

Arundel Planning Board
Minutes
August 15, 2023 7:00 pm

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

Public Attendees: Jeff Dobson, Ryan McCarthy, Ryan Eschbach, Nicole Sanborn, Kenneth Feyl, Paul Gadbois

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: 7-0

II. APPROVAL OF MINUTES *August 1, 2023*

Motion: Mr. Green moved to approve the minutes of August 1, 2023. Ms. Roth seconds.

Vote: 4-0-3 Mr. Lowery, Ms. Sinnott and Mr. Cain abstained

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

IV. PENDING BUSINESS

Item 1:

Eschbox Storage Facility: Conditional Use Application: Tax Map 12, Lot 6A in the BI Zone at 2365 Portland Road. Proposal to construct an indoor climate controlled self-storage facility; including a front building 120' x 210' and the rear building 100' x 210'. Both buildings will have four floors of storage units. The property owner is L & R Family Holdings, LLC represented by Ryan Eschbach and Ryan McCarthy of Tidewater Engineering.

Ryan McCarthy of Tidewater Engineering is present along with Ken Feyl of LYF Architects and Ryan Eschbach, property owner.

Mr. McCarthy reviewed the project and noted that most of the layout has stayed the same since their pre-application plan. The building has internal access and elevators. The front building will have an internal drive in to get out of the weather to access the units. There are four floors to the buildings.

The Stormwater Plan will meet the Maine DEP Chapter 500 standards.

There will only be building mounted lights. Regarding landscaping, they intend to maintain as much natural forest as possible. In front of the building, they will plant 5 American Elm trees and have landscaped beds in front of the office.

They have received all necessary permits from the Maine DOT.

Ken Feyl, architect for the applicant indicated there will be 450 storage units, fully sprinkled to NFPA 13 standards, solar panels will be located on the roof and the second building will have 380 units.

Mr. McCarthy states they will need a Tier 1 wetland permit and permits from the Army Corp of Engineers.

The project will be phased. All amenities for both buildings will be constructed but they will not do the second building until occupancy occurs to the front building.

Ms. Roth asked if they will have a gate? They will not but the back building will be gated.

Mr. McGinn expressed concern about the market study requirement since another facility is being constructed nearby and wonders if there is a demand for this storage space. Mr. McCarthy states that they applicant has done extensive market research and they are also close to the Biddeford market as well.

Mr. Lowery asked them to walk through the access and maneuverability of the site. Mr. McCarthy explained the circulation system which will have a counter clockwise circulation.

Ms. Sinnott inquired if there will be enough lighting for security around the building? Mr. McCarthy stated, yes there will be.

Ms. Roth asked what the leasing arrangement of the units is. Mr. Eschbach explained it is a month to month lease with discounted rates for long term leases.

Mr. McGinn asked about a plan for snow removal. Mr. McCarthy stated there are designated snow locations as depicted on plan sheet C-3.

Mr. McGinn asked about trash removal. Mr. McCarthy states there is no trash removal, they will utilize 1-800-Got-Junk.

Ms. Sinnott asked about ADA compliance. Mr. Feyl noted that all doors and elevators are accessible.

Mr. Cain asked if all the units are the same size. Mr. Feyl states that there is a mixture of sizes, not interchangeable.

Mr. Ganong noted that the sign ordinance allows 50 sq. ft. per sign with an aggregate of 100 sq. ft.

Mr. Ganong asked the board to discuss the requested waivers, including Fiscal Impact Study, Traffic Impact Assessment, Groundwater Study and Market Study.

Waiver Requests:

Motion: Ms. Roth moved to grant the requested waivers. Ms. Sinnott seconds the motion.

Vote: 7-0

Application Complete:

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

Vote: 7-0

Site Walk:

Motion: Mr. Green moved to set a site walk date of September 5, 2023 @5:00p.m. Mr. Lowery seconds.

Vote: 7-0

Public Hearing:

Motion: Mr. Green moved to hold a public hearing on September 5, 2023 @7:00p.m. Mr. McGinn seconds.

Vote: 6-1 with Ms. Sinnott opposed

V. NEW BUSINESS

Item 1:

Arundel's Keep: Subdivision Amendment: Tax Map 19, Lot 8 in the R4 zone. Amendment to a previously approved subdivision plan abandoning the fire cisterns in lieu of an existing fire pond on another parcel located on Irving Road. Arundel Brother's LLC is the property owner, represented by Steve Pelletier and Andrew Nedeau of Horizon's Engineering is the Engineer.

No action taken on this application.

Item 2:

782 Alfred Road, LLC: Site Plan Review Pre-Application: Tax Map 4 Lot 32 in the AR zone. Proposal for a change of use to an existing two-story office/storage/mortuary building to a funeral home. Addition of 30 new parking spaces to the existing five spaces. Relocation of the existing entrance on Alfred Rd. Matt & Lisa True are the property owners and Paul Gadbois is the engineer.

Paul Gadbois is present this evening representing the applicant.

Ms. Roth expressed some confusion over the difference between a mortuary and a funeral home?

Mr. Lowery asked where the applicant was in terms of any MDOT permits needed? Mr. Gadbois states they do not yet have an answer from the DOT regarding moving the entrance.

Mr. Gadbois indicated that a storm water study will need to be done.

The Board had many questions for the applicant regarding items such as signage, and ADA compliance.

Adjourn Ms. Roth moved to adjourn at 8:30p.m. Mr. Green seconds. 7-0 all in favor.