

Arundel Planning Board
Minutes of Special Meeting
March 5, 2015
Fire Station Meeting Room 468 Limerick Road

Called to order: 7:11 PM

Attendees: Tad Redway, Town Planner, Rich Ganong, Chairman, Marie Burgie, Secretary

Board: Marty Cain, Bob Coon, Roger Morin, John der Kinderen, James Lowery

I. Approval of Agenda: *Morin motioned and Coon second*

II. Approval of Minutes: Feb. 19th minutes *der Kinderen motioned to accept, Coon second* as corrected, Morin abstained, remaining approved.
Feb. 26th Minutes Tabled since Finding of facts not included

III. Proposed Ordinance Change:

Item 1: Review of Proposed Alfred Road District on Route 111-
Digital signs remain issue. Redway went to Arundel Market's sign company to see purchased sign and brought photos back for board to review. He provided Town of Scarborough, Wells and Gray sign standards. Discussion was to make all signs consistent, although all zones aren't the same. Digital signs have motion, but must have static Eyebrow with 5" tall "911" address numbers. It was determined that the maximum size of electronic signage be an aggregate of 65 square feet. Post signs to be 40 square feet for single occupancy (including eyebrow) for single occupancy. Cain question about Infinity Bank being too large, but ARD district stops at CMP power lines. Agway sign is probably bigger than 40sf but it is grandfathered. *Motion by Coon and second by der Kinderen Vote 5 Yes to 1 No by Cain, Therefore passed.*

Regarding digital graphic display, digital copy, nits are too difficult to measure, whereas foot-candle scan can be measured. Brightness controls can be done through flashing LED at different rates or changing power to LED's. Redway to learn how other towns are controlling brightness and report at next meeting.

Item 2: Discussion of Signage Performance Standards:
Handout Version 1.0 2-19-15.
R-4 will be Rural Conservation District. There will be two residential zones. R1 and R2. R3 will be gone. RC = conservation zoning with many rural uses with emphasis on farming. Discussions center about illumination, sizes and brightness.

Start with 5.16.6 Off-Premises signs at next meeting.

VII. Planners Report- New Business coming into B1 and another business is looking for appropriate 8-10 acre lot but topography & ledge is a problem. Good sized specialty equipment

Arundel Keep - 58 acre subdivision is now null & void. 3 lots and then in 5 years 1 more each year or another 3 lot subdivision. No road - just using frontage on existing road.

Comp plan wants to get rid of cluster subdivision in R-4 zoning. Keeping 50% of it in open space.

Blue Moon/Maddie's - Possible new business involving catering, etc. As long as no physical changes are made to building or parking lot, they just get building permit.

Dubois property is still unresolved.

Cape Arundel - \$2 Million Draw Down with \$278,000 still in account. They are going to be putting in gravity sewer lines in case town doesn't do it. They will do sewer from Campground Rd with return lines. No reduction station.

Next meeting at the library at 7pm on 3/12/2015

Adjourn: *Coon motioned and Morin seconded. Adjourned at 9:13pm*