

**Arundel Planning Board  
Minutes  
June 6, 2023 7:00 pm**

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

**Public Attendees:** Joseph Simard, Juliette Van De Geer, Ted St. Amand, Ethan Roubo, Ashley St. Amand, Alan Labrecque, Paul Gadbois

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

**I. APPROVAL OF AGENDA**

**Motion:** Mr. McGinn moved to approve the agenda as written. Second by Ms. Roth.

**Vote:** 7-0

**II. APPROVAL OF MINUTES:**

*May 16, 2023*

**Motion:** Mr. Green moved to approve the minutes of May 16<sup>th</sup> as written. Ms. Roth seconds.

**Vote:** 5-0-2 Mr. Ganong and Mr. McGinn abstained.

*May 23, 2023*

**Motion:** Ms. Roth moved to approve the minutes of May 23<sup>rd</sup> as written. Mr. Lower seconds.

**Vote:** 3-0-4 Mr. Green, Mr. McGinn, Ms. Sinnott, and Mr. Cain abstained.

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

**IV. PUBLIC HEARING**

**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.

The public hearing was opened at 7:05p.m.

Mr. Joseph Simard, an abutter wanted to make sure that the line at the back of the property is protected. The applicant noted that there is about 100' and a lot of trees and they will make sure no one trespasses. Ted St. Amand spoke as the owner and asked Mr. Simard to please let them know if there are issues and he recognized the legitimacy of his concern. Ms. Van De Geer is concerned with the environmental impact. At a course in Lyman people are drinking and throwing beer cans around. The applicant responded that 91% of disc golf courses are public, this one is private and the applicant will be monitoring the course and maintaining it. Trash cans will be placed at every hole.

The public hearing was closed at 7:10p.m.

**V. 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.

The board inquired if the site will be served by public water or a well? The applicant indicated they will be on a well.

Mr. Ganong stated that the impervious surface areas was an issue discussed on the site walk. Mr. Lowery asked if they intend to be open year-round? The reply was that they would like to be. Mr. Lowery said that the issue is whether they need to pave the parking area. Mr. Feldman noted that section §5.12.2.2 states that there is leeway to allow for **bituminous concrete or an equivalent surfacing.** Mr. McGinn asked what an equivalent surface would be? He also likes the idea of less pavement. Mr. Feldman noted that the Public Works Director had reviewed the application and agreed with the proposed surface, which is a compacted gravel parking area.

Ms. Sinnott states that if it is well maintained for special needs people, she would not be opposed.

Mr. Ganong notes that reclaim is a seasonal material, he is not opposed to the gravel if it is an impervious surface.

Ms. Roth feels the Board should allow it until it is proven unworthy.

Mr. Green commented that pavement will be required at the apron to meet the D.O.T. standard.

**Motion:** Ms. Roth moves to approve the application for Ledgewood Pass. Mr. Green seconds.

The findings of fact were reviewed. Ms. Sinnott notes that under Findings of fact H that people will not only be talking but could be yelling with excitement. Mr. Mc Ginn commented that if they could realign fairway #10 that might help with the abutters concerns.

**Vote:** 7-0

### **Town Planner's Report**

The Planner presented the Board with some information regarding Tiny Homes and a discussion was had regarding how Arundel might want to approach the drafting of an ordinance pertaining to tiny homes. He asked the Board to review the documentation and be prepared to discuss it at a future meeting.

The Chairman informed the Board that the Planning Board meetings will no longer be shown on Zoom as the meeting occurs. There was spirited debate on the issue and the majority of the Board felt it was beneficial to the public to be able to watch the meeting live. Mr. Ganong commented that there is no need to take a vote on the matter as it is only part of the Board policy which can be amended as they see fit. The decision was that the meetings will continue to be shown via Zoom as they occur.

### **Adjourn**

**Motion:** Mr. McGinn moved to adjourn at 8:35p.m. Ms. Roth seconds.

**Vote:** 7-0