

## Arundel Planning Board

May 4, 2021

Chairman Ganong calls meeting to order 7:04 PM

**Planning Board Members Present:** Rich Ganong, Susan Roth, Marty Cain, Roger Morin, and Tom McGinn

**Public Attendees:** Henry Hess, *Sebago Technics Inc*; Jack Reetz, Tamara Casey, Gigi Pelletier, Steve Doe, *Sebago Technics Inc*; John Rouleau, Paul Green, Keith Huard, Susan Sinnott, Manon Cote, Sylvain Theriault, and Deborah Briggs.

### **I. APPROVAL OF AGENDA:**

- a. Motion made: Tom McGinn
- b. Seconded: Roger Morin
- c. Vote: Unanimous in favor

### **II. APPROVAL OF APRIL 20, 2021 MINUTES:**

- a. Motion made: Tom McGinn
- b. Seconded: Marty Cain
- c. Vote: Unanimous in favor

### **III. PUBLIC COMMENT:**

- a. No public comment

### **IV. PUBLIC HEARING**

**Item 1: Proposed Land Use Ordinance Amendment:** List Home Occupation Type 1 as a Permitted Use and a Home Occupation Type 2 as a Conditional Use in the R2, and R3, and R4 Districts.

**No one from the public spoke**

**Item 2: Proposed Land Use Ordinance Amendment:** Amend section 8.6.1 establishing lot dimension standards in conformance with §15.A.2 of DEP's Chapter 1000: *Guidelines for Municipal Shoreland Zoning*;

**No one from the public spoke**

**Item 3: Proposed Revisions to the Residential Growth Ordinance:** Amend section 1.4.c. to exclude *Accessory Apartments* from Growth Permits and amend section 1.7.e to eliminate the Point Selection system for issuing Growth permits, plus other amendments in support of the amendments.

**No one from the public spoke**

## V. REFERRAL TO THE BOARD OF SELECTMEN

**Item 1: Proposed Land Use Ordinance Amendment:** List Home Occupation Type 1 as a Permitted Use and a Home Occupation Type 2 as a Conditional Use in the R2, and R3, and R4 Districts.

- a. Motion made: Roger Morin – Forward to Select Board
- b. Seconded: Tom McGinn
- c. Vote: Unanimous in favor

**Item 2: Proposed Land Use Ordinance Amendment:** Amend section 8.6.1 establishing lot dimension standards in conformance with §15.A.2 of DEP’s Chapter 1000: *Guidelines for Municipal Shoreland Zoning*;

- a. Motion made: Marty Cain– Forward to Select Board
- b. Seconded: Tom McGinn
- c. Vote: Unanimous in favor

**Item 3: Proposed Revisions to the Residential Growth Ordinance:** Amend section 1.4.c. to exclude *Accessory Apartments* from Growth Permits and amend section 1.7.e to eliminate the Point Selection system for issuing Growth permits, plus other amendments in support of the amendments.

- a. Motion made: Tom McGinn– Forward to Select Board
- b. Seconded: Susan Roth
- c. Vote: Unanimous in favor

## VI. PENDING APPLICATIONS

**Item 1: Strickland Lane Commercial Building: *Site Plan Review Pre-application:***

Proposal to construct a 7,500-sf building on a 6.41-acre parcel, Tax Map 34 Lot 3A, serviced by a driveway though 1312 Portland Avenue in the Downtown Business District and the SP Shoreland District. Kevin Lord is the owner and Henry Hess of Sebago Technics, Inc is the owner’s agent.

Discussion with applicant concerning Site-Walk May 4, 2021

## VII. NEW APPLICATIONS

**Item 1: Southern Maine Refrigeration: *Major Conditional Use Pre-application:*** Proposal to operate a Contractor Yard 1 in an existing home and commercial building located on a one-acre lot Tax Map 30 Lot 1B at 1789 Portland Road in the DB-1 District. Keith Huard is the owner and applicant.

Site walk scheduled May 18, 2021 5:30 PM

- a. Motion made: Tom McGinn
- b. Seconded: Susan Roth
- c. Vote: Unanimous in favor

**Item 2: Irving Road Subdivision: *Minor Subdivision Pre-application:*** Proposed 3-lot cluster subdivision on a 15-acre parcel, Tax Map 19 Lot 1 off of Irving Road in the R4 and Shoreland Districts. Randrick Trust is the owner/applicant and Jason Vafiades, PE is the owner's agent.

Discussion with applicant regarding project

**Item 3: Sylvain Theriault Subdivision: *Amendment to an Approved Subdivision:*** Proposed division of a 6.28-acre parcel, Tax Map 30 Lot 30-01, containing two duplexes into two lots with a duplex on each parcel served by a common driveway located at 2 Terio Drive off of Log Cabin Road in the R2 and Shoreland Districts. Sylvain Theriault is the owner and applicant.

Board denied the requested waivers necessary to perform a lot resubdivision.

## VIII. ORDINANCE REVISIONS

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

Discussion – no action taken

**Item 2: Discussion with Action:** Proposed revisions to section 1.7 of the *Residential Growth Ordinance* to establish auxiliary method for issuing growth permits for multi-family and age-restricted developments.

Discussion - Tabled to next meeting

**Item 3: Discussion:** Proposed removal of campgrounds as permitted uses in the R3 and R4 districts.

Discussion – Tabled to next meeting

## IX. OTHER BUSINESS

**Town Planner's Report -** Discussion of next agenda

**Adjourn** Meeting adjourned at 9:30 pm

Respectfully submitted,

Rich Ganong

***Any and all pertinent discussions can be seen on the video posted to the Town website***