

**Arundel Staff Review Committee  
Minutes  
October 13, 2021 9:00 am  
Tuckers Way Arundel, Maine**

**Call to Order** Chairman, Lee Jay Feldman called the site walk to order at 9:00a.m.

**Committee Members Present:** Lee Jay Feldman, Roger Taschereau, Jerry Beaulieu and Wendy Lank

**Others Present:** Richard Lovejoy, Lewis Chamberlain, Renald Tardif, and property abutters: Philip Nystrom, Ryan Howard, Eric Wyman, Matthew Wyman, and Steve Monks

**I. Site Walk and Public Hearing: @ Tuckers Way**

- 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.

**Site Visit Discussion**

A site visit consisting of staff and members of the public met on site to discuss the private road extension for Tuckers Way. The applicant and his engineer, discussed the proposal and then a site walk occurred to the location of the proposed culvert. During the walk the applicant indicated that the culvert size was based on a 25-year storm. Staff indicated they would like to see an analysis based on a larger storm like a 50-year storm period.

There was also discussion regarding the existing Right-Of-Way, which is only 30 feet in width and the extension, which is required to have a 50 foot right of way. Some of the public showed concerns with the fact that the property at the end of the road is currently used as an Airbnb, the issue is there are a number of vehicle trips made on a daily basis by people who have not respected the fact that the drive entrance is narrow, private and has children that play in the area. The applicant indicated that he intends on the home being built to also be used as an Airbnb.

Once the site visit concluded the meeting reconvened back at the Municipal Building in order to discuss the application and formulate a position.

**II. Administrative Review @ 257 Limerick Rd. Arundel Municipal Building**

Lee Jay Feldman opened the meeting and acknowledged the Staff present which included: Roger Taschereau, Chief Jerry Beaulieu, Wendy Lank, and Lee Jay Feldman.

The five property abutters, the applicant, and his agent were all present for the meeting.

Lee Jay Feldman started the discussion by indicating that with what he heard on the site visit he would offer up some initial conditions for an approval. Those conditions included: The need to have a copy of the Maine DEP approval and Army Corp of Engineers approval for the records, a Compaction log for the existing portion of Tuckers way along with an analysis of the 2 culverts in the street, the plans need to be revised to include conditions 1-3 as noted by the letter submitted for the record by Alec Chevalier, a

property abutter. There were also several issues that the applicant needs to be aware of for after any approvals that may be granted, which includes a Third-party inspector to be on site during the construction, an As-built plan, and a letter from the design engineer certifying that the street construction meets the towns standards.

Some discussion occurred between the staff on these issues. A member of the public did ask to speak and discussed the concerns with speed and the number of trips on this street during the day due to the Airbnb at the end of the current Tuckers Way.

A motion was made by Chief Beaulieu to table the application to a later date and Roger Taschereau seconded the motion. The vote was 4-0 to table.

### **Adjourn**

The meeting adjourned at 10:30a.m.

Respectfully Submitted,

Lee Jay Feldman, Town Planner

Attached to these minutes are the documents reference above as submitted by Alec Chevalier. They are available for public viewing in the municipal office.

10/12/2021

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Arundel Office of the Town Planner  
257 Limerick Road  
Arundel, ME 04046

To Whom It May Concern,

We received notice from the Town about a site walk and public hearing for an application for the extension of Tuckers Way in order to support Lot 45D on Tax map 39. We are unable to attend this site walk and public hearing in person, but have the following feedback and comments below.

If given approval by the Town, we have three main concerns/feedback on the proposal:

1. Ensure that the extension of the private way will run along and abut the northerly edge of the property, and be no more than 30' in width, as described in Exhibit A of attached Warranty Deed, which we received during closing of purchase of 35 Tuckers Way property.
2. Ensure that Tuckers Way remains a private right-of-way, as described in same Exhibit A of attached Warranty Deed.
3. Additionally, per restrictive covenants laid out in same Exhibit A, said property being served by private way extension will only be permitted to have a single residential unit such as a one-family house on the premises, and will not include any buildings or structures other than what is listed as examples in the Exhibit, such as attached shed, workshop, garage. Per Exhibit A, certain buildings are not permitted to be built/situated on the property, such as mobile homes, modular or pre-built homes, etc.

Please see attached paperwork with Warranty Deed and Exhibit A.

As Exhibit A states that the restrictive land covenants run with the land in perpetuity, we request feedback on any proposed changes to the land restrictions and/or proposed changes for the private way extension differing from allowed uses and details per Exhibit A.

Thank you,  
Alec & Caroline Chevalier