



Town Planner's Report

DEVELOPMENT ACTIVITIES: Reversing last year's trend, site plan, conditional use, and even private way permit requests nosedived in fiscal year FY 2015. Building permit applications for new residential construction during the same period dropped precipitously as well. This local pattern parallels housing start trends in Maine and to a lesser degree in the rest of the country.

Permit Activity (April 2014-May 2015)

• Staff Review Permits	7
• Site Plan Permits	1
• Conditional Use Permits	3
• Subdivision Reviews	0
• Shoreland Zoning	1 (1 pending)
• Private Way Application	1

Although most of the existing inventory of vacant building lots has been absorbed, there is little pressure driving the development of new subdivisions.

The most notable non-residential projects approved or constructed in the past year has been the relicensing, upgrade, and expansion of the AIM Recycling Plant on Route 1, the expansion of the Stickman Dialysis facility into Enterprise Park, and the aggressive development of the Cape Arundel Seasonal Cottage resort.

The Staff Review Committee has approved 4 permits for business expansions and reviewed 3 new private way exemptions, enabling property owners to build on existing lots without compromising having to rebuild the entire road.

COMPREHENSIVE PLAN REVIEW COMMITTEE:

Fresh from obtaining voter approval for the proposed five new business districts at last year's Town meeting, the Comprehensive

Review Committee turned its attention to tackling some of the thorny issues in the residential districts and the Rural Conservation district. Major issues addressed by the Committee included:

- Realignment of district boundaries by property lines and roads;
- Consolidating residential zones where practical;
- Encouraging an expanded menu of compatible agricultural uses in all residential zones;
- Permitting non-residential uses in residential zones, commensurate with lot size;
- Wrestling with the definition of “rural character” and exploring more flexible and effective ways to preserve open space and rural character in the Rural Conservation district;
- Exploring the potential to expand commercial zoning along Route 111 and Limerick Road.

After a number of exhaustive public hearings and workshops with property owners, the Committee proposed the following amendments to the 2014 Comprehensive Plan for consideration and approval at the June 10th Town Meeting:

1. Consolidating the current Residential 3 district into the Residential 2 district;
2. Realigning residential district boundaries along property lines where possible;
3. Expansion of the R-1 district along the western side of Limerick Road;
4. Provisions to allow more non-residential use in residential zones and the Rural Conservation district based upon lot size;
5. Recommending mandatory cluster zoning be voluntary and employing transfer of development rights (TDR), incentive zoning, and large lot subdivisions to preserve open space and rural character in the Rural Conservation zone;
6. Consolidating Sections A and B in the 2014 Comprehensive Plan Vol. 1 into a more concise document;

7. Recommending changes to the Goals and Policy section of the plan, including the establishment of impact fee system and a comprehensive fire protection plan, elimination of accomplished goals, and revisions to the affordable housing and community policing programs.

The proposed amendments to the 2014 Comprehensive Plan are available for public inspection at the Town website (www.arundelmaine.org) or the Town Clerk's Office, and is listed for Town vote on Warrant Article # 3

ZONING AMENDMENTS:

Last year, citizen input during the public hearing process compelled the Planning Board to pull its warrants from the Town Meeting agenda and reevaluate some of the details in proposed new business districts in the 2014 Comprehensive Plan update approved by the voters. The Board held a number of public workshops, polled property owners, consulted with the Economic Development Committee, conducted a photo preference study at the November election, and held joint meetings with the CPRC to develop new district regulations and ordinances for all five districts proposed in the last year's Comprehensive Plan amendments. For the last five months, the Planning Board has been conducting weekly meetings in order to prepare the regulations mandated by the Comprehensive Plan approved by the voters last year. These districts include the following:

- *Downtown Business 1 District:* A high density commercial district along Portland Road from the Kennebunk River to Searle's Lane that employs greatly reduced setbacks, larger building footprints, architectural standards, shared parking, and an expanded palette of permitted uses designed to encourage the creation of a distinctive downtown service center for residents, tourists, and neighboring residents. District boundaries follow property lines where feasible and designate all existing business properties as permitted uses.
- *Downtown Business 2 District:* This district is located directly behind the DB-1 district and is intended to attract

more intensive and a broader range of uses that also compliment and support the businesses situated in the DB-1 district along Portland Road, Limerick, River, and portions of Old Post Road.

- *Townhouse Corner District:* Currently zoned only for residential, the proposed Townhouse Corner district will reinstitute the historic pattern of smaller scale commercial uses with residences along portions of Arundel Road and Log Cabin Road. This district requires new business to visually integrate with the residential architecture of the neighborhood while providing new economic opportunities in this traditional tourist corridor.
- *Gateway District:* This small district is located at the Biddeford City line and is intended to establish a distinctive “gateway” entrance to Arundel on Portland Road, emphasizing small businesses and unique shops.
- *Alfred Road Business District:* Along the Route 111 corridor from the Biddeford line to the CMP transmission line, this new district features a much larger development area, removes building size restrictions, and greatly expands the types of businesses that can be attracted to this strategic location in Arundel.

Along with corresponding changes to the definitions, the land use tables, district descriptions, and the performance standards of the LUO, these proposed new district regulations are available for public inspection at the Town website (www.arundelmaine.org) are proposed in Warrant Articles #4-16.

Assuming the Comprehensive Plan amendments are adopted at Town Meeting, the Planning Board will launch into fleshing out the regulations to achieve the CPRC’s vision for the residential and the rural conservation districts, as well as finishing the new user-friendly Ordinance format for next year.

TAX INCREMENT FINANCE (TIF) DISTRICTS:

During this past year, the voters adopted the creation of two ground-breaking Tax Increment Finance (TIF) districts for the community: 1) the CMP TIF district designed to fund equipment upgrades for the Arundel Fire-Rescue Department; and 2) the Cape Arundel Seasonal Cottage TIF designed to help launch the \$70 million project and secure funding to implement an aggressive economic development plan for the Town over the next 20 years.

I am pleased to report that the Arundel Fire-Rescue has the funding available now to lease-purchase or bond the purchase of the Rescue UTV vehicle and the new Brush truck with the start of the fiscal year.

In addition, the Cape Arundel Seasonal Resort has come roaring out of the gate, already completing extensive site work for Phase 1 and 2 of the project and the over 20 pre-sold cottages that will be constructed this summer. With the State's final approval of the TIF Economic Development Program, this office has already begun negotiating with the Kennebunk Sewer District and the Town as well as working with our engineers to locate eligible grants that can leverage TIF dollars to build a sewer line along the Portland Road. Such a ground breaking infrastructural investment coupled with the new DB-1 and DB-2 business zones will greatly stimulate the development potential and non-residential tax return on Route 1.

The Planning Office should be considered by property owners to be a resource in any of your development endeavors and I look forward to serving all Arundel residents and business people in the upcoming year.

Respectfully submitted,
Tad Redway
Planner

