

Arundel Planning Board
Minutes
October 23, 2014 at 7:00 pm
M L Day School

Board: Rich Ganong, Roger Morin, John Der Kinderen, James Lowery, Bob Coon, Marty Cain

Public: Mark Welch, Bud Legros, Paul Sfreddo

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

I. Approval of Agenda

Cain moved to approve the agenda for the Oct. 23, 2014 meeting, second by Coon, motion carried with all in favor.

II. Approval of Minutes: 9/25/14, 10/9/14

Minutes of 9/25/14: Coon would like an addition to page 3 regarding the Comprehensive Plan description of the uses in the GWD and DB1 district. He would like it noted that the Board discussed the fact that the Comp Plan description is open to interpretation and that there is a need to address this in the future.

Cain would like an addition to the minutes, on pg. 2 under item 2. During the meeting he had commented to the Town Manager “if the seasonal cottages has that much extra material they may wish to donate some to the Town to the town property on Route One for use as fill”.

Cain moved to “amend the minutes to the discussion of what Bob brought forth”. Second by Lowery, motion carried with four in favor and two (Ganong & Morin) abstentions.

The minutes of 9/25/14 will be tabled until the Board can vote on the corrected version.

Minutes of 10/9/14:

Coon moved to approve the minutes of October 9, 2014 as written. Second by Cain, motion carried with four in favor and two abstentions (Ganong & Morin).

III. Public Comment (*non-agenda items*)

There were no comments on non-agenda items.

IV. New Applications

Item 1. Stone Ridge Farm Gravel Pit- Conditional Use Application: Proposal to renew existing mineral extraction permit for a 10.5 acre gravel pit located on the south side of Curtis Road on a property identified as Tax Map 23, Lot 4 in the R-4 district. Stone Ridge Farms, Inc. are the owners and M. Welch and Sons are the applicant and the agents.

Mark Welch is present this evening. Ganong informed the Board that included in their packet is a letter from Welch requesting two submission waivers.

1. Waiver request for a Survey of the entire parcel- Ganong noted that there has been a waiver granted for this in the past.
2. Waiver request for the Topography and contours- The applicant is still working on the grading plan that was approved on November 11.

Cain moved to grant the two waiver requests for M. Welch and Sons. Second by Morin

Discussion: Der Kinderen asked Welch how much progress has been made since the last approval. Welch indicated that almost all of the grading in the back has been done and there is only a small amount unfinished. He estimates he is about 90% done. Coon asked if they are working within the same area that was already approved. Welch confirmed this and stated that there is no expansion. Der Kinderen commented that he is unsure if the waivers should be granted prior to the Board conducting a site walk. He went on to say that he would be in favor of the Planner conducting a site walk on his own and verifying the conditions on the site. The Chairman commented that it should be a Board function to conduct the site walks as this has been the past practice.

Coon moved to amend the standing motion that approval of the waivers is contingent upon positive findings of the Board at a site walk, second by Der Kinderen, motion carried with all in favor of the amendment.

Ganong called for a vote on the original motion to grant the waivers. Vote: All in favor contingent upon the findings of the site walk.

Site walk: The Board set a date of Saturday, November 1, 2014 at 9 am for the site walk with Welch at Stone Ridge Farm.

V. Land Use Ordinance Amendments

Item 1. Gateway District: Proposed uses and Design Standards

Cain asked the Planner if there has been any communication regarding the moving of the Town Sign on Route One, and any cost estimates obtained for extending sewer service. Tad reported that the issues were brought forth to the Board of Selectmen by Dan Dubois, who was in attendance at the Planning Board meeting when the issues were discussed. The Town sign is going to be moved, Access to sewer service on Route One was discussed and the Selectmen are in favor of initiating discussions with the City of Biddeford. Also, the Planner noted that the matter that a property owner had brought up regarding lowering the speed limit on Route One, coming out of Biddeford into Arundel was discussed and the Town Manager will be contacting the MDOT with the request to reduce the speed limit.

The Planner distributed a decision flow chart for the Gateway District to the Board for utilization in this evening's discussion.

1. Establish District Boundaries: The Planner commented that there was no negative feedback at the public workshop regarding the proposed boundaries. He reviewed them for the Board. The district begins at the Biddeford/Arundel town line, follows the Boston & Maine rail line on the West side, follows parcel boundary lines on the East along Route One and ends at the Northern boundary of the former County Auto Connection property. There is one lot divided by districts which is a 148 acre parcel owned by Gonneville.

The Board is in agreement with the boundary lines based on the initial public response. They did indicate that they may need to revisit it in the future if public opinion warrants such action.

Der Kinderen moved that the Board approve the boundary lines as indicated on the Gateway District Map, dated October 23, 2014. Second by Lowery, motion carries with all in favor.

2. Establish Maximum Building Size: The Planner noted that the recurring public opinion at the workshop was that buildings in the district had to "fit into" the neighborhood in terms of size and scale. The Planner indicated that currently the average building footprint in the district is 1,827 sq. ft. The largest commercial building currently there has a footprint of 3,636 sq. ft. The largest residence is 3,832 sq. ft.

Other statistics were provided: 29% of lots are under one and two acres, the majority of lots are less than two acres. The potential to build very large buildings is limited in this manner. The Comprehensive Plan calls for small-medium scale buildings, the Planner noted that medium doesn't necessarily mean a 20,000 sq. ft building as it is defined in the DB1 & DB2 districts.

Der Kinderen moved to set the upper limit of the building footprint in the Gateway District at 10,000 sq. ft. Second by Morin. Discussion: Der Kinderen clarified that he would set the footprint limit at 10,000 sq. ft. Morin withdrew his second. Second by Cain, Motion carried with four in favor and two (Ganong & Morin) opposed.

3. Establish Appropriate Schedule of Land Uses

The Board reviewed the list which included changes made based on the feedback received at the public workshop.

** The Planner utilized the white board in the library and made the changes to the document as the discussion progressed.

8.1.1 Permitted Uses- The Board reviewed the list of permitted uses and agreed that the additions, deletions and changes presented this evening were acceptable. The Planner finalized those changes on the document displayed on the white board.

8.1.2 Conditional Uses-

Additions to the list:

Church

Deletions to the list:

Pet Day Care Center

Changes to the list:

Convention Center (remove the reference to no less than 10,000 sf)
Service Clubs, not serving alcohol (remove the word Service)

8.1.3 Prohibited Uses-

Additions to the list:

Residential Subdivisions

8.1.4 Space and Bulk requirements for the Gateway District

The board had lengthy discussion about several aspects of the space and bulk standards and reached the following decisions regarding, adding, changing and deleting information contained in the table. The Planner made the changes to the table on the white board during the discussion.

Additions:

Add the standard for Maximum Building Footprint 10,000 sq. ft. to both categories.

Changes:

Change wording on column heading to read: All Uses with Public Water and Sewer and All Uses Without Public Water and Sewer.

Change minimum lot size to 30,000 sf NDD

Change minimum net lot area per family unit to 30,000 sf NDD

Change maximum principal building height to 45 feet in both categories.

Revise note 1. Net Development Density. Remove last sentence which referenced multi-family residences.

Section 3.2 Definitions pertinent to the Gateway District

The Board decided to remove Health Club as a definition and include health clubs and gyms in the Commercial Recreational Facility definition.

Morin moved to accept section 8.1 Gateway District as amended tonight. Second by Lowery, motion carried with all in favor.

VI. Planner's Report

1. Seasonal Cottage Resort- Currently discussing performance assurance bonds with the Town. The developer may propose an alternative for the Planning Board to consider.
2. Private Way exemptions- The Planner reports that he has approved 2 exemption applications recently, one for Titcomb Lane and the other for Branch Brook Fuels.
3. Southern Maine Marine- They have put in their second entrance and are still on hold with continuing the new building after the recent incident.
4. The Planner asked the Board to sign the plan for Kate's Butter cow barn. This plan had been previously approved by the Board but the signed copy was not able to be located therefore they are signing a duplicate copy of the approved plan. Der Kinderen and Coon abstained as they are property abutters.
5. The Planner reported that he is in the process of changing the existing Land Use Ordinance into the new format and will keep the Board informed of his progress.

Adjourn

Morin moved to adjourn at 9:06 p.m. Second by Der Kinderen, motion carried with all in favor.

Respectfully submitted,

Ann Tardif
Planning Board Secretary