

# Arundel Planning Board Special Workshop Meeting

## Draft Minutes

January 15, 2015 Started 7:02 PM  
Fire Station Meeting Room 468 Limerick Road

**Attendees:** Tad Redway, Town Planner Marie Burgie, Secretary

**Board:** James Lowery, Bob Coon, Roger Morin, John DeKinderen, Tom McGinn, Rich Ganong  
chairman **Public:** Keith Burgie

**Approval of Agenda:** *Morin motioned to accept agenda, Coon second - all unanimously approved*

**Approval of Minutes:** November 13th minutes tabled since not enough similar members to vote;

January 8th min. - *DeKindren motioned to accept and Morin seconded- 5 in favor, Ganong abstained*

### **Proposed Ordinance Change: Review of Proposed Alfred Road District on Rt 111 = "ARD"**

Redway provided potential list of permitted uses of ARD in section 7.2.1, comparing uses with existing 7.4.1 ARD and 7.3 Downtown Business 2 District "DB2". Many similar uses paired up after omitting uses that had pertained to Shoreland zoning charting, such as marinas, land management roads, forest management activities, piers, docks, etc. Time was spent defining "Recreational Facility, Passive" as an area that excludes motorsports and encourages non-profit, non-motorized activities.

Discussions centered around the neighborhood being "mixed use" since residences already existed there. Residents would not be forced to change into commercial/ mixed use entities. But, the area does not promote residential or subdivisions (or 3+ units per state subdivision rules). Existing mobile home parks should not be affected unless a better use of the land was to be presented.

Initial discussion in commercial/mixed use was to draw line at 1000' back from both sides of Route 111. Commercial development could allow buildings as large as 100,000 sf. (Example noted that the Biddeford Market Basket is 120,000 sf.) This would be improbable on lots south or east of New Rd. It would also be problematic to a residence having a large building erected close to their existing home. However, there are several, larger lots that could accommodate that to the west or north of Rt 111. As of yet, there is no public sewers or water to attract businesses. A traffic light is planned by the D.O.T. at the Hill Rd/Rt 111 intersection.

Redway pointed out, the 1000' line could cause access problems for residential properties in back of the line on the north side. It is also a challenge to avoid properties being split into two zoning districts. The state is planning to reconfigure the intersection of New Rd and Old Alfred Road for safety reasons and it's assumed that more traffic will be created as the Bartlett Farm development grows. Studies have shown that there is a higher traffic count at the Limerick Rd intersection than at Old Alfred Rd. McGinn felt it important to get the local residents' zoning opinions prior to making decisions. All agreed, but historic attempts of homeowners' response with prior discussions have not been successful.

Ganong suggested Redway print an area map to show boundary lines of affected properties so zoning lines could be drawn based on existing property lines. Since east of New Road is more congested than west, caution is being used to avoid a blanket approach and the varied size of parcels may be best accommodated by using a not to exceed 20% of lot coverage vs a square foot maximum. Discussion took place regarding past decisions about allowing wind-farms or cell towers which have their own overlay of zoning with maximum height criteria. Coon pointed out that if a use isn't listed on the "permitted list" does not necessarily mean it's not allowed. There was also discussion about the 2 acre minimum requirement. The comprehensive plan committee as well as the planning board feels that protection should be given to homeowners who intend to divide land for their children to build. With that in mind, provisions may be put in place to allow one acre zoning for family members.

Since McGinn arrived a few minutes into the meeting, there were enough similar members for board to now vote on the Nov. 13th minutes. *McGinn noted a typo on page 2 and motioned to approve with correction, Coon seconded, 4 voted in favor and 3 abstained = passed.*

**VII. Planner's Report:** Redway updated that:

*The Cape Arundel Cottage Preserve* has transferred \$245,000 into the tri-party account. They do need to sign documents and finish a form that they are aware of.

*Branch Brook Fuel* is up for a site plan project with a meeting prior to application to install a 30,000 gallon propane tank fueling station with associated access, lighting and landscaping at their 2.5 acre site in the CCS District.

*AIM* has its *DEP permit* ready but another new project manager for Redway to brief. They were cautioned that auto-graveyards are being eliminated and they should move quickly or risk losing chance.

*A Rejuvenated Subdivision* on Irving Road is coming back to the planning board. They hadn't started or finished their 6 unit cluster division since approximately 2005, so their process needs to be started again.

*Dubois's facility* plans to apply to renew their permit, however at this time, it is incomplete and a full application is needed including the submission of a full survey of the property.

**Adjourned:** *Morin motioned and McGinn second - unanimously agreed at 9:04 pm*

**Site Walks Currently Scheduled:**

Saturday, January 17th at 9:00 am Cul-de-sac Lot 8E-8 Enterprise Drive and

Thursday, January 22nd at 9:00 am Branch Brook Fuels - 14 Old Saw Mill Lane

Next Regular Planning Board Meeting January 22nd 7pm at MLD School Library

Next Special Workshop Planning Board Meeting January 29th - location to follow

[www.arundelmaine.org](http://www.arundelmaine.org)

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