

**Arundel Planning Board
Minutes
April 4, 2023 7:00 pm**

Board Attendees: Rich Ganong, Paul Green, Susan Sinnott, Jamie Lowery, Lee Jay Feldman, Planner

Public Attendees: Gary & Joy Welch, Alan Inzerillo, Jessica Goodwin, Mario Binette, Linda Zuke, Todd Toussaint, Ken & Bernadette Burks, David Gould, Elizabeth Gould

Call to Order Chairman Ganong called the meeting to order at 7:22p.m

I. APPROVAL OF AGENDA

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

Vote: 4-0

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

The approval of minutes will be carried forward to the next agenda on April 18, 2023.

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

IV. PUBLIC HEARING

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-1zone 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.

The public hearing was opened at 7:25p.m. No one spoke either for or against this item. The public hearing was closed at 7:26p.m.

Item 2: Proposed amendment to the Arundel Land Use Ordinance including: LUO §9.3.1 Accessory Apartments; proposed amendment to the language that currently requires the property owner to reside in the principal structure and not the accessory dwelling unit.

The public hearing was opened at 7:26p.m. The Board reviewed written comments received from Marie Burgie as well as Alan Inzerillo. Mr. Inzerillo addressed the Board with comments regarding the need for a shared septic system for ADU’s as is currently required by the ordinance.

The public hearing was closed at 7:34p.m.

Item 3: Gary’s Auto Salvage: Conditional Use Permit renewal for an existing auto salvage yard on a portion of a 16.5-acre site located at 258 River Road, Tax Map 40, Lot 3 and 3A in the R-4 District. Gary Welch is the owner and applicant.

The public hearing was opened at 7:35p.m. Mrs. Burks, a property abutter to the applicant, asked if this was a routine renewal and she was informed that it is. The public hearing was closed at 7:37p.m.

V. PENDING APPLICATIONS

Item 1: Gary's Auto Salvage: *Conditional Use Permit renewal* for an existing auto salvage yard on a portion of a 16.5-acre site located at 258 River Road, Tax Map 40, Lot 3 and 3A in the R-4 District. Gary Welch is the owner and applicant.

Motion: Mr. Green moved to approve the renewal of the conditional use permit for Gary's Auto Salvage. Mr. Lowery seconds.

Vote: 4-0

The Board signed the notice of decision.

OTHER BUSINESS

Zoning Change Request:

Mr. Lowery addressed the Board regarding the Westfield Inc. Zoning map amendment request. He does not feel there are major issues, he is only concerned with the pinch point area on the map but it is not a big concern.

Motion: Mr. Green moved to accept the proposed zoning change request of Westfield, Inc. and move it forward to the Select Board with a favorable recommendation and inclusion on the town meeting warrant. Mr. Lowery seconds.

Vote: 4-0

Accessory Dwelling Units:

Ms. Sinnott asked the Board what the history of 9.3.1.4 and 9.3.1.5 is? Mr. Ganong explained that it was written in this manner so that the town would not have a lot of lot splits. Mr. Lowery commented it was to preclude mini compounds as they were concerned for the potential to skirt the subdivision laws.

Ms. Sinnott is concerned that there needs to be amendments that would allow for some septic systems to be separate from each other.

Mr. Lowery would like the Board to have additional discussion on this issue.

Motion: Ms. Sinnott moves to send the amendment to 9.3.1 to the Select Board with a notation regarding Mr. Inzerillo's concerns. There was no second.

Motion Fails.

Motion: Mr. Green moves to send the ordinance amendment as proposed on to the Select Board with a favorable recommendation. Mr. Lowery seconds.

Vote 3-1 Ms. Sinnott is opposed.

Town Planner's Report

The Planner gave the Board the final plan for Vinegar Hill with the required changes for signing as well as the notice of decision.

There are no items for the next agenda but the Board decided to hold the meeting to have continued discussion regarding Accessory Dwelling Units and the septic system requirements in the ordinance.

Adjourn

Motion: Mr. Green moved to adjourn at 8:15p.m. Mr. Lowery seconds.

Vote: 4-0