

Arundel Planning Board
Minutes-Workshop
January 21, 2016 at 6:30 pm
Code Enforcement Office

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

Public Attendees: Chief Bruce Mullen & Deputy Chief Renald Tardif

CALL TO ORDER: Chairman Ganong called the meeting to order at 6:30 pm. Attendance was taken.

I. APPROVAL OF AGENDA:

MOTION: Mr. Der Kinderen moved and Mr. Lowery seconded the motion to approve the agenda as written.

VOTE: Unanimous in favor.

II. WORKSHOP

Item 1: Fire Protection Workshop: Workshop with the Arundel Fire Chief to discuss fire protection strategies in future subdivision, site plan, and conditional use reviews.

The Planning Board inquired what level of Fire Protection facilities the Chief feel is necessary to provide for the Arundel's needs as the Town grows. The Board was particularly interested in how fire water supplies should be supplied in residential subdivisions as well as in targeted business zones like BI, DB-1 and DB-2.

The Chiefs urged the Planning Board to abandon the excessive ISO water supply standards specified in the current Subdivision. Moreover, if the Town is to continue assuming responsibility for maintenance of water supply facilities, the Fire Department would prefer the installation of cisterns versus fire ponds. The Chiefs also discussed the desirability of using home sprinkler systems in lieu of large stores of on-site cisterned water.

The Board acknowledged that current fire protection measures only applied to subdivisions approved by the Board and not to family and statutory exempt divisions. This situation not only creates inequity under the law, but also leaves a gaping hole in the Town's fire protection network. Similarly the Land Use Ordinance does not require any specific fire protection standards from new non-residential and business projects.

The Board informed the Chiefs that KKWWD has installed hydrant stubs along Route 1 from Kennebunk to the Biddeford line, and the Town has failed to take advantage of this resource, or to budget for hydrant rentals.

After much discussion, the Planning Board and the Fire Chiefs agreed on the following goals:

1. Draft a stand-alone fire protection ordinance that:
 - a. Requires residential sprinkler systems in all new construction;
 - b. Institute a fire protection impact fee to help defray maintenance costs of existing water supply systems and provision of new cisterns in existing neighborhoods with inadequate water supplies;
 - c. Provide waivers or credits from impact fees for installation of sprinkler systems;
 - d. Institute a standard for installing hydrants in existing stubs along Route 1 by the private and public sector;
2. Amend the Land Use Ordinance and Subdivision Ordinance to mirror the stand alone fire protection ordinance.

To begin working on these issues, both the Chiefs and Chairman Ganong volunteered to secure sprinkler and fire protection ordinances from other Maine communities and present them as models for the group's consideration.

ADJOURNMENT: Mr. Cain moved to adjourn at 8:25 pm, with Mr. Der Kinderen seconding the motion, and it passed with all in favor.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Tad Redway', with a long horizontal flourish extending to the right.

Tad Redway
Planning Board Secretary, Pro Temp