

Arundel Planning Board Minutes

March 5th, 2020 Zoning Workshop - 7:00pm

Mildred L. Day School Spanish Room - 600 Limerick Rd. Arundel

Board Attendees: Mr. Lowery, Mr. Cain, Ms. Roth, Mr. Ganong, Mr. Bergen (arrived at 7:06pm), Planner; Mr. Redway, Secretary; Ms. Goulet

Attendees: Robert Metcalf, Milda Castner, & Thomas Danylik, Donna der Kinderen of the COMP Plan

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

I. PROPOSED AMENDMENTS TO THE LAND USE ORDINANCE:

Item 1: Arundel Grange LLC – Zoning Amendment to the Townhouse Corner District:
Request to reduce the minimum residential unit density from 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.

Mr. Metcalf reviews the goals of the project and proposed amendment. There are 4 existing units in the old dormitory building. Another 8-9 units are planned for the Grange itself.

Ms. Roth asks if anyone has received any feedback from the community.

Ms. der Kinderen notes that she's very briefly spoken with two residents of this District. One was relatively ambivalent and the other was not terribly impressed with the idea of the amendment.

Ms. Roth asks Mr. Metcalf what, if anything, was there stopping the applicant from creating high end units instead of the affordable units that have been pitched for this property.

Mr. Metcalf recognizes that there is nothing in the amendment that requires the end product to be in the form of affordable housing but, the available square footage and layout lends itself much more favorably to lower end units.

Mr. Lowery asks the Planner if there are any undeveloped lots in the District and, if there are any other Districts that have an accommodation for increased density when either water or sewer is accessible.

Mr. Redway notes that there are underdeveloped lots in this District but none that are entirely undeveloped. Nor are there any other Districts that have an accommodation to allow for increased density when water or sewer is accessible.

Mr. Lowery asks why the applicant is proposing 8,000 sf instead of a more logical reduction to 10,000 sf (half of standing Ordinance).

Mr. Metcalf indicates that he and his client have examined the Ordinance of adjacent communities and the 8,000 sf was a typical standard. It is pointed out that the ability to design and adequate septic system is a significant limiting factor here too.

A significant amount of discussion ensues regarding the limiting factors even if the density is allowed to increase.

Attendee Castner asks why this Amendment is open to the whole District. Why not just make an exception for the Grange property?

Mr. Redway explains that Arundel does not utilize Contract Zoning. Since there are so few properties in the District that have access to public water, this is sort of a backdoor way of accomplishing the same thing.

COMP Plan members in attendance do not have objections to the Amendment but Ms. der Kinderen expresses concern over what sort of precedent this might set.

Motion: Mr. Lowery moves that the Board draft proposed Land Use Ordinance to allow for a 10,000 sf minimum net lot area in the Townhouse Corner District for multifamily housing. Mr. Cain seconds.

Vote: Mr. Bergen abstains. Ms. Roth is against. Mr. Ganong, Mr. Lowery and Mr. Cain in favor. Motion passes.

Motion: Mr. Lowery moves to add a footnote stipulating that the age restricted density bonus would not apply if/when this multifamily housing density bonus is applied.

Vote: Mr. Bergen abstains. Remaining members in favor. Motion passes.

Item 2: Discussion of schedule for other LUO and Subdivision amendments:

Mr. Redway opens discussion by pointing out that the State has changed some of its policies regarding medical marijuana and, as a result, the current Town LUO is now in conflict with the State policy.

Ms. Roth points out that the goal of *stopping* the progression of policy in this area is unrealistic. How can it be used as a boon for the Town? Tax income?

Mr. Redway indicates that there is no natural way to garner significant taxable income. He will have to communicate with surrounding communities to see how they are/have handled this topic.

A significant amount of discussion occurs on the possible ways to proceed. How can LUO be written in a way that will most benefit the Town? Mr. Redway will speak to Town council on the topic.

Public Hearings should be scheduled where applicable for other LUO revisions that will need to be ready for consideration at the Town Meeting.

Mr. Ganong reminds the Board that the Selectmen will be meeting on Tuesday to review the budget. Planning Board members should attend if they can to help advocate for request(s).

Motion: Ms. Roth motions to adjourn at 8:46pm. Mr. Bergen seconds.

Vote: Unanimous in favor.

Adjourn

Respectfully submitted,

Corinne A. Goulet
Secretary to the Planning Board