

**Arundel Planning Board
Minutes
May 2, 2023 7:00 pm**

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

Public Attendees: Bruce Read, Michael Thomas, Andy Morrell-BH2M, Alan Inzerillo, Jessica Goodwin, Kevin & Denise Vigneault, George & Annette Labrecque, Pam Roberge, Pat & Stella McCormick, Dan Dubois, Rosanne Karp, Patrick Steiner, James Buttarazzi, Paulette Morin, Sharon Binette, Laurie Webb, Karen Danis, Richard & Margaret Sylvain, Roger Lemieux, Scott & Amy Hooper, Michael & Mary Beth DeLuca, Pete & Kim Gillingham, Tyson & Christine Knowles, Amy Dobson, Wendy McGrath

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

I. APPROVAL OF AGENDA

Motion: Mr. Green moved to approve the agenda with a minor modification. The Board will act on the ordinance amendment prior to item #1 under Pending Applications. Ms. Roth seconds.

Vote: 7-0

II. APPROVAL OF MINUTES: *April 18, 2023*

Motion: Mr. McGinn moved to approve the minutes of April 18, 2023 as written. Ms. Sinnott seconds.

Vote: 7-0

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

IV. PUBLIC HEARING

Item 1: Proposed amendments to the Arundel Land Use Ordinance LUO §9.3.1 Accessory Apartments.

The public hearing was opened at 7:02p.m. Bruce Read was the only one to speak. The public hearing was closed at 7:06p.m.

Motion: Mr. Cain moved to forward the proposed amendment on to the Select Board for inclusion on the Town Meeting warrant with the Planning Board's recommendation to pass. Ms. Roth seconds.

Vote: 7-0

V. PENDING APPLICATIONS

Item 1: Michael Thomas- Major Subdivision: *Sketch Plan* Proposal to develop a 27.20 acre parcel with 6 lots consisting of 5 single family lots, and a 10-unit condominium community on the sixth lot. The owner of the property is Dutch Elm Golf Course, Inc. and the applicant is Michael Thomas. Andrew Morrell, is the Project Engineer from BH2M. The project is located on a portion of Tax Map 9 Lot 3 with the access through Tax Map 17 Lot 14-14

Andy Morrell of BH2M and Bruce Read are present representing Michael Thomas.

Mr. Morrell introduced the new sketch plan to the Board. He indicated he had discussions with Mr. Feldman regarding the new design.

Sprinkler systems will be installed for the residences as required.

Mr. Read, representing the applicant is looking for feedback.

Mr. Lowery asked what the gray line dissecting lot #4 represents. Mr. Morrell indicates this line shows the resource protection line.

Mr. McGinn asked which units are in which zone and how does the density line up? Mr. Morrell explained that the condos are in the R-4 zone and the single family homes are in the R-1 zone. R-1 is 13.45 acres and the R-4 is 14.06 acres. Mr. Feldman explained the units were calculated independently of each other based on the zone they are in.

Mr. Green asked what are they proposing for septic systems? Mr. Morrell is not sure if it will be a combined system or individual systems. Mr. Lowery asked with all the units being condos on lot #6 will the condo docs reflect a shared system? Mr. Morrell replied yes.

Mr. Read agrees that there needs to be an amendment to the Clearview Estates Subdivision Plan.

Ms. Roth asked Mr. Feldman if in a perfect world does the project meet the letter of the law? Mr. Feldman responded yes, but we need to see a lot of information such as soils, stormwater, traffic etc.. and Mr. Feldman would like to see a tighter clustering of the condo units.

Ms. Sinnott asked what is the difference between condo and a home? Mr. Morrell replied that it is the type of ownership.

Mr. Green asked if the street coming in and serving the lots is public? Lots 1-5 Condo drive will be.

Mr. Lowery asked if there is a space calculation for Lot 6? Why is it so big? Ms. Sinnott asks if there is plans to expand this? Mr. Morrell replied, no, not under the current density requirements.

Chairman Ganong opened the floor to the public in attendance.

Peter Gillingham of 185 Clearview: what is the process to amend Clearview Estates? Concerned with traffic-how is that reviewed? Brooks in the area-how will the septic design work? The condos seem like a different flavor then the house lot designs.

Patrick Steiner of 76 Clearview Traffic issue is a concern since the children are allowed to roam around freely. Concerned about wells- may not have enough water and new well hit saltwater.

Scott Hooper of 214 Maplewood Drive-his sump pump runs every day; 8 months out of the year, lot of standing water.

Roseanne Karp-20 Clearview – concerned with traffic and safety. Has a secondary access been confirmed? Has water table concerns.

Stella McCormick-180 Clearview Draining of groundwater is a concern.

James Buttarazzi of 222 Maplewood Drive wants clarity on the cul-de-sac street alignment in the right of way. Michael Thomas states the survey work shows the cul-de-sac is on his property.

George Labrecque of 82 Clearview Drive states that Limerick Rd. is seeing 24,000 vehicles per day.

Mr. Cain inquired if the condos are going to be age restricted to 55+ years old and will they have basements? No, they will not be age restricted and they are planning of full basements but if not will be slab on grade.

Mr. Feldman noted that as part of the pre-application a sitewalk is required within 30 days of sketch plan review.

Motion: Mr. McGinn moved to hold a site way on May 16, 2023 @5:30. Mr. Lowery seconds.

Discussion: Mr. Green asked to amend the motion to move the date of the site walk to May 23rd at 5:30.

Mr. McGinn and Mr. Lowery agreed to the amended motion.

Vote: 6-0-1 with Ms. Sinnott opposed.

Ms. Sinnott would like the site walks to be scheduled on the same day as but prior to the regular Planning Board meetings.

Town Planner's Report

Adjourn

Motion: Ms. Sinnott moves to adjourn at 8:30p.m. Mr. Green seconds.

Vote: 7-0