

## Arundel Planning Board Minutes

May 23<sup>rd</sup>, 2019 - 7:00pm

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

**Board Attendees:** Mr. Cain, Mr. Morin, Mr. Lowery, Ms. Roth, Mr. Ganong, Mr. Bergen, Planner; Mr. Redway, Secretary; Ms. Goulet

**Attendees:** Donna der Kinderen, Velma Jones Hayes, Kristin Woodward, Amy McNally, Paul Marrocco, Phil Labbe, Roger Taschereau, John Kudrinsk, Carole Court, Ronald Court, Dave Fitzpatrick, Rachel Chaisson, Cindy Worthing, Doug Worthing, Michael Marrocco, Suzanne McKechno, Tim Stentiford, Paul Gadbois, Robert Maskell

**Call to Order:** Chair Ganong calls meeting to order at 7:00pm.

### I. APPROVAL OF AGENDA:

**Motion:** Mr. Lowery motions to approve the agenda as amended (with the Pitchforth Subdivision removed at applicant's request). Mr. Morin seconds.

**Vote:** Unanimous in favor.

### II. APPROVAL OF MINUTES:

Approval of April 25<sup>th</sup> Minutes is tabled due to lack of quorum.

Approval of May 9<sup>th</sup> Minutes is tabled to allow for clarification.

### III. CITIZEN COMMENTS:

Citizen comment period opened and closed at 7:03pm with not comments to record.

### IV. PENDING APPLICATIONS

**Item 1: Rontu's Run Dog Daycare: Major Conditional Use Application:** Proposal to establish a Pet Day Care Center in an existing Riding Stable located at 496 Limerick Road, Ta Map 27, Lot 2, in the R1 District. Kristin Woodward is the owner and applicant

Mr. Ganong confirms that the applicant has responded to the list of requests the Board had presented.

**Motion:** Mr. Morin motioned to deem the application complete. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

Ms. Roth voices concerns regarding several areas of the application based on her experience in the dog kennel industry and in hopes that her feedback will allow the best possible chance for approval of the application. Areas of concern were:

- Dog waste – is the company collecting aware dog waste will be in the rubbish contents
- Play area seems insufficient

- Wire crates cause difficulties with cleanliness and can create anxiety for canines due to the feeling of being exposed/unsafe
- Lack of running water is concerning

**Motion:** Mr. Lowery motions to hold the Public Hearing on June 13<sup>th</sup>. Mr. Morin seconds.

**Vote:** Unanimous in favor.

**Item 2: B&B Trucking: Plenary Site Plan Review: Proposal to rebuild a truck repair facility with associated parking and support facilities on a 2.04 acre parcel of land, Tax Map 4, Lot 13, in the Alfred Road Business District. Robert Maskell is the owner and applicant and Paul Gadbois, PE is the applicant's agent.**

Mr. Ganong points out that the gravel parking area that was thought to be within the 25' setback is not in conflict with the Ordinance because, in the AR District, the setback is actually 10'.

Mr. Gadbois inquires if it's possible to deem the application complete in order to keep the process moving forward.

Mr. Redway requests that the outlet for the stream be looked into/identified.

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

**Vote:** Unanimous in favor.

**Motion:** Mr. Cain motions to hold the public hearing on June 13<sup>th</sup>, 2019. Mr. Lowery seconds.

**Vote:** Unanimous in favor.

## V. NEW APPLICATIONS

**Item 1: Motorland Classic Cars: Major Conditional Use Permit Application: Request to construct an additional 13 parking spaces and a tour bus parking area on both the applicant's parcel and an adjacent property Tax Map 2, Lot 1A in support of the conversion of the 9,900 public auto showroom into an auto museum 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 of Tax Map 2, Lot 1. EMP Properties is the owner of Tax Map 2, Lot 1A, and Sandra Guay Esq. is the applicant's agent.**

Ms. McNally, who's standing in for Sandra Guay, speaks to notify the Board that the applicant would like to amend the application to downsize the project while still allowing for a total of 41 parking spaces as required.

Ms. Roth asks if this leaves adequate space for buses.

Mr. Stentiford clarifies that there is no intent to cater to bus tours/visits. Being able to charge admission will allow the business to staff the facility for the casual visitor.

Mr. Ganong proposes a site walk to view the scope of the project and since some of the Board is new and has yet to visit the site at all.

**Motion:** Mr. Morin motions to schedule a site walk on June 30<sup>th</sup> at 6pm. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

**Item 2: American Iron & Metal: Major Conditional Use Permit; Determination of Completeness:** *Application for renewal of an expired conditional use permit for a 43,000 sf solid waste disposal facility and metal recycling yard located on a 22.9 acre parcel located at 2244 Portland Road, Tax Map 12, Lot 9 in the BI District. American Iron and Metal is the owner and applicant and CES Inc. is the applicant's agent.*

Mr. Ganong clarifies that the applicant is actually pursuing a new permit because the previously existing conditional use permit has expired.

**Motion:** Mr. Lowery motions to hold a site walk on June 13<sup>th</sup> at 6pm. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

**Item 3: Marrocco Enterprises, LLC: Major Conditional Use Pre-application & Subdivision Amendment:** *Proposal to construct a 5,000 s/f commercial building with five leasable spaces each on two approved subdivision lots in the Enterprise Drive Commercial Subdivision. Located at Tax Map 12, Lot 8E-9 consisting of 1.46 acres and Lot 8E-10 consisting of 1.58 acres in the BI District. The two sites will be serviced by a common driveway from Enterprise Drive. Marrocco Enterprises, LLC is the owner and applicant.*

Paul Marrocco and Mr. Gadbois review the intent with the application;

-no outdoor storage

-dumpster

-wall packs for lighting on the structure

-2 buildings with 4 units in each

~could be rented individually or in multiples

-DEP permits, including the NRPA, were secured back in 2004

Mr. Lowery asks Mr. Gadbois to confirm whether or not the applicant will need to reapply for the permits.

**Motion:** Mr. Bergen motions to hold a site walk on June 6<sup>th</sup> at 6pm. Ms. Roth seconds.

**Vote:** Unanimous in favor.

**Item 4: A Joyful Noise Day Care Center: Major Conditional Use Pre-application & Major Subdivision Pre-application:** Proposal to construct a 5,000 s/f daycare center serving approximately 100 children and 14+/- staff members on a proposed 120,000 s/f lot serviced by an existing private drive from Route 111 on Tax Map 4, Lot 23 in the AR District. The project also includes a proposed 5 lot commercial subdivision. BDF Holdings Inc is the property owner and applicant. Paul Gadbois, PE is the applicant's agent.

The applicant's biggest concern is the number of trips per day that would be generated with this use. The expectation is that it would exceed the 250 maximum trips that the LUO allows before a second entrance/exit is required.

Some discussion occurs but the Planner summarizes it to highlight the 3 most apparent options:

- 1) Amend the ordinance
- 2) Create a second means of egress (connect to Ledgecliff?)
- 3) Go through the process of creating a Town road

Mr. Lowery suggests that the ordinance could be amended, not to change the maximum trip count, but to allow for exemptions for commercial roads that connect with Routes 1 or 111. These are not meant to be residential areas.

The applicant voices concern about timing for any of these options. They are currently waiting for a traffic study to be completed and request that the Board actively consider Ordinance change(s) in the meantime.

## V. OTHER BUSINESS

The Planner reminds the Board of a Joint meeting/workshop with the Selectmen on June 6<sup>th</sup> at 7pm. The meeting is in relation to dissatisfaction with how the Planning Board is conducting business.

Ms. der Kinderen has approached the Chair about forming a group to review the Ordinance for conflicts. The Board feels that having a person review the Ordinance for conflicts may be beneficial; as long as this is the sole purpose. Overall content should not be up for debate.

Planner's Report:

The Department of Agriculture has indicated that the Commercial Animal Husbandry ordinance *is* within compliance.

No more new applications to date but there are 3 private way applications (1 is an amendment).

**Motion:** Mr. Morin motions to adjourn at 9:30pm. Ms. Roth seconds.

**Vote:** Unanimous in favor.

**Adjourn**

Respectfully submitted,

A handwritten signature in blue ink that reads "Corinne A. Goulet". The signature is written in a cursive style with a prominent initial 'C' and a long horizontal stroke at the end.

Corinne A. Goulet  
Secretary to the Planning Board

