

# Draft Arundel Planning Board Minutes

January 19, 2021

Zoom Meeting

**Board Attendees:** Rich Ganong, Chair; Susan Roth, Vice Chair; Marty Cain, Jamie Lowery, Roger Morin, and Tad Redway, Town Planner

**Attendees:** Rick Licht, *Licht Environmental Design*; Susan Sinnott, Paul Green, Velma Hayes, and Andy Kasich.

**Call to Order:** Chair Ganong calls meeting to order at 7:00 PM.

## I. APPROVAL OF AGENDA:

**Motion:** Mr. Morin motions to approve the agenda. Mr. Cain seconds.

**Vote:** Unanimous in favor.

## II. APPROVAL OF MINUTES- *tabled until the end of the meeting*

## III. PUBLIC COMMENT:

Susan Sinnott asked for status of Oak Ridge Terrace Phase II and was informed that the Preliminary Subdivision Application has not been submitted. Ms. Sinnott responded that the buffer on Lot 4 in the Phase I project have not been planted.

## VI. LAND USE ORDINANCE AMENDMENTS

**Item 1: Citizen Request to delete the 1,000-foot setback requirement of a Medical Marijuana Caregiver facility from a church and day care facility.** The applicant is Naoto Inoue of the Solar Center, 25 Limerick Road Tax Map 35 Lot 13 in the DB1 and DB2 districts.

Naoto Inoue was not present in the meeting. The Planner then emailed the applicant to remind him that the Planning Board was waiting for him to join the Zoom meeting. With no response, the Board tabled the item until the next meeting.

**Item 2: Citizen Request to Amend LUO 9.3.10 Campgrounds to permit permanent and semi-permanent Glamping facilities.** The applicant is Bentley Warren of Bentley's Campground at 24 Bentley Way, Tax Map 30, Lot 24 in the DB-2 and the appl, 25 Limerick Road Tax Map 35 Lot 13 in the DB1, DB2, and SP districts. Rick Licht is the applicant's agent.

Rick Licht representing Bentley Warren, presented revisions to the LUO that would permit "Glamping" campground facilities such as platform luxury tents and seasonal cabins. Mr. Licht explained that commercial campgrounds were changing and in response to user demands, Mr. Warren wished to incorporate seasonal cabins into his facility. In response to Board questions, Andy Kasich of Bentley's Campground, stated that the proposed cabins would be outfitted with electricity and heat pumps to condition the cabin interiors. The Planner reported that the Code Enforcement Officer's determination that seasonal structures, especially those with heating/cooling, are not permitted and would be required to meet the Maine Uniform Building and Energy Code. Mr. Licht agreed that a meeting with the CEO was appropriate before the continuing the ordinance changes.

**Item 3: Discussion with Action: *Proposed revisions to the Residential Growth Ordinance***

Mr. Ganong reviewed the amendments made to the Residential Growth Ordinance (RGO) at the January 12<sup>th</sup> meeting, and asked how the Board wished to proceed. Selectwoman Velma Hayes confirmed that the Board of Selectmen would welcome a workshop to tackle the unresolved issues of accommodating growth permits for multi-family housing projects that are hobbled by the current RGO limitations. The Chair will consult with the Town Manager to set an appropriate workshop date.

**II. APPROVAL OF MINUTES- *resumed***

**Motion:** Mr. Morin motions to approve the minutes of January 5, 2021 as written. Ms. Roth seconds.

**Vote: Yea:** Morin, Roth, Cain, and Ganong **Abstain:** Lowery

**V. OTHER BUSINESS:** Planner provided a situation report on various projects pending and on-going.

**ADJOURN**

**Motion:** Ms. Roth moved and Mr. Cain seconded the motion to adjourn the meeting at 8:15 pm

**Vote: *Unanimous in favor.***

Respectfully submitted,



Tad Redway  
Secretary Pro Temp to the Planning Board