

Arundel Planning Board Minutes

June 14th, 2018 - 7:00pm

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

Board Attendees: Mr. Cain, Mr. McGinn, Mr. Morin, Mr. Bassett, Mr. Ganong, Town Planner Mr. Redway, Secretary Ms. Goulet

Attendees: Alan Dow, Dana Libby, Todd Adjutant, Melanie Adjutant, Kolby Adjutant

Call to Order: Chair Bassett calls meeting to order at 7:02pm.

I. APPROVAL OF AGENDA:

Motion: Mr. McGinn motions to approve the agenda as written. Mr. Ganong seconds.

Vote: All in favor.

II. APPROVAL OF MINUTES

Initial motion to approve is withdrawn

Motion: Mr. Morin motions to table the meeting minutes from May 24th, 2018 until after some clarification can be found on a couple of items. Mr. Ganong seconds.

Vote: All in favor.

III. CITIZEN COMMENTS

Comment period open and closed at 7:10pm. No citizen comments to record as all attendees are present in relation to topics on tonight's agenda.

IV. PENDING APPLICATIONS

Item 1: Amani Acres: *Minor Subdivision*: 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 and Kari Bracy are the owners and applicants. Corner Post Land Surveying is the consulting agent.

Mr. Libby presents. He notes that the drainage easement has been located/shown on the plan as well as the driveway locations for each lot. A new note (#15) has been added to the plan to appropriately reference the FEMA flood zones – how those that purchase and build may be affected if the new maps are/aren't adopted.

Abutting land owners, Todd and Melanie Adjutant voice concerns about the location of the driveway for Lot #1. Additionally, they note that the property is traditionally very wet when drought type conditions are not present. The process of how wetlands are identified by a surveyor is briefly reviewed at this point. The Adjutants also provide insight on what new home owners could expect for well depth in the area due to presence of a salt water aquifer.

The applicant has requested a waiver for the high intensity soil survey required for Subdivision approval.

Motion: Mr. Ganong motions to grant the requested waiver for the high intensity soil survey due to the special circumstance that no road is being built for this development. Driveways will originate directly from Brimstone Road. Mr. McGinn seconds.

Vote: All in favor.

Mr. Redway notes that the no cut zone should be noted on the deeds.

Motion: Mr. McGinn motions to accept the application as complete as long as the corrected sample deed be submitted two (2) days prior to the public hearing. Mr. Ganong seconds.

Vote: All in favor.

Motion: Mr. Morin motions to set the public hearing for July 12th, 2018. Mr. Ganong seconds.

Vote: All in favor.

V. NEW APPLICATIONS

Item 1: Champagne Energy: Preliminary Site Plan Review: *Determination of Completeness*: Proposal to install and operate a 12,000-gallon propane filling station open to the public on a 6.65 acre site currently used as a fleet parking lot at 833 Old Post Road, Tax Map 1, Lot 1A in the BI District. Champagne Energy is the owner and applicant. Eric Williams, PE of SGC Engineering LLC, is the applicant's agent.

The applicant is requesting waivers for:

- high intensity soil study
- market study
- fiscal impact study

Mr. Redway suggests that the applicant inquire with the engineer for the original project to see if the results from the original soil survey are on file.

Mr. Bassett inquires about hours of operation and if the applicant has secured the appropriate permits with the State.

Mr. Dow states that the hours of operation would be the same as current Champagne Energy business hours; 8a-4pm M-F. There is an expectation of about 6 customers per day. The goal is to remove the extra traffic that these customers represent from the area that is already highly congested. Mr. Dow also states that it's his hope/intent to secure appropriate permits from the Maine Fuel Board after/if the Planning Board gives him the "go ahead".

Motion: Mr. McGinn motions to schedule a 6pm site walk on June 28th. Mr. Morin seconds.

Vote: All in favor.

Motion: Mr. Ganong motions to waive the required Market Study and Fiscal Impact Study.

Vote: All in favor.

Mr. Cain brings it to the Board's attention that there is **not** a fire hydrant within 1000 feet of the site. The Board makes note and will discuss with applicant at a later date, perhaps at the site walk.

V. OTHER BUSINESS

Mr. Redway notifies the Board that there is an application pending from CMP and asks if the Planning Board should review or if a Staff Review would be more appropriate. The consensus was to handle the application instead of passing along to Staff Review.

Mr. Redway notes that The Arundel Conservation Trust (ACT) has requested that the Swecker Farm be considered for a Zone change to either the DB-1 or Contract Zone.

The special committee considering Private Roads continues to be a topic of concern. The most recent Monday meeting focused on topics not stated as primary concern instead of Family Lot Subdivision.

The Board discusses the intent to focus on Comp Plan objectives for the immediate future and delay more discussion on the Animal Husbandry/Equestrian topics for the time being. Additionally, it's discussed that there should be a deadline of 60-90 days prior to the Town Meeting for topics to be considered at a Public Hearing. Last minute efforts have proven very counter-productive in recent history.

Extensive discussion ensues regarding the poor public image that the Planning Board harbors with the Town and how to help resolve that. There is frustration within the Board about how much genuine concern and effort has been dedicated to "hot" issues that have been received so poorly by the Town. It's concluded that the Board must encourage greater involvement by the public and, in doing so, foster greater understanding of topics for discussion, amendment and adoption. It is also imperative that the Board seek out stronger volunteers/community representatives that are able to assist in crafting Land Use Ordinance that is more acceptable to residents while accomplishing the necessary regulation. It's with these goals in mind that the Board will eventually tackle controversial topics such as animal husbandry and equestrian LUO revisions in the future.

Motion: Mr. Morin motions to adjourn at 9:49pm. Mr. McGinn seconds.

Adjourn

Respectfully submitted,

Corinne A. Goulet
Secretary to the Planning Board