

Arundel Economic Development Committee  
Public Workshop  
Minutes  
January 22, 2013  
M.L. Day School Arundel, Maine

**Members in Attendance:** Ira Camp, John Bell, Jen Burrows, Sam Hull, Linda Zuke

**Other Attendees:** Ben & Suzanne Madore, Werner Gilliam, Kennebunkport Planner; Bob Coon, Planning Board Chair; Tad Redway, Arundel Planner

**Call to Order:** Chairman Camp called the meeting to order at 6:17 pm.

**I. Public Design Workshop:** *Neighborhood meeting to discuss design and growth options available in the proposed Town House Corner Zoning District, incorporating* portions of River Road, Arundel Road, Sinott Road, and Log Cabin Road in the R-3 and R-4 zoning districts.

Ms. Burrows apologized for technical difficulties which prevented showing her documentary of the history and built character of the Town House Corner neighborhood. She also informed the group that most of the residents that she had invited to the workshop reported that it was too cold to attend this evening.

Mr. Redway summarized that the intent of the proposed Townhouse Corner District was to reinstate the mixed use character of the area that had prevailed for so long in this neighborhood until the 2005 zoning ordinance changes. Property owner Linda Zuke stated that many different types of non-residential uses in the neighborhood used to operate and that the current zoning ordinance prevented these types of uses from either being started or reinstated. Ms. Burrows commented that there were still much business activity in the neighborhood but the zoning restrictions prevent these operations from expanding or acquiring financing.

Mr. and Mrs. Madore gave a vivid remembrance of the neighborhood as being a vibrant business zone back in the past.

Mr. Gilliam agreed with Mr. Madore's characterization that Townhouse Corner was considered the second entry into the Kennebunkport business district and that the Kennebunkport Comprehensive Planning Committee has been considering making appropriate changes to the existing Farm & Forest zone that may compliment Arundel's efforts on the east side of Log Cabin Road. Mr. Bell asked both the extent and the Kennebunkport's timetable for these changes and Mr. Gilliam responded that their proposed district would extend up to Goose Rocks Beach Road and would not be implemented probably for several years.

Mr. Coon commented that it would be beneficial; if the two Town's worked together on proposed changes to the district. Mr. Gilliam agreed.

Mr. Redway asked what kind of uses would be in character with the district. Attendees suggested that office, artist studios, small scale retail, restaurants, taverns would be appropriate. Ms. Zuke also brought up the possibility of other support services that would not attempt to compete with Dock Square business including bus and RV parking as well as storage for other livery uses.

Mr. Redway stated that such uses were revenue neutral and therefore of little value to Arundel unless the Town adopted an income based approach to assessment. Mr. Gilliam stated that such an assessment methodology was practical and was used by Kennebunkport Attendees discussed how site design and landscaping would be required to insure that such types of businesses retained the neighborhood character.

Mr Camp reminded the attendees that the EDC had drawn up some stringent design guidelines in its previous discussions regarding the TC district and they would need to be adopted especially for these types of uses.

Mr. Camp asked Mr. Redway to develop a permitted use list for both the Planning Board and the Committee's consideration.

**Adjournment:** Mr. Camp made a motion to adjourn at 9:54 PM, seconded by Mr. Hull, unanimously agreed by the membership.

*I hereby certify that the above is a true and accurate record of the Economic Development Committee meeting of January 22, 2013..*

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*Tad Redway, Secretary Pro Temp*