

Arundel Planning Board Minutes

March 22, 2018 @ 7:00pm

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

Board Attendees: Mr. Cain, Mr. Morin, Mr. McGinn, Mr. Ganong, Mr. Bergen, Secretary Ms. Goulet

Attendees: Phil Labbe, Anthony Trottier, Katlyn Trottier, Paul Gadbois, Ben Fitzpatrick Keith Trefethen, Pamela Drew, Dana Libby, Chris Coppi, Mark Pinette, Alexandria Oliver

Call to Order: Mr. Ganong calls meeting to order at 7:01pm.

I. APPROVAL OF AGENDA:

Motion: Mr. Morin motions to approve the agenda as written with the exception of the approval of minutes. Approval of minutes tabled. Mr. Cain seconds.

Vote: All in favor.

II. APPROVAL OF MINUTES

Tabled as the minutes are not available to approve.

III. CITIZEN COMMENTS

No citizen comments at this time.

IV. NEW APPLICATIONS

Item 1: Amani Acres: Subdivision Pre-Application: Proposal for a four (4) lot standard subdivision on 23 acres located off Brimstone Road, Tax Map 18, Lot 1A; in the R4 and RP districts. Gary & Kari Bracy are the owners and applicants and Corner Post Land Surveying is the consulting agent.

Mr. Libby and Mr. Coppi review the lots, where the shoreland/wetland areas are on the parcel, and where the septic test pits have been completed. All proposed septic sites are outside of current flood zone areas. Additionally, the FEMA flood maps that are expected to be approved in upcoming months revise the flood zones and eliminate the floodzones as an issue for this project.

Motion: Mr. Bergen motions that the Board perform a site walk on April 12th, 2018 at 6pm. Mr. McGinn seconds.

Vote: All in favor.

Item 2: Ledgecliff Meadows Subdivision: Preliminary Re-Subdivision Plan: Proposal to resubdivide a 6 lot cluster subdivision plan on a 20.77 acre parcel located on the current Ledgecliff Drive, formally Tax Map 4, Lots 24 and 25B in the AR district. Access to the re-subdivided lots will be provided by a 1,340 foot long commercial road called Ledgecliff Drive and relocated on the adjacent 30.48 parcel; Tax Map 4, Lot 23 in the AR district. Phillip Labbe is the owner of Map 4, Lots 24 and 25B and the applicant. Paul Gadbois, PE is the applicant's agent.

Mr. Gadbois notes that the applicant is hoping to establish answers for the following topics this evening so that he can move forward:

Is the preliminary plan considered complete?

Is granite curbing required on the interior of the cul de sac?

Is it possible to waive the requirement for a sidewalk? In this setting, including one is extremely cost prohibitive.

The Board notes that the applicant is missing the MDOT permit for the project but that this detail is not required for the preliminary plan approval stage. It will be required for the final approval.

Motion: Mr. Morin motions that the application be deemed complete. Mr. Cain seconds.

Vote: Unanimous in favor.

Mr. Bergen locates language in the Ordinance that allows the Board to waive the sidewalk requirement as long as the applicant can provide appropriate reasoning for request.

Motion: Mr. Cain motions and Mr. McGinn seconds that the sidewalk requirement for the project be waived for the following reasons:

1) Cost prohibitive due to significant amount of ledge along the proposed road.

2) Applicant has agreed to create an off street walking path

Vote: Mr. Cain, Mr. Morin, Mr. McGinn and Mr. Bergen in favor. Mr. Ganong against. Motion carries, 4-1.

Mr. Labbe asks the Board if a full set of lot fees will be required for payment again. He had been given a partial reimbursement by the town.

Motion: Mr. McGinn motions and Mr. Bergen seconds that Mr. Labbe be required to only pay the Town of Arundel lot fees in the amount that had been reimbursed to him.

Vote: Unanimous in favor.

Motion: Mr. McGinn motions and Mr. Bergen seconds that a Public Hearing be scheduled for April 12th for Ledgecliff Meadows Subdivision.

Vote: Unanimous in favor.

Item 3: Trottier Paving: *Conditional Use Pre-Application: Proposal to operate a Contractor Yard 2 for a commercial paving company on a 10.06 parcel of land; Tax Map 5, Lot 3, Located at 44 Tunnies Way in the R4 district. Anthony and Katlyn Trottier are the owners and applicants.*

Mr. Trottier provides an overview of his request to the Board. Specifically notes the following:

- there will be a loam pile of 20-40 yards
- there will be employee vehicles parked
- there will be business equipment parked
- there will **not** be a bituminous material

Motion: Mr. Morin motions to perform a site walk on April 12th, 2018 at 5:30 and Mr. McGinn seconds.

Vote: Unanimous in favor.

V. 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.*

Mr. Pinette vigorously supports a change in the animal husbandry limitations in a way that would allow for a more practical use of his properties.

Ms. Drew reviews current standards and inquires if R4 currently has no restrictions.

Additional discussion is centered on how to create a relationship between the amount of acreage a property owner has and the number of animals allowed.

VI. OTHER BUSINESS

None noted.

Adjourn

Mr. Bergen motions and Mr. Morin seconds the motion to adjourn at 9:36pm.

Respectfully submitted,



Corinne A. Goulet
Secretary to the Planning Board

