

**Arundel Planning Board
Draft Minutes Regular Meeting
September 8, 2016 at 7:00 pm
Fire Station Meeting Room**

Board Attendees: Rich Ganong, Jamie Lowery, Chip Bassett, Tom McGinn, Roger Morin, and Tad Redway, Town Planner

Public Attendees: Pauline Fritz, Dick Fritz, *Fritz's Tires*; Alan LaBrecque; Charles Dolan, *Arundel Commerce Center*; Dan Dubois, Arundel Selectman; Jason Beaulieu, *J Group*; Jason Nedeau, *J Group*; Dawn Worster; Kevin Grimes, Esq. representing Leo Moreau; Michael Morin; Leo Moreau; Michael Sudah, *Attar Engineering*; Dan Riley, *Sebago Technics*; Joe Paolini, *Cape Arundel Cottage Preserve*; Rick Licht, *Licht Environmental Design*; Amy McNally Esq. , *Woodman Edmunds et al*; Tom Emery , *Foreside Architects*.

CALL TO ORDER: Chair Ganong called the meeting to order at 7:05 pm. Attendance was taken.

I. APPROVAL OF AGENDA:

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion to approve the agenda with the amendment of a the August 25th minutes being considered in lieu of the August 11th minutes.

VOTE: Unanimous in favor

II. APPROVAL OF MINUTES: *Minutes of August 25, 2016*

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion to approve the August 25, 2016 minutes as written.

VOTE: Unanimous in favor

III. PUBLIC HEARING

Item 1: Cape Arundel Cottage Preserve: *Revision to Major Subdivision Approval/Conditional Use Permit*; Request to replace the approved Caretaker Residence and two designated maintenance/storage buildings in Phase 1-B with four (4) additional cottage units increasing the total project units from 259 to 263 on a 294.3 acre parcel Tax Map 15 Lot 13 in the BI and Shoreland districts. Arundel Kennebunkport Cottage Preserve LLC is the owner/ applicant and Rick Licht of Licht Environmental Design is the applicant's agent.

Rick Licht of Licht Environmental Design presented the proposed 4 unit subdivision. Dick Fritz questioned the buffer zones of the original approval and whether the proposed 4 new units would violate those buffer zones exposing his property to views of the project. Mr. Licht assured him none of the perimeter buffer zones or the originally approved stormwater management plan would be impacted or changed by the proposed project. Mr. LaBrecque asked if winter snow plowing would occur to permit emergency fire protection. Joe Paolini of CACP confirmed the project roads would be open year round for emergency access.

Chair Ganong closed the public hearing at 7:21 pm.

Item 3: Lot 3 Arundel Commerce Center: *Plenary Site Plan Review-Determination of Completeness*; Proposal to construct a 17,700 square foot boat storage building with a 16,350 square foot parking lot on 1.45 acre parcel Tax Map 30 Lot 31A-03 located at Commerce Drive in the DB-2 district. Arundel Commerce Center LLC is the owner, Michael Shea is the applicant, and Corporation is the owner and applicant and Dan Riley, PE of Sebago Technics is the applicant's agent.

Chair Ganong opened the public hearing at 7:32 pm. Dan Riley of *Sebago Technics, Inc.* presented the project to the public.

Dawn Worster of 360 Log Cabin Road expressed concerns about the buffering of her adjacent property (Map 30, Lot 30A) from the proposed project and the impacts of wetlands filling on her driveway culvert on Log Cabin Road. Mr. Riley stated that a buffering plan was submitted and that the applicant was installing stormwater detention facilities that would limit the peak discharge from Lot 3 to pre-development conditions.

Mr. Grimes, attorney for abutter Leo Moreau, stated that Mr. Moreau retains a 20+ year easement to maintain a well on Lot 3 and a well connection across Lot 3 to his property located at 270 Log Cabin Road. While the Lot 3 owner, Mr. Dolan, has approached Mr. Moreau about installing a public water connection from Commerce Drive, no agreement has been reached, and Mr. Moreau is not willing to surrender his rights to the well at this time.

Chair Ganong closed the Public Hearing at 7:40pm.

VI. PENDING APPLICATIONS

Item 1: Atlantic Mini Storage: *Plenary Site Plan Review-Determination of Completeness*: Proposal to construct an additional 42,000 square feet of storage space in six buildings located on 7.6 acre parcel Tax Map 34 Lot 3C and a 4.0 acre portion of the existing parcel Tax Map 34, Lot 3B at 1448 Portland Road in the DB-2 district. JTF Corporation is the owner and applicant and Kenneth Wood of Attar Engineering is the applicant's agent.

Mike Sudah of Attar Engineering presented the project and reported that the Maine DEP had approved the proposed revision to the original Site Location Permit, including the finding that the project would not have an adverse impact on off-site stormwater flows. Mr. Lowery confirmed that the DEP finding alleviated his concerns.

Mr. McGinn and Mr. Bassett expressed on-going concerns on how the Town could enforce the no-salt requirement for de-icing the driveways directly adjacent to the vernal pools. Mr. Redway suggested the applicant be required to submit the annual snow plow contract to the Town Planner /CEO so that the requirement would not be lost in the years or change of personnel.

Chair Ganong read the findings of fact and motion of decision prepared by the Planner.

MOTION: Mr. Morin moved and Mr. Lowery seconded the motion to approve the project per the Findings of Fact read by the Chair.

DISCUSSION: Mr. Lowery recommended that Finding # 7 be amended to include the phrase "The applicant has received an amended Maine DEP Site Location Permit dated September 8, 2016." Mr. Bassett recommended that the notation on Note # 3 of the Grading Plan and on Condition # 3 contain the statement "*No salt or other de-icing agents shall be used on the site, except for front steps of the Manager's Office/Residence as noted on the approved Grading Plan*".

MOTION: Mr. Bassett moved and Mr. Morin seconded the motion to amend the Findings of Fact as agreed in the discussion.

VOTE: Unanimous in favor

Chair Ganong read the amendments into the original motion to approve. [see Exhibit A attached]

VOTE: Unanimous in favor

Item 2: Cape Arundel Cottage Preserve: *Revision to Major Subdivision Approval/Conditional Use Permit*: Request to replace the approved Caretaker Residence and two designated maintenance/storage buildings in Phase 1-B with four (4) additional cottage units increasing the total project units from 259 to 263 on a 294.3 acre parcel Tax Map 15 Lot 13 in the BI and Shoreland districts. Arundel Kennebunkport Cottage Preserve LLC is the owner/ applicant and Rick Licht of Licht Environmental Design is the applicant's agent.

Mr. McGinn asked if the Caretaker's Residence was not a condition of the original 2010 approval. The Planner provided a copy of the 2010 approval and confirmed that the Caretaker's residence or even his presence on the site was neither a condition of approval nor a requirement of LUO section 8.17. The LUO permits a caretaker to live on the premises but does not mandate it. Mr. Paolini stated that the keyholder or caretaker could be located minutes away to respond to any emergency.

Chair Ganong read the prepared Findings of Fact and Approval Motion.

The following amendments were proposed by the membership:

Finding 11.2 -Amend as follows: *The proposed subdivision will be serviced by a public water supply provided by Kennebunk, Kennebunkport, and Wells Water District, and therefore the project has an adequate water supply.*

Finding 11.3- Amend as follows: *The Kennebunk, Kennebunkport, and Wells Water District has certified that the proposed subdivision will not adversely impact existing water supplies.*

MOTION: Mr. Bassett moved and Mr. McGinn seconded the motion to approve the project per the amended Findings of Fact/Motion of Decision read by the Chair. [Exhibit B attached]

VOTE: Unanimous in favor

Mr. Fitz requested a copy of the Motion of Approval.

Item 3: Lot 3 Arundel Commerce Center: Plenary Site Plan Review-Determination of Completeness: Proposal to construct a 17,700 square foot boat storage building with a 16,350 square foot parking lot on 1.45 acre parcel Tax Map 30 Lot 31A-03 located at Commerce Drive in the DB-2 district. Arundel Commerce Center LLC is the owner, Michael Shea is the applicant, and Corporation is the owner and applicant and Dan Riley, PE of Sebago Technics is the applicant's agent.

The applicant discussed with the Board various development options that might be explored to preserve the Moreau well and permit the proposed building to be constructed. Mr. Grimes stated that Mr. Moreau could not accept any compromise of protection around his well nor could he accept a public water connection that would compromise the integrity of his existing septic system.

It was the consensus of the Board that the property owner and Mr. Moreau arrive at a mutually acceptable solution before the Board could take action on the application.

Chair Ganong, reminded Mr. Riley that if such a solution was not reached prior to the September 22nd meeting, the applicant would have to grant the Planning Board an extension under LUO 9.8. F.3.f or else face automatic denial.

Item 4: Brookside Estates: Discussion of Non-Compliance Issues-: Discussion regarding reduced performance bond and remediation to the elimination of the required 25 foot landscape buffer in the approved Brookside Subdivision located at 182 Log Cabin Road, Tax Map 32, Lot 14C in the R3 and Shoreland Overlay Districts. J Group LLC is the owner/applicant.

Mr. Redway reported that the applicant has submitted a Letter of Credit to the Town Clerk in the full amount of \$152,996 as required in the March 10, 2016 approval. The Board is therefore able to begin review of the proposed medial landscape plan.

Jason Beaulieu of J Group stated that the landscape plan submitted at the previous meeting was prepared by registered landscape architect John Mitchell. Chair Ganong stated that a site walk was in order to determine the effectiveness of the plan. In addition the Chair stated that the landscape architect must provide a sealed plan and statement certifying that the proposed plan meets the buffering requirements of LUO section 8.4.B.11 and the Buffering definition as stated in LUO section 2.2.

The applicants asked if they could draw building permits in the interim. Planner testified that with the performance assurance in hand, the Board had the financial surety that would insure the buffer remediation would be installed per the Board's standards.

MOTION: Mr. Bassett moved and Mr. McGinn seconded the motion to advise the Code Enforcement Officer that building permits could be issued on Lots 2-9 of the Brookside Estates Subdivision, but no permits can be issued on Lots 1 and 10 until the Board approves the landscape buffering plan.

VOTE: Unanimous in favor

MOTION: Mr. Morin moved and Mr. McGinn seconded the motion to schedule a site walk for 6 pm on September 22, 2016.

VOTE: Unanimous in favor

Item 5: Champagne Energy Parking Lot: Amendment to Site Plan Permit- Discussion of Site Walk Findings: Proposal to implement a landscape restoration plan to replace an approved natural buffer along Old Post Road removed during the construction of a 41,000 square foot parking lot associated with the fuel storage and distribution facility on a 6.36 acre parcel located at 833 Old Post Road, Map 1 Lot 1A-1E in the BI district. Champagne's Energy is the owner applicant.

Tom Emery, RLA of *Foreside Architects* presented a plan to buffer the existing Champagne parking lot from the second floor living space of the Toussaint property on Old Post Road. The plan consisted of a double row of 6-8 foot arborvitae (*Thuja occidentalis*) on a 6 foot berm along the entire perimeter of the Old Post Road boundary of the property. Mr. Emery showed sections of presumed elevations from the Toussaint house that would block views of parked vehicles within 5 years of installation.

In response to the Planner's concern about the down gradient elevation of the parking lot, Mr. Emery stated that the slope was not a big issue.

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion to approve the landscape buffering plan for Champagne Energy as prepared by *Foreside Architects*.

DISCUSSION: Board members expressed concerns about the existing plan and the lack of any attention to the adjacent Townsend property, or any other sections to the north of the parking lot.

WITHDRAWAL: Mr. Morin withdrew his second and Mr. McGinn withdrew his motion.

Mr. Lowery stated that he has been troubled that the proposed remedial landscape plan is essentially the same formalized landscape plan initially proposed to the Planning Board. The Board and the abutters were adamant that a natural buffer should be retained rather than building a "hedge".

In response, Mr. Emery stated that he will prepare an alternative buffering plan that is more naturalized.

VII. PLANNER'S REPORT: Given the hour, the Board agreed the Planner's Report could be deferred.

ADJORNMENT: Mr. Morin moved to adjourn at 10:02 pm, with Mr. Lowery seconding the motion. Motion passed unanimously.

Respectfully Submitted,



Tad Redway
Planning Board Secretary, Pro Temp

Exhibit A
Town of Arundel
Arundel Planning Board
FINDINGS OF FACT AND MOTION FOR APPROVAL

Atlantic Mini Storage

WHEREAS on June 9, 2016 the Arundel Planning Board received a Plenary Site Plan application from **JFT** Corporation to construct an additional 42,000 square feet of storage space in six buildings located on 7.6 acre parcel Tax Map 34 Lot 3C and a 4.0 acre portion of the existing parcel Tax Map 34, Lot 3B and 3C at 1448 Portland Road in the DB-2 district.

WHEREAS, on June 23, 2016 the Arundel Planning Board conducted a public site walk of the project.

WHEREAS, on August 11, 2016 the Arundel Planning Board conducted a public hearing of the project in accordance with Section 9.8.F.3.c of the Arundel Land Use Ordinance;

AND WHEREAS the Arundel Planning Board has determined the following Findings of Fact and Notice of Decision:

FINDINGS OF FACT

1. The owners of the property and the applicants are JTF Corporation.
2. The property is located at 1448 Portland Road, Tax Map 34, Lot 3B and 3C in the DB-2 district.
3. The property is approximately 7.6 acres in size.
4. The property currently is undeveloped, and adjacent to an existing self storage facility dba Atlantic Mini-Storage
5. The applicant proposes to construct 42,000 square feet of storage space in six buildings with associated parking and travel corridors.
6. The applicants propose to construct less than 25% of the area within the 250 foot buffer surrounding all identified vernal pools on the site in accordance with DEP rules. Applicant proposes to install a standard silt fence at the toe of the slope between the proposed garage and the wetland along the southern and western perimeter of the lot.
7. The applicant has prepared a stormwater management plan that will result in negligible net increase in peak runoff discharge from the site in conformance with Section 7.13.A of the LUO. The applicant has received an amended Maine DEP Site Location Permit dated September 8, 2016.
8. The applicant has submitted a sediment control plan that will prevent soil erosion from the site during construction.
9. The applicant has provided a landscape plan preserves natural buffering along the boundaries of the property with the exception of Lot 3D. Given the distance of the residence from the buildings the Planning Board has waived the buffering requirement.
10. The applicant has provided Trip generation evidence indicating that the proposed expansion will not unreasonably increase traffic loads on Portland Road.

11. The applicant will provide a performance surety in the amount of \$585,000 to insure that all site improvements are constructed in accordance with the approved plans.

CONFORMANCE WITH SITE PLAN APPROVAL CRITERIA

After due review and consideration the Arundel Planning Board has determined the application to be in conformance with the criteria of Section 9.8.F.4 of the Arundel Land Use Ordinance as follows:

- a. The proposed project conforms to all standards of the zoning district and meets or exceeds performance standards specified in Sections 7, 8, 8.25 and 9.8 of this Ordinance;
- b. The proposed project has obtained Maine DEP Site Location permits before proceeding with site development.
- c. The proposed project does not unreasonably impact public safety and fire protection, and will not create a financial burden for the Town of Arundel in the provision of emergency services and law enforcement to the project site and the neighborhood;
- d. The proposed project will not have an adverse impact upon the quality of surface or groundwater resources;
- e. The project provides adequate stormwater management facilities to produce no additional peak runoff from the site during a 25-year storm event and will not have an undue impact on municipal stormwater facilities or downstream properties;
- f. The proposed project will not have an adverse on-site and off-site impact upon existing vehicular and pedestrian circulation systems within the community or neighborhood;
- g. The proposed project will not have an adverse impact upon environmental quality, critical wildlife habitats, marine resources, or important cultural resources. The proposed project could have a deleterious impact upon the visual quality of adjacent residential properties, but this impact will be mitigated by the proposed landscape and buffering plan.
- h. The proposed project will not produce undue noise, odors, dust, debris, glare, solar obstruction or other nuisances that will adversely impact the quality of life of surrounding parcels.
- i. The proposed project will have a neutral fiscal impact on municipal government.

THEREFORE BE IT RESOLVED that based on the above findings and conclusions the Arundel Planning Board hereby approves the Plenary Site Plan application of **JTF Corporation** to construct a new 41,555 square foot parking lot with exterior lighting to accommodate the storage of delivery/ transport vehicles associated with the maintenance facility on a 6.36 acre parcel located at 833 Old Post Road, Tax Map 1 Lot 1A-1E in the BI district, subject to the following conditions:

1. No work shall commence until the required Performance Surety in the amount of \$585,000 is posted with the Town Planner, and all peer review fees are paid to the Town.
2. All soil erosion control devices shall be installed prior to the commencement of site work, and no site work shall be shut down for the winter until all required soil stabilization mechanisms prescribed herein are made effective.
3. No salt or other de-icing agents shall be used on the site, except for front steps of the Manager's Office/Residence as noted on the approved Grading Plan. Snow shall be removed by bucket loader and deposited at the designated snow storage area shown on the approved plans. The applicant shall provide the Town Planner with a copy of the snow removal contract on an annual basis.

SO APPROVED by the Arundel Planning Board this 8th day of September 2016

Exhibit B

ARUNDEL PLANNING BOARD

Findings of Fact and Approval

Great Hill Subdivision- Cape Arundel Cottage Preserve

September 8, 2016

WHEREAS, on July 14, 2016 the Arundel Planning Board received from Kennebunkport Cottage Preserve LLC a Final Subdivision/Conditional Use Application to replace the approved Caretaker Residence and two designated maintenance/storage buildings in Phase 1-B on Great Hill Road with four (4) additional cottage units increasing the total project units from 259 to 263 on a 294.3 acre parcel Tax Map 15 Lot 13 in the BI and Shoreland districts.

WHEREAS, on September 8, 2016 the Planning Board conducted a Public Hearing on the Final Plan submission, after making all required public and abutter notifications;

WHEREUPON the Arundel Planning Board reviewed and given due consideration of the applicant's amended application and has arrived at the following:

FINDINGS OF FACT

1. The owner with right title and interest in the Great Hill Subdivision is Kennebunkport Cottage Preserve LLC.
2. The proposed 4-lot subdivision expansion, called Great Hill Subdivision, is located in Phase 1-B on Great Hill Road in the approved Cape Arundel Cottage Preserve, located at 1976 Portland Road, Tax Map 15, Lot 13 in the BI and Shoreland Districts.
3. The applicant proposes to replace the approved Caretaker Residence and two designated maintenance/storage buildings in Phase 1-B on Great Hill Road with four (4) additional cottage units, increasing the total of approved seasonal cottage units in the Cape Arundel Cottage Preserve development from 259 to 263 units.
4. All proposed additional seasonal cottages will be accessed by the approved 16 foot wide Great Hill Road, with a hammerhead turnaround.
5. All proposed units will be serviced by the pressure sewer lines connected to the existing on-site communal septic system, water services from Kennebunk, Kennebunkport and Wells Water District, and underground electric, phone, and cable services.
6. The proposed units will be serviced by one dedicated parking space per unit plus an additional two visitor parking spaces.
7. The designated emergency turnaround area shall be clearly designated and signed as a no parking zone.
8. The Great Hill Subdivision will be subject to all Declarations and Covenants and Homeowner's Association Bylaws and regulations approved by the Planning Board, and will enjoy all the privileges and rights as all other approved seasonal cottage units in the development.
9. All proposed units in the Great Hill Subdivision shall be occupied only between the dates of May 1st and December 31st of every calendar year.
10. Performance surety for the infrastructure improvements in the area will be provided by an existing rolling Tri-Party Agreement with Peoples United Bank NA.

11. The applicant has submitted plans and engineering drawings for the proposed subdivision in Final Subdivision Plan set entitled "Cape Arundel Seasonal Cottage Preserve Units 260-263" prepared by Licht Environmental Design LLC and Blais Civil Engineers, dated 7-6-16 with revision through to 8-31-16

CONFORMANCE WITH ARTICLE XI PERFORMANCE STANDARDS

After due review and consideration the Arundel Planning Board has determined the Final Subdivision Plan application to be in conformance with the criteria of Section 11 of the Arundel Subdivision Ordinance as follows:

- 11.1 Water Pollution:** The proposed project will not discharge runoff directly into any water body and provides a method of disposal and treatment that will not require a license or permit from the Maine DEP and meets the Town water pollution control standards;
- 11.2 Water Supply:** The proposed subdivision will be serviced by a public water supply provided by Kennebunk, Kennebunkport, and Wells Water District., and therefore the project has an adequate water supply.
The project is serviced by functional fire hydrants within 500 feet of the site.
- 11.3 Impact on Existing Water Supplies:** The Kennebunk, Kennebunkport, and Wells Water District has certified that the proposed subdivision will not adversely impact existing water supplies.
- 11.4 Soil Erosion Control Plan:** The applicant has submitted a plan demonstrating adequate soil erosion control measures to protect downstream properties and exposed slope during the construction process.
- 11.5 Traffic Conditions:** The vehicle trip generation of this project will not create a Level of Service E rating during the peak hour on Route 1 and Patriots Way. Maine DOT has issued a Traffic Movement Permit for the Cape Arundel Project.
- 11.6 Sewage Disposal:** Sewage disposal shall be accommodated by existing on-site septic systems.
- 11.7 Solid Waste:** The proposed project will dispose of its own solid waste via contracts with commercial haulers and therefore will not tax municipal systems.
- 11.8 Impacts on Scenic Beauty Historic Sites and Rare Natural Areas:** The applicants have designated a large portion of the property for permanent open space that will be retained and maintained by the Homeowner's Association.
- 11.9 Conformance with the Comprehensive Plan:** The project is in conformance with the 2015 Comprehensive Plan for the BI and Shoreland districts.
- 11.10 Financial & Technical Ability:** To insure the project is constructed in accordance with the approved plans, the applicant shall provide the Town with a rolling Tri-Party Surety held by Peoples United Bank, NA. and in an instrument form approved by the Town Planner.
- 11.11 Impact on Water Quality or Shoreline:** The project is not located in the watershed of Brimstone Pond and therefore exempt from the standards of 11.11.
- 11.12 Impact upon Ground Water Quality:** The proposed project will not have a deleterious impact upon groundwater or potable water supplies on the site..
- 11.13 Floodplain Management:** The project is not located in any FEMA identified 100-year floodplain
- 11.14 Freshwater Wetlands:** The applicant has identified all freshwater wetlands on the project site and has designed the project to have minimal impact upon these resources.
- 11.15 Stormwater Management:** The applicant has presented a stormwater management plan complete with stormwater detention controls that achieve peak discharge rates for the 2, 5, 10 and 25 year frequency storms that do not exceed pre-development rates.
- 11.16 Reservation of Open Space, Common Lands, Fire Protection Facilities, and Private Way:** The applicant has provided Homeowner's Covenants and Documents to reserve designated open spaces as perpetually undeveloped and owned in common by all property owners in the project. Clearing of vegetation within the designated common open space shall be limited to the provision of walking trails, and removal of hazard

trees. Clearing for wildlife habitat enhancement shall require permits from the Code Enforcement Officer and Town Planner.

CONCLUSIONS OF THE PLANNING BOARD

1. The criteria of Title 30-A MRSA §4404 have been met.
2. The standards of the Arundel subdivision regulations have been met.
3. The standards of Section 8.4 of the Arundel Land Use Ordinance have been met.

THEREFORE BE IT RESOLVED that based on the above findings and conclusions the Arundel Planning Board hereby approves the conditional use and subdivision application of the 4-unit Great Hill Subdivision addition to the Cape Arundel Cottage Preserve Project located on Tax Map 15, Lot 13 as shown on the approved plans, subject to the following conditions:

1. The subdivision must be recorded in the York County Registry of Deeds within ninety days of the date upon which the plan is approved and signed by the Board otherwise it shall become null and void.
2. No changes, erasures, modifications, or revisions shall be made in any Final Plan after approval has been given by the Board and endorsed in writing on the Plan, unless the revised Final Plan is first submitted and the Board approves any modifications.
3. The approval by the Board of a subdivision plan shall not be deemed to constitute or be evidence of any acceptance by the municipality of any street, easement, or other open space shown on such plan.
4. Failure to complete substantial construction of the subdivision within 2 years of the date of approval of the Plan shall render the Plan null and void.
5. At least five days prior to commencing construction of required improvements, the subdivider or builder shall:
 - a. Notify the Code Enforcement Officer and Town Planner in writing of the commencement of construction of such improvements, so that the Municipal Officers can cause inspection to be made to assure that all municipal specifications, requirements, and conditions of approval shall be met during the construction of required improvements, and to assure the satisfactory completion of improvements and utilities required by the Board.
6. Between November 1 and November 15 the Town shall, at the expense of the subdivider, have the site inspected by a qualified individual. By December 1 of each year during which construction was done on the site, the inspector shall submit a report to the Board based on that inspection, addressing whether storm water and erosion control measures (both temporary and permanent) are in place, are properly installed, and appear adequate. The report shall also include a discussion and recommendations on any problems that were encountered.
7. Upon completion of street construction, the subdivider shall submit to the Town Planner "As built" plans of all infrastructure improvements.
8. The subdivider shall be required to maintain all improvements and provide for snow removal on streets and sidewalks until their control is placed with a lot owners association.

SO APPROVED by the Arundel Planning Board this 8th day of September, 2016: