

Arundel Planning Board Minutes

March 15, 2018 7:00pm

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

Board Attendees: Mr. Cain, Mr. McGinn, Mr. Lowery, Mr. Bassett, Mr. Ganong, Mr. Bergen, Town Planner Mr. Redway, Secretary Ms. Goulet

Attendees: John Hughes, Marcel Bertrand, Manon Cote, Sandra Guay, Michael Boucher, Tim Stentiford, Dick Prentice, Paul Gadbois

Call to Order: Chair Bassett calls meeting to order at 7:04pm.

I. APPROVAL OF AGENDA:

Motion: Mr. McGinn motions and Mr. Ganong seconds the motion to approve the agenda as presented.

Vote: Carries unanimously.

II. APPROVAL OF MINUTES

Motion: Mr. Ganong motions and Mr. McGinn seconds the motion to approve the February 22, 2018 minutes as written.

Vote: Carries unanimously.

III. CITIZEN COMMENTS

Citizen comment period opens at 7:06pm and closes at 7:07pm. No citizen comments.

IV. PUBLIC HEARINGS

Item 1:

Public Hearing opens at 7:07pm.

Mr. Hughes summarizes the proposed amendment in plan to his Conditional Use Approval. No public comments are voiced.

Public hearing closes at 7:08pm.

V. PENDING APPLICATIONS

Item 1: Branch Brook Fuel: *Amendment to Conditional Use Approval:* Discussion concerning modification of existing permit so as to increase size and volume of approved 12,000 gallon K-1 tank to a 20,000 gallon #2 tank and alter piping system in an existing fuel storage depot located at 14 Sawmill Lane, Tax Map 36, Lots 15 & 23 in the DB2 District. Branch Brook Fuels is the owner and John Hughes is the applicant's agent.

Mr. Bergen recuses himself due to conflicts.

Findings of Fact are read into the record.

Motion: Mr. Ganong motions and Mr. McGinn seconds to approve the conformance with conditional use all at once as they remain unchanged.

Vote: Mr. Cain, Mr. McGinn, Mr. Lowery, Mr. Bassett, and Mr. Ganong vote in favor. Mr. Bergen abstains. Motion carries.

Motion: Mr. McGinn motions and Mr. Cain seconds to approve the application.

Vote: Mr. Cain, Mr. McGinn, Mr. Lowery, Mr. Bassett, and Mr. Ganong vote in favor. Mr. Bergen abstains. Motion carries.

Item 2: Motorland: Conditional Use Application – Determination of Completeness:

Request to convert a 9,900 sq ft automobile storage facility into a public auto showroom, remove 425 sq ft of an existing building, construct a public promenade with raised seating, and reorganize site parking to accommodate increased public parking as well as display parking. All on a 4.9+/- acre site located at 2564 Portland Road, Tax Map 2, Lot 1, in the BI district. Motorland LLC is the owner and applicant, and Ralph Austin Esq. is the applicant's agent.

Applicant's agent, Sandra Guay, reviews goals and makes note that the facility in question will remain vehicle storage in the "off season". She also points out that the applicant is amenable to installing wheel stops to help alleviate issues with under sized parking spaces and reiterates that the client will not be charging an entrance fee at this time (in accordance with the permitted purpose).

Mr. Redway to discuss the confusion with emergency exit labeling with the Fire Chief.

There is extensive discussion regarding the two areas on the plan where parking spots and travelled ways are measuring smaller than required by the ordinance. Mr. Lowery and Mr. Cain suggest avoiding wheel stops as they would be counter-productive in winter months.

Motion: Mr. McGinn motions and Mr. Lowery seconds that the 23' travelled way be allowed.

Mr. McGinn withdraws his motion and Mr. Lowery withdraws his second as it's identified that the language the Ordinance uses does not allow the Board to waive the standard sizing for travelled ways or parking spaces as they are presented.

Motion: Mr. Ganong motions and Mr. McGinn seconds to require the applicant to add the necessary 5" and 18" of pavement in the appropriate sections to comply with the Land Use Ordinance.

Vote: All in favor. Motion carries.

Discussion moves on to the applicant's requested waivers for the following requirements: ground water study and traffic impact study.

Mr. Lowery points out that the upcoming use should not represent a significant change to the current traffic pattern. Additionally, it is unlikely that the business will experience a peak usage period.

Motion: Mr. Lowery motions and Mr. Bergen seconds to allow the waiver for the traffic study.

Vote: All in favor. Motion carries.

It's noted that there are no new bathrooms, sinks or kitchens included in the applicant's plan.

Motion: Mr. Ganong motions Mr. Lowery seconds to allow the waiver for the ground water study.

Vote: All in favor. Motion carries.

The Planner runs through the remaining check list items on the list in effort to assess the completion of the application.

Motion: Mr. Ganong motions Mr. Lowery seconds to require a peer review on the photometric plan

Vote: All in favor. Motion carries.

Motion: Mr. Ganong motions and Mr. Cain seconds the motion to have the storm water plan peer reviewed.

Mr. Lowery argues that the difference between the new & old versions of the plan is minimal overall. With this in mind, a peer review would be redundant. Mr. Ganong and Mr. Cain withdraw their motion.

Motion: Mr. Ganong motions Mr. McGinn seconds to waive the need for the peer review of the storm water plan.

Vote: All in favor. Motion carries.

Motion: Mr. Ganong motions and Mr. McGinn seconds the motion to deem the application complete.

Vote: All in favor. Motion carries.

Motion: Mr. Ganong motions and Mr. McGinn seconds the motion to have a public hearing regarding Motorland's conditional use application on April 12th, 2018.

Vote: All in favor. Motion carries.

VI. NEW APPLICATIONS

Item 1: Tundra Drive Subdivision: Major Subdivision Pre-Application: Proposal to extend Tundra Drive approximately 520 linear feet across Goff Mill Brook to provide access for an additional four (4) single family dwellings on a 14.5 acre parcel. Tax Map 30, Lot 6 in the R3 zone and Shoreland Overlay District. Sylvain Theriault is the owner and applicant and Paul Gadbois PE is the applicant's agent.

This is the second time the applicants have brought this plan or a similar plan to the Board. Previously they had deemed it cost prohibitive due to Ordinance but are under the impression that there had been changes to alleviate that.

Upon discussion the Board concludes that the proposed development would need to be treated as a Cluster and also that a Net Density study would need to be performed.

The applicant decides the open space requirement and the restrictions that a Net Density report would put on the number of allowed lots would still make the proposed development cost prohibitive at this time.

Item 2: Arundel Machine Expansion: *Site Plan Sketch Plan Application: Proposal to construct a 20,167 sf expansion of the existing manufacturing facility allocated on a 7.76 acre parcel; Tax Map 12, Lot 7-3. Also to construct a separate 10,000 sf manufacturing facility on a 3.75 acre parcel. Map 12, Lot 7-3 with shared parking and internal driveway facilities off of Technology Drive in the BI and Shoreland Overlay Districts. DCB Properties are the owners, Arundel Machine is the applicant, and Paul Gadbois PE is the applicant's agent.*

Mr. Gadbois reviews the applicant's intent and highlights the surrounding wetlands, making special note of where they were and the adherence to the 100' setback from those wetlands.

Chair Bassett confirms with the Board that there is agreement on the setbacks for the Shoreland Overlay Wetlands. It's decided that no action is needed at this time – just that the applicant and agent remain aware of setbacks.

VII. LAND USE ORDINANCE REVISIONS

Item 1: Proposed amendments to the Arundel Land Use Ordinance: *Discussion regarding regulations on commercial animal husbandry limitations in residential and rural districts.*

Motion: Mr. Bergen motions and Mr. Ganong seconds to move discussion of LUO revisions to next meeting.

Vote: All in favor. Motion carries.

VIII. OTHER BUSINESS

Mr. Redway notes that there will be 3-4 new applications to be discussed at the next meeting.

Mylars are signed.

Mr. Ganong motions to adjourn at 10:18pm.

Adjourn

Respectfully submitted,

A handwritten signature in blue ink, reading "Corinne A. Goulet". The signature is written in a cursive style with a prominent initial "C" and a long, sweeping tail on the "t".

Corinne A. Goulet
Secretary to the Planning Board

