

Arundel Planning Board  
Minutes of Regular Meeting  
March 12, 2015 **Called to order: 7:09 PM**  
Fire Station Meeting Room 468 Limerick Road

**Attendees:** Tad Redway, Town Planner, Rich Ganong, Chairman, Marie Burgie, Secretary  
**Board:** Marty Cain, Bob Coon, Roger Morin, John der Kinderen, Tom McGinn  
**Public:** Rob McKie, Luke Brochu, Chad Binette, Mario Binette, Paul Gadbois

**I. Approval of Agenda:** Changes were made to typographical errors of dates of minutes. Meeting held at Fire station meeting room as opposed to school library. *McGinn motioned to approve with amendments and Morin second - motioned to approve with changes - unanimously agreed*

**II. Approval of Minutes:** Feb 26th minutes - *der Kinderen motioned to accept with amendments, Cain seconded, unanimously agreed.*  
March 5th Minutes Tabled for clarification on section III regarding conversation about nits vs foot-candle

**III. Pending Applications:**

**Item 1: TABLED - AIM Recycling USA** - Until Peer Review is completed. The town engineering dept. is reviewing storm water drainage, blasting plan and impact on neighboring wells. Major Conditional Use Application- Proposed application to renew expired permit to continue operation of an existing 43,000 +/-sf solid waste recycling facility on a 22.9 acre site located at 2244 Portland Road, Tax Map 12, Lot 9 in the BI District. AIM Recycling USA is the owner /applicant and Chip Haskell of CES is the applicant's agent.

**Item 2: TABLED - Zoning Map Change:** To extend RP line, GIS consultant review, time for public notices, proposed home use deleted from map, extension of RP zone since stream must be in RP.  
Request to Change Shoreland Resource Protection (RP) and Natural Resource Protection (NRP) district boundaries on land surrounding Brimstone Pond on property identified as Map 19, Lot 7 and Map23, Lot 15. Florian Legros is the applicant.

**IV: New Applications:**

**Item 1: Champion Auto Body:** Major Conditional Use Permit: Proposal to construct a 4,000 square foot addition to an existing auto repair facility, with proposed site re-grading, parking area reconfiguration, and box trailer storage relocation on a 2.17 acre site located at 1617 Portland Road, Tax Map 29 Lot 20P in the CCS District. Mario Binette is the owner/applicant and Paul Gadbois is the owner's agent.

Gadbois gave presentation with plan drawing. Discussion included parking spaces, paving and buffering. They are not planning to increase employees, just space. *Morin motioned* for site walk review on 3/19/2015 at 6pm at 1632 Portland Road (weather permitting) and *McGinn second - unanimously agreed*

#### **V. Proposed Ordinance Change:**

*McGinn motioned* to move Item 3 to be presented first since Rob McKic came to speak on issue. *Morin second - Unanimously agreed.*

**Item 1:** (Previously item 3) **Review of Request to Incorporate Self Storage Units in the proposed DB2 district** - Atlantic Mini Storage would like to expand business. They would purchase the Strickland's property in back, extending to back property line of the white farmhouse on Limerick Rd. This property abuts DB2 line. Discussion covered issue of changing boundary line of DB2 to include the Strickland's property which der Kinderen said is a harder request to pass than allowing an additional use in a zone. The basic question is if storage units conflict or conform with DB2 uses. With current zoning, this property would not be able to expand. Board decided to put this on next week's agenda with hopes of making a decision at next meeting.

**Item 2:** (Previously item 1) **Review of Proposed Alfred Road District on Rte 111** - Tabled

**Item 3:** (Previously item 2) **Review of Proposed Sign Performance Standards** - Discussion about various signs, banners and their uses. Decisions about sign performances must be completed prior to finalizing the ARD review.

**VI. Planner's Report:** Communications to be distributed on Monday  
Cain asked about Maddies/Blue Moon - still not completely decided on what they want to do. Planning board will most likely not have to review.

Another new business is reviewing coming into town after getting permitted uses passed. 12,000 sf retail, service business on raw land. Coming from Sanford.

Town Attorney wants to schedule executive session with planning board.

**Adjourn:** *Morin motioned and McGinn second* **Adjourned at 9:11**