

Arundel Staff Review Committee

Meeting Minutes April 18, 2023 @ 10:00 am Tucker's Way Extension

Board Attendees: Lee Jay Feldman, Wendy Lank, Terry Merrill

Other Attendees: Lew Chamberlain, Richard Lovejoy, Matt & Erin Wyman

Call to Order: The Planner called the meeting to order at 10:02a.m.

I. Administrative Review: 10a.m. Municipal Meeting Room

Item 1: Tuckers Way: *Private Way Application:* Proposal to construct a 500-foot private way extension of Tuckers Way in order to support the development of Lot 45D on Tax Map 39 in the R3 District. J. Robin Lovejoy is the property owner, J. Robin and Richard Lovejoy are the applicants, and Lewis Chamberlain is the applicant's agent

This application was last before the SRC on 10/13/21 and was tabled at that time. The applicant has revisions to the plan and is ready to proceed with the review of the application.

Lee Jay opened the meeting with a re-introduction to the project.

Mr. Chamberlain indicated that they have received their Army Corp. and DEP permits for the project.

They have also submitted geotechnical for the existing Tuckers Way to vouch for the current construction to support emergency vehicles.

They are proposing one new house, which would average 10 vehicle trips per day and one peak hour trip. It will take 2-3 weeks to construct the new culvert to support the brook crossing.

Mr. Merrill asked who is doing the construction? That is to be determined. What will be used in the brook crossing construction? Mr. Merrill noted that the culvert is relatively flat, is that to do with the stream? Mr. Chamberlain replied yes.

Mrs. Lank asked how big the lot is? It is 2 acres. She asked if they recognize the setback for the proposed lot? Mr. Feldman pulled Lot 45D file for review, and indicated that the town does not recognize net residential density for a single lot.

Mr. Wyman asked if the applicant has had this lot for 45 years why haven't they done this until now? He also asked about the 30' right of way. Mr. Feldman explained the one lot street standard only requires a 30' right of way.

What is the setback to his property? Mr. Feldman looked at the ordinance and determined that a building setback is 50' but street construction can go to the property line.

Mr. Wyman is concerned that he needs to meet the setback and the street does not need to meet setbacks.

Mrs. Lank asked if Mr. Lovejoy would be living there? He replied that he will be selling the property.

The Planner proposed the following conditions of approval:

1. The Applicant shall survey the line with the Wyman's to flag the line to confirm no encroachment to the abutters' lot line.
2. A surety will be provided equal to the cost of construction, naming the Town as the recipient of the bond to be held during the length of construction.
3. Pre-construction documentation showing the physical shape of the existing culverts both pre-construction and post-construction. Inspection by town staff shall be made to determine if replacement of the existing culverts is required.

Motion: Mr. Merrill moved to table the application so that the committee can do another site walk to look at the street. A date will be set and all parties will be notified. Second by Mr. Feldman.

Vote: 3-0

Adjourn: The meeting adjourned at 10:50a.m.