

Arundel Planning Board Minutes

April 25th, 2019 - 7:00pm

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

Board Attendees: Mr. Cain, Mr. Morin, Mr. McGinn, Mr. Ganong, Mr. Bergen, Town Planner; Mr. Redway, Secretary; Ms. Goulet

Attendees: Phil Labbe, Jim Rooney, Dolly Petrin-Court, Ed Nadeau, Sandy Nadeau, Michael Nadeau, Jason Vafiades, Anthony Trottier, Bob Maskell, Wendy Maskell, Paul Gadbois, Sylvia Perreault, Therese Turgen, Rene Turgen, Ed LeBlank

Call to Order: Chair Ganong calls meeting to order at 7:01pm.

I. APPROVAL OF AGENDA:

Motion: Mr. McGinn motions to approve the agenda. Mr. Morin seconds.

Vote: Unanimous in favor.

II. APPROVAL OF MINUTES:

Motion: Mr. McGinn motions to approve the April 11th, 2019 Minutes as written.

Mr. Morin seconds.

Vote: Unanimous in favor.

III. CITIZEN COMMENTS:

Citizen comment period opened and closed at 7:03pm. No comments to record.

IV. PENDING APPLICATIONS

Item 1: Trottier Paving: Major Conditional Use – Determination of Completeness:

Proposal to operate a Contractor Yard 2 for a commercial paving company on a 10.06 acre parcel of land. Tax Map 5, Lot 3, located at 44 Tunnies Way in the R4 District. Anthony and Katlyn Trottier are the owners and applicants.

The applicant notes that the Board had requested a noise study and fuel containment plan be completed. The noise study has been done and is noted on the plan and the proposed fuel containment method is to use half a septic tank.

Mr. Redway clarifies that the actual measurements from the noise study must be made available to the Board – unfortunately the notations on the plan are not sufficient.

Mr. Ganong requests that the noise study be provided and that a signature block be included on the plan. If these can be handled, the applicant can be included in the May meeting for hopeful approval.

V. NEW APPLICATIONS

Item 1: Arundel Farm Stand: Site Plan Pre-Application: Proposal to construct a 1,020 s/f Farm Retail building to be serviced by a 480 foot log commercial driveway with two parking areas containing 20 parking spaces on a 2.02 acre parcel. Located on Portland Road, Tax Map 36, Lot 13, in the DB-1 district. Peter Faulkner, Trustee is the owner and Ed & Sara LaBlank are the applicants.

The applicant has performed a survey according to Army Core of Engineers to identify contiguous wetlands. It was established that the contiguous acreage of wetlands was below the 2 acre mark which means the site does not fall into a Shoreland Overlay and only a Tier 1 NRPA will be required.

Mr. Redway notes that, with this development, the applicant just needs to provide elevation(s) for the structure and a landscaping plan.

Motion: Mr. Cain motions to deem the application complete pending the elevation and landscaping plans. Mr. McGinn seconds.

Vote: Unanimous in favor.

Motion: Mr. Cain motions to hold the public hearing on May 9th, 2019 at 7pm. Mr. McGinn seconds.

Vote: Unanimous in favor.

Item 2: Oak Ridge Terrace: Major Subdivision Pre-Application: Proposal to develop a 14 lot subdivision on a 66.9 acre parcel identified as Tax Map 17, Lot 15A, at the intersection of South Skillings Road and Limerick Road in the R2 and Shoreland Zones. Walter Woods is the property owner and Jason Vafiades is the applicant of record.

Mr. Vafiades recaps the events to date and highlights the changes from the initial preapplication. Namely, the entrance for the subdivision will be off of Laurel Lane instead of South Skillings. This results in the entirety of Laurel Lane being brought up to Town standards and a significant reduction in wetland impacts on the subject parcel.

Mr. McGinn voices concern about the number of units served by this existing road. How many is too many? Mr. Vafiades indicates that he will have to discuss this topic with the Fire Chief.

Mr. Redway reminds the applicant that the number of trips must be kept in mind. Any average over 250 will require a second means of egress.

There is a fair amount of discussion regarding the appropriate definition of "open space". Attendee, Michael Nadeau, feels that it's actually a reference to "usable open space" and that much of the proposed open space in this project is forested wetland – which is decidedly not usable for building purposes.

Mr. Redway asks why two of the proposed lots are *not* clustered. Mr. Vafiades does not have an answer but will inquire with Mr. Woods.

Mr. Ganong points out that a subdivision wide/common septic is part of the requirements.

Mr. Vafiades notes that research suggests that practice actually does more harm than good. He has secured testing that indicates individual septic systems for each lot would be supported given the soil testing. He will make those results available to the Board.

Item 3: B&B Trucking: *Plenary Site Plan Review: Proposal to demolish and rebuild a truck repair facility with associated parking and support facilities on a 2.04 acre parcel of land, Tax Map 4, Lot 13, in the Alfred Road Business District. Robert Maskell is the owner and applicant and Paul Gadbois, PE is the applicant's agent.*

Mr. Gadbois reviews the current plan:

- Downsized significantly from original proposal
- Approximately 529 sq/ft of new impervious surface
- Drainage flow onto abutting properties has been reduced
- Grading and fence location changes have been made to reduce truck and building visibility
- Shielded lights are proposed for operating hours; 7a-7p
- Proposed June 1st construction start

It is noted that the applicant has purchased an abutting property and hopes to encroach on/reduce the 25' setback to place gravel in the area.

The Board references the LUO to try and identify what the appropriate setback is for the AR District. It is: 25' rear & side when abutting a residential use and 15' rear & side when abutting a commercial use. The Board is not adverse to the applicant installing gravel since a fence is proposed to be installed as well.

Mr. Cain makes the suggestion that the applicant install underground utilities to reduce the risk of snagging a wire with an oversized vehicle.

Motion: Mr. McGinn motions to have a site walk at 6pm on May 9th. Mr. Morin seconds.

Vote: Mr. Ganong abstains. Remaining members in favor.

V. OTHER BUSINESS

Planner's Report & Public Hearings:

Upcoming public hearings have been advertised appropriately.

Raptor Falls (Mini Golf) has run into issues due to there being more ledge than expected on the property. Budget constraints may force them to reduce the parking area that they'd originally proposed. The Board decides that if the number of spots drops below 40 then they need to come back before the Board for approval of the revision to the plan.

The public hearings scheduled for next week that will be going to Town Meeting should be put on the Warrant because there is no time/will not be opportunity to change them.

Motion: Mr. Morin motions to adjourn at 9:05pm. Mr. McGinn seconds.

Vote: Unanimous in favor.

Adjourn

Respectfully submitted,



Corinne A. Goulet
Secretary to the Planning Board