

**Arundel Planning Board  
Minutes  
April 18, 2023 7:00 pm**

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

**Public Attendees:** Jim Nagle, CEO, Dan Dubois, Paul Santamore, Alan Inzerillo

**Call to Order** The meeting was called to order at 7:00p.m.

## **I. APPROVAL OF AGENDA**

**Motion:** Mr. Green moved to approve the agenda with correction to item #1 under Other Business, this will go forward to the 2023 annual town meeting. Mr. McGinn seconds.

**Vote:** 6-0

## **II. APPROVAL OF MINUTES:** *March 18, 2023, March 21, 2023, and April 4, 2023*

**Motion:** Mr. Green moved to approve the minutes of March 18, 2023 as written. Mr. McGinn seconds.

**Vote:** 2-0-4 (Mr. Ganong, Mr. Cain, Mr. Lowery, and Ms. Sinnott abstain)

**Motion:** Mr. Green moved to approve the minutes of March 21, 2023 with a minor typo correction to Mr. Cain's name in the last paragraph. Mr. Lowery seconds.

**Vote:** 5-0-1 (Ms. Sinnott abstains)

**Motion:** Ms. Sinnott moves to approve the minutes of April 4, 2023 as written. Mr. Green seconds.

**Vote:** 4-0-2 (Mr. McGinn and Mr. Cain abstain)

## **III. PUBLIC COMMENT**

Paul Santamore expressed a concern that the town would allow a potential private road off the back of Maplewood Ave. He inquired where he could find the private road standards. Mr. Ganong noted that information is in the Land Use Ordinance.

## **IV. OTHER BUSINESS**

### **Items for discussion and consideration for June, 2024 annual town meeting:**

#### **1. 9.3.1 Discussion re: septic system design for Accessory Dwelling Units**

This item will be brought forward to the 2023 annual town meeting.

Mr. Feldman explained the process of the ordinance process to send the document back to the Select Board. Mr. Green commented that if there are changes made to the language the PB will have to hold a public hearing. Dan Dubois commented that the Select Board felt that there is time before the annual town meeting to accomplish this.

Additional discussion followed regarding the proposed language changes brought forth by Mr. Inzerillo through his attorney, Bruce Read.

Ms. Sinnott likes the proposed wording, Mr. Green agrees.

Mr. Ganong does not like the language and Mr. McGinn expressed concerns that there could be unintended consequences to this change.

Jim Nagle, CEO is present and commented that Mark Hampton, soils evaluator put together a good letter explaining the situation presented by Mr. Inzerillo in regards to his property.

**Motion:** Ms. Sinnott moved to accept the proposed amendments including the changes the Planner drafted. No second, motion withdrawn.

**Discussion:** Mr. Lowery wished to discuss item #5 in the ordinance. The language was reviewed and amended.

**Motion:** Ms. Sinnott moved to accept the proposed amendments including all changes discussed and agreed to this evening, including changes made by the Planner. Mr. Lowery seconds.

**Vote:** 6-0

2. **9.1-9.2.11** Consolidate the conditional use process into site plan review in the ordinance for simplicity and clarity and have one application for both CU and Site Plan.
3. **5.5** Estate Lot; #5 correct wording to address frontage of an estate lot
4. **9.3.12** Move this section to Subdivision Regulations; delete from Land Use Ordinance
5. **9.3.22** Mobile Food Trucks and Trailers; #2. Exemption a. change wording to read “On a private residential lot...”  
#9. Change “may” to “shall”

Mr. Feldman reviewed items 2-4 and the Board agrees that they will review them for potential changes over the next year, before next year’s town meeting.

### **Town Planner’s Report**

1. Three board members are up for renewal on July 1. Jamie Lowery, Paul Green, and Marty Cain. Please consider and make your intentions known, via email, to the Town Manager by May 2<sup>nd</sup> so he will know if he needs to begin the process for new members or not. Keith’s email address is [townmanager@arundelmaine.org](mailto:townmanager@arundelmaine.org)

### **Adjourn**

**Motion:** Ms. Sinnott moved to adjourn at 8:37p.m. Mr. Cain seconds.

**Vote:** 6-0