

Arundel Planning Board
Minutes of Regular Meeting
March 26, 2015 **Called to order: 7:08pm**
Fire Station Meeting Room 468 Limerick Road

Attendees: Tad Redway, Town Planner, Richard Ganong, Chairman, Marie Burgie, Secretary
Board: Marty Cain, James Lowery, Bob McGinn, John DerKinderen, Roger Morin, Bob Coon
Attendees: Bill Reed, Chip Haskell, Mario Binette, Luke Brochu, Chad Binette, Paul Gadbois, Charles Bassett

I. Approval of Agenda: *Coon motioned to approve as amended der Kinderen second*

II. Approval of Minutes: March 12 and March 19, 2015 tabled due to corrections needed.

III. Pending Applications:

Item 1: AIM Recycling USA: Major Conditional Use Application -

Proposed application to 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.

Discussions regarding impervious pavement, groundwater protection as well as what waivers to be included in vote in order to deem application complete. Letter from town engineering co., Woodward & Curran was referred to a number of times. Groundwater protection was discussed in length. *Morin motioned to grant waiver for ground water study, Der Kinderen seconded 5 in favor and McGinn against; motion passed. Coon motioned to accept application as complete and Cain seconded. Vote was unanimous.* Public hearing scheduled for April 9, 2015.

Item 2: 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.

Discussion took place regarding the site walk that took place on March 19, 2015. They felt the applicant overstated the amount of bays capable to fit and had concerns about screening or buffering of property. Gadbois said he changed application from 13 to 11 bays. Since there is no stipulation as to bay size with our ordinances, it's difficult to judge. Part of the intended use of addition was to put larger vehicles in. Board is more comfortable with the reduction. Plan

consists of 33 parking spaces in vicinity of building with other spaces available for longer term/overflow parking. They'd like to match existing paving beyond building with reclaimed asphalt. Discussion took place regarding potential seepage of pavement, adding buffers in the form of vinyl fencing or plantings. Board felt that buffers needed to be in place and it was decided that Gadbois would add buffers to drawing to submit with application.

Gadbois said he would have the revised drawing to Redway by Tuesday, 3/31. *Der Kinderen motioned* to deem application as complete, *Cain seconded*. Discussion held questioning if completed plan is necessary to be considered completed application. *Morin motioned* to schedule Public Hearing for April 9th and *Lowery seconded*. *Unanimously agreed* as long as newspaper is able to print in time.

IV. Proposed Ordinance Change:

Item 1 - Review of Proposed Sign Performance Standards: Discussed wall signs and multiple post signs on lots and churches. To be continued.

Item 2 - Discussion of Digital Signage in Business Districts: Tabled

Item 3 - Vacating Arundel Keep Subdivision: Will recommend owner to file a plan in Alfred, York County of Deeds that lots will be combined into one lot.

V. Planner's Report: Expecting permit for dam demolition at Goff's Mill Brook River

Enterprise Drive has started work and Cape Arundel Cottages are moving ahead with about 15 units already pre-sold.

Adjourn: *McGinn motioned* to adjourn and *Morin seconded* **Adjourned at 9:11pm**