

Arundel Planning Board
Draft Minutes of Regular Meeting
November 12, 2015 at 7:00 pm
ML Day School Library 600 Limerick Road

Board Attendees: Rich Ganong, Tom McGinn, Marty Cain (arrived 7:05), Bob Coon, John Der Kinderen, Jamie Lowery, Roger Morin and Tad Redway, Town Planner

Public Attendees: John Kuchinski, Harriman Associates; Florian Legros; Andy Morell, BH2M; Lisa True, Matt True, Kevin Reilly, and Paul Gadbois, PE.

CALL TO ORDER: Chair Ganong called the meeting to order at 7:02 pm. Attendance was taken.

I. APPROVAL OF AGENDA:

MOTION: Mr. Morin moved and Mr. McGinn seconded the motion to approve the agenda as written.

VOTE: Unanimous in favor.

II. APPROVAL OF MINUTES: November 5, 2015 Minutes

Motion: Mr. McGinn moved to approve the minutes as written, seconded by Mr. Coon.

Vote: *Aye:* Mr. McGinn, Mr. Cain, Mr. Coon, Mr. Lowery and Mr. Morin. *Abstain:* Mr. Ganong and Mr. Der Kinderen

III. PUBLIC HEARING

Item 1: **RSU 21 M.L. Day School Expansion: Conditional Use/Plenary/Site Plan Review:** Proposal to reconstruct ML Day School campus renovation of portions of the existing building, 24,045 square feet of building expansion, and relocated parking and recreational facilities on a 9.59 acre parcel located at 600 Limerick Road, Map 17 Lot 25A in the R2 district. RSU 21 is the owner applicant and John Kuchinski of Harriman Associates is the owner's agent.

Chair Ganong opened the Public Hearing at 7:10. Mr. Kuchinski presented an overview of the project. Mr. Kevin Reilly inquired about the settlement issue in the existing gym and asked what the RSU strategy would be to combat this is the new expansion. Mr. Kuchinski explained that the new construction will be on soils that extensive geological testing has demonstrated is able to support the dead and live load of the school. All structures will be relocated out of the unstable Naumburg soils.

Chair Ganong closed the public hearing at 7:10 pm.

III: PENDING APPLICATIONS:

Item 1: **RSU 21 M.L. Day School Expansion: Conditional Use/Plenary/Site Plan Review:** Proposal to reconstruct ML Day School campus renovation of portions of the existing building, 24,045 square feet of building expansion, and relocated parking and recreational facilities on a 9.59 acre parcel located at 600 Limerick Road, Map 17 Lot 25A in the R2 district. RSU 21 is the owner applicant and John Kuchinski of Harriman Associates is the owner's agent.

Mr. Kuchinski explained that the RSU21 would be filing an appeal from the Lot Coverage standards to permit a 40% coverage on the property. Mr. Cain expressed concern about access to the original Lot 25 from Limerick Road, to which Mr. Kuchinski stated that the Town and RSU Attorneys were working to resolve this issue.

Mr. Coon expressed concern about the potential for future expansion given the soil constraints of the site. Both Mr. McGinn and Mr. Der Kinderen voice concerns about the legitimacy of pursuing the Estate lot option for providing access for Lot 25A.

Item 2: Brookside Estates: Preliminary Subdivision Application/ Conditional Use Application- Proposal for a 10-lot cluster subdivision and age-restricted community on 11.98 acre lot located at 182 Log Cabin Road, Tax Map 32, Lot 14C in the R3 and Shoreland Overlay Districts. J Group LLC is the owner/applicant and the owner's agent is Walter Pelkey of BH2M.

Mr. Redway reported that the Fire Chief submitted his recommendation that the proposed cistern in the cul de sac could be eliminated if the applicant committed to installing sprinkler systems in all of the residences. The Planner also reported that the Town Engineer has made additional recommendations regarding the proposed storm drainage system and we are awaiting the Woodard Curran hydrogeologist to complete their peer review of the applicant's nitrate migration study.

Mr. Morrell of BH2M stated that the proposed changes suggested by the Town Engineer are being implemented, and per the Planner's report, the applicant is proposing to install grass sod over the gravel shoulders to improve the visual appearance of the project.

After considerable discussion the Planning Board agreed with this approach. Mr. McGinn raised concern that inadequate landscape buffering was provided along both the north and the south sides of the project. There is no designated buffer strip between proposed lots 1-5 and the adjoining property. Mr. Redway stated that the 25 foot buffer would have to be reserved by covenant as a no-cut zone. The Town Planner stated that this existing tree cover was somewhat thin at the elevation of a standing person and asked the Board if they wanted to increase the density of the buffer with additional plants.

The Board determined that retaining the existing vegetation within the first 25 feet should meet the buffering standards of Section 8.4.B.11 and the next 25 feet can be open grass with no structures.

Planning Board set public hearing for December 10, 2015.

IV. NEW APPLICATIONS

Item 1: Motorland: Conditional Use Application: Proposal to construct a 60 foot x 220 foot metal storage building and associated paved access for motor vehicle storage at the existing *Motorland Showroom & Service Center* at 2564 Portland Road, Tax Map 2, Lot 1, in the BI district. Neal Griffeth of Caribou Maine is the owner, *Motorland* is the applicant, and Paul Gadbois PE is the applicant's agent.

Paul Gadbois, PE introduced the project to the Board. The proposed 6-x 220 foot building will extend north south along the rear of the existing parking lot. An additional 30-foot wide paved apron will surround the building for circulation purposes. Issues raised by the Planner's report that were resolved by the Board included:

- The new structure is not intended to be a showroom and will not accommodate the public.
- Addition parking along the western perimeter of the existing display area is unnecessary;
- Landscape buffer between the building and the display area is not required.
- The Board accepted the applicant's purchase and sale agreement as fulfilling the right title and interest requirement in the Site Plan application process.
- The buffer fence along the southern property line (required of the applicant in a preceding application) extends to the western tree line.
- The Planner challenges the gravel designation of the rear portion of the lot in the applicant's stormwater management model. Board agreed to examine this issue at a site walk.

Motion: Mr. McGinn moved that the applicant's request for a waiver from mapping all existing utilities. Seconded by Mr. Morin.

Vote: Unanimous in favor.

Motion: Mr. Cain made a motion that the Plenary Site Plan application is complete. Mr. McGinn seconded.

Vote: Unanimous in favor.

The public hearing was scheduled for December 10, 2015.

Motion: Mr. Morin made a motion to conduct a Site Walk on December 5, 2015 at 9:00 AM. Mr. Coon seconded.

Vote: Unanimous in favor.

Item 2: ServPro: Plenary Site Plan application - Proposal to convert an residential building under construction to a 2,872 square foot commercial service structure containing a *Servepro* business located on a 1.77 acre parcel at 782 Alfred Road, Tax Map 4, Lot 32 in the AR district. Matt and Lisa True are the owner/applicants.

In response to the Planners notes the applicant submitted the following additional information:

- Complete Plenary Site Plan application checklist;
- Paid additional fees for the Plenary Application;
- Provided further evidence of the applicant's right title and interest in the property;
- The applicant cannot maintain the 15 foot landscape buffer along the front yard line in compliance with the AR District requirements.

The Planning Board rejected the applicant's request to waive the 15 foot buffer. The Planner recommended that the applicant increase the width of the driveway entrance and the curb line curve radii in order to create the 15 foot setback on the east side of the building. The applicant's engineer stated that he would experiment with the suggestion.

Regarding parking, the applicant reported that a total of 4 people will be working at the proposed facility and there is no walk in customer service anticipated or encouraged. Hence the four parking spaces and ADA space proposed.

In response to the Planner's concern regarding time of concentration for downstream ponds, the applicant's engineer will conduct a hydro cad assessment of the greater watershed, and submit for the December 10th meeting.

IV. Land Use & Subdivision Ordinance Revisions

Item 1: Review of New Land Use Ordinance Format: Reorganization of Districts and Format Changes, Sections 6-10

Given the late hour, the Chair deferred the Ordinance consideration until the next meeting.

V: Planner's Report

- The Planner notified the Board that the Dubois Livestock, Inc. ZBA appeal was scheduled for December 16th.
- The Board asked the Planner about details regarding the Selectmen's Public Hearing with the DEP Acting Commissioner regarding Dubois Livestock Inc odor complaints.
- The Planner also reported on the recent activities of the Comprehensive Plan Review Committee and the reconsideration of the Trailhead District and decommissioning of the Natural Resource Protection district.

ADJORNMENT: Mr. Lowery moved to adjourn at 9:55 pm, with Mr. Der Kinderen seconding the motion, and it passed with all in favor.

Respectfully Submitted,

Tad Redway
Planning Board Secretary, Pro Temp