

Arundel Planning Board
Regular Meeting
October 8, 2015 at 7:00 pm
ML Day School Library 600 Limerick Road

Board: Tom McGinn, Marty Cain, John Der Kinderen, Bob Coon, and Roger Morin,

Public: Keith Trefethen, Town Manager; Dr. Kevin Crowley, *RSU21*; John Kuchinski, *Harriman Associates*; Ed Herczeg, *Broker*; Matt and Lisa True,

CALL TO ORDER: Vice Chairman McGinn called the meeting to order at 7:05 pm. Attendance was taken.

I. APPROVAL OF AGENDA:

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

VOTE: Unanimous in favor.

II. APPROVAL OF MINUTES: *Minutes* of August 10, 2015, September 10, 2015, September 24, 2015 Outstanding minutes were tabled until November meeting.

III: PENDING APPLICATIONS:

Item 1: RSU 21 M.L. Day School Expansion: *Plenary Site Plan-Determination of Completeness:* Proposal to reconstruct ML Day School campus renovation of portions of the existing building, 24,045 square feet of building expansion, and relocated parking and recreational facilities on a 9.59 acre parcel located at 600 Limerick Road, Map 17 Lot 25 in the R2 district. RSU 21 is the owner applicant and John Kuchinski of Harriman Associates is the owner's agent.

Mr. Kuchinski reviewed all aspects of the proposed Conditional Use application, including boring logs, and the Traffic Study requested by the Board.

MOTION: Mr. Coon made a motion to deem the RSU21 Conditional Use application "complete". Mr. McGinn seconded the motion.

VOTE: Unanimous .

Item 2: Motorland, Revision of a *Plenary Site Plan Permit:* Proposal to subdivide the former *County Connection* complex into two lots, removing parking area and lighting fixtures from the display parking lot located on an 8.94 acre parcel at 2564 Portland Road, Tax Map 2, Lot 1, in the BI district. Neal Griffeth of Caribou Maine is the applicant and owner.

The Board discussed with Ed Herczeg, the applicant's agent , the acceptability of providing an 8-foot high solid wood fence as a visual barrier between the existing Motorland display lot and

the subdivided lot in lieu of the 25-foot landscape buffer strip required in the LUO. After discussion, it was the consensus of the Board that the fence would achieve a similar if not better result with the least amount of encroachment upon the existing display area. The applicant was instructed to proceed with the fence concept.

The Board also informed the applicant of the need to provide photometric study of the existing lighting patterns in the display area and identify remedial action to insure that no more than 0.5 foot-candles of light would intrude upon the new subdivided lot. The applicant stated that he would contact the original lighting engineer for the project and provide the Board with such a study.

IV. NEW APPLICATIONS

Item 1: 784 Alfred Road: *Site Plan Reapplication*- Proposal to convert an residential building under construction to a 3,012 square foot commercial service structure containing a *Servepro* business located on a 1.77 acre parcel at 784 Alfred Road, Tax Map 4, Lot 32 in the AR district. Matt and Lisa True are the owner/applicants.

Planning Board scheduled a site walk for the project for October 22, 2015 at 6:00 pm.

V. LAND USE ORDINANCE REVISIONS:

Item 1: Review of New Land Use Ordinance Format: Chapters 1-4

The Board deferred review of Chapters 1-4 of the Revised Format Ordinance until the next meeting when the Town Planner was in attendance.

VI: PLANNER'S REPORT

Given the absence of the Town Planner, no report was given.

ADJORNMENT: Mr. McGinn moved to adjourn at --- pm, with Mr. Morin seconding the motion, and it passed with all in favor.

Respectfully Submitted,

Jamie Lowery
Planning Board Secretary