

**Arundel Planning Board
Minutes
August 1, 2023 7:00 pm**

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

Public Attendees: Ben Fitzpatrick, Kailey Daigle, Chris Taylor, Gray Phillips, Gisele Dube, Tom Gillis, Tom Byrne, Richard Lessard

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 as written. Mr. McGinn seconds.

Vote: 4-0

II. APPROVAL OF MINUTES: *July 11, 2023*

Motion: Mr. McGinn moved to approve the minutes of July 11, 2023 as written. Ms. Roth seconds.

Vote: 4-0

III. PUBLIC COMMENT

Mr. Richard Lessard asked if he would be allowed to speak during the public hearing for the Fitzpatrick Development? He was informed he would be.

IV. PUBLIC HEARING

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, the property owner. Mr. Taylor presented the application to refresh the board on the site design. He noted that they have submitted to the MDEP for a SLODA permit.

Mr. Richard Lessard expressed a concern and question regarding access to the site. He is concerned that vehicles will not have enough turning lane and it should be extended. He requested that the Town petition the State to extend the turning lane. Mr. Ganong noted that the request to the State would need to come through the Select Board.

Mr. Fitzpatrick commented that he approached the MDOT and at that time they did not know what would be on the site so the DOT will not change anything.

Mrs. Gisele Dube asked if the plan was still to allow RV sites for large campers and to clarify the number? Mr. Fitzpatrick stated that they will not exclude anyone but the goal is for bigger RV's and that no Truckers are allowed. There will be seven sites for RV's.

Mrs. Dube expressed concerns with the sound levels since the site has been cleared and is concerned with people walking through the woods and she would like to see a fence at the property line. She commented that she has also heard someone shooting in the woods with an automatic weapon.

Mr. Fitzpatrick noted that he maximum stay will be two weeks and it will be a seasonal operation from Memorial Day to Labor Day. There will be a dumping station will full septic on site.

The public hearing was closed at 7:27p.m.

V. PENDING APPLICATIONS

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 is present this evening for Dempsey, LLC.

Chairman Ganong commented on the site walk from this evening and that he was impressed with the site.

Lee Jay will contact Joan Hull of the Arundel Conservation Trust regarding the open space on the site.

Mr. McGinn noted that the first thing to do is get the soils test completed.

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Mr. Green noted that many issues were brought up during the public hearing this evening and he addressed some of them with the applicant.

ATV trails were mentioned during the Public Hearing and Mr. Fitzpatrick stated that he will only have walking trails on his property, the ATV trail is on the Dube property.

Shooting on the site? Mr. Fitzpatrick states that no shooting range is proposed, not will it be allowed on the site. Ms. Roth commented that the policy should be made clear and recorded on all areas of the property.

Mr. Green asked what the plan to demarcate the property? Mr. Taylor noted that they will mark the property boundary for the neighbors to see where the property line will be. Ms. Roth asked if there were to be a fence where would it be? Mr. Taylor replied that much of the 26 acres is to the left of the presented plan.

Mr. Taylor then responded to several questions raised by the public as shown on the meeting video.

Mr. Ganong proceeded to read the Findings of Fact into the record.

The Board reviewed and voted on each criterion favorably. The conditions of approval were reviewed and a condition was added which is as follows: #4. Signage will be placed around abutting properties to keep campers on the campsite property.

Motion: Mr. McGinn moved to approve the Site Plan and Conditional Use for BDF Holdings, LLC. Ms. Roth seconds.

Vote: 4-0

Town Planner's Report

Review minor changes to subdivision regulations.

Motion: Mr. McGinn moved to approve the amendments to the subdivision regulations as presented. Ms. Roth seconds.

Vote: 4-0

Adjourn Ms. Roth moved to adjourn at 8:25p.m. Mr. Green seconds. 4-0 all in favor.