

Arundel Staff Review Committee
Minutes
February 9, 2022 9:00 AM
Wood Acres Drive
Lobster Drive

Board Attendees: Lee Jay Feldman, Jim Nagle, Renald Tardif, Roger Taschereau, Beth Newcombe

Public Attendees: Wayne Munroe, Shawn Garrity, Nancy Hallczuk, Shawn Douston, Jason Vafiades, Mary Stinson, Steve Doe

Call to Order: The Site walk was called to order at 9:15 a.m.

I. Site Walk *Wood Acres*

At the beginning of the site walk, Shawn Douston pointed out the existing portion of the road and noted that they would provide test pits in the spring once the roadway thawed because they could not get a back hoe in to the ground at this time. The applicant also pointed out a culvert under the current road and noted that this would be cleaned to make sure water could run through it unimpeded. The applicant then took the group on a walk through the site showing the centerline of the road which had been staked out to the point of the cul-da-sac. The site walk concluded at 9:35

II. Administrative Review

Item 1: **Wood Acres: *Private way Application:*** The committee opened the meeting at 9:45 since all parties for this application were present. The applicant Shawn Douston and Jason Vafiadis, presented an overview based on the site walk. Lee Jay then opened the meeting to the public for questions. Nancy Hallczuk asked several questions regarding the issues of future maintenance if damaged occurred to the road during construction? Shawn Duston answered he would be responsible to fix the road. Nancy also asked if the street would become public and staff indicated it would not. No other questions from the public.

Lee Jay turned to staff for any issues or questions from Staff? Jim Nagle asked if there was any clarification from the plan as to this being a Right of Way or an Easement? Shawn Duston indicated it would be a right of way and would provide a clarification from an existing survey. Staff had no other questions.

Motion: Jim Nagle made a motion to approve with the following conditions:

A Revised survey be provided to the town in order to clear up the Easement/Right of Way issue

Inspections shall be done and documented during the construction process by Jason Vafiadis, Engineer for the applicant

No blasting is proposed at this time, however, if it is required the abutters shall be notified as required under state law.

The motion was seconded by Renald Tardif.

Vote was 5-0 in favor of the application.

Item 2: Lobster Drive Continuation of Review

Steve Doe of Sebago Technics, Inc. reintroduced the application by indicating since the last time we met they had Mark Hampton identify the Vernal Pool location and put it on the plan with a 250' buffer, provide a stormwater study, indicate that blasting will be required after all in 3 locations of the roadway, notably 7+00 -9+00, 9+50 -10+50 and in the cul-da-sac. and indicate on the plans that a stabilization mat will be located at the entrance for trucks.

Wayne Munroe an abutter spoke and asked if all abutters could be notified as a courtesy for pre blast times? This will be a condition of the approval.

Roger Taschereau indicated that he spoke with a local contractor who will be assisting in the construction and feels comfortable with the project.

Motion: Jim Nagle made a motion to approve with a condition that the all abutters be notified of pre blast times prior to blasting occurring.

Renald Tardif seconded the motion.

Vote was 5-0 in favor of the application.

Jim Nagle motioned to adjourn at 10:30. Second by Renald Tardif.

Vote: 5-0 all in favor.

Respectfully Submitted,

Lee Jay Feldman, Contract Planner