

**Arundel Staff Review Committee**  
**Public Hearing & Meeting Agenda**  
**October 20, 2015**

**Staff Attendees:** Roger Taschereau, , Jim Nagle, Deputy Chief Renald Tardif, Tad Redway  
**Public Attendees:** Robert Piantoni, Terry Merrill, Chief Bruce Mullen

**I. Site Walk & Public Hearing at 2501 Portland Road at 0900 hours**

- Item 1:** **Arundel Self Storage Apartment Conversion: : Administrative Conditional Use Permit:** Proposal to convert an existing caretaker apartment into 7 storage units in an existing self-storage facility, located on 2.63 acre site at 2501 Portland Road, Tax Map 1, Lot 1F, in the BI District. Robert Piantoni is the owner/ applicant.

Public Hearing was called to order at 0905 hours. No members of the public were in attendance. Mr. Piantoni presented his plan to convert the existing residence into 3 small storage units and 4 larger storage units. The building is surrounded on three sides by existing pavement, so no additional access or parking will be required to serve the proposed units. A small office area will be retained. There will be no change in the footprint of the building, no increase in impervious surface, and a reduction in the daily trip generation. The Fire Chief asked about access to the building and fencing. Public Hearing was closed at 0915 hours.

**II. Application Review at 2501 Portland Road**

- Item 1:** **Arundel Self Storage Apartment Conversion: : Administrative Conditional Use Permit:** Proposal to convert an existing caretaker apartment into 7 storage units in an existing self-storage facility, located on 2.63 acre site at 2501 Portland Road, Tax Map 1, Lot 1F, in the BI District. Robert is the owner/ applicant.

Mr. Redway opened the deliberations of the application at 0916 hours.

**MOTION:** After considerable discussion Mr. Nagle made a motion to **Approve** the Conditional Use application of Robert Piantoni to convert the existing residential structure on the property into seven additional storage units and an office at 2501 Portland Road subject to the following conditions:

1. That the 911 Street Address be prominently posted on the sign or exterior of the facility , and
2. That a Knox Box containing the key to the perimeter gate be mounted on the outside post for Fire Department access.

**VOTE:** Unanimous.

**III. Application Review at Code Enforcement Office, 468 Limerick Road at 9:45 am**

- Item 1:** **Ridge Lane: Private Way Application and Administrative Review:** Proposal to construct a 452 foot long private way located on 6.5 acres of land at 81 New Road, Tax Map 9, Lot 19B-01, for the purpose of providing to provide legal street access for two residential lots in the R-1 District. Kelts Gordon is the owner/ applicant, and Bill Thompson of BH2M is the applicant's agent.

**Staff Attendees:** Roger Taschereau, Jim Nagle, Deputy Chief Renald Tardif, Tad Redway  
**Public Attendees:** Kelts Gordon, Bill Thompson, Terry Merrill, Chief Bruce Mullen

Meeting reconvened at 09:40 hours. Mr. Taschereau repeated his concern from the last meeting that the proposed private way construction and its attendant drainage structures could not be installed until the pipe lining of the existing culvert under New Road was lined. Estimated cost of the project was \$7500 and currently the Arundel Public Works Department has not allocated the funds to perform this pipe lining in this fiscal year. The applicant, Mr. Gordon, asked how the schedule for the relining could be accelerated so he

could proceed with his subdivision. Mr. Taschereau responded that either the applicant could pay for the relining and be reimbursed when the Town funds are approved after Town meeting in June 2016, or the applicant could wait until the new DPW budget is approved by the voters at the 2016 Town Meeting.

Mr. Gordon asked in the DPW had any reserves in its current accounts. Mr. Taschereau responded that he would request a budget update from the Deputy Treasurer and report back to the applicant. The Committee determined that all other issues involving the project were addressed:

**MOTION:** Mr. Nagle moved and Dep. Chief Tardif seconded that the Private Way application of Ridge Lane, as designed, be approved by the SRC contingent upon the following:

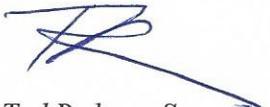
1. No work shall be performed on the project until the Town of Arundel relines the culvert underneath New Road;
2. In lieu of a performance bond, BH2M shall certify that all road and drainage improvements have been completed in accordance with the approved plans prior to the issuance of an certificates of occupancy; and
3. The Ridge Road street sign and prominent house numbers shall be installed in accordance with the Town's 911 standards prior to the issuance of any certificates of occupancies.

**VOTE:** Unanimous.

**Adjournment:** Meeting adjourned at 1010 hours.

*I certify that the foregoing minutes are a true and accurate representation of activities occurring at the October 20, 2015 meeting of the Arundel Staff Review Committee:*

*So attested:*



*Tad Redway, Secretary, Pro Temp*