

Arundel Planning Board Minutes

January 23rd, 2020 - 7:00pm

Mildred L. Day School Library - 600 Limerick Rd. Arundel

Board Attendees: Mr. Cain, Mr. McGinn, Ms. Roth, Mr. Ganong, Mr. Bergen, Planner; Mr. Redway, Secretary; Ms. Goulet

Attendees: Bob Metcalf, John Fitzpatrick, Velma Hayes, Rick Dubois, Sol Fedder, Randy Dubois

Call to Order: Chair Ganong calls meeting to order at 7:06pm.

I. APPROVAL OF AGENDA:

Public Comment section to be added to the Agenda.

Motion: Mr. Cain motions to approve as amended. Ms. Roth seconds.

Vote: Unanimous in favor.

II. PUBLIC COMMENT:

Citizen comment period opened and closed at 7:08pm with no comments to record.

III. APPROVAL OF MINUTES:

Motion: Ms. Roth motions to approve the Minutes of January 9th as written. M. Cain seconds.

Vote: Mr. McGinn abstains. Remaining members in favor.

IV. PUBLIC WORKSHOP:

Item 1: Zoning Amendment to the Townhouse Corner District: *Proposal to reduce the minimum residential unit density from 20,000 sf with sewer or water to 8,000 sf in the Townhouse Corner District. The request is specifically applicable for rental apartment units. Arundel Grange, LLC is sponsoring the proposed amendment and Robert Metcalf of Mitchel & Associates is the applicant's agent.*

Mr. Redway notes that property owners (within District) were notified by mail 10 days ahead, the notice was emailed to those on the mailing list, and it was also posted on the Arundel website.

Mr. Metcalf presents an overview of the zone and the hope/plan with the proposed change. Though nothing is official, KKWW has expressed the willingness to extend the water supply (but no cost estimate) and provided confirmation that the nearest water lines could accommodate expected need.

Mr. Cain inquires about the distance to the nearest hydrant.

Mr. Metcalf ballparks the distance at 800ft.

Discussion occurs between the Board and the applicant. No public comment to record.

Overall, the Board feels that the water/sewer limitations will be the primary limiting factor for others in the District to take advantage of the proposed LUO change. There is some curiosity about why the applicant is requesting 8,000s/f minimum vs. 10,000s/f minimum per unit. According to Mr. Metcalf, the 8,000s/f request is more in line with other ordinance that promotes multi-units.

Mr. Redway points out that the COMP Plan should be notified as well as Kennebunkport as this District abuts their community.

Mr. Ganong takes the "temperature" of the Board and the general feeling is a willingness to collaborate with the applicant to draft quality language for the goal of Amending the maximum density in the Townhouse Corner District.

Mr. Bergen speaks to indicate that he will likely abstain from voting on this subject due to a close family member owning land in the District.

V. PENDING APPLICATIONS:

Item 1: Dubois Automobile Salvage: *Conditional Use Renewal:* *Proposed application to renew an existing permit to continue operation of an existing 85,000 sf +/- automobile salvage area on a 3.6 acre site located at 2 Irving Road, Tax Map 19, Lot 6 in the R-4 District. Dubois Livestock, Inc is the applicant.*

Site walk occurred over the weekend. The Board notifies the applicant that the **next** renewal must be submitted prior to expiration. Flexibility is being extended this time around because there seems to be differing accounts of the submittal date.

The Board proceeds to review the checklist:

-A fair amount of discussion occurs regarding the current (and historically provided) map. End result is that the Board does not require the applicant to provide a more comprehensive survey because the applicant is not requesting changes nor is something wrong. Mr. Redway does, however, request a full sized map.

Motion: Mr. Cain motions to hold a Public Hearing on February 13th. Mr. McGinn seconds.

Vote: Unanimous in favor.

VI. NEW APPLICATIONS:

Item 1: Irving Road Subdivision: *Subdivision Pre-Application:* *Proposal to develop 5-6 lot cluster subdivision with a 500 foot private way on a 14.39 acre lot located at 23 Irving Road, Tax Map 19. Lots 1 and 1B, in the R-4 and Shoreland Zones. Randrick Trust is the owner and Jason Vafiades PE is the applicant.*

Mr. Vafiades reviews the project's intent and the rough lot lines.

Motion: Mr. McGinn motions to hold a site walk on February 1st at 9am. Ms. Roth seconds.

Vote: Unanimous in favor.

Item 2: Arundel's Keep: Subdivision Pre-application: Proposal to resubmit an expired 8-9 lot clusters subdivision with a 700-foot long private way located off Irving Road on a 58.02 acre parcel. Tax Map 19, Lot 8, in the R-4 and Shoreland Zones. Arundel's Keep LLC is the owner and Jason Vafiades PE is the applicant.

Mr. Vafiades reviews this project as well and has two main questions:

-Can two driveways come off of Irving Rd? – Yes

-Are these lot sizes acceptable for a cluster development? – Yes

Motion: Mr. McGinn motions to hold a site walk on February 1st at 10am. Mr. Bergen seconds.

Vote: Unanimous in favor.

VII. OTHER BUSINESS:

Ms. Roth wonders aloud if all of the exceptions that the Board makes chips away at the ground that the Board stands on when making final/firm decisions. Mr. Redway points out that, the Subdivision Ordinance in particular, purposefully offers flexibility.

Mr. Redway notes that he's just closed out the last meeting of Phase 1 with City of Biddeford to create better standards of preservation and drainage of wetland areas. Phases 2 & 3 will focus on the Thatcher Brook and Richardson Brook areas. If Arundel participates it would involve a \$3,000 price tag. It would cost significantly more to accomplish at another time because Federal funding will help cover costs at this time.

Motion: Ms. Roth motions to adjourn at 9:08pm. Mr. McGinn seconds.

Vote: Unanimous in favor.

Adjourn

Respectfully submitted,



Corinne A. Goulet
Secretary to the Planning Board