

Arundel Staff Review Committee
Public Hearing & Meeting Agenda
August 18, 2016

Members: Terry Merrill, *Public Works Director designee*; Renald Tardif, *Deputy Fire Chief*; James Nagle, *CEO*; Tad Redway; *Town Planner*

Public: Bruce Mullen, *Arundel Fire Chief*; Bert Cowgill, Todd Keiser, and the applicant Jeff Swecker.

Call to Order: The meeting was called to order at 1005hours.

I. Site Walk at 132 Limerick Road

Item 1: **Swecker Way : *Private Way Application and Administrative Review:*** Proposal to construct a 214 foot long private way on 16.7 acres of land at 132 Limerick, Tax Map 34, Lot 2, for the purpose of providing to provide legal street access for two proposed residential lots in the R-1 District. Heirs of Vivian E. Swecker are the property owners and Jeffry P. Swecker is the applicant.

The applicant Jeff Swecker explained the intent to build a 214 foot private way into the Swecker property in order to provide legal access and lot frontage for two interior lots being created by probate division. In response to Mr. Cowgill's question about why Planning Board review was not required, Mr. Redway explained that family divisions and probate divisions were exempt from Planning Board review by Maine State law, however the created lots must meet Zoning lot standards including access and frontage requirements. Hence the applicant's need to receive an approval from Staff Review Committee for the proposed private way.

Mr. Merrill noted that the sight distances to the north and the south of Limerick Road were adequate for both the posted speed limit and the increased speed drivers usually travel in this portion of the road.

Mr. Redway noted that the detention pond to be constructed on the applicant's land would reduce peak runoff discharging into the Limerick Road ditch line to pre-development conditions according to the engineer's submissions. Mr. Keiser asked about the timing of build out. The applicant stated that he has no immediate plans to develop his lot, his daughter plans to build soon.

The site walk was closed at 1015 hours.

II. Public Hearing at 132 Limerick Road

Item 1: **Swecker Way : *Private Way Application and Administrative Review:*** Proposal to construct a 214 foot long private way on 16.7 acres of land at 132 Limerick, Tax Map 34, Lot 2, for the purpose of providing to provide legal street access for two proposed residential lots in the R-1 District. Heirs of Vivian E. Swecker are the property owners and Jeffry P. Swecker is the applicant.

Mr. Redway opened the public hearing at 1015:30 hours.

There were no further comments from the public.
The Public Hearing was closed at 1016 hours.

III. Pending Application

Item 1: **Swecker Way : *Private Way Application and Administrative Review:*** Proposal to construct a 214 foot long private way on 16.7 acres of land at 132 Limerick, Tax Map 34, Lot 2, for the purpose of providing to provide legal street access for two proposed residential lots in the R-1 District. Heirs of Vivian E. Swecker are the property owners and Jeffry P. Swecker is the applicant.

MOTION: Mr. Nagle moved to approve the Conditional Use application of Jeffery Swecker to construct a 214 foot long private way on 16.7 acres of land at 132 Limerick, Tax Map 34, Lot 2, for the purpose of providing to provide legal street access for two proposed residential lots in the R-1 District, subject to the provision of a performance surety to the Planning Office in the amount of \$34, 246 prior to the commencement of construction. Seconded by Mr. Merrill.

VOTE: Unanimous in favor.

Adjournment: Deputy Chief Tardif moved and Mr. Nagle seconded to adjourn the meeting at 1018 hours.

I certify that the foregoing minutes are a true and accurate representation of activities occurring at the August 18, 2016 meeting of the Arundel Staff Review Committee:

So attested:

A handwritten signature in blue ink, appearing to read 'Tad Redway', written over a horizontal line.

Tad Redway, Secretary, Pro Temp