

Arundel Planning Board
Minutes of Public Hearing and Special Meeting Agenda
May 21,2015
Mildred L Day School Gym 600 Limerick Road
Call to Order 7:30pm

Attendees: Rich Ganong, Chairman, Tad Redway, Planner; Marie Burgie, Secretary
Board: John der Kinderen, Bob Coon, Marty Cain, James Lowery, Roger Morin, Tom McGinn
Public: Robert Cook, Richard Lessard, Pauline Fritz, Rob Melvin, Paul Sfredo, Jim Lussier, Gerry Lussier, Nicholas Cotsis, Harry Poutian, Susan Kamuda, Keith Burgie, Bud Legros, Ray Gonneville, Kim White, Rick Licht, Michael Mills, Lisette Lehouillier, Eric Lehouillier, Melissa Guenther

I. Approval of Agenda: *McGinn Motioned* to Approve Agenda *Coon second Unanimous*

II. Public Hearing:

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

- a. **Section 2.2 Definitions Permitted uses definitions-** added omitted use language and permitted use definition
- b. **Section 6.2 District Regulations** - no changes since last public hearing
- c. **Section 6.3 Dimensional Requirements** - no changes since last public hearing
Diane Robbins-questioned table and literature was provided

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

- a. **7.5 Lighting** - a couple minor changes - outdoor installation board *may* require entire lighting be subject to requirements. Colors to be discussed in other section. Gateway and Townhouse are subject to standards.
- b. **7.6 Off- Street Parking & Loading** - no changes from previous public hearing
- c. **7.12 Signs** - 12.8 adjustment 2 to 4 times day - decreased duration from 30 to 14 days - eliminated limitation of color
- d. **8.28 Pet Day Care Centers** - no changes to ordinances that were presented
- e. **8.29 Contractor Yards** - "
- f. **8.30 Drive Thru Facilities** - "

Item 3: Proposed Amendments to Arundel Land Use Ordinance- New Districts:

a. 8.21 Downtown Business 1 District - change artisan & craftsman had been deleted by accident, back in. Sign Height changed from 8' to 10' High

b. 8.22 Downtown Business 2 District - no changes

c. 8.23 Townhouse Corner District - no changes

d. 8.24 Alfred Road Business District - Medical Marijuana was going to be allowed but is not now. Richard Lessard questioned extension of the district. Ganong said there has been feedback to allow more businesses into that area. Most of eastern side is business with some residential. Why not make it all the way to Lyman town line? Lessard was concerned that his taxes would change and be increased as to the highest and best use of the land. Redway explained that only property that is completely surrounded by businesses may be taxed as commercial. Redway said he will try to get a "written statement" clarifying this from assessor.

e. 8.25 Business/Office Park/Industrial District - no changes

Joe Paolini, developer of the Cape Arundel Preserve Project read a letter for record. Upon completion, his project will be a \$70 million project. He fears the potential changes to the zoning R1 to B1 could cause an adverse impact in the area around the project Their land currently abuts B1, CCS & R-1. His area that is being changed from R-1 to B-1 is deemed as open space, so it's not affected either way. Bolster appropriate scaled business growth along Rt 1 with DB1 and DB2 . More aggressive uses in B1 district. Proposed amendments have added in 8.256 Mining and Quarry. Blasting for pad sites with no real development. Encourage close examination - counterproductive. Blasting and improving - Homes within 8.256C Smoke requirement Vertical 1-0 may be a typo that needs correction.

Rick Light - not a resident, but engineer for project - reiterated Paolini's concerns about 8.25 provision. He felt that mining or quarrying without being part of an improved development could be a situation where scarring of the landscape is done without any development

Wayne Monroe - Resident of BI section. He felt that mining or mineral extraction shouldn't be shut off totally. He felt the planning board will oversee this process which is a precondition to developing.

f. 8.26 Gateway District

Mike Mills - asked what changes are going to be occurring on his property.

a. Proposed Zoning Map Changes - nothing changed from last meeting.

b. District Descriptions (Sections 13.0) - This will change in accordance to warrants that are voted on.

Bob Coon stated that these changes were made over a two and a half year process of communications. **Ganong announce that the public hearing was over 8:02pm**

III: Regular Meeting 8:03pm

Item 1: Proposed Amendments to Arundel Land Use Ordinance & Official Zoning Map:
McGinn motioned to forward proposed revisions to the Board of Selectmen for inclusion on the warrant for Town Meeting, ***Cain second***

Item 2: Other Business - tabled

Cain motioned to Adjourn --***der Kinderen second*** **Adjourned 8:08pm**