

Arundel Planning Board
Minutes of Special Meeting
January 29, 2015 7:05 PM
Fire Station Meeting Room 468 Limerick Road

Attendees: Tad Redway, Town Planner; Rich Ganong, Chairman; Marie Burgie, Secretary
Board: Bob Coon, John Der Kinderen, Marty Cain, James Lowery, Tom McGinn
Public: Robert Melvin, Paul Kochs, Paul J. Sfreddo, Keith Burgie, Paul Gadbois

Call to Order

I. Approval of Agenda – *Der Kinderen moved* to add minutes of Nov 13th to agenda and *Cain seconded* unanimously agreed. Agenda approved *Cain motioned* and *Der Kinderen seconded*.

II. Approval of Minutes:

Nov. 13, 2015 Minutes Approved *McGinn moved, Cain second, 3 Approved, 2 abstained*
Jan. 15, 2015 discussion of clarifications and corrections, then *Coon motioned* to approve as amended, *Der Kinderen seconded, 5 approved, Cain abstained*

III. Pending Applications:

Stickman Dialysis Industries Inc: Plenary Site Plan Application: Determination of Completeness: Proposal to construct a one-story 2,400 square foot building on a 2.2 acre site located at Enterprise Drive, Tax Map 1Tax Map 12, Lot 8E-8 in the BI district. Pete Mourmouras is the owner, Jean Clermont of Stickman Dialysis Industries, Inc. is the applicant, and Paul Gadbois, PE is the agent of the applicant. Site walk had taken place on Jan 17th where setbacks and buffers were satisfactory.. The retention pond was approved by the DEP. *Cain motioned* to accept applicant as complete and *Lowery seconded. Der Kinderen motioned* for public hearing and *McGinn seconded*, all approved *except Coon who abstained* since he wasn't at all meetings where waivers were granted. *Cain motioned* to bring forth to Public Hearing in two weeks = Feb. 12th. *McGinn seconded. All voted unanimously.*

VI. Proposed Ordinance Change:

- 1 Request by Rob Melvin, Arundel Market, to consider HD Digital signage in proposed DB1 and DB2 districts.** Discussion included sign brightness, amount of time images would stay in place after transition and more. Current ordinance does not reference digital signage. Discussion with Town Planner is that we are addressing signs with creation of DB1 and DB2 districts. Ganong suggested to make one sign standard ordinance throughout all districts. Board would like to see samples or example of how sign would look. Cain asked if Melvin could use sign that he has already purchased. McGinn pointed out that it wouldn't comply with the current ordinance although all agree the ordinance must be updated from "fluorescent bulbs" referred in 1995. Ganong asked if we could waive requirements and Redway said we could not. At this time, Melvin would be authorized to install sign to show time and temperature without product images changing. Planning board explained that they are not trying to hinder business & wondered if the Selectman could approve, but we would have to vote on HD Digital Signage at June town meeting. Ganong asked Melvin to have sign vendor meet with code enforcement to review specs to see if it conforms to DB2 rules. Research would be done by Redway and Melvin with his sign vendor with hopes of a standardized sign ordinance. It was also recommended for Melvin to come to public hearing in the next months to speak up on issue.

- 2 **Review of Proposed Alfred Road District on Rte 111.** Planner, Redway brought in new map clarifying the ARD zoning lines per the current property lot lines parallel with Route 111.

Discussion about required minimal percentage of business use being based on lot coverage vs floor area. McGinn gave examples of condominiums being a good use of the land for commuters, etc. Much more will be discussed in future meetings in regards to ARD.

Ganong is aiming to have public hearings in March, to adjust decisions and hold hearings in April with updated information to pass on to Selectmen. He also suggested to have voting items separated so that all isn't rejected or passed in bulk.

VII. Planner's Report:

AIM is ready to come back to planning board after final dealings with DEP. Redway reminded applicant to expedite their plans since ordinances are changing. Coon suggested that we pass a rule that if someone is working on a plan, we don't change the rules and close them out after they've spent thousands of dollars on preparation. Yet, general opinion was wondering how long we're to wait if we don't hear back from people.

Arundel Keep - across from Bud Legros is also coming back for subdivision review. This will be our first subdivision in many years. McGinn acknowledged their efforts and most felt it should be a smooth process. Coon expressed that we should enforce approved plans that don't begin and end on time. Redway explained that we do enforce which is why these have to come back for review again.

Arundel-Kennebunkport Seasonal Cottages LLC.'s Tri-party agreement is in place with \$252,000 in People's United Bank where Tad has a contact for future drawings. There is also a consultant hired by the DEP available to us who has given good reports.

Staff level reviews are in process and will be doing a modification of subdivision Off Rt 35 between Kennebunk & Arundel.

Branch Brook received a permit to install a 30,000 gallon fueling tank. Coon asked why that was permitted through staff review instead of coming through planning board. Redway answered that it was decided that business uses should not be held up waiting for planning board review. Cain wondered why it's important for the board to review issues involving a couple of trees, yet not involved with the installation of a 30,000 gallon propane tank in our town. Many wondered if it wasn't something that should have gone through the planning board. Ganong made the point that it fell under the 2000 square foot rule where staff is able to approve. Discussion involved if we need to implement a policy when there is a hazardous product involved whether it's a smaller size or not.

Dubois permit is an on-going discussion as well as cases involving private roads and more.

McGinn motioned to adjourn and *Der Kinderen* seconded which was unanimously agreed on.

Adjourned at 9:10pm

Respectfully Submitted by Marie Burgie, Secretary