

**Arundel Planning Board**  
**Minutes**  
September 19, 2023 7:00 pm

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

**Public Attendees:** Tom Gillis, William O'Connor, Gray Phillips, Roz Anton, Erica Spencer, Jennifer Richard

**Call to Order** Chairman Ganong called the meeting to order at 7:02p.m.

**I. APPROVAL OF AGENDA**

**Motion:** Mr. Green moved to approve the agenda as written. Mr. Cain seconds.

**Vote:** 6-0

**II. APPROVAL OF MINUTES** *September 5, 2023*

**Motion:** Mr. Green moved to approve the Site Walk minutes of September 5, 2023. Mr. Lowery seconds.

**Vote:** 3-0-3 Mr. McGinn, Mr. Cain, and Ms. Roth abstained

**Motion:** Ms. Roth moved to approve the minutes of September 5, 2023 as written. Mr. Cain seconds.

**Vote:** 6-0-1 Mr. McGinn abstained

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

**IV. PENDING BUSINESS**

<b>Item 1:</b>	<b>Glencoe Heights-Subdivision Preliminary Plan:</b> The applicant is proposing a 13 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 13 single family homes. 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.
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Tom Gillis is present this evening as the developer of Glencoe Heights. The first 820' of roadway will be reconstructed and an additional 900' of roadway will be added for a total of approximately 2,000'.

William O'Connor the applicant's consultant spoke regarding the stream crossing and stated it will require 811 sq. feet of fill. They will be completing a stormwater analysis as well.

Mr. Lowery asked if the waiver request justifications were submitted by the applicant. Mr. Feldman stated, no they were not.

The Board reviewed the **waiver requests** from Section 7.2 of the Arundel Subdivision Regulations.

7.2.D.10 High intensity Soil Survey: **Motion:** Mr. Lowery moved to grant the waiver. Ms. Roth seconds. **Vote:** 6-0

7.2.D.11 The number of acres within the proposed subdivision, location of property lines, existing buildings, vegetative cover type, and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan. On wooded sites, the plan shall indicate the area where clearing for lawns and structures shall be permitted. **Motion:** Ms. Roth moved to grant the waiver. Mr. McGinn seconds. **Vote:** 6-0

7.2.D.24 Traffic Estimate: **Motion:** Mr. McGinn moved to deny the request. There was no second, motion failed.

**Motion:** Ms. Roth moved to grant the waiver. Mr. Lowery seconds. **Vote:** 3-3 motion failed.

Discussion: Mr. McGinn states that traffic could be a concern. Mr. Cain stated that Proctor Rd. could continue into Biddeford. Mr. Ganong is concerned with the number of trips potentially being generated.

Mr. Lowery noted that 7.2.D.27 only requires a traffic study if 400 trips are created from the development.

The applicant will complete a trip generation assessment.

7.2.D.25 Areas within or adjacent to the proposed subdivision which have been identified as high or moderate value wildlife habitat by the Maine Department of Inland Fisheries and Wildlife or within the Comprehensive Plan.

This waiver request for this item was withdrawn by the applicant.

7.2.D.26 If the proposed subdivision is in the direct watershed of Brimstone Pond, and qualifies for the simplified review procedure for phosphorus control, the plan shall indicate the location and dimensions of vegetative buffer strips or infiltration systems and the application shall include a long-term maintenance plan for all phosphorus control measures. **Motion:** Mr. Lowery moved to grant the waiver. Mr. McGinn seconds. **Vote:** 6-0

There were several members of the public in attendance to hear about this application therefore the Chairman opened the floor to them for comments. Cindy Novakowski and Jennifer Richards spoke. One item that was discussed was Proctor Road- Residents and Planning Board member both are wondering when Proctor Rd. was built and to what standards- was it engineered. The Planner will touch base with Terry Merrill our Public Works Director and get back to the Board with whatever information is available.

At this time, the Planning Board is unable to deem the application complete.

## **V. OTHER BUSINESS**

### **1. PLANNER'S BUSINESS**

Proposed amendments to the Land Use Ordinance for 2024 Warrant-Begin review

The Board began discussion on various ordinance amendments and the Planner will make the recommended language changes and bring back to the Board for the next ordinance review discussion.

## **Adjourn**

**Motion:** Ms. Roth moved to adjourn at 9p.m. Second by Mr. Ganong.

**Vote: 6-0**