

Arundel Planning Board Minutes

March 21, 2019 - 7:00pm

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

Board Attendees: Mr. Cain, Mr. Ganong, Mr. McGinn, Mr. Morin; Town Planner Mr. Redway,

Attendees: Hayley Mandeville, Josh Prevatt, Joanne Grace, Sandra Guay, Tom Danylik, Donna der Kinderen, Doug Holbrook, Karen & Don Holbrook, Roger Taschereau, Phil Labbe, Terry Merrill, Jason Nedeau, Emily Nedeau, Shawn Labbe, Tim Stentiford, Velma Hayes, and Bill Stilphen.

CALL TO ORDER: Chair Ganong calls meeting to order at 7:00 pm.

I. APPROVAL OF AGENDA:

Motion: Mr. Morin motions to approve the agenda as written. Mr. McGinn seconds.

Vote: Unanimous in favor.

II. PUBLIC HEARING -ORDINANCE AMENDMENTS

Item 1: **Public Hearing: Proposed Repeal and Replace of the *Arundel Street Design and Construction Ordinance***

Chair Ganong opened the Public Hearing on Item 1 at 7:02 pm.

Ms. Haley Mandeville testified that the proposed changes to the Street Design and Construction Ordinance will enable her to develop an affordable home off a interior lot for the benefit of her future family, and she advocates passage of the proposed changes.

Mr. Josh Prevatt stated that he was very supportive of the revised Street Design and Construction Ordinance regarding private ways.

Chair Ganong closed the Public Hearing on Item 1 at 7:07 pm.

Item 2: **Public Hearing: Proposed amendments to the Land Use Ordinance in § 3.2 Definitions; §5.13 Private Ways; §9.3.19.1.d.(1) and §9.3.19.2.d.(1) driveway designs for *Commercial Equestrian Stables and Equestrian Centers* respectively.**

Chair Ganong opened the Public Hearing on Item 2 at 7:07:30 pm.
No one from the public spoke regarding the agenda item.

Chair Ganong closed the Public Hearing on Item 1 at 7:08 pm.

Item 3: Public Hearing: Proposed amendments to the Land Use Ordinance in § 3.2 Definitions for museums; §6.6.1.12 and §5.12 to add museums and parking requirements for museums in the BI district.

Chair Ganong opened the Public Hearing on Item 3 at 7:08:30 pm.
No one from the public spoke regarding the agenda item.

Chair Ganong closed the Public Hearing on Item 3 at 7:09 pm

Item 4: Public Hearing: Proposed amendments § 3.2 Definitions in the Land Use Ordinance to redefine the front yard setback from Private Ways that the property owner enjoys no rights of access.

Chair Ganong opened the Public Hearing on Item 4 at 7:09:30 pm.

Roger Taschereau objected to the text of the proposed change, stating that it should be broadened to all corner lots. Mr. Redway responded that the text was penned by the Town Attorney in response to Mr. Taschereau's original request. The Town Manager suggested that a broader definition could be proposed at a later date.

Chair Ganong closed the public hearing at 7:17 pm.

Item 5: Public Hearing: Proposed amendments to the Land Use Ordinance § 3.2 Definitions for Food Trucks and Trailers, listing of Food Trucks and Trailers as conditional uses in the DB-1, DB-2, BI, GW, AR, and TC districts; and establishment of performance standards for Food Trucks and Food Trailers in §9.3.22.

Chair Ganong opened the Public Hearing on Item 5 at 7:17:30 pm.
No one from the public spoke.

Chair Ganong closed the public hearing at 7:18 pm.

III. RECOMMENDATION TO THE BOARD OF SELECTMEN

Item 1: Proposed Repeal and Replace of the *Arundel Street Design and Construction Ordinance*

Motion: Mr. Morin motioned to forward the proposed amendments of the Street Design and Construction Ordinance to the Board of Selectmen with the Planning Board recommendation for approval. Mr. McGinn seconded the motion.

Discussion: Mr. McGinn stated that he had reservations concerning amendments to private ways in subdivisions that substantially reduced travelway widths. He stated that reduced construction standards would pose a safety issue for motorists and residents.

Motion: Mr. McGinn withdrew his second and Mr. Morin withdrew his motion.

Planning Board members discussed several concerns with the proposed changes. Chair Ganong reminded the Board that under the LUO rules governing Ordinance amendments petitioned by the Board of Selectmen, the Planning Board was required to forward the amendments to the Selectmen, with or without the Board's recommendation for adoption.

Motion: Mr. Morin motioned that the proposed amendments to the *Street Design and Construction Ordinance* be forwarded to the Board of Selectmen with no Planning Board recommendation. Mr. McGinn seconded the motion.

Vote: Unanimous in favor.

Item 2: Proposed amendments to the Land Use Ordinance in § 3.2 Definitions; §5.13 Private Ways; §9.3.19.1.d.(1) and §9.3.19.2.d.(1) driveway designs for Commercial Equestrian Stables and Equestrian Centers respectively.

Motion: Mr. McGinn motioned that the proposed amendments to the Land Use Ordinance in Item #2 be forwarded to the Board of Selectmen with no Planning Board recommendation. Mr. Morin seconded the motion.

Vote: Unanimous in favor.

Item 3: Proposed amendments to the Land Use Ordinance in § 3.2 Definitions for museums; §6.6.1.12 and §5.12 to add museums and parking requirements for museums in the BI district.

Motion: Mr. Cain motioned that the proposed amendments to the Land Use Ordinance in Item #3 be forwarded to the Board of Selectmen with the Planning Board recommendation for adoption. Mr. McGinn seconded the motion.

Vote: Unanimous in favor.

Item 4: Proposed amendments § 3.2 Definitions in the Land Use Ordinance to redefine the front yard setback from Private Ways that the property owner enjoys no rights of access.

Motion: Mr. McGinn motioned that the proposed amendments to the Land Use Ordinance in Item #4 be forwarded to the Board of Selectmen with the Planning Board recommendation for adoption. Mr. Morin seconded the motion.

Vote: Unanimous in favor.

Item 5: Proposed amendments to the Land Use Ordinance § 3.2 Definitions for Food Trucks and Trailers, listing of Food Trucks and Trailers as conditional uses in the DB-1, DB-2, BI, GW, AR, and TC districts; and establishment of performance standards for Food Trucks and Food Trailers in §9.3.22.

Motion: Mr. McGinn motioned that the proposed amendments to the Land Use Ordinance in Item #5 be forwarded to the Board of Selectmen with the Planning Board recommendation for adoption. Mr. Cain seconded the motion.

Vote: Unanimous in favor.

ADJOURN:

Motion: Mr. McGinn motioned to adjourn the meeting at 7:33 pm. Mr. Cain seconded the motion.

Vote: Unanimous in favor.

Respectfully submitted,



Tad Redway
Planning Board Secretary, Pro Temp