

Arundel Planning Board Minutes

October 22, 2020 - 7:00pm

Zoom Meeting

Board Attendees: Rich Ganong, Chair; Susan Roth, Vice Chair; Tom McGinn, Secretary; Jens Bergen Marty Cain, Roger Morin, and Tad Redway, Town Planner

Attendees: Rick Licht, Licht Environmental Design; Susan Sinnott, Lee Metz, Jason Vafiades, Atlantic Resource Consultant;, Andrew Ward, Blue Sky LLC.

Call to Order: Chair Ganong calls meeting to order at 7:05 PM.

I. APPROVAL OF AGENDA:

Motion: Mr. Cain motions to approve the agenda with the removal of Item #2 Oak Ridge Terrace from the agenda at the request of the applicant Walter Woods. Mr. Morin seconds.

Vote: Unanimous in favor.

II. APPROVAL OF MINUTES-

The Chair tabled the minutes of October 8, 2020 until November 12th.

III. PUBLIC COMMENT:

Susan Sinnott of Laura Lane expressed concern about the inadequacy of the buffering requirement in section 9.3.12.2.k Cluster Development/PUD, which provides only a 25-foot depth of natural vegetation between an abutter and the development. She stated that he experiences with the Oak Ridge Terrace project demonstrated that second growth forest often kills the understory leaving a scattering of tall trunks with little screening vegetation at eye level. She recommended that the Board evaluate the visual effectiveness of the perimeter buffer before approving future projects. Ms. Sinnott offered to show videos of the effectiveness Oak Ridge Terrace perimeter buffer, but Chair Ganong asked to postpone such viewings until the November 12th meeting.

IV EXISTING APPLICATIONS:

Item 1: Bentley's Campground Conditional Use Permit: Discussion of Site walk findings in compliance with Conditions of Approval Conditional Use Permit dated June 8, 2017.

Planning Board members expressed satisfaction with the results of the site walk earlier at 5:00 pm and approved of the work completed on Phase 2. The Planning Board discussed at length the applicant's request to postpone the production of the mandated traffic study to determine the necessity of a turning lane on Route 1. The Board concluded given the diminished traffic and campground attendance this past summer, a year's postponement was justified.

Although the gate on the private road separating the campground from Bentley Warren's house was installed per the approvals for Phase 1B, Sylvain Therriault reported that he observed a regular stream of traffic using the road. He asked when the gate is regularly closed to stop cut-through traffic. Mr. Licht stated that the traffic is supposed to be composed of Mr. Warren and his staff, but he will find out the times the gate is regularly closed and report that information to the Planner.

Motion: Mr. McGinn motions to permit Bentley's Campground to submit the traffic study mandated in the June 8, 2017 no later than September 1, 2021. Mr. Bergen seconds.

Discussion: Mr. Cain reminded the Board that Bentley's Saloon conducts bike rallies that should be accounted for in the study. Mr. Licht and Mr. Redway concurred that a bike rally event should be accounted for in the study.

Vote: Unanimous in favor.

.V. NEW APPLICATIONS:

Item 1: Pine Crest Acres: Preliminary Subdivision Application: Proposed mixed-use development consisting of an eight (8) unit age-restricted housing and 12,250 square feet of commercial uses on a 5.2-acre interior parcel off of Pine Crest Acres private road located on Tax Map 35, Lot 15B in the DB-2 district. Blue Sky Properties LLC is the owner/applicant and Jason Vafiades PE of Atlantic Resource Consultants is the applicant's agent.

Chair Ganong stated that a site walk is the first priority the Board should address in this application. Mr. Vafiades stated that he had received a copy of the Planner's review and has already made significant changes to the plan in response, but would like to present these changes at the site walk.

The Board scheduled a site walk on October 31, 2020 at 9:00 am.

VI: OTHER BUSINESS

Item 1: Discussion of meeting procedures and format at Town Hall

Mr. Ganong asked if Board should continue meeting remotely until either the Town Manager directs the Board to resume in-person meetings or the Governor rescinds her declaration of a civil emergency. The Board agreed to continue the current policy.

Item 2: Zoning Considerations

Ms. Roth discussed reexamining the Timber Harvesting requirements in LUO § 9.3.40.2 a, stating that the current regulations are ineffective at either preventing cuts exceeding 40% or insuring that harvesting activities respect adjacent property owners or promote forest health and sustainability. The Board discussed the pros and cons of overhauling the entire timber harvesting section of the LUO. The Chair expressed concern that the public opinion should be sought before embarking on a long-ordinance revision process that is dead upon arrival at Town Meeting. The Planner recommended an incremental approach, starting with a timber harvesting application documents where the harvesting will occur on the property and will not exceed 40% of the basal area of the forest stand. This process will provide a benchmark for any future harvesting that triggers Planning Board review. The Chair and Planner have conferred with the CEO, who agrees that additional data can be required on the application, similar to applications for a building permit or a sign permit (all permitted uses) that verify compliance.

Mr. McGinn stated that the Board has to be very clear in establishing and presenting the need for Ordinance change to the public. The Chair referenced the success of the marijuana survey of 2017 in canvassing the citizen opinion before the Planning Board wasted time developing marihuaba provisions that did not have community support. Ms. Roth also recommended asking the CEO for a list of recurring zoning change requests he receives.

ADJOURN

Motion: Mr. Bergen moved and Mr. Cain seconded the motion to adjourn the meeting at 9:25pm

Vote: *Unanimous in favor.*

Respectfully submitted,

Tad Redway
Secretary Pro Temp to the Planning Board