

**Arundel Planning Board
Agenda
May 16, 2023 7:00 pm**

Board Attendees: Susan Roth, Paul Green, Jamie Lowery, Marty Cain, Susan Sinnott, Lee Jay Feldman, Planner

Public Attendees: Ethan Roubo, Ted St. Amand, Paul Gadbois

Call to Order: Susan Roth, Vice Chair called the meeting to order at 7:00p.m.

I. APPROVAL OF AGENDA

Motion: Mr. Lowery moved to approve the agenda as written. Ms. Sinnott seconds.

Vote: 5-0

II. APPROVAL OF MINUTES: *May 2, 2023*

Motion: Mr. Green moved to approve the minutes of May 2, 2023 as written. Mr. Cain seconds.

Vote: 5-0

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

IV. PENDING APPLICATIONS

Item 1: Ledgewood Pass- Site Plan Review: The applicant is seeking approval for the establishment of an 18-hole Disc Golf Course located off Route 1 on Tax map 15 Lot(s) 17 and 17A. The owners/applicants are Legendry Properties, LLC and K&A Properties, LLC. The applicant's agent is Paul Gadbois P.E.

Board Action: Determine if the application is complete and set a date for a site walk and a public hearing.

Paul Gadbois, PE is present this evening along with the applicant Ted St. Amand

Mr. Gadbois informed the Board that since the packet submission they have determined that the vernal pool on the property is not significant. They have also received their DOT entrance permit and it has been determined that the project meets the stormwater design standards. Mr. Gadbois also presented what the proposed signage will look like, which was included in the Board's packet as well.

Ms. Roth asked if the site distance to the left and right when exiting works? Mr. Gadbois indicates that they have the required site distance.

Ms. Sinnott asked if the building will be designed to the ADA standards for accessibility? Mr. Gadbois indicates that the architect is working on that design now.

Mr. Cain inquires what the anticipated opening date will be once they have the necessary approvals? Mr. St. Amand indicates that they are looking to open next Spring.

Mr. Lowery asked how the fairways will be maintained? Mr. Gadbois indicates it is not a gravelly area and is fairly wooded so it should not take a lot of maintenance. I F & W categorizes it more as walking trails.

Ms. Roth asked if the course is franchised? Mr. St. Amand replied that this is not a franchise but they do have a partnership with a company.

Mr. Cain inquired about wildlife on the property. Mr. St. Amand indicates they have turkey, deer and fox.

Mr. Lowery asked how the parking area will be addressed, will it be paved? Mr. Feldman noted that it will be compacted gravel parking area.

Motion: Mr. Green moved to deem the application complete. Mr. Cain seconds.

Vote: 5-0

Motion: Mr. Lowery moved to schedule a site walk on June 6, 2023 @ 5:30p.m. Mr. Green seconds.

Vote: 5-0

Motion: Mr. Lowery moved to schedule a public hearing on June 6, 2023 @ 7:00p.m. Ms. Sinnott seconds.

Vote: 5-0

Town Planner's Report

Reminder: The Board has a site walk, next week on May 23rd @ 5:30 p.m. for the Michael Thomas Subdivision.

Mr. Feldman informed the Board that SMPDC is having its' annual meeting in Saco on June 20th which would be the scheduled meeting date for Arundel's meeting.

Motion: Mr. Green moved to reschedule the June 20th meeting to June 27th. Mr. Lowery seconds.

Vote: 5-0

The first meeting in July would fall on the 4th so the meeting date will be moved to July 11th instead.

Mr. Cain addressed selectman Dan Dubois who was in attendance if the Select Board had approved any food trucks other than the ones on Portland Rd at the Binette property? Mr. Dubois does not believe so.

Mr. Cain stated that Vinegar Hill Music Theater has their schedule out and there are food trucks planned. The food truck vendors need to go to the Select Board for a license and Mr. Cain indicates he will be keeping an eye on the situation there.

Adjourn

Motion: Ms. Sinnott moved to adjourn at 7:35p.m. Mr. Green seconds.

Vote: 5-0