

Arundel Planning Board
Minutes of Regular Meeting
Fire Station Meeting Room 468 Limerick Road
April 16, 2015 **Called to Order 7:24pm**

Attendees: Tad Redway, Town Manager, Richard Ganong, Chairperson, Marie Burgie, Secretary
Board Members: Tom McGinn, Roger Morin, James Lowery, John der Kinderen, Marty Cain
Public: Firefighter Jason

I. Approval of Agenda:

Morin motioned to approve agenda, Lowery second, Unanimously Agreed

II. Approval of Minutes:

April 2, 2015 ***McGinn motioned to approve*** minutes and after discussion, ***withdrew motion.***

April 9, 2015 ***der Kinderen motioned to amend, Lowery second, McGinn abstained*** - changes to 8 and 9.7.H.6

III. Proposed Ordinance Change

Item 1: Discussion of Contractor Yard 2 in Townhouse District: After discussion, ***Morin motioned*** to not include contractor yard 2 in the permitted uses in Townhouse corner district. ***McGinn second*** der Kinderen commented that he doesn't feel it would hinder anyone in that district. **Vote 4 in Favor and 2 Against (Cain & der Kinderen) Motion Passed**

Item 2: Review of Proposed Ordinance Changes for Public Hearing - Cain asked to reconsider signs. After another lengthy discussion about signs. ***McGinn motioned to pull out sections 8.22.5 e & f. Cain second.*** Discussion about digital signs and their sizes and consistency to match general performance standards. ***McGinn withdrew motion.*** Lowery suggested to not have variations between district performance standards and ***McGinn motioned*** to allow Town Planner to change all references to all digital signs to match values specified in the digital lighting section. ***Lowery second. Voted unanimously.***

Item 3: Review of Zoning Map Changes - Redway mentioned that Bud Legro's clearer delineation from Al Frick was not received. Ganong wanted to table until the information comes. McGinn felt that the board was appearing to be too rigid. Cain suggested to send reminder so that it can go to town meeting. Redway said it would be too late and suggested to change what has already been assessed on the map and field adjust. Town attorney had suggested that this needs to go to town meeting. Staff's opinion is to not penalize him because we didn't receive the entire map since more was asked of him than where actual changes are to be made. der Kinderen felt that enough was done on map to draw a valid rezoning. Redway said it is a small change on map. For clarification, it was decided to vote to decide if this would go to town meeting.

The final town map doesn't need to be completed until 15 days after town meeting. Redway will hand draw map and contracted GIS professional will adjust ***der Kinderen motioned to base map on available data, second by McGinn Unanimously agreed***

Proposed zoning map - boundaries of districts approved by planning dept. Redway may do large scale map for public hearing. He will change descriptions. Superior court for Shoreland zoning states that graphic maps prevail over descriptions.

Are we set for public hearing? McGinn asked how many weeks for public hearing.

In order to advertise within proper lead times to satisfy state (13 days) and town (7 days) requirements, Planner was asked to advertise and post two public hearing notices at same time.

Board members wants as much public input as possible.

Public hearings for DB1 and DB2 were done while moving forward and people with split zoned lots were individually called and asked for input.

Due to time constraints, any changes the public asks for at hearing will have to be done that night in order to be ready for follow up public hearing.

Lowery Motioned that all changes that have been made go to town meeting on May 7th, 2015 McGinn Second - der Kinderen was against - all else in favor - Passed

If nothing is changed, there's no reason to have a second hearing other than to say there are no changes. The second hearing will be scheduled and advertised for May 14, 2015 as a follow up public hearing meeting

der Kinderen asked about what emails have to be sent to town hall regarding Dubois. Redway said he already sent in any discussions he knew of, but any private email discussions that board members had must be forwarded

Ganong suggested that in the future we should have a "General Discussion" category within the Planner Report on future agendas.

VI. Planner's Report: Parker Woods Site Walk didn't happen 4/16, due to scheduling conflicts. Board to contact applicant to reschedule for 4/23/2015 for site walk.

Putting TU - Town Unlimited is on next agenda for pre-application for dam removal on Goff's Brook. Redway has contacted Historic society to see if dam has any locally, significant reason to keep dam. It is saline marine, that will go tidal bringing Alewife and Sea Lampre.

AIM and Champion are cleared. Redway's been speaking with others about bringing new business to town.

Cape Arundel Resorts - the quiet side of Kennebunkport - A draw-down meeting was held last week. The plan for the Community Center is coming in. They will not have motor vehicle parking as they intend to be a "golf-cart community". So, spots are considerably smaller than vehicle space. Cain asked for a description. Redway said the board should have questions to be clarified at next meeting. McGinn asked about the bypass lane on Route 1. It doesn't have to be done, per DOT until a certain amount of trips are done. Cain asked how many units are in phase I. From the amount of sales that have happened already, he wondered if they would still be putting up "models". At the pace of pre-sales, the sewer line design may already have to be expanded.

Ganong questioned, based on letters and freedom of information act, when Dubois Family can come in to review if application for renewal is complete? der Kinderen asked if application is being accepted - copies from DEP and copy of CEO's assessment describing compliance of 2011 permit. Since it is not like a building permit, our town CEO isn't allowed on property without permission. der Kinderen was uncertain as to how an expired, conditional use permit is renewed. Ganong stopped conversation of it since it would be appropriate to have discussion only if applicant was present. The board plans to review the application asap and made room for Dubois on the agenda for next week. Redway had sent a letter on April 6th reminding Dubois that the town code enforcement officer needs to inspect the premises prior to reviewing the application. Based on town ordinance, a copy of the CEO's evaluation must be with application to verify compliance of land use ordinances and their 2011 permit requirements.

The old Blue Moon Restaurant is under renovation and evaluating they're next step.

Staff will review Hemlock Grove - new public filling station use - Public works representative and Redway will attend

Southern Marine is working on other building plans. Lowery wondered if foundation was poured since not sure if permit was pulled yet.

Classic car place is looking great with members noting how nice vehicles are there.

Adjourn: McGinn motioned adjourn-Lowery second Adjourned 9:18 pm