

**Arundel Planning Board  
Minutes-Special Workshop  
April 28, 2016 at 7:00 pm  
ML Day Library**

**Board Attendees:** Jamie Lowery, Marty Cain, John Der Kinderen, Roger Morin, and Tad Redway, Town Planner

**Public Attendees:** Tim Stentiford, Motorland LLC; Paul Gadbois, PE; and Paul Sfreddo

**CALL TO ORDER:** Chair Pro Temp Lowery called the meeting to order at 7:04 pm. Attendance was taken.

**I. APPROVAL OF AGENDA:**

*MOTION:* Mr. Morin moved and Mr. Lowery seconded the motion to remove approval of the minutes from the agenda.

*VOTE:* Unanimous in favor

*MOTION:* Mr. Der Kinderen moved and Mr. Morin seconded the motion to approve the agenda as amended.

*VOTE:* Unanimous in favor

**II. APPROVAL OF MINUTES:**

**Minutes deferred until next meeting.**

**III. NEW APPLICATIONS**

**Item:1** **Motorland : Conditional Use Application:** Proposal to construct a 60 foot x 210 foot metal storage building, relocate existing septic system associated paved access for motor vehicle storage at the existing *Motorland Showroom & Service Center* at 2564 Portland Road, Tax Map 2, Lot 1, in the BI district. *Motorland LLC* is the owner and applicant, and Paul Gadbois PE is the applicant's agent.

Paul Gadbois provided the Board with an overview of the proposed building expansion on the Motorland LLC property and submitted the following additional information:

- HHE 200 applications for a proposed new septic system. The proposed new structure will eliminate the system constructed in 2012. Septic system is designed for 12 employees
- Unlike the new storage building approved in 2015, the proposed second structure will be heated and contain offices, storage space and repair facilities.
- Four additional service bays will be provided;
- Stormwater detention basin will be constructed along the northern property boundary to accommodate increased peak runoff from the proposed building;
- At Mr. Lowery's inquiry, Mr. Gadbois testified that the 29,000 sf of new impervious surface does not trigger DEP Stormwater Review.

Mr. Cain asked if the buffer fence to the south could be reviewed for modification to improve visibility to the site and to improve vehicular turning movements.

Mr. Redway noted that the applicant has failed to provide the required 15-foot wised buffer strip along the northern property line as required by the LUO. In addition he requested that the applicant designate employee parking spaces on the site.

In response, Mr. Gadbois stated that he will submit the following revisions and additions to the site plan and submission package:

- Revised stormwater detention basin to accommodate a buffer strip along the northern boundary;
- Building elevations and floor plans to show the building area, access points, and layout of interior spaces within the new structure;
- Revised parking plan showing designated employee parking and customer parking spaces;
- Revised stormwater calculations if necessary.

The Board set a site walk to be held on May 12, 2016 at 6:00 pm.

## **VII: PLANNER'S REPORT**

Mr. Redway informed the Board of several new applications that would be forthcoming, and indicated that two violations of permits issued by the Board would be forthcoming from the CEO. He also reminded the Board that the public hearings for the two warrant articles proposed for Town Meeting adoption will be held on May 12<sup>th</sup>. All legal and newspaper notifications have been performed.

Upon Mr. Cain's inquiry, Mr. Redway reported that he had made a site visit to the Cape Arundel project on Wednesday and had presided over the monthly drawdown meeting the week before. The project is continuing to proceed rapidly and it is likely that certificates of occupancy will be issued in May.

**ADJORNMENT:** Mr. Der Kinderen moved to adjourn at 8:07 pm, with Mr. Morin seconding the motion, and it passed with all in favor.

Respectfully Submitted,

Tad Redway  
*Planning Board Secretary, Pro Temp*