

**Arundel Planning Board
Minutes**
October 5, 2021 7:00 pm
Arundel Municipal Building
Meeting Room

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

Public Attendees: Andy Kaski, Lee Metz, Tony Panciocco, Jason Vafiades

Call to Order The meeting was called to order at 7:00p.m.

I. APPROVAL OF AGENDA

Motion: Mr. Cain motions to approve the agenda as written. Ms. Roth seconds.

Vote: 6-0 unanimous

II. APPROVAL OF MINUTES: *September 7, 2021*

Motion: Mr. Green motions to approve the minutes of September 7, 2021 as written. Ms. Sinnott seconds.

Vote: 6-0 unanimous

III. PUBLIC COMMENT There were no members of the public present to comment.

IV. PUBLIC HEARING

Item 1: Oak Ridge Terrace II: *Subdivision Final Plan:* Proposal to construct a 560-linear-foot-cul-de-sac road through Phase II with six new house lots. The property to be developed is Map 17, Lot 15A in the R2 district, and the respective owners are Oak Ridge Terrace, LLC and Walter O. Woods, and Anthony Panciocco PE is the applicant's agent.

Item 2: LUO 8.6.4.5 Proposed Addition of Special Exceptions in the Stream Protection District.

Item 3: LUO 9.3.12 Proposed Amendments to Cluster Development

There were no members of the public present to comment on any of the public hearing items #1-3.

Prior to the beginning of the Pending Application for Oak Ridge Terrace II, both Paul Green and Susan Sinnott recused themselves.

IV. PENDING APPLICATIONS

Item 1: Oak Ridge Terrace II: *Subdivision Final Plan:* Proposal to construct a 560-linear-foot-cul-de-sac road through Phase II with six new house lots. The property to be developed is Map 17, Lot 15A in the R2 district, and the respective owners are Oak Ridge Terrace, LLC and Walter O. Woods, and Anthony Panciocco PE is the applicant's agent.

Tony Panciocco of Atlantic Resource Consultants reviewed the application with the Board.

Motion: Ms. Roth moved to approve the final plan for Oak Ridge Terrace II with a correction to the Notice of Decision as follows: Page 5; item 11.5.B.5 Street names, Signs and Lighting

Molly's Way has been approved by the Town's e-911 staff. Both streets shall remain private until such time that they have been petitioned to become public and a vote at a future town meeting occurs.

This will also be indicated as condition #3 in the conditions of approval.

Mr. Lowery seconds the motion

Vote: 4-0 unanimous

Item 2: Irving Road Subdivision: Subdivision Preliminary Plan-Proposed 3-lot cluster subdivision on a 14.39-acre Parcel, Tax Map 19 Lot 1B off Irving Rd. in the R4 and Shoreland Districts. Cynthia Dubois, Trustee & Randrick Trust is the owner and Jason Vafiades, PE is the owner's agent.

Jason Vafiades of Atlantic Resource Consultants presented the application to the Board. He indicated that the open space land in the subdivision will go to the Arundel Land Trust.

The Board asked several questions of the applicant including whether the shared driveway will be paved? Mr. Vafiades stated that it will be paved.

The Board also requested that the deed restrictions for Lots #1 & 3 dictate not allowing individual driveway access from Irving Road.

V. OTHER BUSINESS

1. Bentley's Campground: Communication from applicant regarding traffic study submission. Board must consider and act on request for deadline extension.

Motion: Mr. Cain motions to grant extension with the study being submitted to the Planning Board no later than the September 6, 2022 meeting. The data for the study must be generated in July of 2022. Ms. Roth seconds.

Vote: 6-0 unanimous

2. Planner's Report

Discussion regarding Site Walk procedures: Chairman Ganong discussed proper procedures to be followed at Site Walks.

Chairman Ganong also informed the Board that the first meeting in November is on Election Day, November 2nd and therefore, will be conducted completely via Zoom. He also mentioned there may be an opportunity in the future to hold hybrid Zoom meetings.

Mr. Feldman brought forward a request by Naoto Inoue to ask the Board to give an opinion regarding him bringing his prior Zoning Change Request back before the Board to delete the 1,000-foot setback requirement of a Medical Marijuana Caregiver facility from a church and day care facility.

The Board discussed and they determined they will decline his request and further noted that there is a publicly funded school located directly adjacent at 39 Limerick Rd.

Adjourn

Motion: Ms. Roth motions to adjourn at 8:30p.m. Mr. Green seconds

Vote: 6-0 unanimous