

Arundel Planning Board

Site Walk

Minutes

Thursday, June 12, 2014

5:30 pm

Riverside Excavation 295 Limerick Road

Board: Roger Morin, Rich Ganong, Marty Cain, Bob Coon

Public: Peter Lovejoy, John Toothaker

Call to Order: Chairman Morin called the site walk to order at 5:30 pm.

Item 1: Lovejoy Subdivision: *Sketch Plan Application for Major Subdivision:* Proposal to construct a 5-lot cluster subdivision serviced by a 725 foot private way on a 17.97 acre parcel located at 295 Limerick Road Tax Map 28, Lot 6 in the R-1 district. Peter Lovejoy is the owner and applicant and Tooth & Associates is the applicant's agent.

The Board conducted the site walk at 295 Limerick Road and made the following notations and comments for the applicant. There were some difficulties on the site in that the lot/boundary lines and the center of the roadway as well as the wetland areas were not clearly marked on the ground with ribbons and stakes. The Board may choose to conduct a subsequent site walk and if/when they do those markers will need to be in place.

Storm Water Management Plan: The plan needs to be improved to clearly show the pond area and land contours. The applicant indicated that 1-foot contours are available. He was informed that they will need to be added to the plan.

Pond: The applicant is considering making the pond available for fire suppression purposes. Lovejoy was directed to meet with the Planner as well as with the Fire Chief to discuss the feasibility and cost of such a feature.

Clustering: This six lot subdivision will be constructed as a cluster-subdivision, as required. The applicant was advised that he should confirm with the Planner the amount of dedicated open space that will be required.

DEP Permit: The applicant will need to re-submit to obtain any required DEP permits as the previous one is over two years old and they have modified the location of the roadway.

Site Distance: The Board is concerned with the site distance on Limerick Rd. to the North. There is a large tree that may be an obstruction. This will need to be field verified and documented for the application.

Street Design: The applicant was instructed to discuss the street design standards and required road grades with the Planner before proceeding too much further with the plan.

Adjourn

Ganong moved to adjourn at 6:15 pm. Cain seconded the motion and it passed with all in favor.

Submitted by: Bob Coon, recording secretary