

**Arundel Planning Board  
Minutes-Regular Meeting  
March 24, 2016 at 7:00 pm  
ML Day School Library**

**Board Attendees:** Rich Ganong, Marty Cain, John Der Kinderen, Jamie Lowery, Roger Morin, and Tad Redway, Town Planner

**Public Attendees:** Roger Taschereau, Terry Merrill

**CALL TO ORDER:** Chair Ganong called the meeting to order at 7:09 pm. Attendance was taken.

**I. APPROVAL OF AGENDA:**

*MOTION:* Mr. Morin moved and Mr. Lowery seconded the motion to approve the agenda as written.

*VOTE:* Unanimous in favor.

**II APPROVAL of MINUTES:**

*MOTION:* Mr. Der Kinderen moved and Mr. Cain seconded the motion to approve the March 10, 2016 minutes as written.

*VOTE:* Aye: Mr. Ganong, Mr. Cain, Mr. Der Kinderen, and Mr. Morin. Abstain: Mr. Lowery.

**III. LAND USE & SUBDIVISION ORDINANCE REVISIONS**

**Item 1: Discussion with Action:** Proposed *Fire Protection Ordinance and modifications to Land Use and Subdivision Ordinances*

Mr. Redway conveyed Fire Chief Mullen's regrets that he was unable to attend the meeting, but the Chief did send a memo supporting the proposed 5.7 version B-1 Fire Protection standards. The Planner proceeded to outline the basic differences between 5.7 versions A-1, B-1 and B-2. In addition, the Planner reviewed his report cisterns and fire pond capacities and trigger points in various surrounding towns.

Mr. Taschereau and Mr. Merrill objected to the residential fire sprinkler mandate in individual homes based on increased installation and maintenance costs and the responsiveness of the Mutual Aid agreements with other municipal fire departments.

The Planning Board discussed the benefits and disadvantages of the proposed mandate for residential and commercial sprinkler systems in the proposed LUO Section 5.7 Fire Protection performance standard.

***Advantages:***

- Greatly improved homeowner survivability in a residential fire;
- Improved effective response time for Arundel Fire Department;
- Improved property protection;
- Potential for lower insurance premiums;
- Lesser need for fire ponds and cisterns that pose a long range maintenance and replacement cost and legal liability for the taxpayers;
- Lesser fire protection costs for multiple unit developments especially in family divisions.

***Disadvantages:***

- Increased building costs for individual homeowners;
- Increased maintenance costs for individual homeowners;
- Potential for interior water damage;
- Perceived government overreach.

The Board concluded by consent that the mandate for residential sprinklers should be deleted from the proposed LUO 5.7 language pending further investigation and consideration, and that the applicability to subdivisions exempt from 30-A MRSA 4401 be deleted at this time.

In section 5.7.2 The Board decided to increase minimum water supply cisterns to 15,000 gallons, and increase minimum fire pond capacity to 120,000 gallons, deleted season structures from the exemption and asked the Code Enforcement Officer to provide information whether mobile homes could be retrofitted with sprinklers.

In LUO section 5.7.3 the Board decided to increase the floor area threshold for applicability from 2,500 square feet to 4,000 square feet, and where non-residential buildings are less than 100 feet apart.

The Board discussed standards in proposed section 5.7.4. at great length.

**MOTION:** Mr. Lowery moved and Mr. Morin seconded the motion to approve proposed section 5.7.4 with the following amendments:

- Proposed section 5.7.4.1.c shall pertain to only heated space
- Proposed section 5.7.4.1.f shall include “explosives”;
- Proposed section 5.7.4.2.a shall be amended to read: “Building expansions constructed after June 9, 2016 and meeting any of the criteria of Section 5.7.4.1 shall install an Automatic Sprinkler System.”

**VOTE:** *Aye:* Chair Ganong, Mr. Lowery, and Mr. Morin. *Nay:* Mr. Cain and Mr. Der Kinderen. Motion passes 3-2.

The Board discussed standards in proposed section 5.7.5 at great length. Mr. Taschereau and Mr. Merrill objected to Section 5.7.5.2, 5.7.5.6, and 5.7.5.7 stating that the requirement was an unnecessary burden to residential property owners. Mr. Redway countered that these standards were designed at the request of the Chief to protect firefighter lives and expensive Town equipment.

**MOTION:** Mr. Morin moved and Mr. Cain seconded the motion to approve proposed section 5.7.5 with the following amendments:

- Remove section 5.7.5.2
- Amend section 5.7.5.6 to state “Overhead utility services to commercial and multi-family residential units shall be sited at the discretion of the Arundel Fire Chief so as not to impeded the deployment of aerial ladders/towers to the roof of a structure from the driveway or parking lot”
- Amend section 5.7.5.7 to state “Landscaping, permanent outdoor structures and site furniture associated with a new commercial or multi-family use shall be reviewed by the Arundel Fire Chief to insure that such structures will not impede the deployment of rescue ground ladders to upper story windows of a building.”

**VOTE:** Unanimous.

**Item 2: Discussion with action:** Proposal to permit equestrian centers and riding stables as conditional Uses in residential and rural conservation district.

The Chair tabled the item to the next available meeting.

#### IV. PLANNER'S REPORT

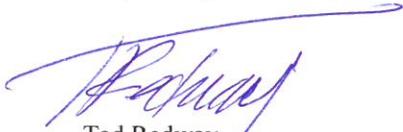
The Planner reminded the Board to attend the Special Town Meeting regarding the Land Use Ordinance format change on March 28, 2016 at ML Day School. He also reminded the Board that the public hearing of the proposed changes to the Arundel Comprehensive Plan will be conducted on April 5, 2016. All members were encouraged to attend and participate.

#### **ADJOURN:**

*MOTION:* Mr. Morin moved and Mr. Der Kinderen seconded the motion to adjourn the meeting at 10:15 pm

*VOTE:* Unanimous.

Respectfully submitted;



Tad Redway  
Planning Board Secretary, Pro Temp