

**Arundel Planning Board
Minutes
July 11, 2023 7:00 pm**

Board Attendees: Rich Ganong, Susan Sinnott, Susan Roth, Tom McGinn, Paul Green, Jamie Lowery

Public Attendees: Tom Gillis, Tom Byrne, Jim Logan, Chris Taylor, Ben Fitzpatrick, Kailey Daigle

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

I. APPROVAL OF AGENDA

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

Vote: 6-0

II. APPROVAL OF MINUTES: *June 6, 2023*

Motion: Mr. Green moved to approve the minutes of June 6, 2023 as written. Ms. Roth seconds.

Vote: 6-0

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

Chairman Ganong noted that if you are not present at the meeting, you cannot speak and this includes being on a phone.

IV. NEW BUSINESS

Item 1: Glenco Heights-Subdivision Sketch Plan: The applicant is proposing a 11 lot subdivision on Jasper Lane, Tax Map 1 Lot 18. The parcel is 51.49 acres in the R3 and R4 zones. The plan includes 10 duplex lots and 1 single family home. The project will have 900' ± of reconstructed roadway and an additional 2,000'± of new road. Colleen Campbell is the property owner and Dempsey, LLC is the applicant, represented by Thomas Gillis.

Tom Gillis has an interest in developing the property. He gave an overview of the minor road design, which has a cul-de-sac 80' in diameter. The lot is split by two zones, R3 in the front and R4 toward the rear of the lot.

Mr. Ganong asked which one of the lots will have the single family home on it? Mr. Gillis replied, the lot near the end of the cul-de-sac.

Jim Logan of Longview Partners noted that he is working on the wetlands and soils and that no vernal pools or wetlands of special significance have been found. He further commented that the wetland and the ordinance present a problem to calculate when the wetlands expand beyond the project property.

Mr. Feldman explained what the applicant needs to accomplish with the application and the board will determine contour levels for the subdivision during the site walk. Mr. Logan indicates they plan on using a 2' contour.

Ms. Roth inquired why they are proposing duplexes rather than single family homes? Mr. Gillis explained that because of the lot sizes they can have duplexes and they will be condos.

Ms. Sinnott asked why there are no test pits shown for the end lots? Mr. Logan explained that they have not yet been completed.

Mr. McGinn noted that the ordinance requires major subdivisions to be developed as a cluster subdivision. Mr. Lowery concurred.

Mr. Logan agrees it would be appropriate if you can give us some direction. The applicant will consult with the Planner and re-work the sketch plan.

Motion: Mr. McGinn moved to hold a site walk on Tuesday, August 1, 2023 @ 5:00p.m. Mr. Green seconds.

Vote: 6-0

V. PENDING APPLICATIONS

Item 1: Fitzpatrick Development- Site Plan and Conditional Use Review: Proposed development includes one 10,000 sq. ft. warehouse, one 4,800 sq. ft. contractor building with a residential dwelling unit. and a 7-unit campground and an associated parking/accessory area. BDF Holdings, LLC is the owner and applicant, represented by Ben Fitzpatrick and Christopher Taylor of Sebago Technics is the applicant's agent. The property is located on Heavy Hammer Lane, Tax Map 4, Lots 23 & 23C in the ARD district.

Chris Taylor of Sebago Technics is present this evening along with Ben Fitzpatrick. Mr. Taylor gave an overview of the project. He noted that lot 3 has been removed from this application as it is under contract by another developer.

They have submitted a SLODA application with the MDEP.

Ms. Sinnott asked if the road is the same as when they last did a site walk or has it changed? Mr. Taylor replied, no it is the same.

Ms. Roth commented that the abutters are concerned with the people camping on site using the trails.

There was discussion regarding how reservations will be booked, if there are showers on site, etc.

Mr. Taylor noted yes, there are bathrooms in the larger building proposed, only campers and RV's will be allowed it will not be open to truckers. All reservations will be done online.

They are proposing trails and signage to keep people on the lot and signage saying "stay on marked trail." Mr. Fitzpatrick showed where the ATV trail is currently on his property.

Ms. Roth wondered since the lot is under contract should another site walk be done? Mr. Taylor noted that everything else is the same.

Mr. McGinn inquired who will be living in the rental unit. Mr. Fitzpatrick replied that his father will be residing there.

Ms. Sinnott noted that on the lighting plan there are no lights on the back of the structures? Should there be for safety? Mr. Taylor noted that the main doors and the garage doors are on the side of the building.

Ms. Sinnott asked if both buildings will have a sprinkler system? Mr. Fitzpatrick indicated yes; they will have sprinklers.

Mr. Ganong noted they are asking for a waiver of the signs? It will need to be shown on the plan, where will it be? Mr. Taylor indicated the sign would be down at the intersection of Route 111.

Mr. Ganong inquired about them not wanting picnic tables for the sites. Mr. Taylor stated they are proposing to have one common area, and not one at each site.

Motion: Ms. Roth moved to deem the application complete. Mr. McGinn seconds.

Vote: 6-0

Motion: Ms. Roth moved to hold a public hearing on August 1, 2023. Mr. McGinn seconds.

Vote: 6-0

Other Business

Board Members sign re-appointment papers

Jamie Lowery, Paul Green, and Marty Cain

Mr. Lowery and Mr. Green have signed their papers, Mr. Cain will need to stop into the office to sign.

Election of Board Officers

Chair, Vice-Chair and Secretary

Chair:

Motion: Mr. McGinn moved to nominate Rich Ganong as Chair. Ms. Roth seconds.

Vote: 5-0

Vice Chair:

Motion: Mr. Ganong moved to nominate Susan Roth as Vice Chair. Mr. McGinn seconds.

Vote: 5-0

Secretary:

Motion: Mr. Ganong moved to nominate Paul Green as Secretary. Mr. McGinn seconds.

Vote: 5-0

Adjourn

Motion: Ms. Roth moved to adjourn at 8:12p.m. Mr. McGinn seconds.

Vote: 6-0