

Arundel Planning Board Minutes

November 9, 2017 7:00pm

Mildred L. Day School Library - 600 Limerick Rd. Arundel

Board Attendees: Jens-Peter Bergen, Tom McGinn, Roger Morin, James Lowery, Marty Cain, Tad Redway *Town Planner*, and Corinne Goulet, *Board Secretary*

Attendees: Chad Moreside, Heidi Philbrook

Call to Order: Secretary Lowery called the meeting to order at 7:03pm.

I. APPROVAL OF AGENDA:

Motion: Mr. McGinn moved and Mr. Bergen seconded the motion to approve the agenda with **II. APPROVAL OF MINUTES** moved to be discussed later in the meeting, before **V. OTHER BUSINESS**.

Vote: Unanimous in favor.

III. PENDING APPLICATIONS

Item 1: Lineman Farm Road: *Private Way Application:* *Proposal to upgrade a driveway serving two existing lots to a private way serving three lots and a request to waive the 50 foot right of way requirement for an 18 acre parcel at 278 Thompson Road, Tax Map 20, Lot 11G in the R-4 District. Chad Moreside is the owner and applicant.*

The Board approved the ROW waiver in the last meeting. This meeting's discussion is focused on the requested waiver for storm water management as put forth by Mr. Gadbois. Mr. McGinn and Mr. Lowery voice the need to see the storm water management plan for the area immediately surrounding the road due to the tight proximity of the ROW and the closely situated surrounding residences. Though Mr. Moreside is able to verbally describe the plan, the Board states that a formal plan must be drawn up by Mr. Gadbois. It is also noted that with this addition to the plan there must also be a revision of the proposed road width from 15 feet to 18 feet.

Mr. Moreside is slated to discuss the issues at hand during the next Board meeting on November 30th.

IV. LAND USE ORDINANCE REVISIONS

Item 1: LUO 9.2.9: *Technical and Financial capacity as approval criteria in Site Plan and Conditional Use applications:*

Mr. Redway opens discussion with a brief explanation of the revision. He points out that these criteria are generally considered in the application process but that there is no official ordinance requiring its consideration. There is no disagreement that the technical and financial capacity of an applicant should be considered

systematically when an application is made. The numbering of the ordinance is called to question though. Mr. Redway notes the numbering error and confirms that he will correct.

Motion: Mr. McGinn motions that the Technical and Financial capacity LUO 9.2.9 be added to the existing criteria for application and that the topic gets added to the docket for the next public hearing. Mr. Morin seconds.

Vote: Unanimous in favor.

Item 2: LUO 5.9: *Discussion of proposed Landscaping and Buffering amendments:*

Mr. Redway explains that these amendments are intended to provide consolidated guidelines as well as providing some uniformity standards.

Motion: Mr. Bergen motions and Mr. Cain seconds the removal of “municipal uses” from 5.9.2 Exempted Activities & Uses.

Vote: Unanimous in favor.

Several grammatical changes are discussed including the removal of “coca mulch” from 5.9.4-4c. Mr. Cain is opposed to the amendments as a whole.

Motion: McGinn makes a motion to forward to the next public hearing with all changes included. Mr. Morin seconds.

Vote: Mr. Cain opposed. All others in favor.

Item 3: LUO 9.2.9 & 10.6.4: *Application fees to be determined periodically by Board of Selectmen:*

Mr. Redway explains that the purpose of this particular set of ordinances are intended to keep fees current with the cost associated with the application as well as keeping application costs in line with those levied by surrounding municipalities.

Some discussion occurs. Mr. Lowery asks why the fee structure doesn't place the responsibility of costs incurred on the applicant? Mr. Cain asks if a tiered structure could be developed. Mr. Bergen notes that any structure that the Board settles on cannot be arbitrary.

Mr. Redway will be revising and will bring back in front of the Board for a second opportunity to review. The topic is slated to be included in the public hearing on December 14th.

II. APPROVAL OF MINUTES

Motion: Mr. McGinn motions and Mr. Cain seconds the approval of the October 12th 2017 Meeting Minutes as written.

Vote: Mr. Lowery and Mr. Morin abstain. Otherwise unanimous.

V. OTHER BUSINESS

Mr. Cain reminds the Board that a budget is due.

The site walk for the Pet Daycare is set for December 2nd at 8am. The Pet Daycare is also scheduled to be included in the Public Hearing on December 14th.

Mr. Redway makes the Board aware that a proposal to develop a Miniature Golf facility on Rt. 1 across from Arundel Ford. The facility would fit within the conditional uses of the Zone.

Mr. Redway also notes that there has been a significant amount of enforcement and inspection work occurring. Particularly:

- Prime Storage (formerly known as Atlantic Storage) continues to have significant drainage issues. Any changes to the original plan must be submitted to the Board for approval.
- Ruckville Rd; an older subdivision from 2000 is moving forward/is completed.
- Elizabeth's Way; Lovejoy will need to handle some wetland mitigation.
- Mr. Cain brings up the issue of clearcutting. Mr. Redway confirms that anything beyond the 40% cut must meet with the Planning Board to explain reasoning.

Adjourn

Mr. McGinn motions and Mr Morin seconds meeting adjournment at 9:07 pm.