

Arundel Planning Board Minutes
January 9th, 2020 - 7:00pm
Mildred L. Day School Library - 600 Limerick Rd. Arundel

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

Attendees: Rick DuBois, Randy Dubois, Sol Fedder, Dowsor Dubois

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

I. APPROVAL OF AGENDA:

Motion: Mr. Lowery motions to approve the Agenda with the removal of "Item 2: BDF Holdings Inc: Major Subdivision Application" from the Agenda. Mr. Cain seconds.

Vote: Unanimous in favor.

II. PUBLIC COMMENT:

Citizen comment period opened and closed at 7:07pm with no comments to record.

III. APPROVAL OF MINUTES:

Motion: Ms. Roth motions to approve the December 12th Minutes as amended. Mr. Bergen seconds.

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

IV. NEW 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.*

The Board notes that the following items will need to be submitted on or before the site walk:

- Maps
- Abutter labels
- Checklist in application needs to be completed

Motion: Mr. Lowery motions that the site walk be held on January 18th at 8:30am. Mr. Bergen seconds.

Vote: Unanimous in favor.

V. ZONING AMENDMENTS:

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

The Workshop is confirmed to be scheduled for the regular Planning Board meeting on January 23rd.

Two major issues expected to be discussed:

- Is it desirable to have higher density in that part of Town?
- Is there adequate water supply? Can the existing water line or necessary extension support the increased use? Addition of a hydrant?

Mr. Bergen suggests some level of collaboration with Kennebunkport since increased density in this area would surely impact the Port's adjacent areas too. Otherwise, this seems (according to Bergen) like a viable location for this sort of density. It could also help retain the rural character that the Town is hoping to preserve elsewhere in the community.

Mr. Redway notes that he has several Applications/Applicants expected to also be on the docket on the 23rd to highlight how full the evening will be.

Board members express concern about potentially putting zone changes in motion to cater to a single project but Mr. Redway reminds members of how this occurred for projects such as Kate's Butter and the Arundel Cottages.

VI. OTHER BUSINESS:

The Board reviews a "punch list" of proposed Ordinance revisions. Mr. Redway notes that it's important that the Board start making progress on these since there are areas of conflict and or weak policy.

The Board decides to focus on the following 5 areas first:

1. LUO 6.2.B – Subdivision Fees & Shoreland Zoning references
2. LUO 12.2B – Road Standards; reconciliation with the Street Ordinance
3. LUO 12.7 & LUO 5.5 – Elimination or acceptance of Estate Lots in a cluster subdivision & Require Estate Lots access strips to be used as primary access points respectively
4. Noise Ordinance
5. Redefining/Clarifying zoning districts R2, R3, & R4

Motion: Mr. Bergen motions to adjourn at 8:31pm. Ms. Roth seconds.

Vote: Unanimous in favor.

Adjourn

Respectfully submitted,



Corinne A. Goulet
Secretary to the Planning Board