

Arundel Planning Board Minutes

July 25th, 2019 - 7:00pm

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

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

Attendees: Paul Gadbois

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

I. APPROVAL OF AGENDA:

Ms. Goulet notes that the Minutes available for approval are those from June 20th and July 11th – June 27th has already been approved.

Motion: Mr. Morin motions to approve the agenda with the correction to the Minutes for approval. Ms. Roth seconds.

Vote: Unanimous in favor.

II. PUBLIC COMMENT:

Citizen comment period opened and closed at 7:02pm. No comments to record.

III. APPROVAL OF MINUTES:

Motion: Ms. Roth motions to approve the June 20th, 2019 Minutes as written. Mr. Morin seconds.

Vote: Mr. Bergen abstains. Remaining members in favor.

Motion: Ms. Roth motions to approve the July 11th, 2019 Minutes as written. Mr. Cain seconds.

Vote: Unanimous in favor.

IV. PUBLIC HEARINGS:

Item 1: Amendment to section 12.3.2.e of the Subdivision Regulations: *Proposal to permit a single vehicular entry onto Route 1, Route 111, or Log Cabin Road for a commercial subdivision/project exceeding 250 vehicle trips per day.*

Public Hearing opened at 7:04pm and closed at 7:04pm. No comments to record.

Item 2: Amendment to section 1.6.2.6 of the Arundel Street Design and Construction Ordinance Regulations: *Proposal to permit a single vehicular entry onto a State of Maine highway for a commercial subdivision/project exceeding 250 vehicle trips per day.*

Tabled – The Selectmen are not prepared to take action on this yet.

Item 3: Amendment of Article III of the Subdivision Regulations: *Proposal to amend the definition of "Complete Substantial Construction" by increasing the percentage of completed infrastructure improvements in a subdivision project from the current 30% to 85%.*

Public Hearing opened at 7:05pm.

Mr. Cain asks for clarification of what 85% completion is. Board highlights that this 85% is in reference to infrastructure.

Public Hearing closed at 7:09pm.

V. REFERRAL TO THE SELECTMEN:

Item 1: Referral to Selectmen for Action: *Vote to refer proposed amendments to section 1.6.2.6 of the Arundel Street Design and Construction Ordinance to the Board of Selectmen for consideration.*

Tabled until changes can be discussed with Selectmen.

VI. ADOPTION OF AMENDMENTS TO SUBDIVISION REGULATIONS:

Item 1: Amendment to Section 12.3.2.e of the Subdivision Regulations: *Permitting a single vehicular entry onto Route 1, Route 111, or Log Cabin Road for a commercial subdivision/project exceeding 250 vehicle trips per day.*

Motion: Mr. Morin motions that the Board adopt the amendment to Section 12.3.2.e. Mr. Cain seconds.

Ms. Roth raises concerns of abuse of this new leniency. Mr. Redway points out that this may be permitted but the Board will have to grant approval.

Vote: Unanimous in favor.

Item 2: Amendment of Article III of the Subdivision Regulations: *Amendment of the definition of "Complete Substantial Construction" which increases the percentage of completed infrastructure improvements in a subdivision project from the current 30% to 85%.*

Motion: Mr. Morin motions to adopt the amendment of Article III of the Subdivision Regulations. Ms. Roth seconds.

Vote: Unanimous in favor.

VII. NEW APPLICATIONS:

Item 1: Marrocco Enterprises, LLC: Major Conditional Use Application: Determination of Completeness: *Proposal to construct a 5,000 sf commercial building with five leasable spaces each on two approved subdivision lots in the Enterprise Drive Commercial Subdivision, Tax Map 12, Lots 8E-9, consisting of 1.46 acres and Tax Map 12, 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 the applicant.*

Mr. Gadbois reviews that the acceptance letter has been received from DEP. That should be reviewed by 9/2/19. In response to Mr. Redway's inquiry, he notes that the storm water management plan was included in the original submission.

Mr. Redway recommends that specific limits be set for tree cutting behind the proposed buildings so the loggers don't go overboard. Detailed cost estimates will also be needed.

Motion: Mr. Morin motions that the application be determined complete. Mr. Bergen seconds.

Vote: Unanimous in favor.

Motion: Mr. Morin motions that the Public Hearing be held on August 8th, 2019. Mr. Bergen seconds.

Vote: Unanimous in favor.

VIII. OTHER BUSINESS:

Public Comment Period Reopened:

Mr. Gadbois inquires about the progress of the amendment affecting the 250 trip cap. He arrived after initial Public Comment and Public Hearings.

Mr. Redway notes that the Board had made a few changes to the language after it was initially discussed with the Selectmen. When the Selectmen officially reviewed the amendment, there was no explanation to accompany or representative from the Planning Board to provide explanation. The overall process is still moving forward.

Mr. Redway also recommends that he (Mr. Gadbois) get in touch with the appropriate engineer(s) regarding septic design. Discussion was closed at this point.

Mr. Cain suggests that the Board watch the video of the recent Selectmen meeting.

Motion: Mr. Morin motions to adjourn at 7:44pm. Mr. Bergen seconds.

Vote: Unanimous in favor.

Adjourn

Respectfully submitted,



Corinne A. Goulet
Secretary to the Planning Board