

**Arundel Planning Board
Minutes
March 19, 2024 7:00 pm**

Board Attendees: Rich Ganong, Paul Green, Susan Roth, Marty Cain, Zach Shapiro, Jamie Lowery

Public Attendees: John Dunster, Robert & Jennifer Richardson, Analise Kuber, Monique Adams, Tom Byrne, Tom Gillis, Gray Phillips, Linda Zuke, Paul Gadbois, Jeff Verreault, Craig Sweet

Call to Order Chairman Ganong called the meeting to order at 7:04p.m.

I. APPROVAL OF AGENDA

Motion: Mr. Cain moved to accept the agenda as written. Mr. Green seconds

Vote: 6-0

II. PUBLIC COMMENT There were no comments from the public

III. NEW BUSINESS

Item 1:	Birch Park Mixed Use Development- <i>Preapplication Site Plan:</i> Proposal to create a mixed use development on Tax Map 33 Lot 12B. The parcel is in the DB1 & DB2 zones. A 2,100 SF building will be in the DB1 zone closest to Portland Rd. and will have retail space on the first floor and two 2-bedroom apartments on the second floor. The second and third buildings will both be near the rear of the site in the DB2 zone. The second building will be approximately 4,500 SF housing a medical office and two service business offices. The third building at 6,250 SF will contain five service business offices with each one containing a garage and loading area. The applicant is Birch Park Properties, LLC c/o Jeff Verreault, and the applicant's engineer is Craig Sweet, P.E. of Terradyn Consultants, LLC
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Craig Sweet, PE of Terradyn Consultants is present this evening along with the applicant Jeff Verreault.

Mr. Sweet provided an overview of the project to the Board.

The chairman asked if they had received the initial comments from the Fire Chief. Mr. Sweet indicated he has and that he will be working with the Fire Chief to address his comments as it relates to the plan.

The applicant anticipates returning with an application later this Spring.

Item 2:	Weirs Motor Sales-Solar Canopy- <i>Conditional Use Amendment:</i> Proposal for the addition of a 15,312 SF building on the property of the existing auto dealership. The applicant intends to construct an 87.5' x 175' canopy for the installation of solar panels while maintaining the existing parking for display vehicles. The parcel is located at 1513 Portland Rd. on Tax Map 33 Lot 2. The owner is Weirs Motor Sales, their agent is Bruce Madore and the applicant's engineer is Paul Gadbois.
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Paul Gadbois, PE is present this evening along with John Dunster of Revision Energy. Mr. Gadbois reviewed the project for the Board. Mr. Dunster provided an overview of the Solar Canopy for the Board.

The Board noted no issues with the project as proposed.

Motion: Mr. Green moved to deem the application complete and to schedule the public hearing for April 2, 2024. Ms. Roth seconds.

Vote: 6-0

IV. PENDING BUSINESS

Item 1:	Glencoe Heights-Subdivision Final Plan: 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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Mr. Gillis is present this evening along with Mr. Byrne. He reviewed the final plan submission with the Board.

The Board noted that they are still in need of a draft copy of the conservation deed for the open space.

Motion: Ms. Roth moved to deem the final application conditionally complete pending verification from Lee Jay that all items needed have been submitted. Mr. Shapiro seconds.

Vote: 6-0

The public hearing will be set for April 2, 2024, if all items are complete, otherwise the public hearing will be scheduled for April 16, 2024.

Adjourn

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

Vote: 6-0