

**Arundel Planning Board  
Minutes  
Special Meeting  
April 17, 2014 at 7:00 pm  
Arundel Fire Station**

**Board:** Roger Morin, Rich Ganong, Tom McGinn, John Der Kinderen, Bob Coon, James Lowery, Marty Cain, Tad Redway, Planner, Ann Tardif, Board Secretary

**Public:** Alan Labrecque, Dick Fritz, Norman Leach, Paul Sfreddo

**Call to Order:** Chairman Morin called the meeting to order at 7:00 pm. Attendance was taken and the agenda was reviewed.

**I. Zoning Ordinance Amendments:**

**Item 1: DB1 & DB2 District- Final Revisions**

**DB1-** The Board reviewed version 12.2 dated April 17, 2014 of the DB1 district. The Planner reviewed the document with the Board. There was one minor change made by the Planner since the last review by the Board which was to page 7 section 8.21.7 Lighting #5 was changed to have a CRI of no less than 80 which is more compatible to the LED lighting used today. The Board was in agreement with this change. The Planner did note that he will need to correct the reference on page 8 #5 regarding side yard planting strips to reference the standards in section 7.8.5.2 of the land use ordinance instead of 5.6.5.2 which is listed on the document currently.

*McGinn moved to send version 12.2 of the Downtown Business District 1 to a public hearing, date to be determined, with the minor changes noted. Coon seconded the motion and it passed with all in favor.*

**DB2-** The Board reviewed version 8.1 of the DB2 district dated April 17, 2014 and made the following corrections/changes

Pg. 1  
District description: remove the word and in the final sentence and add an additional line to read: The boundaries of the Downtown Business District 2 are depicted on the Official Zoning Map.

Pg. 2  
8.22.2 Conditional Uses, correct #11 to read: Residential, provided that a minimum 35% of the parcel area is used for commercial or non-residential purposes (including single family, two family and multi-family units).

**Add:** #15 Age restricted community (residential, 55+ years old)

Pg. 3  
Table 8.22-1  
Remove second line which reads 100ft/200ft as it is a typo and documented elsewhere in the table.

Table 8.22-2  
Footnote shall read: \*NDD- Net Development Density: Parcel area minus area of wetlands, steep slopes and hydric soils. ~~and shallow to bedrock soils.~~—Remove last portion of description as shown.

Pg. 4  
8.22.5 Correct reference in first line from Section 5.4 to read Section 7.12  
Lighting 2.d Digital Changeable Copy Sign, correct to replace ~~with amber lettering~~, to read with uniform color lettering.  
The Planner shall check on the value of nits regarding changeable copy signs.

Pg. 5

Audio and Pyrotechnics shall be referenced in section 5.4

Item h shall be listed under Lighting 2.c as follows Neon signage shall be permitted, if integrated into a distinctive sign design as determined by the Planning Board, non neon light emanating from said fixtures shall be white-colored illumination. Neon signs should not emit any undue noise.

3. a Area by Sign Types:

Table- Post Signs Maximum Area The Board discussed what an appropriate amount of square footage was for multi occupancy lots at length and the following motion was reached:

***Ganong moved to allow Directory Sign- 60 square feet for Multiple Occupancies Lot. Lowery seconded the motion and it passed with five in favor and two (McGinn & Coon) opposed.***

3.a Area by Sign Types:

Table- Attached signage correct last item in this category to read : Minimum height above ground level for projecting signs.

Pg. 6

Commercial Banners- correct table so it reads: Permitted in conformance with Section ~~5.7.8~~ 7.12.B.1

Pg. 8

Correct reference for Side Yard Planting Strips: to Section ~~5.6.5.2~~ 7.8.5.2

***McGinn moved to send version 8.1 of the Downtown Business District 2 to a public hearing, date to be determined, with changes as discussed. Ganong seconded the motion and it passed with all in favor.***

**Item 2: Townhouse Corner District- Final Revisions**

The Board discussed the permitted uses as well as the conditional uses-

#10 Medical Marijuana-caregiver production facility- discussed at length by the Board.

***Cain moved to keep medical marijuana facility as a conditional use. McGinn seconded the motion. Discussion- Ganong feels it should be a permitted use. Vote: four in favor and three (Cain, Morin & Ganong) opposed. Motion passes.***

Conditional Uses

#1 Visitor Center/Commercial Parking Lot was discussed at length. The Board reminded the Planner that they wanted this particular use to be listed as a separate warrant article and not tied in with the TCD article. The Board reviewed the performance standards drafted by the Planner. Parking Duration was discussed at length by the Board.

***Ganong moved to leave the parking duration as the planner drafted which defined short term parking as 2 hrs or less and long term parking as more than 2 hours and no more than 7 days. Lowery seconded the motion. Discussion: a majority felt that there should be no duration listed. Vote: all opposed, motion fails.***

*Ganong moved to remove Parking Duration from the standards for visitor center/commercial parking facility. Coon seconded the motion and it passed with all in favor.*

*McGinn moved to make visitor center/commercial parking facility a conditional use in DB2 and BI districts. Ganong seconded the motion. Lowery commented that he feels this item is too controversial and should be tabled at this time. Vote: all opposed, motion fails.*

*Ganong moved to remove Visitor Center/Commercial Parking Facility from consideration on this year's Town Meeting Warrant. Lowery seconded the motion and it passed with six in favor and one (Coon) opposed.*

The Board feels that this is such a controversial item and requires further deliberation as well as input from surrounding residents.

*McGinn moved to send the Townhouse Corner District version 3.5 with the changes made this evening to public hearing, date to be determined. Ganong seconded the motion and it passed with all in favor.*

### **Item 3: Conditional Use Performance Standards:**

**Pet Day Care Center:** The Board reviewed the standards as drafted and made the following changes:

Definition/Description amended to read as follows: A commercial facility providing professional daytime boarding and care for domesticated pets. (no exotic species including snakes, arachnoids, and/or wild animals shall be served by the facility.)

8.24 Pet Day Care Performance Standards:

Remove #4, as it is addressed in the definition.

#8 shall read as follows: No dog day care facility located in the R4, DB2, and the BI districts shall care for more than 24 dogs at any given time. Pet day care centers in the TCD district shall care for no more than 12 dogs at any one time.

#9 was discussed at length regarding the amount of fenced land required and it was decided to leave it as written at ½ acre.

#10 shall read as follows: Any outdoor portion of a dog day care operation shall be entirely fenced to a height of no less than 8' to prevent dogs escaping. Fences may follow property lines, however fences shall be set back at least 50' from the property lines to provide some buffer for noise.

*McGinn moved to approve the standards for pet day care centers with the above changes incorporated. Ganong seconded the motion and it passed with all in favor.*

### **Drive-Thru Facilities**

The Board reviewed the performance standards drafted by the Planner for drive-thru facilities.

*McGinn moved to approve the standards for drive thru facilities as written. Ganong seconded the motion and it passed with all in favor.*

### **Item 4: Map Changes including Shoreland Zoning Changes**

The Planner reminded the Board that a resident had requested a zoning change because his property is currently zoned as RP due to deer wintering yards, and his research through Inland Fisheries and Wildlife indicates that there are no deer wintering yards in that location. The Planner proposes to amend the map where conditions have changed where the RP zone is no longer valid. The Board was in agreement with the Planner's proposal.

**Item 5: Other Business**

The Board has asked that the Planner draft the standards for the Gateway District for review at the April 24, 2014 meeting in the hopes that it can be presented for vote at the annual town meeting along with the other completed districts.

**Adjourn**

*McGinn moved to adjourn at 10:10 pm. Cain seconded the motion and it passed with all in favor.*

Respectfully Submitted,

Ann Tardif  
Planning Board Secretary