

Arundel Planning Board
Regular Meeting
Minutes
December 8, 2016 at 7:00 pm
Mildred L Day Library 600 Limerick Road

Board Attendees: Jamie Lowery, Chip Bassett, Marty Cain, Tom McGinn, Roger Morin, and Tad Redway, *Town Planner*

Public Attendees: Bob Zuke, *Robert Zuke Builders, LLC*; Linda Zuke, Log Cabin Road; Greg Paul, Lady Slipper Lane; Barry and Judith Pitchforth, Log Cabin Road.

CALL TO ORDER: Chair Lowery called the meeting to order at 7:00 pm. Attendance was taken.

I. APPROVAL OF AGENDA:

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

VOTE: Unanimous in favor

II. APPROVAL OF MINUTES: *Minutes of November 10, 2016*

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion to table the minutes of November 10, 2016.

VOTE: Unanimous in favor

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion to table the minutes of October 27, 2016.

VOTE: Unanimous in favor

III. PUBLIC HEARINGS

Item 1: Robert Zuke Builders, LLC: *Registration of Existing Contractor Yard 2:* Request to register an existing Construction Business as a *Contractor Yard 2* on a 27.7 acre site located at 128 Log Cabin Road, Tax Map 38, Lot 17 in the R-3 District. Linda Zuke is the owner & applicant and Robert Zuke is the agent.

Chair Lowery opened the public hearing at 7:12 pm

Abutters Barry and Judith Pitchforth identified themselves as abutters at Log Cabin Road and expressed several major concerns, including the driveway into the Zuke facility was located only several feet from his residential property line versus the 50 feet required in the Land Use Ordinance. Although the contractor yard operations have been on-going since the applicant moved in, however the firewood processing operation started in 2014. The noise especially the backup alarm on the skid steer used to load logs to the splitter as well as the conveyor belts loading trucks with finished firewood. The Pitchforths stated that the noise was so constant and such a nuisance that they lodged a formal complaint with the CEO in 2014.

Mr. Pitchforth also noted that commercial firewood processing was not referenced in the LUO and therefore not permitted in residential district.

Chair Lowery closed the public hearing at 7:15 pm

Item 2: Forefathers: *Registration of Existing Contractor Yard 2:* Request to register an existing Construction Business as a *Contractor Yard 2* on a 3.5 acre site located at 22 Log Cabin Road, Tax Map 39, Lot 39 in the TC District. JJWZ, LLC is the owner & applicant and Robert Zuke is the agent.

Chair Lowery opened the public hearing at 7:15:30 pm

Mr. Greg Paul of Ladyslipper Lane asked the Planning Board to define a Contractor Yard 2 and elaborate on what activities the applicant could legally do on the property. The Chair quoted from the LUO.

The Chair closed the Public Hearing at 7:19 pm.

IV. PENDING APPLICATIONS

Item 1: Robert Zuke Builders, LLC: Registration of Existing Contractor Yard 2: Request to register an existing Construction Business as a *Contractor Yard 2* on a 27.7 acre site located at 128 Log Cabin Road, Tax Map 38, Lot 17 in the R-3 District. Linda Zuke is the owner & applicant and Robert Zuke is the agent.

Mr. Bassett stated that both the noise complaints represented a serious problem and he queried whether firewood and lumber processing was not more of an industrial or sawmill use than that of a standard building contractor operation. However he acknowledged the Planning Board's findings of November 10th.

Mr. Zuke responded that he processes only 150 cords of firewood per year and that it is a part-time business usually conducted in the winter months as a way of keeping his building crews and his sons busy. Most of the actual cutting occurs for a period of 2-3 weeks during the winter and then the stacked wood is loaded on trucks and delivered primarily during October and November and usually on weekends.

Mr. Zuke also testified that his intent was not to create full time business processing firewood and he anticipates a time when that business will wane.

Both Mr. Bassett and Mr. McGinn stated that the firewood operation should be limited to either volume or hours of operation. The Board concluded that limiting Sunday start up hours would be the most effective in preserving neighborhood peace. Operational hours were therefore limited from 7am to 7pm , Monday-Saturday and Sunday hours 9am-5pm.

The Chair read the Findings of Fact and the Board voted as follows on the 8 conditions under LUO § 9.7.H:

MOTION: Mr. Morin moved and Mr. Cain seconded the motion that the application met the standards of LUO §9.7.H.1.

VOTE: Unanimous in favor

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion that the application met the standards of LUO §9.7.H.2.

VOTE: Unanimous in favor

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion that the application met the standards of LUO §9.7.H.3.

VOTE: Unanimous in favor

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion that the application met the standards of LUO §9.7.H.4.

VOTE: Unanimous in favor

MOTION: Mr. Morin moved and Mr. McGinn seconded the motion that the application met the standards of LUO §9.7.H.5.

VOTE: Unanimous in favor

MOTION: Mr. McGinn moved and Mr. Cain seconded the motion that the application met the standards of LUO §9.7.H.6.

VOTE: Unanimous in favor

MOTION: Mr. Morin moved and Mr. Cain seconded the motion that the application met the standards of LUO §9.7.H.7.

VOTE: Unanimous in favor

MOTION: Mr. Cain moved and Mr. Morin seconded the motion that the application met the standards of LUO §9.7.H.8.

VOTE: Unanimous in favor

MOTION: Mr. Morin moved and Mr. McGinn seconded the motion to approve the application of Robert Zuke Builders, LLC to be designated a Contractor Yard 2.

VOTE: Unanimous in favor

Findings of Fact and Decision are attached to the Minutes as Exhibit A.

Item 2: Forefathers: Registration of Existing Contractor Yard 1: Request to register an existing Construction Business as a *Contractor Yard 2* on a 3.5 acre site located at 22 Log Cabin Road, Tax Map 39, Lot 39 in the TC District. JJWZ, LLC is the owner & applicant and Robert Zuke is the agent.

Mr. Zuke informed the Board that both the storage of building material and firewood on the former Forefather's site was not the highest and best use of the property would therefore would be to be temporary situation.

The Chair read the Findings of Fact and the Board voted as follows on the 8 conditions under LUO § 9.7.H:

MOTION: Mr. Morin moved and Mr. Cain seconded the motion that the application met the standards of LUO §9.7.H.1.

VOTE: Unanimous in favor

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion that the application met the standards of LUO §9.7.H.2.

VOTE: Unanimous in favor

MOTION: Mr. Cain moved and Mr. McGinn seconded the motion that the application met the standards of LUO §9.7.H.3.

VOTE: Unanimous in favor

MOTION: Mr. Morin moved and Mr. McGinn seconded the motion that the application met the standards of LUO §9.7.H.4.

VOTE: Unanimous in favor

MOTION: Mr. Morin moved and Mr. Cain seconded the motion that the application met the standards of LUO §9.7.H.5.

VOTE: Unanimous in favor

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion that the application met the standards of LUO §9.7.H.6.

VOTE: Unanimous in favor

MOTION: Mr. Cain moved and Mr. McGinn seconded the motion that the application met the standards of LUO §9.7.H.7.

VOTE: Unanimous in favor

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion that the application met the standards of LUO §9.7.H.8.

VOTE: Unanimous in favor

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion to approve the application of Robert Zuke Builders, LLC to be designated a Contractor Yard 2 at 22 Log Cabin Road.

VOTE: Unanimous in favor

Findings of Fact and Decision are attached to the Minutes as Exhibit B.

V. PROPOSED ORDINANCE CHANGES

Item 1: Discussion with Action: Proposed Modifications to LUO 5.20 Stormwater Management

The Board resumed review of the draft revisions presented by staff at the September meeting. Focus of the discussion revolved around amendments to the existing language that was consistent with both comparable performance standards in surrounding communities and with the DEP Stormwater regulations.

MOTION: Mr. McGinn moved and Mr. Morin seconded the motion to approve the revisions to LUO §5.20 Stormwater Management Performance Standards as amended.

VOTE: Unanimous in favor

Copy of the approved revised LUO § 5.20 attached to the minutes as Exhibit C.

Item 2: Discussion with Action: Proposed Farm Retail Performance Standards LUO 11.3.21

Planner reviewed the history of the Farm Retail performance standard effort in 2012. Mr. Bassett questioned the need to restrict parking in front of the retail facility. The Board agreed that the standard was overly restrictive.

The Board wrestled with requirements for minimum and maximum parking spaces and paving and concluded that the parking space requirement shall be no less than 1 parking space per 300 square feet of retail space and that paving shall be required for lots serving 15 vehicle trips per day.

Mr. Bassett expressed discomfort with limiting co-op options to only fur and wool-bearing products. The Board discussed various options and scenarios for other products that could be sold from a co-op situation.

Mr. Redway suggested that the Board ruminates on the issue before making a decision on the co-op product standard. Current proposed Ordinance revisions are recorded in Exhibit D attached.

Item 3: Discussion: Scheduling of Citizen Requests for Changes to Land Use Ordinance

Due to the time, this item was deferred to the next meeting.

VII. PLANNER'S REPORT:

- Mr. Redway presented a request by Frinklepod Farm to be heard at a special meeting on December 15, 2016 so that the applicant could meet their financing obligations. After discussion, the Board consented to call the special meeting and to include continuation of the Farm Retail discussion on the agenda.
- The Planner requested the Board members attend the January 19th multi-municipal Shoreland Zoning Workshop in Lyman. Messrs Bassett, Lowery, McGinn, and Cain committed to attend.
- Cape Arundel Cottage Resort requests permission to install basements for storage purposes. The Board wishes this issue to be considered as a regular agenda item.

- The Planner informed the Board about progress on the Route 1 sewer project, and the Town Engineer's design of integral mounting brackets to accommodate a force sewer main under the new Kennebunk River bridge on Route 1.

ADJORNMENT: Mr. Morin moved to adjourn at 10:10 pm, with Mr. Bassett seconding the motion. Motion passed unanimously.

Respectfully Submitted,

Tad Redway
Planning Board Secretary, Pro Temp

Exhibit A

FINDINGS OF FACT AND MOTION FOR APPROVAL

Robert Zuke Builders, LLC 128 Log Cabin Road

Contractor Storage Yard 2 Designation

WHEREAS on October 27, 2016, the Arundel Planning Board received an application from **Robert Zuke Builders, LLC** to register an existing Contractor Yard and Construction Business as a *Contractor Yard 2* on a 27.7 acre site located at 128 Log Cabin Road, Tax Map 38, Lot 17 in the R-3 District.

WHEREAS, on November 10, 2016 the Planning Board conducted a site walk of the property. In addition the Planning Board deemed the application complete and scheduled a public hearing for December 8, 2016.

WHEREAS, on December 8, 2016 the Planning Board conducted a public hearing in conformance with LUO section 9.7.F.1 .

AND WHEREAS the Arundel Planning Board has determined the following Findings of Fact and Notice of Decision:

FINDINGS OF FACT

1. The owner of the property and the applicant is Linda Zuke.
2. The property is located at 128 Log Cabin Road, Tax Map 38, Lot 17 in the R-3 District.
3. The current owner has operated a construction contracting business since purchase of the property in 1997. Equipment associated with that operation as well as construction materials. The business has expanded to include processing of imported timber into sawn lumber and firewood.
4. The applicant has provided a recent aerial photo of existing conditions on the project site and the Board has reviewed the operation for compliance with the qualifying criteria for a Contractor Yard 2 in the R3 district as specified in LUO section 8.29.2.4 and has made the following findings:
5. The property meets or exceeds space and bulk standards in LUO 8.29.2.4.a;
6. The property meets driveway setback requirements of LUO 8.29.2.4.b in that the principal driveway into the site is located in excess of 50 feet from any abutting residential buildings.
7. Parking and storage areas are visually blocked from adjacent residential properties as required in LUO 8.29.2.4.c;
8. Site lighting does not spill onto adjacent properties in accordance with LUO 8.29.2.4.d;
9. The applicant does not have any asphalt paving equipment or supplies stored on the site.
10. Hours of operation and employee parking conform to the requirements of sections LUO 8.29.2.4.g and h.
11. At the November 10, 2016 meeting, the Planning Board determined that the existing firewood and lumber processing operation qualifies as a legitimate activity of a Contractor Yard 2.

CONFORMANCE WITH CONDITIONAL USE CRITERIA

After due review and consideration the Arundel Planning Board has determined the application to be in conformance with the criteria of Section 9.7.H of the Arundel Land Use Ordinance as follows:

- 9.7.H.1 That the use is compatible with and similar to the general categories of uses of neighboring properties.
- The existing operation conforms to the qualifying standards of LUO 8.29.2.4. and therefore is configured to have minimized impact on adjacent properties and the neighborhood.*

- 9.7.H.2 The use is consistent with the Comprehensive Plan and the anticipated future development of the neighborhood in that:
The 2014 and 2015 Comprehensive Plan updates advocates the process of designating existing and legal contractor yards as conforming conditional uses in the residential districts. The registration of the Robert Zuke Builders, LLC operation as a legal Contractor Yard 2 is therefore in conformance with the Comprehensive Plan.
- 9.7.H.3 That there is adequate and safe pedestrian and vehicular access to and into the site to accommodate anticipated traffic to and from the use.
The existing driveway into the Zuke residence and contractor yard is more than adequate to accommodate the existing vehicle traffic generated by the operation,. Sight distances along Log Cabin Road meet requirements of LUO 7.7.A.
- 9.7.H.4 That there is adequate water supply and sewage disposal available to service the use.
The registration of the existing operation will have no adverse impact upon the existing on-site well and septic system serving the administration office.
- 9.7.H.5 That there will be no unreasonable noise, dust, odor, vibration or smoke generated by the use that will adversely affect neighboring properties in that -
The applicant maintains a substantial vegetative buffer surrounding the property. The wood processing equipment shall be limited to operation between the hours of 7 am and 7 pm Monday through Saturday and 9am to 5 pm on Sundays.
- 9.7.H.6 That the physical characteristics of the site including location, slope, soils, drainage and vegetative cover are suitable for the proposed use.
The proposed use will not require further alteration of the existing site topography. Tree cover will be retained on the perimeter of the site.
- 9.7.H.7 That the use will not constitute a public or private nuisance.
No additional nuisances will be generated by the designation of the use as a Contractor Yard 2. Any expansions of current operations that trigger a Conditional Use Review per LUO 9.7.B will be reviewed by the Planning Board.
- 9.7.H.8 That all other requirements and applicable provisions of this ordinance, particularly any pertinent performance standards, are met.
The applicant has met all pertinent portions of the Arundel Land Use Ordinance in the design of the proposed activities.

THEREFORE BE IT RESOLVED that based on the above findings and conclusions the Arundel Planning Board hereby designates the Robert Zuke Builders, LLC operation as a conforming Contractor Yard 2, subject to the operating conditions and limitations of LUO 8.29.4.

SO APPROVED by the Arundel Planning Board this 8th day of December 2016

Exhibit B
FINDINGS OF FACT AND MOTION FOR APPROVAL
Robert Zuke Builders, LLC Contractor
Storage Yard 2 Designation
22 Log Cabin Road

WHEREAS on October 27, 2016, the Arundel Planning Board received an application from JJWZ, LLC register an existing Contractor Yard and Construction Business as a *Contractor Yard 2* on a 3.5 acre site located at 22 Log Cabin Road, Tax Map 39, Lot 39 in the TC District.

WHEREAS, on November 10, 2016 the Planning Board conducted a site walk of the property. In addition the Planning Board deemed the application complete and scheduled a public hearing for December 8, 2016.

WHEREAS, on December 8, 2016 the Planning Board conducted a public hearing in conformance with LUO section 9.7.F.1 .

AND WHEREAS the Arundel Planning Board has determined the following Findings of Fact and Notice of Decision:

FINDINGS OF FACT

1. The owner of the property and the applicant is JJWZ, LLC.
2. The property is located at 22 Log Cabin Road, Tax Map 39, Lot 39 in the TC District.
3. The current owner has used the existing site as a satellite storage area for the Zuke Roofing construction business since purchase of the property in 2011. Equipment, logs, lumber, firewood, and construction materials associated with the Zuke Roofing Company located at 128 Log Cabin Road are stored on the site and wood processing equipment is rotated between the two properties.
4. The applicant has provided a recent aerial photo of existing conditions on the project site and the Board has reviewed the operation for compliance with the qualifying criteria for a Contractor Yard 2 in the TC district as specified in LUO section 8.29.2.4 and has made the following findings:
5. The property meets or exceeds space and bulk standards in LUO 8.29.2.4.a;
6. The property meets driveway setback requirements of LUO 8.29.2.4.b in that the driveway is located in excess of 50 feet from adjacent residential buildings.
7. Parking and storage areas are visually blocked from adjacent residential properties as required in LUO 8.29.2.4.c;
8. Site lighting does not spill onto adjacent properties in accordance with LUO 8.29.2.4.d;
9. The applicant does not have any asphalt paving equipment or supplies stored on the site.
10. Hours of operation and employee parking conform to the requirements of sections LUO 8.29.2.4.g and h.
11. At the November 10, 2016 meeting, the Planning Board determined that the existing firewood and lumber processing operation qualifies as a legitimate activity of a Contractor Yard 2.

CONFORMANCE WITH CONDITIONAL USE CRITERIA

After due review and consideration the Arundel Planning Board has determined the application to be in conformance with the criteria of Section 9.7.H of the Arundel Land Use Ordinance as follows:

- 9.7.H.1 That the use is compatible with and similar to the general categories of uses of neighboring properties.
The existing operation conforms to the qualifying standards of LUO 8.29.2.4. and therefore is configured to have minimized impact on adjacent properties and the neighborhood.
- 9.7.H.2 The use is consistent with the Comprehensive Plan and the anticipated future development of the neighborhood in that:

The 2014 and 2015 Comprehensive Plan updates advocates the process of designating existing and legal contractor yards as conforming conditional uses in the residential districts. The registration of the Robert Zuke Builders, LLC operation as a legal Contractor Yard 2 is therefore in conformance with the Comprehensive Plan.

- 9.7.H.3 That there is adequate and safe pedestrian and vehicular access to and into the site to accommodate anticipated traffic to and from the use.

The existing driveway into the Zuke residence and contractor yard is more than adequate to accommodate the existing vehicle traffic generated by the operation,. Sight distances along Log Cabin Road meets the requirements of LUO 7.7.A.

- 9.7.H.4 That there is adequate water supply and sewage disposal available to service the use.

The registration of the existing operation will have no adverse impact upon the existing on-site well and septic system serving the administration office.

- 9.7.H.5 That there will be no unreasonable noise, dust, odor, vibration or smoke generated by the use that will adversely affect neighboring properties in that -

The applicant maintains a substantial vegetative buffer surrounding the property. No smoke, dust or odors are generated from stored material on the site.

- 9.7.H.6 That the physical characteristics of the site including location, slope, soils, drainage and vegetative cover are suitable for the proposed use.

The proposed use will not require further alteration of the existing site topography. Tree cover will be retained on the perimeter of the site.

- 9.7.H.7 That the use will not constitute a public or private nuisance.

No additional nuisances will be generated by the designation of the use as a Contractor Yard 2. Any expansions of current operations that trigger a Conditional Use Review per LUO 9.7.B will be reviewed by the Planning Board.

- 9.7.H.8 That all other requirements and applicable provisions of this ordinance, particularly any pertinent performance standards, are met.

The applicant has met all pertinent portions of the Arundel Land Use Ordinance in the design of the proposed activities.

THEREFORE BE IT RESOLVED that based on the above findings and conclusions the Arundel Planning Board hereby designates the *Robert Zuke Builders, LLC* operation as a conforming Contractor Yard 2 at the Forefathers site at 22 Log Cabin Road, subject to the operating conditions and limitations of LUO 8.29.4.

SO APPROVED by the Arundel Planning Board this 8th day of December 2016

Exhibit C

Proposed Revisions to LUO §5.20 Stormwater Management Performance Standards

5.20 STORMWATER MANAGEMENT

5.20.1 Applicability: All development activities in Arundel requiring a Subdivision, Private Way Conditional Use, or Site Plan permit shall be subject to the standards of this section. shall maintain zero net increase in storm water runoff rates between pre-development and post development conditions on the site.

5.20.2 Design Standards:

1. All applicable development activities cited in §5.20.1 shall maintain zero net increase in storm water runoff rates between pre-development and post development conditions on the site.
2. No runoff shall be discharged off-site into wetlands, watercourses, waterbodies or erodible soils at velocities ~~greater than two (2) feet per second~~, that will create scour or sedimentation of the receiving soils or waters.

5.20.3 Design Methodology:

1. All new construction and development, whether or not served by a stormwater collection and transportation system, shall be designed by the Rational Method or S.C.S. TR-55 or HydroCad hydrologic models, to reflect or resemble, as nearly as possible, natural runoff conditions in terms of quantity, velocity and location.
2. Stormwater management evaluation and designs shall be based on a 24-hour, 2-year, 10-year, and 25-year recurrence interval storm. All development plans shall define maintenance requirements and identify parties responsible for maintenance of the stormwater control system.
3. ~~If runoff after development would exceed predevelopment natural runoff condition by more than 5 c.f.s., the off site runoff impact must be mitigated by stormwater infiltration, detention, retention, or watershed re-routing, evaluated in terms of potential soil erosion and sedimentation, drainage capacity, and land use/land cover characteristics. Appropriate methods of reducing off site impact shall be employed.~~

5.20.4 Stormwater Impact Mitigation:

1. When methods of reducing stormwater impact are necessary or desirable, stormwater runoff control plans shall include:
 - a. Control methods effective both during and after construction;
 - b. Control methods compatible with upstream and downstream characteristics;
 - c. Documentation by the designer that increasing the volume and rate of runoff from the proposed development will not aggravate conditions downstream or upstream;
 - d. ~~Provisions for modifying downstream conditions to accommodate an increased volume or velocity of runoff created by the proposed development on-site storage and gradual discharge of excessive flows, or contribution toward increasing downstream capacity (e.g. by enlarging existing culverts), when the channel downstream is not able to accommodate the increased volume or rate of runoff created by the proposed development;~~
2. Design of mitigation measures should ~~consideration~~ of the following factors:
 - a. Impact on-site, downstream, upstream and basin-wide;
 - b. Costs: initial, amortized, operation and maintenance;
 - c. Intensity of rainfall;
 - d. Timing of rainfall (e.g. falling of snow or during the spring snowmelt);
 - e. ~~Amount of precipitation in the basin during the five days preceding the storm in question;~~

- f. Hydrologic soil groups throughout the basin (i.e., the soil's rate of water infiltration and transmission);
- ~~g. Hydrologic conditions throughout the basin (soil's moisture content, humus/organic content, temperature, and whether or not it is frozen);~~
- h. Vegetative cover throughout the basin (vegetation helps soil dry out after a rainfall, intercepts some precipitation during the rainfall and slows down the flow of water over the land);
- i. Area of land covered by impervious surfaces throughout the basins, sidewalks, roofs, driveways, patios, etc);
- j. Topography throughout the basin (~~slopes affect the rate of runoff; marshland reduces peak discharge rate by slowing down the rate of runoff~~);
- k. ~~Size and shape of watershed (peak discharge rates are slow in long, narrow watersheds).~~ Other pertinent characteristics of the watershed.

5.20.5 **Aquifer Recharge and Stormwater Mitigation Considerations:**

1. Stormwater runoff systems should be designed to facilitate aquifer recharge except where groundwater effects might be harmful.
2. Design of permanent storage facilities should consider safety, appearance, recreational use, and cost and effectiveness of maintenance operations, in addition to the primary storage function.
3. Natural overland flows, and open drainage channel and swale locations should be the preferred ~~alignments~~ conveyance for major components of a ~~residential~~ project drainage system.
4. ~~The use of enclosed components (such as underground piping) should be minimized where the existing natural systems are able to accommodate storm runoff.~~
5. ~~Energy dissipaters (to reduce high flow velocities) and other forms of outfall protection shall be employed where enclosed drains discharge onto erodible soils.~~

EXHIBIT D

11.3.21 FARM RETAIL

1. Location: Farm Retail operations are permitted as conditional use in the R-3 and R-4 zones and may be permitted in the R-1 and R-2 zones provided the following conditions are met:

2: Space and Bulk Standards:

Standard	R-1 and R-2
<ul style="list-style-type: none"> • Minimum Lot Size 	5 acres
<ul style="list-style-type: none"> • Setback from residential structures on adjacent properties 	50 feet
<ul style="list-style-type: none"> • Parking setback from property line abutting residential uses 	25 feet
<ul style="list-style-type: none"> • Parking setback from road or private way 	20 feet

3. Parking:

a. Number of spaces: No less than 1 parking space per 300 square feet of retail space ~~and no more than 10 parking spaces per 300 square feet of retail space.~~

b. Parking location: ~~No more than 30% _____ parking spaces shall be located in the front yard of the lot.~~

b. Paving: Parking lots that accommodate more than fifteen (15) vehicle trips per day shall be paved with two (2) inches of bituminous concrete applied to a minimum aggregate base of twelve (12) inches in depth.

4. Buffering and Screening: All parking lots and Retail Farm facilities shall be screened from adjacent residential dwelling units by a combination of landscaping, wooden fencing, earth berms, or combination thereof.

5. ~~Special Uses:~~ Co-Op Production: The Planning Board may permit Farm Retailers engaged in wool and hair production from animals raised on the premises to sell finished products made from these materials even if these goods are not manufactured from the batch produced by the retail farmer.