

**Joint Residential Zoning Committee Meeting**  
**Arundel Planning Board**  
**Comprehensive Plan Review Committee**  
February 21, 2019 7:00pm  
Mildred L. Day School Library - 600 Limerick Rd. Arundel

**Board/Committee Attendees:** Rich Ganong, Donna Der Kinderen, Tom Danylik, Jens Bergen, Susan Roth, Marty Cain, Tom McGinn, Dorothy Gregoire and Sean Hayes.,

**Public Attendees:** Mark Pinette and Milda Castner

**Staff Attendees:** Tad Redway, Town Planner

**CALL TO ORDER:** Mr. Ganong called meeting to order at 7:03 pm.

**I. APPROVAL OF MINUTES OF NOVEMBER 15, 2018:**

**MOTION:** Mr. Danylik moved and Mrs. Der Kinderen seconded the motion to approve the minutes of November 15, 2018 with the following amendment to paragraph 3 in Item 1 on page 1:

*The group ~~generally concurred with~~ discussed Mr. Danylik's proposal that all home occupations be subject to some level of regulatory review prior to operating.*

**VOTE:** *Aye:* Mr. Danylik, Mrs. Der Kinderen, Mr. Ganong, Jens Bergin, Susan Roth. *Abstain:* Marty Cain, Tom McGinn, Dorothy Gregoire, and Sean Hayes.

**II. DISCUSSION OF HOME OCCUPATIONS- CATEGORIES OF USES:**

The Chair introduced three new and separate approaches to home occupations: 1. a plan proposed by Mr. Ganong, 2. A proposal by Mrs. Der Kinderen to classify home occupations in two separate categories, and 3. A proposal by Mr. John Cooper of Riverwynd to retain the home occupation system as is.

**II. Discussion of Non-Residential Uses in the R1 District**

The group concurred that the number of non-residential uses permitted in the R1 should remain limited. Boarding Houses and Residential Care facilities were considered to be inappropriate for the R1 district.

Bed & Breakfast establishments were considered appropriate, and the group determined the maximum number of rooms permitted should be increased above the current maximum of three.

The group agreed that Assisted Living Facilities referenced in the 2016 Comprehensive Plan should be encouraged in the R1 district.

**III. Proposed List of Permitted and Conditional Uses**

**Permitted Uses in the R1-**It was determined that the following uses should be deleted from permitted use list in LUO § 6.1.1:

- Clearing for removal of vegetation for activities other than timber harvesting
- Fire Protection activities
- Forest management activities except for timber harvesting & land management roads
- Land Management Roads
- Marinas
- Motorized Vehicular Traffic on existing roads and trails
- Non-intensive recreational uses not requiring structures such as hunting, fishing, and hiking
- Soil and Water Conservation Practices

- Wildlife Management Practices

Accessory structures and accessory uses should be combined into “Accessory Structure/Use”

Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Temporary should be reduced to “Piers and Docks, Temporary”

**Conditional Uses in the R1**-It was determined that the following changes should be made to the conditional use list in LUO § 6.1.2 :

- DELETE: Boarding House, Residential Care Facility, and Multi-family residential.
- ADD: Assisted Living Facility
- AMEND: Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Permanent to “Piers and Docks, Permanent”

#### **IV. Potential for Design Standards**

Discussion of Design Standards for the R1 District was deferred until a future meeting.

#### **V. Future Meetings**

The next meeting of the Joint Residential Zoning Committee will be December 20, 2018 at 7 pm at ML Day School Library.

#### **Adjourn**

Ms. Der Kinderen moved and Mr. Bergen seconded the motion to adjourn at 9:38 pm.

Respectfully submitted,



Tad Redway  
Town Planner