

**Arundel Planning Board  
Site Walk Minutes**

**Tuesday May 23, 2023 @ 5:30p.m.  
Michael Thomas Subdivision  
189 Clearview Drive**

**Board Attendees:** Rich Ganong, Susan Roth, Jamie Lowery

**Public Attendees:** Michael Thomas, Andrew Morrell, P.E., Bruce Read, Dan Letellier, Paulette Morin, Pete Gillingham, Phil Taschereau, Stella & Patrick McCormick, Annette Labrecque, Jake Hawkins, James & Donna Buttarazzi, Carla Hills, Roger Lemieux, Amy & Scott Hooper, Dolly Smith, Amy & Tom Dobson

**Item 1: Michael Thomas- Major Subdivision: *Sketch Plan*** Proposal to develop a 27.20-acre parcel with 6 lots consisting of 5 single family lots, and a 10-unit condominium community on the sixth lot. The owner of the property is Dutch Elm Golf Course, Inc. and the applicant is Michael Thomas. Andrew Morrell, is the Project Engineer from BH2M. The project is located on a portion of Tax Map 9 Lot 3 with the access through Tax Map 17 Lot 14-14

The site walk was called to order at 5:30p.m.

Mr. Thomas and his engineer walked a large group through the woods. He pointed out notable staked areas including the main entrance road, the planned cul-de-sac, house lot locations, and the proposed condo locations.

There was a brief discussion regarding septic systems as well as the stream crossing located near the condos.

The applicant proposes that the cul-de-sac at the beginning of the condominium area will be a town road.

The roads leading to the house lots and the condominiums will be private.

There will be a HOA for the subdivision.

The walk was preliminary and the Board is now waiting for the developer to complete his due diligence.

Adjourn: The site walk adjourned at 6:15p.m.