

Arundel Planning Board Minutes
March 2, 2021 7:00 pm
Zoom Meeting

Board Attendees: Rich Ganong, Chair; Tom McGinn, Secretary; Marty Cain, and Jamie Lowery,

Public Attendees: Paul Green

Call to Order: Chair Ganong calls meeting to order at 7:04 PM.

I. APPROVAL OF AGENDA:

Motion: Mr. McGinn motions to approve the agenda. Mr. Cain seconds.

Vote: Unanimous in favor.

II. APPROVAL OF MINUTES

Motion: Mr. McGinn motions to approve the minutes of February 23, 2021 as written. Mr. Cain seconds.

Vote: Unanimous in favor.

Due to the lack of a quorum of attending members, the minutes of February 16, 2021 were tabled until March 16, 2021.

III. PUBLIC COMMENT

No one from the public spoke.

IV. LAND USE ORDINANCE AMENDMENT

Item 1: Discussion: Proposed Amendments to LUO 9.3.12 Cluster Housing/Planned Unit Developments

Mr. Redway resumed reviewing the proposed amendments to LUO 9.3.12. Topics discussed included the following:

- LUO 4.5 definition of a Mandatory Cluster Subdivision was rewritten to include 5 or more lots as the threshold for clustering and a list of site and design provisions were provided that would permit an exemption from mandatory clustering. The Board agreed with the amendments.
- LUO 9.3.12.2.a Dimensional Exemptions was rewritten to clarify that any area reduction in lot size had to be dedicated into permanent open space. Mr. Bergen had assisted in the re-write. Board agreed with the amendments.
- LUO 9.3.12.2.a. Gross Area vs. Net Residential Density: The Board expressed concerns that dedicated open space in recent projects consisted almost exclusively of wetlands, shoreland zones, or lands that were already regulated and excluded from development. Rarely was land conserved suitable for active recreation.
 - *Option 1:* Existing language in this section requires that cluster subdivisions in the “rural districts” shall dedicate no less than 50% of subdivision acreage to be in open space. Since the LUO no longer classifies rural districts, the RC and the R3 districts are specified. In response to the lack of useable land, the 50% open space requirement is applied to *net residential acreage*.
 - *Option 2:* Requires the in the RC district only, dedicated open space shall be no less than 50% of *gross lot acreage*.

- The Planner expressed concern that as development moves into more marginal lands, 50% of net residential acreage may be too burdensome, especially if the Board applies lot size reduction based on soil type.
- Mr. Cain recommended that the Board defer a decision on this issue until the full membership is in attendance. The Board concurred.
- The Board discussed the definition of “useable open space” as defined in section 12.3.B of the Arundel Subdivision Regulations.

ADJOURN

Mr. Lowery lost internet at this point, and was unable to reestablish connection.

Mr. Ganong adjourned the meeting at 8:08 pm due to lack of a quorum.

Respectfully submitted,



Tad Redway
Secretary Pro Temp to the Planning Board