

**Arundel Planning Board  
Minutes  
April 16, 2024 7:00 pm**

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

**Public Attendees:** Tom Gillis, Tom Byrne, Gray Phillips, Roz Anton, Cindy Novakowski, Monique Adams, Rob Richardson, Joan Hull, Colleen Campbell

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

**I. APPROVAL OF AGENDA**

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

**Vote:** 6-0

**II. APPROVAL OF MINUTES** *April 2, 2024*

**Motion:** Mr. Shapiro moved to approve the minutes of April 2, 2024 as written. Mr. Green seconds.

**Vote:** 6-0

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

**IV. PUBLIC HEARING**

<b>Item 1:</b>	<b>Glencoe Heights-Subdivision Final Plan:</b> 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.
----------------	--

The public hearing was opened at 7:02p.m.

Cindy Novakowski asked where the electrical is going to be. Mr. Gillis indicated he met with CMP and the power will be underground in the new section and will be overhead on the North side from Proctor Rd. to the development.

Katie Orlando of the Seashore Trolley Museum is present and indicated that they are planning to rebuild the trolley lane in the future and wondered how will they impact the septic systems and cut zones near the trolley. Mr. Gillis noted that the Arundel Conservation Trust is being deeded 30 acres surrounding the subdivision and the lots are laid out so no impacts from the trolley line should occur.

Robert Richardson asked if the applicant went to the DEP for any needed wetland permits. Mr. Gillis indicated that they are not impacting any wetlands.

There was lengthy discussion regarding Jasper Lane and the maintenance of the road. Cindy Novakowski indicated that she has signed a road maintenance agreement. Roz Anton, representing Colleen Campbell said that the agreement will be circulated to the other lots.

The public hearing was closed at 7:21p.m.

**V. PENDING BUSINESS**

<b>Item 1:</b>	<b>Glencoe Heights-Subdivision Final Plan:</b> 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.
--	--

Mr. Cain asked if the driveways will be paved? No, that would be up to each lot owner to decide.

Mr. McGinn asked if the road has ever been a public? He wants to see the road issue cleared up prior to final approval.

Colleen Campbell spoke regarding the roadway and stated that Mr. Nagle (Code Enforcement) had said she needs a roadway agreement.

Mr. Gills noted that there may be up to six parking spaces on the conservation land area but the Planner confirmed that the Conservation Trust would need to come to the PB to amend the SD plan should they decide to put parking on their land.

Mr. Cain asked if the stormwater ponds will be maintained by the 13 lot owners? Yes, it will be their responsibility and the Conservation Trust will not be required to maintain any of the stormwater ponds on the site.

Mr. Feldman commented that one of the conditions of approval is that the new subdivision lot owners would be responsible for the maintenance of Jasper Ln. in its' entirety and that the three lots at the beginning of Jasper Ln. are not.

The Board considered tabling the application until all parties are in agreement regarding who will be responsible for the maintenance of Jasper Ln.

Mr. Gillis indicated that would not be necessary and he agreed that the lot owners in the Glencoe subdivision will abide by the approval and be responsible for the maintenance of Jasper Ln. He will provide the Town with an executed copy of the road maintenance agreement.

Motion: Mr. McGinn moved to approve the application for Glencoe Heights subdivision. Mr. Shapiro seconds.

Chairman Ganong read the findings of fact into the record.

Vote: 6-0

Mr. Gillis will amend the plan to include all the waivers that were granted as well as the conditions of approval. At that time the Planning Board will sign the plan, and it can then be recorded at the registry.

## **VI. OTHER BUSINESS**

1. Sign approved plan for Weir's Motor Sales solar canopy. The plan was signed by the Board.

## **Adjourn**

The meeting was adjourned at 8:15p.m. with all in favor.