

# Arundel Planning Board Minutes

January 11, 1018 7:00pm

Mildred L. Day School Library - 600 Limerick Rd. Arundel

**Board Attendees:** Mr. Cain, Mr. McGinn, Mr. Lowery, Chair Bassett, Mr. Ganong, Mr. Bergen, and Secretary Ms. Goulet

**Attendees:** Richard Prentice, Ralph Austin, Tim Steutiford, Jed Cook, Phil Labbe, Paul Gadbois, Ben Fitzpatrick, Larry Grondin

**Call to Order:** Chair Bassett calls meeting to order at 7:03pm.

## I. APPROVAL OF AGENDA:

**Motion:** Mr. McGinn motions to approve the agenda as written. Mr. Ganong seconds.

**Vote:** Motion carries.

## II. APPROVAL OF MINUTES:

**Motion:** Mr. Ganong motions to approve December 14, 2017 meeting minutes as written. Mr. Can seconds.

**Vote:** Motion carries; Mr. Lowery abstains.

## III. CITIZEN COMMENTS:

No citizen comments at this time.

## IV. PENDING APPLICATIONS:

**Item 1: Ledgewood Meadows: *Subdivision Amendment*;** Proposal to amend an approved 6 lot subdivision including the relocation of the approved access road to an abutting 32.48 acre parcel, located at 715 Alfred Road, Tax Map 4, Lot 23 and reconfiguration of four residential lots and two commercial lots on a 20.76 acre parcel. Located at Ledgecliff Drive, Tax Map 4 Lots 24 and 25B in the Alfred Road Business District. BDF Holdings is the owner of Lot 23, Phillip Labbe is the owner of Lots 24 and 25B, and Paul Gadbois is the applicant's agent.

Mr. Gadbois presents the proposed road and lot changes, highlights the changes and how they compare to the original plan. In response to inquiries from the Board, Mr. Gadbois is able to confirm that:

- The road will be built to Town specifications and adhere to commercial standards for its entire length.
- Underground utilities will be accommodated for in a way that provides for Mr. Fitzpatrick's future use.
- Possible need to revise entrance with DOT should actually provide better sight lines for traffic.
- The drainage shown on the plan is only for the road. Further development will have to have independent drainage plan.

- This plan is not expected to require more wetland impact than the original. Regardless, the possibility has not been overlooked.
- There is no provision for future public water access.
- Appropriate written agreements (deeded access/ROW access) will be drawn up prior to notable investment from either party.

Mr. Bassett reminds the applicant that the necessary peer review will be the fiscal responsibility of the applicant. The Board comes to the consensus that a site walk is not necessary. Mr. Bassett summarizes the discussion by stating that the Board finds no issue with the project as presented.

## **V. NEW APPLICATIONS:**

**Item 1: Motorland: *Conditional Use Permit Preapplication*;** Request to convert a 9,900 sq ft automobile storage facility into a public auto showroom, remove 425 sq ft of an existing building, construct a public promenade with raised seating, and reorganize site parking to accommodate increased public parking as well as display parking. All on a 4.9+/- acre site located at 2564 Portland Road, Tax Map 2, Lot 1, in the BI district. Motorland LLC is the owner and applicant, and Paul Gadbois is the applicant's agent.

Mr. Austin opens discussion by summarizing intent and stating that under no uncertain terms is there current intent to create a museum on premises.

Mr. Gadbois reviews the requested changes;

- waiver to be requested for 2 more parking spaces & alterations to the standard dimensional requirements
- removal of some impervious surface to add in some buffering type landscaping
- removal of shed portion of the garage
- approval to convert a portion of a previously approved structure in a showroom during busy selling season

The Board concludes that it sees no issue with preapplication as presented.

**Item 2: Kuczynski Gravel Pit Reclamation: *Conditional Use Permit Renewal*;** Request to deposit approximately 30,000 cubic yards of material to fill and reclaim an abandoned gravel pit on a 20 acre parcel. Tax Map 27, Lots 7 and 7B, located at 146 Campground Road in the R1 and Stream Protection Districts. Stanley Kuczynski and Kevin Kuczynski are the respective owners and R. J. Grondin & Sons Inc. is the applicant.

RJ Grondin Project Manager Jed Cook explains intent;

- Fill the pit with excess material, spread loam (4") and seed the resulting flat field.
- No formal or official plan but there will be necessary methodology with filling in the pit since trucks will have to traverse the area to dump materials
- The intent is to fill with material entirely from nearby Cape Arundel Cottage Preserve but it's possible RJ Grondin may not win the bid for future phases.

If that's the case, the agreement to fill the pit will be honored but materials will be sourced from other jobsites.

-The hope is to commence ASAP and move 10,000+/- yards before the roads are expected to be posted in the second week of February.

The Board does express concern with lack of official plan, about whether or not the current depth of the pit is at or below the water table, and the possibility for future development of the site.

Ultimately, a motion is put forth.

**Motion:** Mr. Ganong motions that due to the Kuczynski's outstanding responsibility to fulfill a plan to reclaim the gravel pit that we allow them to do so through their agent, R. J. Grondin. Mr. Lowery seconds.

Chair Bassett notes that this approval is seen as within the scope/part of the original conditional use permits starting in 1986. It's also requested that activity be restricted to the hours stated in the Land Use Ordinance pertaining to noise.

**Vote:** Mr. Cain, Mr. McGinn, Mr. Bassett, Mr. Lowery and Mr. Ganong in favor. Mr. Bergen abstains.

## **VI. OTHER BUSINESS**

Mr. Bassett brings a memo from/regarding SMPDC to the Board's attention. It's decided that it should be put in front of the Town Manager.

Mr. Ganong revisits the topic of proposing a budget. Mr. Bassett voices concern that the proposal of a budget may open the Board up to not having a dedicated budget at all. Consensus is to not put a budget in front of Town Manager.

Mr. Ganong notes that the Doggie Daycare Petition did indeed pass at the Selectmen's meeting. The passing of the Petition effects the setback regulation in the Land Use Ordinance. Mr. Bassett feels that the Board should revisit this to either eliminate the trainer requirement entirely or to limit it to canines specifically. Also to address the fence height.

## **Adjourn**

Mr. Ganong motions that the meeting adjourn at 9:32pm. Mr. Bergen seconds.