

Arundel Planning Board  
Minutes  
January 8, 2015  
ML Day School Library

**Attendees:** Tad Redway, Town Planner; Marie Burgie, Secretary

**Board:** Marty Cain, James Lowery, Tom McGinn, John DerKinderen, Roger Morin

**Public:** Paul Gadbois, Keith Burgie, Joe Paolini, Paul Kochs, Jean Clermont, Philip Grondin, Paul Sfreddo

**I. Approval of Agenda:** Morin motion to accept & DerKinderen 2<sup>nd</sup> -all unanimous

**II. Approval of Minutes:** Nov 11 tabled – not enough similar members to approve, Nov 1 site walk *Morin motioned to accept, Lowery second, 2 abstained, approved* Dec 11 *Cain motioned to accept, DerKinderen second all in favor – approved*

**III. Public Comment:** none

**IV. New Applications:** *Stickman Dialysis Industries, Inc. Plenary Site Plan*

*Application: Determination of Completeness: Proposal to construct a one-story 2,400 square foot building on a 2.2 acre sit located at Enterprise Drive, Tax Map 12, Lot 8E-8 in the BI district. Peter Mourmouras is the owner, Jean Clermont of Stickman Dialysis Industries, Inc. is the applicant, and Paul Gadbois, PE is the applicant's agent.*

Discussions involved lighting, easement granted by seller, utilities, parking and potential production at location. They make kidney dialysis accessories such as a belt with bag that holds solution. They have been renting in town for 4 years. There is no noise, odors, smells or excessive trash created from business. There will be a planning dept. site walk on Jan. 17<sup>th</sup> at 9:30am. DerKinderen motioned that application is complete, Morin second and motion carried unanimously.

**V. Pending Applications:** *Arundel-Kennebunkport Seasonal Cottages, LLC; Request Change to Subdivision Phasing Plan: Request to alter approved phasing plan for an approved 259 unit seasonal cottage resort with associated amenities and site improvements on 294.3 acres located at 1976 Portland Road, Map 11, Lot 9 & Map 15, Lots 6, 7, 9 and 13, in the BI zone.* Paolini explained that project will cost \$15 mill plus. The color code map showed that the red, green and commercial portions of the project would be about \$5.1 million. Instead of tying up a large sum of money, the proposal was to have a tri-party phased floating bond with a 90 day window. On day 75 of each period, they would look ahead and fund the next 90 days of work so there would always be money in the account to pay contractors. Phil Grondin stated he was very comfortable working with this system. Q&A's centered around minimizing risk for town if project was to run into financial trouble. Redway said he was comfortable with the arrangement. McGinn felt it was a better idea than typically. The model areas are to be worked first. *DerKinderen motioned to accept rolling tri party plan, Morin second, and it was unanimously agreed.*

**VI. Proposed Ordinance Change: Review of Proposed Alfred Road District on Rte 111** –See Section 7.2 Alfred Road Business District (ARD)

**VII. Planner's Report** – Redway discussed new projects and existing ones in motion  
**Adjourned:** *McGinn motioned to adjourn Der Kinderen seconded adjourned 9pm*