

Arundel Planning Board
Special Meeting Agenda
Minutes of May 7, 2015
Mildred L Day Library 600 Limerick Road
Called to order: 7:11 pm

Attendees: Tad Redway, Marie Burgie, Secretary

Board: Marty Cain, James Lowery, der Kinderen, Bob Coon, Tom McGinn, Roger Morin

Public: Keith Burgie, Gernold Nisius, Alan LaBrecque, Pauline Fritz, Donna derKinderen, Suzanne Madore, Bud Legro, Paul J. Sfiueddo, Jenn Burrows, Paul S. Sfreddo, Troy Parker, Mario Binette, Bentley Warren, Jim Nally, Martin J Cain IV, Charles C. Bassett, Linda Zuke, Simone Boissonneault, Rae Reimer, Erick VanSickle, Bruer Garrick

I. Approval of Agenda: Morin motioned to approve and der Kinderen second

II. Public Hearing:

Item 1: Proposed Amendments to Arundel Land Use Ordinance - General:

- a. **Section 2.2 Definitions** Bentley Warren spoke and feels definitions complicated. Bassett asked about low impact manufacturing being changed from 5000 to 6000 sf
- b. **Section 6.2 District Regulations** - Townhouse Corner, ARD,etc No questions or comments
- c. **Section 6.3 Dimensional Requirements** - No questions or comments

Item 2: Proposed Amendments to Arundel Land Use Ordinance Performance Standards -

a. **7.5 Lighting-** Discussion of adding street lights on Rt 1 would be Selectman issue. lighting expansion.

Bentley Warren mentioned the cost of having to go underground to add parking lot lighting is too expensive. The board answered that that policy was in place for 15 years. No change was made.

Linda Zuke questioned how to compare changes in areas like commercial district changes

b. **7.6 Off-street Parking & Loading** - Bentley Warren felt that the town was being too restrictive to businesses. Discussion regarding exploring contract zoning. Troy Parker felt things are handled on an individualized basis depending on the project - the board can decide what's suitable. Lowery said this is often used when it's a special case. Simone stated she understands contract zoning for special things, but feels we have basic standards to be fair.

c. **7.12 Signs** - Changes include digital signage

d. **8.28 Pet Day Care Centers** - standards include that no overnight sitting allowed

e. 8.29 Contractor Yards - For people who work at home from residential areas and have storage needs such as lumber, concrete, etc. This has been in place since 2012 - Troy Parker asked if he brings dumptruck home occasionally, would that make it a contractor yard? It was explained that with the new ruling, you would voluntarily register your business as a storage yard. **I (up to 4 trucks) or II (+4 trucks).**

This is to be a no-risk ordinance. If someone is nonconforming, they can stay that way. Someone who doesn't have a business can put in a contractor yard. The town doesn't deal with business ownership, just location. As long as the location use doesn't cease to operate for a 2 year span, it allows a pre-existing, nonconforming business to become a conforming use, if performance standards are followed. There will be a registration fee.

f. 8.30 Drive Thru Facilities

Item 3: Proposed Amendments to Arundel Land Use Ordinance - New Districts:
der Kinderen mentioned to review new setbacks

a. 8.21 Downtown Business 1 District - Only 8' Signs will be allowed on Rt 1. Public audience found this to be controversial. 5' Snowbanks were discussed, etc. Other changes include no longer having setbacks for signage; considerations should include keeping with character of town. Discussion of:

b. 8.22 Downtown Business 2 District

c. 8.23 Townhouse Corner District

d. 8.24 Alfred Road Business District

e. 8.25 Business/Office Park/Industrial District

f. 8.26 Gateway District

Item 4: Proposed Amendments to Arundel Land Use Ordinance - Map:

a. Proposed Zoning Map Changes - field conditions vs map

b. District Descriptions (Sections 13.0)

Conversation and questions regarding how many individual warrants would be presented to the Selectmen. Redway believed there would be 14 warrants for the Selectmen to decide upon placing on ballot. Hopes were to keep separate, a no vote for one wouldn't cancel other.

Public Meeting adjourned at 9:58 pm

III. Regular Meeting:

Money was already spent to advertise next public hearing so would be done. Discussion involved making changes to items such as lighting. The words “substantial” and “entire” were evaluated to see if better terminology would help citizens approve of changes. Redway explained that things like existing lighting being updated only come into play when citizens are “applying” to make changes to their properties.

It was decided to increase the height of signs, increase the amount of times banners can be hung, yet reduce their durations. It is difficult for CEO to enforce banners unless it is a habitual offence. Discussion about the colors used on digital signs. Redway felt the colors should be complementary to the business, yet not blinding to a driver. Most board members felt that colors should not matter other than having a black background.

Medical marijuana discussion. We allow small, caregiver facilities. It was decided to be not included in the ARD. Typically, if it’s not listed as allowable use, then it’s prohibited unless the CEO allows it. Coon feels that as a whole, the board should be given flexibility to revisit standards like the contract zoning.

Redway presented verbiage to the board regarding “any use not specifically allowed is specifically prohibited”.

Cain suggested that they ask the Selectmen to have 14 separate warrants. der Kinderen felt that the town meeting would be long.

Lowery motioned to include definitions of permitted and conditional uses Morin second, unanimously agreed

Item 1: Proposed Amendments to Arundel Land Use Ordinance & Official Zoning Map - tabled

Item 2: Other Business - tabled

Cain motioned to Adjourn, Mclnn seconded 10:39pm