

**Arundel Comprehensive Plan Review Committee  
Minutes  
Tuesday – February 3, 2015**

Present: Donna derKinderen, Shawn Hayes, Rae Reimer, Diane Robbins Simone Boissonneault, John Bell, Tom Danylik and Tad Redway, Town Planner.

7:14 pm Meeting called to order

Agenda: Motion was made by John Bell and seconded by Shawn Hayes to approve the agenda. Motion carried with all in favor.

Minutes: Not available.

Old Business:

**a. Summary of feedback from property owners with split lots [R1/R4] along Limerick Road south of the Eastern Trail lots**

- 1 landowner attended and preferred to be located in the R4 district; 2 other people called – one said it did not matter and the other wanted to be in the R4 district.
- Tad knows of one owner that would prefer the smaller lots sizes.
- Important to get feedback soon to allow time to prepare map for public hearing deadline. Decision on recommending changing this area along the river into R4 following property lines will be placed on the March agenda. The one landowner that prefers the R1 district can be left out. More landowner input would be preferable.

**b. Rural Conservation District [R-4] – continued discussion of strategies**

The January meeting held interesting discussion of the R4 district. Using incentive zoning rather than the current restrictive zoning was supported. Donna distributed copies of the current R4 description –Tad distributed information from Nantucket’s plan for educational material on similar issues. Last meeting’s discussion focused on providing positive incentives for preserving open land and easing up on restrictive things that were in the Comp Plan.

Tad presented alternative approaches.

- The issue that the committee has been struggling with a long time is “What is Rural Character in Arundel”. It is many things to many people: cultural, historical, visual, environmental... what it boils down to is “sense of space”, “openness”... trees, fields...houses that are far enough away from each. R1 & R2 will not fall under this. Current setbacks, acreage and current ordinance are not achieving this. Three exhibits were reviewed to demonstrate a form of incentive subdivision giving bonus lost for subdivisions which retained a field /vista view. Restrictions would be set by Planning Board standards to site the development to maintain this visual impact.
- The amount of land in the Rural Conservation (R4) district is greater than 50% of Arundel’s total.

- Other options discussed to preserve openness: allow large lot sizes developments /Projects (e.g. 10 acre lots); incentive zoning; standards for density – pursue concepts that encourage landscape buffers as well with single lot construction. Pursue density bonuses for maintaining open fields/open vistas.
- Conservation easement requirements to maintain open fields – mowing, etc to prevent it returning to wooded lot.
- 10 acre lot subdivision should be allowed in any district. Not currently allowed due to subdivision regulations. Change subdivision regulations – cluster subdivisions required for smaller lots, but not required for subdivisions with lots sizes of 10 or more acres.
- Wetland areas still have value as open space.

#### **Concept for Performance Based Zoning in the Rural Conservation District (R-4)**

- Committee overall in favor of Bonus density concept
- Not in favor of 5 acre lot zoning in R-4; retain 3 acre lot size minimum
- Subdivisions are required to have planning board review; single lots split over several years are not required to be reviewed.

**R4 Description – working draft 2 [Jan. 2015] Italics added based upon Comp Plan meeting discussion.**

#### **Rural Conservation – RC (currently R-4)**

The Rural Conservation designation is intended to preserve the rural nature of those areas of the community that are still *largely* rural in character by significantly limiting development while accommodating traditional working rural activities and preserving open space.

Allowed uses will be limited to residential, agriculture and other natural resource uses, *agritourism, equestrian facilities*, agricultural processing and demonstration facilities, home businesses/occupations, *restricted contractor yards*, and traditional uses found in a “working rural” landscape.

Residential uses will be allowed at a density of *one dwelling* unit per 3 acres.

All subdivisions should be required to preserve ~~at least 50% of the developable area as open space, whether through the use of clustered developments or minimum 10 acre lots within a development~~ (excepting those subdivisions with lots in excess of 10 acres), or other incentive zoning applications. Consideration should be given to preservation of open space as a means of supporting visual ~~aspects~~ quality, forestry and agricultural uses, as well as habitat protection, recognizing that transitions (“edges”) are particularly significant.

The Town should work cooperatively with landowners within these areas to permanently preserve ~~restrict~~ their undeveloped land through such mechanisms as conservation easements

~~and TDR's (Transfer of Development Rights). from development, including providing information.~~ Additionally, the town should provide information to qualifying eligible land owners regarding programs such as "Tree Growth" and "Farmland & Open Space".

**c. Vision/summary statement for Comprehensive Plan**

Copies were distributed to be reviewed and discussed at next meeting.

**Next Meeting Date:** Tuesday, March 3, 2015

Donna will put together everything that has been worked on to date for all the districts for the next meeting. The committee still needs to review policies & goals and update changes as well as the map.

Timeline for public hearings was discussed – May hearing prior to Town Meeting in June.

Adjournment: Motion was made by Shawn Hayes and seconded by Diane Robbins to adjourn at 9:09 pm.

Respectfully submitted,

Simone Boissonneault