Stella McCormick

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. Shapiro seconds.

Vote: 6-0

II. APPROVAL OF MINUTES *February 20, 2024*

Motion: Mr. Green moved to approve the minutes of 2/20/24 as written. Mr. Lowery seconds.

Vote: 5-0-1 Mr. Shapiro abstains.

III. PUBLIC COMMENT

Stella McCormick addressed the Board asking if any of the members are past or present members of the Dutch Elm Golf Course. All Planning Board members stated no.

IV. PUBLIC HEARING

1. Hear public comment on all proposed amendments to the Land Use Ordinance. Vote on whether to send on to the SB for possible inclusion on the 2024 town meeting warrant.

Motion: Mr. McGinn moved to take §9.3.37 Seasonal Resorts out of order for purpose of public comment. Mr. Shapiro seconds.

Vote: 6-0

Public Comments:

Re: §9.3.37 Seasonal Resorts:

George Dristiliaris of 96 Patriot Way in the seasonal cottage resort noted that most of the cottages generate over \$5,000/year in taxes and over all they pay more than one million per year in taxes.

Jim O'Donnell spoke about the fact that they fundraise for the school and Community Outreach Service and raised \$5,000 last year.

Sharon Binette asked how this may effect campgrounds. The response is that there would be no problems

Diane Robbins-Mockus is concerned stating that the PB spent over 1 ½ years discussing the length of time the cottages would be open and the original agreement was for six months. She does not want to see an issue with kids in town.

George Dristiliaris commented that 50% of the people in Cape Arundel are retirees. In seven years, there have been no children in the school system.

§3 Definitions: Discussion regarding new floodplain definitions pertaining to Existing manufactured home park- Diane Robbins-Mockus suggested adding the date of the oldest MHP that may be affected by the floodplain. Board agreed.

Board Vote on amendments:

§ 2.4 Lots Split by District Boundaries

Motion: Mr. McGinn moved to send to the Select Board with recommendation it pass. Mr. Lowery seconds.

Vote: 5-1 Mr. Cain opposed

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

Motion: Mr. McGinn moved to send to the Select Board with recommendation it pass with an amendment to add the date of any manufactured housing developments to the Floodplain definition for existing manufactured home park or subdivision projects.

Vote: 6-0

§ 4.9 Disability Permit

Motion: Mr. Green moved to send to the Select Board with recommendation it pass. Mr. Cain seconds.

Vote: 6-0

§ 5.1 Estate Lots

Motion: Mr. Lowery moved to send to the Select Board with recommendation it pass. Mr. Shapiro seconds.

Vote: 6-0

§ 5.7 Fire Protection

Motion: Mr. Green moved to table this amendment. Mr. Cain seconds.

Vote: 6-0

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

Motion: Mr. McGinn moved to send to the Select Board with recommendation it pass. Mr. Shapiro seconds.

Vote: 5-1 Mr. Cain opposed

§ 5.12.2 Parking Lot/Driveway Surface

Motion: Mr. Cain moved to send to the Select Board with recommendation it pass. Mr. Green seconds.

Vote: 6-0

§ 9 Conditional Use & § 10 Site Plan Review

Motion: Mr. Green moved to send to the Select Board with recommendation it pass. Mr. McGinn seconds.

Vote: 6-0

§ 9.3.22 Mobile Food Trucks and Trailers

Motion: Mr. McGinn moved to forward to the Select Board with recommendation it pass. Mr. Shapiro seconds.

Vote: 6-0

§ 9.3.37 Seasonal Resorts

Motion: Mr. Lowery moved to forward to the Select Board with recommendation it pass.

Discussion: Mr. McGinn asked about exceeding the length of time given it was started with a 6 month living arrangement. Mr. Shapiro asked where do we draw the line with length of time? Mr. Ganong noted that now is the time for the Board to say no.

Mr. Green seconds the motion.

Vote: 3-3 with Mr. Ganong, Mr. Cain and Mr. McGinn opposed. Motion fails.

George Dristiliaris commented that they do not add children into the schools and they will return next year for the same request.

Adjourn

Motion: Mr. Green moved to adjourn at 8:43p.m.

Vote: 6-0