

Arundel Comprehensive Plan Review Committee  
Tuesday – July 1, 2014  
Notes

Present: Tad Redway, Town Planner; Members Donna derKinderen, Shawn Hayes, Tom Danylik, Diane Robbins, Dan Dubois, John Bell, and Simone Boissonneault.

1. Call to order

The meeting was called to order by Chairman Donna derKinderen at 7 pm at the ML Day Library.

2. Approval of agenda

Motion was duly made and seconded to approve the agenda as presented with all in favor.

3. Approval of minutes

None at this time.

4. Election of Secretary

The Chairman suggested a secretary and back up assistant should be elected.

The Chairman noted minutes should report general topics discussed and those things that are actually decided – just the highlights.

Since no one volunteered, Simone offered as long as the minutes are highlights of discussion rather than details. Diane Robbins agreed to be the “back up” secretary.

5. Old business – brief review of Town Meeting results

Donna noted that Section B-3 #3 In the April Meeting, the change did not make it into the Public Hearing as well as the Town Meeting document. She questioned since it is not a substantive change of the overall plan, can this be done as a correction after the fact; or is it sufficiently different that the wording voted on at town meeting and make the change at a later date. Tom Danylik stated that whatever was posted is the language that is adopted.

Diane suggested that it could be added to the ballot in November. Simone suggested that is costly to print and program the machine for a single ballot and a special town meeting would be more cost effective. Donna suggested that since other items should be ready to propose for the next town meeting, this can be added to the non-substantive changes.

6. New business – Residential districts: R1, R2, R3

a. Identification of issues/problems for landowners

- Boundaries do not follow lot lines
- R1 & R2 are drawn in as blocks

Donna derKinderen presented a table that analyzed the number of lot sizes greater than 10 acres that are currently located in residential areas – R1, R2 & R3 districts. These lots are

restricted to R1, R2 & R3 uses, which are significantly restrictive in animal husbandry and other rural uses. She suggested that larger parcels in the R1, R2 and R3 zones be given some of the same permitted uses as those located in the R4 zone that may have only 3 acres, as long as these are properly buffered. Donna presented a draft for a possible Rural Overlay District "ROD".

Tad reminded the committee that the intent of the R1 district was to make it a high density residential district to focus growth in these areas and not to penalize the landowners. Donna stated that this was a "temporary" overlay situation as long as they maintain the larger lot size. If they chose to split into smaller lots this pulls it out of the "ROD". Tom stated that the original intent was to concentrate growth centrally due to services, etc. Tom expressed concern that the intent was to be "residential" in those areas and that this overlay could change these characteristics. Donna argued that the current zoning has not accomplished this goal as a significant number of developments have occurred in R4.

Discussion followed on possible solutions/suggestions for improvements

- "ROD" Rural Overlay Districts
- Allow lots with 10 acres or more additional permitted uses depending on the lot size. This might encourage landowners to maintain larger lots by decreasing restrictions.
- Larger lots could be accorded more uses with appropriate buffering and conditions.
- Allow greater density for over 55 developments in R1, R2, and R3.

Donna suggested members review the Current Use Summary sheet provided as there may be items that need to be added or deleted.

7. Next meeting date – joint meeting with Planning Board discussed.

Next meeting set for August 5<sup>th</sup>.

It was agreed to invite the Planning Board to a joint meeting in September.

8. Adjourn

Motion made by Shawn Hayes and seconded by John Bell to adjourn at 8:58 p.m.

Respectfully submitted,

Simone Boissonneault  
Secretary