

Arundel Planning Board
Regular Meeting
July 30, 2015
ML Day Library 600 Limerick Road

Attendees: Tad Redway, Planner; Marie Burgie, Secretary

Board: James Lowery, Acting Chairman, Bob Coon, John der Kinderen, Roger Morin, Marty Cain

Board Members Absent: Richard Ganong, Chairman; Tom McGinn

Public: Phil Labbe, Jason Beaulieu, Andy Morrell, Tony Panciocco, Jacob Aman, Andy Morrell, Tom Santerell, Tom Danylik, Eric Williams

Call to Order 7:01pm

I. Approval of Agenda: Previous week was same agenda, but there were not enough board members in attendance to hold a Quorum. *Coon motioned to approve, Morin second, Unanimously approved*

II. Pending Applications:

Item 1: **Goff Mill Brook Dam Removal: *Conditional Use*:** Proposal to demolish an existing 25 +/- foot wide dam on the Goff Mill Brook in order to facilitate the migration of marine fish, eel and lamprey species from the Kennebunk River at a property located at 94 River Road, Tax Map 40, Lot 8 in the R4, Resource Protection, and Shoreland Overlay Districts. Mary Castner is the owner, the Wells National Estuarine Reserve is the applicant, and Jacob Aman is the applicant's agent.

The board had done a site walk prior to the meeting. Unfortunately, it was low tide so all objectives weren't able to be full-filled. Coon said they saw breaches in the dam already that made the board feel the removal of the dam should not create a big change in conditions. All work will be completed from the Castner side therefore the abutters had no issues with project. Aman satisfactorily answered questions regarding sediments, processes, expected changes caused by dam removal and notification of neighboring properties. Property ownership was again reviewed. Resulting from the site walk, Cain felt the dam removal would not make a big change. *der Kinderen motioned* to schedule a public hearing *Morin second*. Board would like scheduled in two weeks if newspaper can publish on Mon, allowing it on Aug. 13th. Otherwise, it would be moved to Aug. 27th. **Unanimously agreed**

Item 2: **Bittersweet Farms Subdivision: *Amendment to an Approved Subdivision*:** Proposal to configure existing lots with the actual location of the subdivision road as well as to combine Lots 2 and 3B and lots 4B and 5 on the previously approved Bittersweet Farms Subdivision located on Bittersweet Drive, Tax Map 22, Lots 8, 10, 11, and 13 in the R-4, NRC, Resource Protection, and Shoreland Overlay districts. Bittersweet Farms Homeowner's Association, Tom and Nancy Danylik, and Chris and Rae Reimer are the owners, and Tom Danylik is the owners' agent.

Redway felt this is a realignment of lots, therefore improving the subdivision - *der Kinderin motioned* to schedule public hearing, *Coon second. Unanimously agreed* to hold on Aug. 13th. Staff Review will be reviewing the public way exemption. Their Site walk and public hearing will be held on Wednesday at 9:30am. Board members are invited. Once approved, board will be asked to sign off on amended subdivision.

Item 3: Seashore Trolley Museum: Conditional Use Pre-application: Proposal to construct a 9,696 square foot addition to the existing Fairview Barn for the storage and rehabilitation of museum equipment and exhibits on a combined 40.09 acre property, Tax Map 31, Lots 12 and 13, located at 195 Log Cabin Road in the R-3 and Shoreland Overlay districts. Seashore Trolley Museum is the owner applicant & Sally Bates, Executive Director, is owner's agent.

Prior questions were answered as to the property line and the board was given boundary map information to be confident that the project would be taking place completely on the Trolley Museum property. R-3 side line = 25' **Coon motioned** to waive the boundary survey requirement based on the old map information that the museum presented. **Lowery second -**

Conversation about the museum sitting on land in Biddeford, Kennebunkport and Arundel. Cain asked if they were certain that for the town of Arundel, the boundaries were satisfied. Redway stated that it's been determined there may also be Shoreland Zoning issues to be handled moving forward. Coon felt that the set back were resolved. **Unanimously agreed.**

Coon motioned to order a site walk providing the applicant will have the shoreland wetland overlay complete. He then retracted that motion. Lowery suggested that they may not be ready by 6pm on Aug. 13th regarding Shoreland overlay issues. Redway stated part of the reason to have a "pre-application site walk" is to guide the applicant for potential problems before they incur expenses towards a project that they may want to reconsider. **Lowery motioned** and **der Kinderen second** motion to schedule a site walk. Lowery mentioned that if other issues are discovered by the area not being flagged, etc a second site walk may be required. Redway reviewed notification time periods for public: Site plan change notification is 7 days, Conditional use notifications is 10 days

Site walk - is not announced to abbutters; it is placed on website and posted at town hall 3 days prior to the meeting per Town Selectman policy.

V. New Applications:

Item 1: Plenary Site Plan Application: Champagne Energy Parking Lot : Proposal to construct new 41,000 sf parking lot for the storage of delivery/ transport vehicles associated with the fuel storage and distribution facility on a 6.36 acre parcel located at Old Post Road in the BI district.

Planner Redway stated this was previously Roy Amanzios property - triangle piece next to Champagnes. It's on the edge of BI district. They wish to create a parking lot extension with lighting on site. It would have to be folded into their existing parcel and become one parcel. Drainage and buffer issues need to be handled.

Erosion control permit will be required by DEP. They will be gating off existing additional access to property for security issues.

Lighting application was not included in original application, so was provided to the board. Lighting is for security and to allow truckers visibility returning late afternoons in winter. They are limiting the brightness and trying to avoid a light in the middle of the parking lot. They are requesting a variance to allow 5 fixtures vs the 4 limited by ordinance. Uniformity distribution of light is mandated to avoid darker areas of parking lots. Cain questioned about fire safety and protection. Water Supply - Fire Hydrant on Route 1 ?Redway questioned items such as quantity of discharge - if DEP will not be reviewing the stormwater model, then we may want our engineering information on it. Parking lot is too large for staff review. Ordinance states that a parking lot with more than 15 trips/day in/out requires 2" of bituminous pavement. Coon asked about vegetation buffer. Redway stated that this should be part of the site walk determination. **Coon motioned** to have a site walk Thurs., August 20th at 6:30pm, **Cain seconded, unanimously agreed.**

Item 2: J Group: Subdivision Pre-application: Proposal to develop 14 age-restricted homes in a cluster subdivision located on a 17.3 acre parcel located at 182 Log Cabin Road, Tax Map 32 Lot 14C in the R3 and SO districts. J Group is the applicant and property owner, and Jason Nadeau is the agent.

Redway stated this to be an age restricted cluster housing of which Cain noted that the Shady Oaks property also had age restriction that the board decided on. Our new ordinance has a clear definition of age restriction.

With the exception of two lots, a private road will serve the cluster housing which originally was a 1978 subdivision of 7 lots. They will have individual drilled wells and underground electricity. They propose 9 acres of pristine land along the water which will be used as open space and were anxious to hear what the board thought. der Kinderen asked about density measurements since being "age restricted", it is allowed double density. Measurements will be verified. Plan refers to "Scout Camp Subdivision" as the sub-division that will be amended and possibly named "Cottages at Brookside".

Coon Motioned to have town planner ask Champagne to change their site walk time to 6:15pm vs 6:30pm to allow both site walks to be done on Aug. 20th **der Kinderen second** and added the second sitewalk at 7pm at 182 Log Cabin Road **Unanimously Agreed**

VI. Planners Report -

Redway stated that the Staff review committee had approved a 1200 sf experimental solargreenhouse to grow shiitake mushrooms at the Solar Market site on Limerick Road.

Redway said Branch Brook Fuels would like to modify permit to reduce the amount of fence required. Staff review will handle and Redway feels the decision will ultimately be made by the Fire Chief.

Redway said they have been making improvements to the road and moved the water line. The review and inspection will be handled at the same time at 9 am Wed., August 5th. All planning board members are invited to come.

Redway was to check into Fire Hydrant at the property line of DM&R Rd and So. Maine Marine. Cain felt that Champagne may be able to piggy back onto their water line since Cole ran the line.

Riverside Subdivision is to be on agenda for the Aug. 13th meeting. Board felt they didn't have any problems at site walk.

Redway is having a draw down meeting with Paolini at Arundel cottages. Disappointed that condo docs aren't completed yet. Approval was done five years ago. We said they didn't need to file condo docs until they transfer a property. Tool sheds/storage sheds. 1056 sf per unit. Lease or rent sheds. We may have to revisit the BI district on that side of the road.

The road commissioner has asked Redway to review the 3' paved shoulder requirements due to pushback from Fairview Road. Paved shoulder on new projects.

Bicycle status has been updated - Bike lanes may be necessary to consider - PACTS Portland Area Transportation System - 4 OOB, Saco, Biddeford and Arundel

All odor issues in town should be given to Mark Clark, DEP at 207-462-0788 Also, issues with dogs need to be reported to the town Animal Control Officer through town hall

Adjourn: motion to adjourn Coon der Kinderin 9:13pm

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Respectfully
Submitted: Marie Burgie, secretary