

**Arundel Planning Board
Minutes
April 2, 2024 7:00 pm**

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

Public Attendees: John Dunster, Dave Gould

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. Ms. Roth seconds.

Vote: 6-0

II. APPROVAL OF MINUTES *March 12, 2024 & March 19, 2024*

Motion: Mr. Green moved to approve the minutes of March 12, 2024 as written. Mr. McGinn seconds.

Vote: 5-0-1 Ms. Roth abstains

Motion: Mr. Green moved to approve the minutes of March 19, 2024 as written. Ms. Roth seconds.

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

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

IV. PUBLIC HEARING

Item 1:	Weirs Motor Sales-Solar Canopy- Conditional Use Amendment: 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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The public hearing was opened at 7:02p.m.
There were no comments or questions from the public.
The public hearing was closed at 7:03p.m.

V. PENDING BUSINESS

Item 1:	Weirs Motor Sales-Solar Canopy- Conditional Use Amendment: 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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The Board reviewed all the conditions of approval individually:

- 9.2.9.1 Motion: Mr. Green deemed the applicant meets this criterion. Ms. Roth seconds. Vote 5-0-1 Mr. McGinn abstains
- 9.2.9.2 Motion: Mr. Shapiro deemed the applicant meets this criterion. Mr. Cain seconds. Vote 5-0-1 Mr. McGinn abstains
- 9.2.9.3 Motion: Mr. Cain deemed the applicant meets this criterion. Ms. Roth seconds. Vote 5-0-1 Mr. McGinn abstains
- 9.2.9.4 Motion: Mr. Shapiro deemed the applicant meets this criterion. Mr. Roth seconds. Vote 5-0-1 Mr. McGinn abstains

9.2.9.5 Motion: Mr. Green deemed the applicant meets this criterion. Mr. Cain seconds. Vote 5-0-1 Mr. McGinn abstains

9.2.9.6 Motion: Mr. Shapiro deemed the applicant meets this criterion. Mr. Roth seconds. Vote 5-0-1 Mr. McGinn abstains

9.2.9.7 Motion: Mr. Green deemed the applicant meets this criterion. Mr. Shapiro seconds. Vote 5-0-1 Mr. McGinn abstains

9.2.9.8 Motion: Mr. Shapiro deemed the applicant meets this criterion. Mr. Cain seconds. Vote 5-0-1 Mr. McGinn abstains

Motion: Ms. Roth moved to approve the Conditional Use Amendment for Weirs Motor Sales. Mr. Shapiro seconds.

Vote: 5-0-1 Mr. McGinn abstains

VI. OTHER BUSINESS

Lee Jay informed the Board that he will be leaving SMPDC and Arundel in the near future. He does not have a definite date yet.

Adjourn

Motion: Ms. Roth moved to adjourn at 7:37p.m. Mr. Green seconds.

Vote: 6-0