

**Arundel Planning Board**  
Special Meeting  
February 5, 2015 Start 7:04PM  
Mildred L Day School Library 600 Limerick Road

**Attendees:** Tad Redway, Town Planner; Rich Ganong, Chairman, Marie Burgie, Secretary  
**Board:** Bob Coon, John der Kinderen, James Lowery, Tom McGinn,  
**Public:** Jack Turcotte Interim Town Manager (Noted: No Camera at meeting)

**I. Approval of Agenda:**

*der Kinderen* motioned, *Lowery* second, *unanimously* agreed

**II. Approval of Minutes:** 1/29/15

*der Kinderen* motioned, *Coon* second, *unanimously* agreed

**III. Proposed Ordinance Change:**

Item 1 Review of Proposed Alfred Road District on Route 111. Discussion and Clarification of Permitted and Conditional uses per previous meetings. Setbacks, heights and minimal uses were evaluated. Item #13 of the Conditional Uses was revised to read "Residential (to included single family, two family, and multi-family developments) only provided that a minimum of 20% of the aggregate floor area is used for commercial or non-residential purposes" as opposed to 35% stated previously. *McGinn* motioned to approve uses as discussed with changes decided on and *Coon* seconded, *Unanimously* agreed

Space and Bulk Requirements – Gives Minimum and Maximum Design Standards. Discussion involved setbacks, impervious surface coverage, etc. Residential uses were to be allowed on 1 acre lots & Age Restricted Housing density can have 4 units per 1 acre lot. Maximum Building Footprint was removed to allow permitted uses on a per case basis to be determined to have minimum impact and be appropriate for area. Setbacks will be referred back to sliding scale design based on building designs and location with comparisons to DB1 standards.

[Item 2 Discussions of Signage & Performance Standards (Tabled)]

**VII. Planner's Report:**

Champion's Auto will be coming up for review  
Kevin Lord is almost done. Final inspection to be done 2/6/15  
Hemlock Campground wants to put 1000-2000 gal propane tank for guests to fill their units with. Board decided to have it reviewed by fire chief and Staff.

Redway attended previous comprehensive plan meeting where there was discussion about bonus densities to encourage people to preserve open space. Cluster zoning requirements, per approved comp plan calls for 50% of all development being put into permanent open space. Town meeting will address these issues in order to preserve rural character by preserving open space.

Coon asked Redway if the board would have documentation showing the changes that they have been working on, so at town meeting, citizens should have clear view as to what changes were made. Redway said he has been working on that and will be presenting a draft of it to board shortly.

Adjourned:

*McGinn* motioned, *Lowery* second, *unanimously* agreed at 9:25pm

Page 2 of 2

*Respectfully Submitted,*  
*Marie Burgie, Secretary*