

**Arundel Planning Board
Minutes
March 21, 2023 7:00 pm**

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

Public Attendees: Mario Binette, Elizabeth Gould, Ben Lilley, Jessica Goodwin, Alan Inzerillo, Linda Zuke, Chris Krouse, Richard Krouse, Paul Gadbois, Patrick Cooper

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: 6-0

II. APPROVAL OF MINUTES: *March 7, 2023*

Motion: Ms. Roth moved to approve the minutes of March 7, 2023 as written. Mr. Green seconds.

Vote: 4-0 Mr. Lowery & Mr. McGinn abstained

III. PUBLIC COMMENT

Alan Inzerillo is present this evening and spoke regarding the cost of septic systems in particular regarding Accessory Dwelling Units. He would like the ordinance to be amended to allow for two separate septic systems on a lot where an ADU is proposed.

IV. PUBLIC HEARING

Item 1: Timber Frames by R.A. Krouse: *Site Plan Review*- Proposal to create a 5-acre lot from an existing 22-acre lot to locate a timber frame manufacturing business. The Property is located on Portland Rd. on Tax Map 12 Lot 6 in the BI Zone. Richard Krouse is the owner/applicant and Paul Gadbois, PE is the applicant's agent.

The public hearing was opened at 7:08p.m. No one spoke regarding the application and the hearing was closed at 7:09p.m.

Item 2: JJWZ, LLC: *Site Plan Review*- Proposal to import 2,000 cubic yards of fill onto his property located at 30 Log Cabin Rd. on Tax Map 39 Lot 40A in the TC Zone. JJWZ, LLC is the owner/applicant represented by Linda Zuke and Paul Gadbois, PE is the applicant's agent.

The public hearing was opened at 7:09p.m. No one spoke regarding the application and the hearing was closed at 7:09p.m.

V. PENDING APPLICATIONS

Item 1: Timber Frames by R.A. Krouse: *Site Plan Review*- Proposal to create a 5-acre lot from an existing 22-acre lot to locate a timber frame manufacturing business. The Property is located on Portland Rd. on Tax Map 12 Lot 6 in the BI Zone. Richard Krouse is the owner/applicant and Paul Gadbois, PE is the applicant's agent.

Lee Jay informed the board that Renald Tardif, Deputy Chief of the Arundel Fire Dept. has reviewed the plan and indicated that the design was adequate in terms of fire apparatus being able to circulate around the building.

Mr. Gadbois noted that upon further analysis no storm water permits will be required.

Mr. Ganong read through the Notice of Decision.

Motion: Mr. McGinn moved to approve the site plan for R.A. Krouse Timber Frames. Ms. Roth seconds.

Vote: 6-0

Item 2: JJWZ, LLC: Site Plan Review- Proposal to import 2,000 cubic yards of fill onto his property located at 30 Log Cabin Rd. on Tax Map 39 Lot 40A in the TC Zone. JJWZ, LLC is the owner/applicant represented by Linda Zuke and Paul Gadbois, PE is the applicant's agent.

The Board and applicant had no further comments, questions, or concerns.

Mr. Ganong read through the Notice of Decision.

Motion: Mr. Cain moved to approve the site plan for JJWZ, LLC. Mr. Green seconds.

Vote: 6-0

VI. NEW APPLICATIONS

Item 1: Westfield Inc., along with CL Property LLC, Corsie Holdings LLC, & Martin Cain: Zoning Change Request- The applicants have petitioned the Town of Arundel to request a zoning map amendment to change a portion of Map 29 Lots 19 & 20 and Map 34 Lots 7,8, & 9 to decrease the DB-1 zone to a depth of 168' along the frontage of those parcels, with the remaining land of those parcels to be rezoned to the DB-2 zone. David Gould of Westfield, Inc. is the representative for the application.

Mr. Cain recused himself as he is one of the applicants for this Zoning Change request.

Ms. Elizabeth Gould presented the proposal to the Board.

Some Board members questioned consistency with the proposed zone line to the rear of the lot. Mr. McGinn would like to see consistency. Mr. Lowery would like to see the zone line extended to the area where the line dips.

Mrs. Zuke commented that lots are split on the side of Portland Rd. where her property is as well.

Mr. Lowery inquired of the applicant what the overall goals for the use of the properties are.

Ms. Roth posed the question to Mrs. Zuke in a perfect world, would one zone have been better for you?

Motion: Mr. McGinn moved to hold a public hearing on the proposed zone change on April 4, 2023 at 7p.m. Ms. Roth seconds.

Vote: 5-0

OTHER BUSINESS

Town Planner's Report

1. Board Vote on Amendment to By-laws; which adds the following text:

If an application is under active review and has proposed modifications, or revisions during the review process, the revisions to the plans and documentation must be submitted to the Planning Department no less than 7 calendar days prior to the next meeting or the application will not be heard until the following meeting or the next upcoming meeting where the board will have an opening to place the item back on the agenda.

Motion: Ms. Roth moved to approve the change to the by-laws. Mr. Lowery seconds.

Vote: 6-0

2. Mr. Cain inquired if the Select Board could look at food trucks if they are going to be in town in multiple location get one permit for the entire season. Chairman Ganong commented that it is inappropriate for the Planning Board to talk with the Select Board about this issue but Mr. Cain could approach them as a citizen.

Adjourn

Motion: Ms. Roth moved to adjourn at 7:58p.m. Mr. Cain seconds.

Vote: 6-0