

**TOWN OF ARUNDEL, MAINE
SELECT BOARD MEETING**

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**Monday March 27, 2023
Arundel Municipal Building
7PM
Meeting Room**

I. Call to Order

PUBLIC HEARING Food Truck Applications
Cheryl Spoffard (Sprinkles Ice Cream)
Herbert W. Meyer IV (selling Fried Seafood)
Dwayne Turnage (Mr. T's Smoke Shack)
Thomas J. Cahoon (Son of a Bun)

II. Approval of Agenda

III. Public Forum – Public comment on non-agenda items

IV. Approve Minutes of March 13, 2023

V. Committee and Board Reports

VI. Manager Report

- Administrative Inspection Warrant 159 Proctor Road
- Selling of Tax Deeded Property 3 Deer Run Circle
- York County Budget Committee Status
- Consideration of Beer/Wine at outside gathering

VII. Business

- Action on Food Truck Applications
- Resignation School Board Member
- Approval of Payable Warrant

VII. - Other Business /Adjournment

TOWN OF ARUNDEL

468 LIMERICK RD ARUNDEL MAINE 04046 (207) 985-4201 FAX (207) 985-7589

BUSINESS MEETING March 27, 2023

EXECUTIVE SUMMARY

Select Board Members: The purpose of this summary presented is to give you some information over and above just the mentioning of the subject matter on the agenda. It is my hope that this information assists you in your decision making.

PUBLIC HEARING ON FOOD TRUCK APPLICATION: We have four applications for consideration. I will provide the materials at the meeting for review. The Town Clerk advised me that the applications are complete for consideration.

MANAGERS REPORT

-Administrative Inspection Warrant 159 Proctor Road: Material has been finalized. In the warrant to the court we will include various experts to accompany the CEO & Fire Chief to the property.

-Selling Tax Acquired Property: Town acquired 3 Deer Run Circle via non-payment of Taxes. Presently the amount owed is over \$16,000. Contact has been made to the Trust to determine if they wish to payoff and receive a Quit Claim.

-York County Budget Committee: Looking to determine if folks are interested in serving.

-Beer/Wine @ outside gathering: Have been asked by an ACT Member if the Select Board would allow vendor to sell Beer/Wine to participants of the Trail fest in September.

BUSINESS

-Action of Food Truck Application: You have held a public hearing on these application actions for either approval or rejection needs to take place.

-Resignation of School Board Member: Issues surfaced with a School Board member from Arundel that has concluded with a resignation being submitted. Per Charter the Select Board has 30 days to appoint a resident to fill the position until the election in June 2023.

-Payable Warrant: Will be provided for review and action.

ADJOURNMENT

ARUNDEL FOOD TRUCK ORDINANCE

SECTION I. FINDINGS AND PURPOSE

The primary purpose of this ordinance is to regulate the impact of said trucks on traffic and public safety and to minimize any detrimental effect on the use and enjoyment of abutting properties as a result of noise, fumes, odor or other causes generated by food trucks.

SECTION II. DEFINITIONS

FOOD TRUCK: A vehicle or cart primarily providing food and drink for members of the public on private property or in parking lots outside of the travel way, which is not stationary but is capable of moving from the site to site.

OPERATE: To sell food, non alcohol beverages, and other permitted items from a food truck.

OPERATOR: Any person operating or permitted to operate a food truck.

SECTION III. LICENSE

Regardless of its location or hours of operation, no food truck may operate in the Town of Arundel without first obtaining a food truck license, which shall be issued conditional upon the licensee's adherence to the criteria set forth by this ordinance. Additionally all such food trucks must comply with all applicable local, state, and federal rules and statutes, including but not limited to those rules pertaining to the preparation and sale of food.

SECTION IV. APPLICATION

An application for a food truck license shall be filed with the town clerk on forms provided by the town clerk containing the following information:

- a) Name, home and business address, telephone number, driver's license number, and proof of identity;
- b) A description of the nature, character and quality of food to be sold;
- c) The specific location in which the food truck intends to conduct business; along with written authorization from the property owner that in fact the truck operator has permission to operate on subject property.
- d) The name and business address of the company or organization permitting the food truck.
- e) Registration and license number of any vehicle used in the business;
- f) A complete listing of any other permits issued by other municipalities or state agencies.

SECTION V. HEALTH INSPECTIONS

Equipment used in the sale of food or beverages -may be subject to health inspections by the Arundel Health Inspector prior to opening and periodically thereafter.

- f) Any violation of the provisions of this ordinance

SECTION XII. APPEALS

Applicants whose licenses have been suspended or revoked may file a written appeal to the Board of Selectmen through the Town Manager. The Board shall consider and act upon any appeal within 30 days.

SECTION XIII. PENALTIES

Any person who violates any provision of this ordinance shall be subject to a fine of \$500. Each day a violation continues shall be considered a separate violation.

TOWN OF ARUNDEL
SELECT BOARD
Monday March 13, 2023
Arundel Municipal Building
Meeting Room
7PM Meeting

Members present: Select Board Dan Dubois, Phil Labbe, Tom Danylik, Velma Hayes, Jason Nedeau

Others: TM Trefethen

Call to Order: Chairman Dubois called meeting to order @ 7:00PM

Approval of Agenda: *MOTION Nedeau second Hayes "Approve Agenda as amended" passed 5-0* (Gilliam Field Use).

Public Forum: None

Committee & Board Reports: No Reports

Approval of Minutes: *MOTION Nedeau second Labbe "approve minutes of February 27, 2023 as presented" passed 5-0.*

Manager Report

-Regional Inspection Warrant 159 Proctor Road: Some clarity with regard to who can be present for the inspection was discussed with the Attorney. The document will then be submitted with modification to District Court,

-Casella and Transfer Station: Manager discussed with Casella three options they presented for Casella to operate the Transfer Station moving forward. Option #1 fully paid for through tax dollars, Option #2 additional tax dollars with a combination of revenue from punch cards sold only by the Town, Option #3 fully operated by the Town with Casella only hauling and disposing of solid waste. Further discussions with the Budget Board and Select Board will take place.

Business

-Request for write of Ambulance Debt: Auditor has presented an option to write off debt from Ambulance Billing. ***MOTION Nedeau second Danylik “write off \$57,254.49 as present by the auditor and reviewed by staff” passed 5-0.***

-County Budget Committee: Two vacancies exist of the County Budget Committee, a request for someone to serve will be forthcoming. Questions on meetings times and length of meeting will be asked of past member John Bell to determine commitment.

-Gilliam Field Use: ***MOTION Nedeau second Danylik “approve the use of the field by the Little League pending a sign off by the Recreation Director and Public Works Superintendent that the field is fit for use after the rebuilding and seeding of the field that had taken place” Passed 5-0.***

-Payable Warrant: ***MOTION Hayes second Nedeau “approve warrant as presented and reviewed” passed 5-0.***

ADJOURNMENT

MOTION Nedeau second Labbe “to adjourn” passed 5-0 @ 7:34PM

Respectfully submitted
Keith M. Trefethen, Town Manager

3 DEER RUN CIRCLE

Location 3 DEER RUN CIRCLE

Mblu 0271 / 005A / 05/

Acct# 915

Owner WEBB, MARGARET L TRUSTEE
OF THE

PBN

Assessment \$235,700

Appraisal \$235,700

PID 904

Building Count 1

Current Value

Appraisal				
Valuation Year	Improvements	Land	Total	
2023	\$177,100	\$58,600	\$235,700	
Assessment				
Valuation Year	Improvements	Land	Total	
2023	\$177,100	\$58,600	\$235,700	

Owner of Record

Co-Owner MARGARET L WEBB REVOCABLE TRUST
Address C/O COUNTS, ANNE
 3 DEER RUN CIRCLE
 ARUNDEL, ME 04046

Certificate 16257/0704
Book & Page 16257/0704
Sale Date 02/01/2012
Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WEBB, MARGARET L TRUSTEE OF THE	\$0		16257/0704	1N	02/01/2012
WEBB, MARGARET L	\$0		10999/0200		10/01/2001

Building Information

Building 1 : Section 1

Year Built: 1998
Living Area: 1,824
Replacement Cost: \$185,215
Building Percent Good: 94
Replacement Cost
Less Depreciation: \$174,100

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Average +10
Stories:	2

Occupancy 1

Exterior Wall 1 Vinyl Siding

Exterior Wall 2

Roof Structure: Gable/Hip

Roof Cover Asph/F Gls/Cmp

Interior Wall 1 Drywall/Sheet

Interior Wall 2

Interior Flr 1 Carpet

Interior Flr 2 Hardwood/Lamin

Heat Fuel Oil

Heat Type: Hot Water

AC Type: None

Total Bedrooms: 3 Bedrooms

Total Bthrms: 2

Total Half Baths: 1

Total Xtra Fixtrs:

Total Rooms: 6

Bath Style: Average

Kitchen Style: Average

Num Kitchens

Cndtn

Num Park

Fireplaces

Fndtn Cndtn

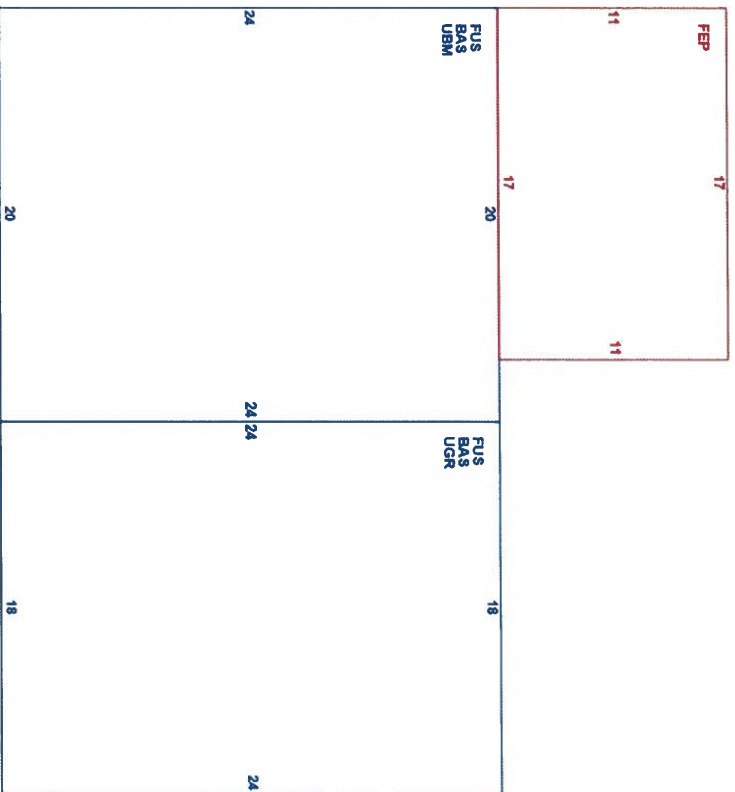
Basement

Building Photo



(<https://images.vgsi.com/photos2/ArundelMEPhotos//00100116186.jpg>)

Building Layout



(ParcelSketch.ashx?pid=904&bid=904)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	912	912	
FUS	Upper Story, Finished	912	912	
FEP	Porch, Enclosed, Finished	187	0	
UBM	Basement, Unfinished	480	0	
UGR	Garage, Under	432	0	
		2,923	1,824	

Extra Features

Extra Features				Legend	
Code	Description	Size	Value	Bldg #	
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$2,300	1	

Land

Land Use

Use Code 1010
 Description SINGLE FAM
 Zone R-1
 Neighborhood 0001
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.12
 Frontage
 Depth
 Assessed Value \$58,600
 Appraised Value \$58,600

Outbuildings

Outbuildings						Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
SHD1	SHED FRAME			120.00 S.F.	\$700		1

Valuation History

Appraisal					
Valuation Year	Improvements	Land	Total		
2022	\$177,100	\$58,600	\$235,700		
2021	\$177,100	\$58,600	\$235,700		
2020	\$177,100	\$58,600	\$235,700		

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$177,100	\$58,600	\$235,700
2021	\$177,100	\$58,600	\$235,700
2020	\$177,100	\$58,600	\$235,700

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I Ryan McQueen resign from the RSU
21 school board effective immediately.
I did not volunteer for this position to
be attacked and slandered.



3/27/23