

Arundel Planning Board Minutes

July 12th, 2018 - 7:00pm

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

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

Attendees: Jamie Paschal, Norm Labbe, Keith Trefethen, Jack Reetz, Sam Hull, Joan Hull, Leia Lowery, Tanja Schoenbrod, Paul Gadbois

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

I. APPROVAL OF AGENDA:

Motion: Mr. McGinn motions to approve the agenda with the Minutes from 5/24 tabled and the Citizen Comment item inserted. Mr. Morin seconds.

Vote: All in favor.

II. APPROVAL OF MINUTES

Motion: Mr. McGinn motions to approve the June 28th Minutes as written. Mr. Lowery seconds.

Vote: All in favor.

III. CITIZEN COMMENTS

Citizen Comment period opens and closes at 7:04pm due to all attendees being present for items on the agenda.

IV. ELECTION OF OFFICERS

Motion: Mr. Morin motions to appoint Mr. Ganong as Chair. Mr. McGinn seconds.

Vote: Mr. Morin, Mr. McGinn and Mr. Lowery in favor. Mr. Ganong abstains. Motion carries.

Motion: Mr. Morin motions to appoint Mr. Lowery as Vice Chair. Mr. McGinn seconds.

Vote: Mr. Morin, Mr. McGinn and Mr. Ganong in favor. Mr. Lowery abstains. Motion carries.

Motion: Mr. McGinn motions to appoint Mr. Morin as Secretary. Mr. McGinn withdraws motion.

Motion: Mr. McGinn motions to table the appointment of a Planning Board Secretary until a date when more of the Board is present.

Vote: All in favor.

V. PENDING APPLICATIONS

Item 1: Arundel Conservation Trust Trails at Limerick: *Conditional use and Shoreland Zoning Application:* Proposal to construct low impact walking trails linking the future Town Hall site with the Eastern Trail via a 37-acre parcel, Tax Map 28, Lot 5A. Located on Limerick Road in the R1, Shoreland Overlay, and Resource Protection District. Kennebunkport Conservation Trust is the owner, the Arundel Conservation Trust is the applicant, and Leia Lowery and Joan Hull are the applicant's agents.

Ms. Hull reviews plans for those unable to make it to the site walk and notes that the Town has graciously created alternative parking off of Limerick Road.

Mr. Redway notes that it appears that these uses and the temporary nature of improvements are within the uses for Shoreland and Resource Protection Overlays.

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

Vote: Mr. Morin, Mr. Ganong, Mr. McGinn in favor. Mr. Lowery abstains. Motion carries.

Motion: Mr. McGinn motions that the public hearing be scheduled for July 26th. Mr. Morin seconds.

Vote: Mr. Morin, Mr. Ganong, Mr. McGinn in favor. Mr. Lowery abstains. Motion carries.

VI. NEW APPLICATIONS

Item 1: B&B Trucking: *Plenary Site Plan Review – Sketch Plan:* Proposal to demolish and 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, Paul Gadbois, PE is the applicant's agent.

Mr. Gadbois reviews plans. Showing where the new building would be placed and noting that the exact location of the septic system is still TBD. It's possible that the system may need to be pumped uphill or require grading to avoid the need to pump. It is also B&B Trucking's hope to retain both of the existing entrances; one on New Road and the other on Alfred Road.

Initially, Mr. Morin and Mr. McGinn express concern regarding the apparent drastic increase in pavement surface area.

Mr. Gadbois points out that the combined surface area of the existing gravel and pavement isn't terribly far from the proposed paved surface area on the plan.

Mr. McGinn requests that Mr. Gadbois be mindful that the wetland area to the South of the site not be impacted.

Parking for the residential unit will be required and shown on the plan. It will be required that the parking be accessed using the proposed curb cuts.

Site Walk scheduled for 6pm on July 26th, 2018.

Item 2: KKWD Water Storage Tank: *Pre-application; Major Conditional Use Permit:*

Proposed construction of a 15-foot wide access road from Route 1 within a 30-foot easement across a 33.32-acre parcel. Tax Map 15, Lot 14, to access a 13.34-acre parcel; Tax Map 15, Lot 8, which will serve as the site of a future vertical water tank(s). Kennebunk, Kennebunkport, and Wells Water District (KKWWD) is the owner of Tax Map 15, Lot 8 and is the applicant, and Jamie Paschal, District Engineer, is the applicant's agent. The owner of Tax Map 15, Lot 14, is Elizabeth Buzzell.

Mr. Paschal reviews KKWWD's request. The tank that will be constructed is intended to be 70 feet tall which is taller than what is currently allowed in the BI zone. Once constructed, maintenance access would occur using the Cape Arundel roadways. While construction is underway, the access point would be through the planned Right of Way semi-temporary access road directly from Route 1.

Mr. Redway expresses concern about plans for the temporary construction road after construction is complete. Some plan needs to be in place to prevent inappropriate water drainage/erosion. Some sort of binder is recommended. It's indicated that there will be a locked gate at the bottom (at Rt 1) to prevent accidental use.

Mr. McGinn voices concern about sightlines for those driving on Route 1 as well as the construction vehicles entering and exiting the roadway. Mr. Redway notes that DOT has a ROW and suggests KKWWD get in contact with them to inquire about clearing to improve upon visibility for safety purposes.

Mr. Redway suggests that the applicant obtain an examination of traffic turning site lines in lieu of a traffic impact study which would focus on peak traffic times.

The Board discusses the current height restriction of 50 feet in the BI zone. Upon review, there is found to be an exemption for public utility use (pg 29, section 4.7 in the LUO). The Board feels that this tank functions as a water tower and would qualify.

Mr. Labbe speaks up to point out that it is KKWWD's hope to install a second tank 10-20 years in the future. The tank(s) are comprised of grey concrete. Tank one is proposed to be a 1.25 million gallon tank and any future tank could be approximately a 2 million gallon tank. Mr. Labbe points out that there are some wetland areas on the property and inquires about setback requirements.

Mr. Redway takes note and will evaluate to the best of his ability during the site walk. Based on what is seen, he'll make suggestions. If the wet area is a vernal pool, DEP is very sensitive about protection.

Site walk is set for August 9th at 6pm.

V. OTHER BUSINESS

Mr. Redway highlights how a Mr. Mario Binette has done work at his property on Route 1 without Board approval. More specifically, he obtained a curb cut permit from DOT but not from the Planning Board and he has moved far more material than could be allowed without a permit.

The Board suggests that Mr. Binette obtain a retroactive permit to cover the work that is already done and any additional plans. It is also noted that it should be made clear to Mr. Binette that the Board will be less lenient with work done prior to obtaining appropriate permitting in the future.

The Road Committee has a meeting tomorrow and it's thought that some clarification may be needed on what exactly the scope of the committee is.

Bond has been released for Parker Wood Road. The roadway has even been paved.

No progress to note on:

Trottier Paving
Stilphen Contractor Yard

Tentatively, the Planning Board would like to hold a workshop with the COMP Plan Committee on September 6th.

Motion: Mr. Morin motions to adjourn at 8:44pm. Mr. McGinn seconds.

Adjourn

Respectfully submitted,

Corinne A. Goulet
Secretary to the Planning Board