

## Arundel Planning Board Minutes

April 11<sup>th</sup>, 2019 - 7:00pm

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

**Board Attendees:** Mr. Cain, Mr. McGinn, Ms. Roth, Mr. Lowery, Mr. Morin, Mr. Ganong, Planner – Mr. Redway, Secretary - Ms. Goulet

**Attendees:** Mario Binette, Marcel Bertrand, Sandra Guay, Paul Gadbois, Heather Champion

**Call to Order:** Chair Ganong calls meeting to order at 7:06pm.

### I. APPROVAL OF AGENDA:

Mr. Morin asks that the agenda be revised to put Motorland ahead of Pending Applications because he wants to address the lack of \$200,000 bond that should have been posted for the last project that Motorland had received Board approval on.

**Motion:** Mr. McGinn motions to approve with the amendment that New Applications (Motorland) be placed before Pending Applications. Mr. Bergen seconds.

**Vote:** Mr. Lowery opposed. All others in favor.

### II. CITIZEN COMMENTS:

Citizen comment period opened and closed at 7:07pm with no comments to record.

### III. APPROVAL OF MINUTES:

**Motion:** Mr. McGinn motions to approve the Minutes from March 28<sup>th</sup>, 2019 with the double negative removed on page 3, Mr. Morin added to Board Attendees, and the duplication of Mr. Ganong in Board Attendees removed. Mr. Morin seconds.

**Vote:** Mr. Bergen abstains. All others in favor.

### IV. PUBLIC HEARING:

**Item 1: Arundel Machine: Plenary Site Plan Review Application – Determination of Completeness:** Proposal to construct a 22,163 square foot expansion to the existing manufacturing facility with associated parking and site improvements located on a 7.76 acre parcel Tax Map 12, Lot 7-3 is located at 20 Technology Drive in the BI District. In addition, Arundel Machine also proposes to construct a new 11,200 square foot manufacturing facility on the adjacent 3.75 acre parcel, Tax Map 12, Lot 7-2 with associated parking, site improvements, and interconnectivity with circulation and parking facilities on Lot 7-3. DCB Properties is the owner and applicant and Paul Gadbois, PE is the authorized agent.

Public Hearing opens at 7:16pm.

Mr. Gadbois provides a brief review of the project and progress.

Mr. Redway raises the possible issue of the lack of buffer at the back of the new building.

No other attendees raise concerns. Public Hearing closes at 7:20pm.

**Item 2: Driveway access – Site Plan Review:** *Request for a permit for an after-the-fact driveway access road constructed on a 31 acre parcel. Tax Map 12, Lot 7, Located at 2209 Portland Road in the BI, SO, and SP districts. Mario Binette and Richard Pate are the owners and applicants.*

Public Hearing opened at 7:20pm. No comments/questions/concerns were voiced. Public Hearing closed at 7:21pm.

## V. NEW APPLICATIONS

**Item 1: Motorland Classic Cars: Major Conditional Use Permit Application:** *Request to construct an additional 13 parking spaces and a tour bus parking area on both the applicants parcel and an adjacent property Tax Map 2, Lot 1A in support of the conversion of the 9,900 sq/ft public auto showroom into an Auto Museum 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 or Tax Map 2, Lot 1. EMP Properties is the owner of Tax Map 2, Lot 1A, and Sandra Guay Esq. is the applicant's agent.*

Ms. Guay indicates that the lack of bond seems to have been a misunderstanding and oversight on her client's part. The project is 90%+ complete according to her client. Ms. Guay asks if the Board will require the full bond to be posted at this stage of the project.

The Board consensus is that full bond must be posted.

Mr. Redway reviews the options, a tri party agreement or a letter of credit from the bank.

**Motion:** Mr. Morin motions to table the current application until the \$200,000 has been posted. Mr. Cain seconds.

**Vote:** Unanimous in favor.

## VI. PENDING APPLICATIONS

**Item 1: Arundel Machine: Plenary Site Plan Review Application – Determination of Completeness:** *Proposal to construct a 22,163 square foot expansion to the existing manufacturing facility with associated parking and site improvements located on a 7.76 acre parcel Tax Map 12, Lot 7-3 is located at 20 Technology Drive in the BI District. In addition, Arundel Machine also proposes to construct a new 11,200 square foot*

*manufacturing facility on the adjacent 3.75 acre parcel, Tax Map 12, Lot 7-2 with associated parking, site improvements, and interconnectivity with circulation and parking facilities on Lot 7-3. DCB Properties is the owner and applicant and Paul Gadbois, PE is the authorized agent.*

Some discussion about buffering along Rte. 1 and along the back of the building. Mr. Redway feels that fewer plantings may be required along Rte 1 and that perhaps Fraser fir should be considered as it is more deer resistant. Boulders are planned along the back of the building – does the Board feel this is adequate? Does the abutter object?

Mr. Binette, the abutter present for another item, would prefer the more natural appearance and does not feel that a fence is required between the two business uses.

**Motion:** Mr. Bergen motions to allow a waiver in accordance with LUO 6.6.5e. Mr. Cain seconds.

**Vote:** Unanimous in favor.

Mr. Gadbois still needs to meet with the lighting engineer and Mr. Redway to identify if the possibility of removing the pole lights in the parking lot is feasible. And the applicant is still waiting on DEP before he can move forward.

**Item 2: Driveway access – Site Plan Review:** *Request for a permit for an after-the-fact driveway access road constructed on a 31 acre parcel. Tax Map 12, Lot 7, Located at 2209 Portland Road in the BI, SO, and SP districts. Mario Binette and Richard Pate are the owners and applicants.*

**Motion:** Mr. Lowery moves to approve the after-the-fact- driveway access. Ms. Roth seconds.

**Vote:** Unanimous in favor.

**Item 3: Raymond Acres: Resubdivision of an approved Subdivision:** *Proposed resubdivision of Lot 5-03 addition of land from Tax Map 30, Lot 5A to create a fifth lot in the Raymond Acres Subdivision at 22 Black Dog Road in the R-2 and SP districts. Nicholas Raymond is the applicant and Marianne Raymond is the property owner.*

There has been communication between Leah Rachin and the applicant's attorney but no firm conclusions. Ms. Rachin will be providing the Planning Board with a memo on the application but, until then, the Planning Board cannot move forward.

## **VII. LAND USE ORDINANCE REVISIONS**

**Item 1: Amendment to 10.6.3.6: Plan review extensions:** *Proposal to change public hearing schedule and applicant extension request process.*

Some discussion is had about how to allow an applicant more time without leaving the process too open, for applicants and the Planning Board. The possibility of changing when the Public Hearing is held is brought up again. Ultimately, this tactic is nixed. Mr.

Lowery suggests the possibility of allowing two 60 day extensions instead of the current two 30 day extensions.

**Motion:** Ms. Roth motions to amend 10.6.3.6 so that the applicant may request no more than two 60 day extensions. Mr. McGinn seconds.

**Vote:** Unanimous in favor.

**Motion:** Mr. Morin motions to hold the public hearing on this decision on May 9<sup>th</sup>, 2019 at 7pm. Mr. McGinn seconds.

**Vote:** Unanimous in favor.

**Item 2: Schedule Public Hearing for Land Use Ordinance Changes:** *Home Occupations, Contractor Yards, R-1 Regulations and Zone map changes, and Commercial Animal Husbandry Farm Regulations.*

**Motion:** Mr. Morin motions that the public hearing for the Home Occupation, Contractor Yards, R-1 Regulations and Zone map changes, and Commercial Animal Husbandry Farm Regulations be held on May 9<sup>th</sup> at 7pm. Mr. McGinn seconds.

**Vote:** Unanimous in favor.

## **OTHER BUSINESS**

**Motion:** Mr. Cain motions to cancel the Joint Comp Plan/Planning Board meeting currently scheduled on April 18<sup>th</sup>, 2019.

**Vote:** Unanimous in favor.

Mr. Cain inquires about the Dubois case. Mr. Redway indicates that DEP has not made the decision to pull the permit. Litigation is ongoing.

Planner is inundated with Private Way applications (5)

**Motion:** Ms. Roth motions to adjourn at 9:10pm. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

## **Adjourn**

Respectfully submitted,

Corinne A. Goulet  
Secretary to the Planning Board