

Arundel Planning Board Minutes

August 3, 2021 7:00 pm
Arundel Municipal Building
Meeting Room

Board Attendees: Rich Ganong, Chair, Susan Roth, Vice Chair, Tom McGinn, Jamie Lowery, Paul Green, Susan Sinnott, Lee Jay Feldman, Interim Planner

Call to Order Chairman Ganong called the meeting to order at 7:00pm

APPROVAL OF AGENDA

Motion: Mr. McGinn motions to approve the agenda as written. Mr. Lowery seconds.

Vote: 6-0 Unanimous

II. APPROVAL OF MINUTES: *July 20, 2021*

Motion: Ms. Roth motions to approve the minutes of July 20, 2021 as written. Mr. Green seconds.

Vote: 6-0 Unanimous

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

IV. PUBLIC HEARING

Item 1: Conditional Use Permit Amendment: *Specially Designed Stables* Amend conditional use permit to include the addition of a 14,400 sq. ft. indoor riding arena. Amanda Boutet is the owner and applicant, Tom Cloutier is the applicant's agent and Jason Vafiades of Atlantic Resource Consultants is the project engineer.

Public hearing was held regarding Specially Designed Stables- see video/audio recording on website for further details.

V. PENDING APPLICATIONS

Item 1: Conditional Use Permit Amendment: *Specially Designed Stables* Amend conditional use permit to include the addition of a 14,400 sq. ft. indoor riding arena. Amanda Boutet is the owner and applicant, Tom Cloutier is the applicant's agent and Jason Vafiades of Atlantic Resource Consultants is the project engineer.

Motion: Mr. McGinn moved to grant approval of the conditional use amendment for Specially Designed Stables with minor amendments to the Findings of Fact. Mr. Green seconds.

Vote: 6-0 Unanimous

VI. NEW APPLICATION

Item 1: Oak Ridge Terrace II: *Subdivision Preliminary 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.

Ms. Sinnott and Mr. Green recused themselves from the Board at this time and sat in the audience as they are property abutters to this development.

Motion: Ms. Roth deemed the application as complete. Mr. Lowery seconds.

Vote: 4-0 Unanimous

Motion: Ms. Roth motions to hold a site walk at the location on Tuesday, August 17, 2021 at 5:00p.m. Mr. Lowery seconds.

Vote: 4-0 Unanimous

Item 2: Conditional Use Permit: *The Holy Donut Map 36 Lot 17* Application for change of use to the existing structures on the site to create a drive-thru, storage, office and production space. The Holy Donut, Inc. is the applicant, Seasalt Holding Company, LLC is the landowner, Sam Lebel, PE of Acorn Engineering Inc. is the authorized agent for the applicant.

Motion: Ms. Roth motions to hold a site walk at the location on Monday, August 16, 2021 at 5:30 p.m. Mr. Lowery seconds.

Vote: 5-0-1 with Susan Sinnott abstaining.

OTHER BUSINESS

Town Planner's Report: The Planner discussed several items, see video/audio for further details.

ADJOURN

Motion: Ms. Sinnott moved to adjourn at 8:53p.m. Ms. Roth seconds.

Vote: 6-0 Unanimous.