

Arundel Planning Board Minutes

June 20th, 2019 - 7:00pm

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

Board Attendees: Mr. Cain, Mr. McGinn, Mr. Lowery, Mr. Morin, Ms. Roth, Planner; Mr. Redway, Secretary; Ms. Goulet

Attendees: Carole Court, Wendy Maskell, Bob Maskell, Doug Worthing, Cindy Worthing, Frank West, Spencer West, Kristen Woodward, Nicole Mailhot, Deborah Laroche, Velma Hayes, Donna der Kinderen, Roger Taschereau, Tim Stentiford, Sandra Guay, Paul Gadbois, Richard Prentice, June Labbe

Call to Order: Chair Ganong calls meeting to order at 7:02pm.

I. APPROVAL OF AGENDA:

American Iron & Metal has asked to be removed from the agenda and placed in the next meeting instead. Mr. McGinn Suggests that the approval of Minutes be handled at the end of the meeting to allow for other business to take precedent.

Motion: Mr. McGinn motions to approve the Agenda with the discussed changes. Mr. Lowery seconds.

Vote: Unanimous in favor.

II. APPROVAL OF MINUTES:

Deferred until the end of the meeting.

III. CITIZEN COMMENTS:

Citizen comment period opened and closed at 7:04pm with no comments to record.

IV. PUBLIC HEARINGS

Item 1: Rontu's Run Dog Daycare: Major Conditional Use Application: Proposal to establish a Pet Day Care Center in an existing Riding Stable located at 496 Limerick Road, Tax Map 27 Lot 2, in the R1 District. Kristin Woodward is the owner and applicant.

Public Hearing opens at 7:05pm.

The applicant speaks to say that she has complied with the list provided by the Board. She feels the reservations from the Board regarding the wire crates is invalid.

Dr. Mailhot-Kellam voices support for the applicant and does not feel there is anything to be concerned about regarding the wire crates.

Deborah LaRoche, Arundel's Animal Control Officer, voices support for the applicant and indicates that she is/has followed all necessary enforceable standards.

Carole Court asks for some clarification between a wire kennel and a crate. Voices disagreement with Board Member Roth's assessment of the wire crates. Ms. Court is in support of the applicant's efforts.

Velma Hayes speaks to remind the Board that the applicant has had her State license for two years, a veterinarian and Arundel's Animal Control Officer have visited the site and, based on their experience, the facility is acceptable. Ms. Hayes feels that it's time that the application was approved.

Public Hearing closes at 7:13pm.

Item 2: B&B Trucking: Plenary Site Plan Review: Proposal to 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.

Public Hearing opens at: 7:13pm.

Mr. Gadbois reviews the scope of the project.

Cynthia Worthing expresses her concerns regarding the possibility of surface water contamination of their well which is a dug well. What, if any, safety measures are in place if their water quality deteriorates? Additionally, there is concern about the possibility of additional uses beyond large truck repair. Car repair? Sales?

Public Hearing closes at: 7:22pm.

Item 3: 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 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, of 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.

Public Hearing open at 7:22pm.

Sandra Guay reviews the plan as amended. The amended plan eliminates the regular use of the adjacent lot and clarification that there is no intention to cater to tour bus traffic.

Mr. Gadbois reviews the physical site plan. The Board had already viewed the amended plan in the last meeting.

Public Hearing closed at 7:26pm.

V. PENDING APPLICATIONS

Item 1: Rontu’s Run Dog Daycare: Major Conditional Use Application: *Proposal to establish a Pet Day Care Center in an existing Riding Stable located at 496 Limerick Road, Tax Map 27 Lot 2, in the R1 District. Kristin Woodward is the owner and applicant.*

Board reviews the new letter from Casella specifically confirming that they will pick up the dog waste generated at the facility.

Planner Redway points out that the LUO references the “Guidelines for Standards of Care in Animal Shelters”. Specifically pages 7-9.

Ms. Roth asks veterinarian Mailhot-Kellam if she feels that a dog in a wire crate, with the proposed dividers, can obtain adequate rest and follows up by asking what sort of crates she uses in her practice. Dr. Mailhot-Kellam indicates that she does feel the wire crate with the proposed barrier is adequate. She, however, does not utilize crates as she is a mobile veterinarian that focuses in large animal practice. In her experience, the applicant’s proposed facility is superior than many she has seen to date.

Mr. Ganong points out the language of “caged individually” in Section K. His reservations center around this phrase. The applicant drafted the Ordinance and should have been aware of any issues this language could have presented.

Mr. Lowery suggests that this could be interpreted as the applicant would practice more of an open (crate) door policy.

Motion: Ms. Roth motions to deny the application.
No second to the motion. Motion fails.

Motion: Mr. Lowery motions to approve the application. Mr. Cain seconds.

Mr. McGinn feels that Section K should be met and reminds the Board/attendees that the phrase “shall not” is not phrasing that is open for interpretation by the Board. Perhaps the Board should have noted this potential conflict sooner but this could also have been interpreted as meddling.

Mr. Ganong reads the Findings of Fact.

**Town of Arundel
Arundel Planning Board**

**FINDINGS OF FACT
Rontu’s Run Pet Day Care Facility
RULING ON A MAJOR CONDITIONAL USE PERMIT APPLICATION**

WHEREAS, on January 10, 2019, the Arundel Planning Board received a Major Conditional Use application from Kristen Woodward to establish a Pet Day Care Center serving no more than ten (10) canines in an existing garage located at 496 Limerick Road, Tax Map 27 Lot 2, in the R1 District.

WHEREAS, on January 26, 2019, the Planning Board conducted a site walk at the proposed facility to assess the existing facilities conformance with the standards of LUO § 9.3.33.

WHEREAS on February 14, 2019, the Planning Board discussed a substantial number of facility and site deficiencies that were noted by the Planning Board at the January 26 site walk. At the Board's request, the Town Planner enumerated these deficiencies in a letter sent to the applicant and dated February 17, 2019.

WHEREAS, on May 9, 2019 the applicant resubmitted documentation and plan revisions in response to Planning Board concerns discussed at the February 14th meeting and the February 17th letter.

WHEREAS, on May 23, 2019 the Planning Board determined the application Complete and scheduled a public hearing for June 13, 2019.

WHEREAS, on June 20, 2019 the Planning Board conducted a public hearing, in conformance with LUO section 9.2.9.

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 is Kristen & Hildegard Woodward.
2. The property is located at 496 Limerick Road, Tax Map 27 Lot 2, in the R1 District.
3. The property currently contains a residence, detached garage, and a horse stable operation and adjoining fields and woods.
4. The applicant proposes to develop a dog day care facility serving 10 canines in the detached garage located east of the residence.
5. The proposed facility is located within a detached garage that is partially conditioned consisting of a 322 square-foot kennel room with 10 individual transport cages, an attached 184 square foot garage bay designated as an indoor group play area, and an outdoor 5,900 square foot group play area enclosed by an 8-foot high wire fence. The applicant proposes to install semi-opaque screening on all portions of the outdoor fencing facing adjacent residences and living areas to both screen the pens from said residences and to discourage exciting the kenneled dogs. The outdoor play area will provide animals with approximately 590 sf per canine while the indoor space will provide 18 sf per canine, assuming all dogs are using the space at one time.
6. The outdoor exercise/play areas meet all setback requirements of LUO section 9.3.33.2.a
7. The indoor kennel space is proposed to contain a double-gated entry to prevent canines escaping the facility upon egressing or ingressing the main entrance.
8. When not in the indoor or outdoor play areas, dogs are proposed to be housed in ten individual cages. The compliment of cages is proposed to be six (6) extra-large cages measuring 4' x 2'-6"x 2'-8" serving large dogs; two (2) cages measuring 3'.5 x2'4"x 2'7" h serving medium sized dogs and two (2) cages measuring 3' x 2' cages serving medium to small sized dogs. Cages shall have a pan on the bottom. The floor of the existing kennel area consists of carpet over a wood substratum.
9. The kennel area will be heated by an existing Monitor -type stove, while the applicant proposes to install a Mini-split heat pump to provide heating and cooling for the indoor exercise area.
10. There are no indoor plumbing or water supplies within the kennel building. Water supply is to be either carried from the main house to the kennel building or supplied by a garden hose.
11. Access to the outdoor play area shall be from a single door at the rear of the kennel room.
12. The applicant proposes to provide six (6) parking spaces in the existing parking lot on the property to serve clients and one handicap space located in front of the garage and designated and striped as an ADA parking space.

13. The applicant proposes to illuminate the parking area and kennel floor entrance by two wall-mounted KAD 250w metal halide “shoebox” type fixture mounted at no greater height than 20 feet over the main facility entrance and the corner of the main house. Plans for the proposed lighting are documented by submissions from Camille’s Electric LLC of Biddeford Maine and dated June 27, 2018.
14. The applicant has submitted a document from Casella Waste indicating a willingness to contract with the property owner for trash removal. An addendum rider was submitted at the June 20, 2019 indicating that Casella would accept canine feces.
15. The applicant has submitted certification that she is a Certified Animal Trainer in accordance with LUO § 9.3.33.3.d.
16. The Arundel Fire Department has certified that the facility is in compliance with LUO section 5.7 provided two fire antiquities are provided in the kennel area.
17. The Arundel Public Works Department has determined that the driveway entrance onto Limerick Road is sufficient to accommodate ingressing and egressing traffic to the proposed facility.
18. Plan documentation of the applicant’s proposed improvements include a Parking Plan prepared by John W Einsiedler, RA and dated 4/18/18; lighting plan and specifications prepared by Camille’s Electric LLC and dated June 27, 2018; Interior architectural drawing and layouts as well as a dimensional plan of the outdoor exercise yard prepared by the applicant.

CONFORMANCE WITH CONDITIONAL USE CRITERIA

After due review and consideration, the Arundel Planning Board has determined the application to be conformance or non-conformance with the criteria of Section 9.2.9 of the Arundel Land Use Ordinance as follows:

9.2.9.1 That the use is compatible with and similar to the general categories of uses of neighboring properties.

Motion: Mr. McGinn motions to approve that this facility is a conditional use and is consistent with other surrounding uses. Mr. Lowery seconds.

Vote: Ms. Roth opposed. Remaining five in favor.

Pet Day Care facilities are conditional uses in the R1 district the use is consistent in scale and use with other uses in the surrounding neighborhood and the district.

9.2.9.2 The use is consistent with the Comprehensive Plan and the anticipated future development of the neighborhood in that:

Motion: Mr. Cain motions to approve based on how Kennels are approved for use in R1 given specific performance standards. Mr. Lowery seconds.

Vote: Ms. Roth opposed. Remaining five in favor. Motion passes.

The Comprehensive Plan does not specifically address the introduction of Pet Day Care facilities in the residential districts. Kennels are in fact prohibited from the district. However, the Town Meeting has approved this use for the R1 district, given specific performance standards.

9.2.9.3 That there is adequate and safe pedestrian and vehicular access to and into the site to accommodate anticipated traffic to and from the use.

Motion: Mr. Morin motions that there is adequate and safe pedestrian and vehicular access to and from the site. Mr. McGinn seconds.

Vote: Unanimous in favor. Motion passes.

The proposed parking layout meets the minimum requirements for museum floor space as specified in LUO section 5.12.4. The Public Works Department has approved the driveway access onto Limerick Road.

9.2.9.4 That there is adequate water supply and sewage disposal available to service the use:

Motion: Mr. Cain motions to approve upon the criteria that there is adequate water supply. Mr. Lowery seconds.

Vote: Mr. Cain in favor. Remaining five members opposed. Motion fails.

There is no direct water supply provided to the proposed facility to meet sanitation or animal hydration needs. All hot water will be carried in by hand buckets from the house and cold potable water delivered to the facility by garden hose attached to an external spicket. There is no toilet facility in the proposed use for disposing of any wastes. Human attendants must leave the animals unattended to use sanitary facilities in the main house. The Board finds that the applicant has failed to provide an adequate on-site water supply to meet the sanitation, housekeeping, and potable water supplies of the facility.

9.2.9.5 That there will be no noise, dust, odor, vibration or smoke generated by the use that will adversely affect neighboring properties.

Motion: Mr. Lowery motions that there will be no noise, dust, odor, vibration or smoke generated that will adversely affect neighbors. Mr. Morin seconds.

Vote: Mr. McGinn opposed. Remaining five members in favor. Motion passes.

There is the potential for noise nuisances from barking dogs. The applicant has a plan for remedying excessive barking.

Glare: The applicant proposes exterior lighting that meets LUO section 5.10.

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

Motion: Mr. McGinn motions that the physical characteristics of the site are suitable for the proposed use. Mr. Lowery seconds.

Vote: Unanimous in favor. Motion passes.

The proposed use will not measurably change the existing topography, slopes, soils, or vegetative cover of the site.

9.2.9.7 That the use will not constitute a public or private nuisance.

Motion: Mr. Morin motions that the use will not constitute a public or private nuisance. Mr. Lowery seconds

Vote: Mr. McGinn opposed. Remaining five members in favor. Motion passes.

No additional nuisances will be generated by the proposed use.

9.2.9.8 That all other requirements and applicable provisions of this ordinance, particularly any pertinent performance standards.

Motion: Mr. Lowery motions that all other requirements and applicable provisions of this ordinance have been met. Mr. Morin seconds.

Mr. McGinn points out that part of the Standards includes the language “shall not be caged individually”. Keeping this in mind, he feels that this may be a situation where either decision is wrong in a way.

Mr. Ganong reminds everyone that the Ordinance states any aggressive dog would have to be housed separately. Facilities do not accommodate for this.

Vote: Mr. Lowery and Mr. Cain in favor. Ms. Roth, Mr. Morin, Mr. McGinn and Mr. Ganong opposed. Motion fails.

The applicant has failed to meet the standards of LUO §9.3.33.3.k, which requires that “Dogs shall not be caged individually, except for an area in which aggressive dogs can be separated”. Despite repeated warnings from the Planning Board, the applicant insisted on housing dogs individually in wire cages in violation of LUO section 9.3.33.3.k and the Guideline for Standards of Care in Animal Shelters (page 7-9). As such, the Board concluded that applicant did not meet the approval criteria of LUO § 9.2.9.8.

The Application fails.

Motion: Mr. McGinn motions that it be recorded that this decision is made without prejudice. Mr. Lowery seconds.

Vote: Unanimous in favor.

THEREFORE BE IT RESOLVED that based on the above findings and conclusions, the Arundel Planning Board hereby DENIES, without prejudice, the Major Conditional Use application of Kristen Woodward to establish a Pet Day Care Center serving no more than ten (10) canines in an existing garage located at 496 Limerick Road, Tax Map 27 Lot 2, in the R1 District.

Item 2: B&B Trucking: Plenary Site Plan Review: *Proposal to 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.*

Planner Redway asks Paul Gadbois if it’s possible to direct runoff away from the Worthing’s well?

Mr. Gadbois shares that the current grade of the pavement on the property and DOT’s curbing directs the water flow away from the Worthing property. Chris Coppi has also reviewed the pond and it’s his assessment that its man made with no discharge. B&B has tried to communicate with the abutter but they seem unsure of what the best course of action is and, as a result, have not made definitive requests.

Mr. Redway is satisfied with lighting and landscaping.

The application will be on the agenda for the June 27th meeting to read the Findings of Fact.

Item 3: 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 public auto showroom, into a 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, of 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.*

Mr. Ganong confirms with the Applicant that the cars have been moved off of the adjacent lot.

Mr. Stentiford indicates that they have been moved and that they’d only been located their due to weather and resealing the lot.

Mr. Ganong reads the Findings of Fact.

**Town of Arundel
Arundel Planning Board
FINDINGS OF FACT AND MOTION FOR APPROVAL
Motorland Inc Automobile Museum**

WHEREAS on May 23, 2019 the Arundel Planning Board received a site plan use application from Motorland Properties LLC to convert a 9,900 sf automobile auto showroom into a classic automobile museum, and reduce the existing automobile display area to accommodate 13 new parking for the museum users on a 4.9+/- acre site located at 2564 Portland Road, Tax Map 2, Lot 1, in the BI district.

WHEREAS, on May 30, 2019, the Planning Board deemed the resubmitted application complete and scheduled a Public Hearing for June 13 2019.

WHEREAS, on June 20, 2019 the Planning Board conducted a public hearing, in conformance with LUO section 9.2.9.

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

FINDINGS OF FACT

19. The owner of the property is Motorland Properties, LLC.
20. The property is located at 2564 Portland Road, Tax Map 2, Lot 1, in the BI district.
21. The property currently contains an automobile sales and service facility initially approved by the Arundel Planning Board on October 27, 2011, and currently occupied by a classic auto dealership dba *Motorland Classic Cars*.
22. The applicant received an approval from the Planning Board on July 14, 2016 to construct a 60-foot x 210-foot multi-use metal storage building on the site to provide heated storage for automobiles, a service facility containing 4 bays with lifts, and a parts and office area.
23. The applicant subsequently received a permit on April 28, 2019 to convert 9,900 square feet of the existing storage facility into an automobile showroom open to the public, improve parking facilities, and construct a public courtyard with raised seating to be used as an exterior showroom and public entry for customers.
24. The applicant has since proposed to modify the 4/28/19 conditional use permit to convert the approved showroom into an automobile museum open to the public and provide thirteen (13) user parking spaces in conformance with LUO § 5.12.5.
25. The parking will be located along the western edge of the existing exterior automobile display area, reducing this area down to no less than 5,000 sf.
26. Existing lighting will be sufficient to serve the nighttime requirements of the museum parking.
27. Revised Parking layouts are depicted on the plan set entitled Amended Site Plan for Motorland dated 5/23/19 with revisions through to 6-13-19 and prepared by Paul Gadbois, PE.

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 9.2.9 of the Arundel Land Use Ordinance as follows:

9.2.9.1 That the use is compatible with and similar to the general categories of uses of neighboring properties.

Motion: Mr. McGinn motions that the use is compatible to neighboring properties. Mr. Lowery seconds.

Vote: Unanimous in favor.

Museums are permitted uses in the BI district the use is consistent in scale and use with other uses in the surrounding neighborhood and the district.

9.2.9.2 The use is consistent with the Comprehensive Plan and the anticipated future development of the neighborhood.

Motion: Mr. McGinn motions that the use is consistent with the Comprehensive Plan and anticipate future development of the neighborhood. Mr. Morin seconds.

Vote: Unanimous in favor.

The Comprehensive Plan specifies automobile sales and service facilities as well as museums to be appropriate in and the use is consistent with the long-range plan for the BI.

9.2.9.3 That there is adequate and safe pedestrian and vehicular access to and into the site to accommodate anticipated traffic to and from the use.

Motion: Mr. Cain motions that there is adequate and safe pedestrian and vehicular access to and from the site. Mr. Morin seconds.

Mr. McGinn notes that the applicant would need to reapply for regular use of parking on the adjacent lot/Route 1.

Vote: Unanimous in favor.

The proposed parking layout meets the minimum requirements for museum floor space as specified in LUO section 5.12.4. However, the on-site parking is insufficient to meet the parking demands of large events or bus tour traffic that might be tempted to utilize the facility. No parking for the museum is permitted on the adjacent parcel (Map 02, Lot 1A) or along Route 1 unless specifically approved by the Planning Board.

9.2.9.4 That there is adequate water supply and sewage disposal available to service the use.

Motion: Mr. McGinn motions that there is adequate water supply and sewage disposal. Mr. Cain seconds.

Vote: Unanimous in favor.

The existing septic system has been determined by the CEO to have sufficient capacity to accommodate the additional customers that will be supported by the museum.

9.2.9.5 That there will be no noise, dust, odor, vibration or smoke generated by the use that will adversely affect neighboring properties.

Motion: Mr. Morin motions that there will be no noise, dust, odor, vibration or smoke generated that will adversely affect neighbors. Mr. McGinn seconds.

Vote: Unanimous in favor.

Noise, Dust and Smoke: The nature of the business does not generate any additional noise, dust or smoke.

Glare: The applicant has installed additional lighting in accordance with the plans and the remedial recommendations made by J & M Lighting, Inc and has met the performance standards of LUO section 5.10.

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

Motion: Mr. Morin motions that the physical characteristics of the site are suitable for the proposed use. Mr. McGinn seconds.

Vote: Unanimous in favor.

The proposed use will not measurably change the existing topography, slopes, soils, or vegetative cover of the site.

9.2.9.7 That the use will not constitute a public or private nuisance.

Motion: Mr. McGinn motions that the use will not constitute a nuisance. Mr. Morin seconds.

Vote: Unanimous in favor.

No additional nuisances will be generated by the proposed use.

9.2.9.8 That all other requirements and applicable provisions of this ordinance, particularly any pertinent performance standards, are met.

Motion: Mr. Lowery motions that all other requirements have been met. Mr. McGinn seconds.

Vote: Unanimous in favor.

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 approves the Plenary Site Plan application of Motorland Properties LLC to convert a 9,900 sf automobile auto showroom into a classic automobile museum, and reduce the existing automobile display area to accommodate 13 new parking for the museum users on a 4.9+/- acre site located at 2564 Portland Road, Tax Map 2, Lot 1, in the BI district., subject to the following conditions:

1. The applicant cannot occupy nor secure a Certificate of Occupancy for the museum as until the approved parking improvements have been installed per the approved plans prepared by Paul Gadbois, PE and dated 5-23-19 with revisions to 6-13-19.
2. All 13 parking spaces shall be installed with a wheel stop to prevent collision with display vehicles. A wheel stop shall be installed between the employee parking area to the west and the museum visitor parking to prevent any collision between parked employee vehicles and backing visitor vehicles.
3. No Motorland LLC vehicles shall be stored or temporarily parked on the adjoining parcel identified as Map 2, Lot 1A without Planning Board approval. Similarly, no buses or livery vehicles shall park on the adjacent parcel Map2, Lot 1A nor shall vehicles be parked along Route 1.
4. The Fire suppression system installed in the museum shall be checked and certified as operational by a Fire Protection installer/maintenance contractor every two years.

SO APPROVED by the Arundel Planning Board this 20th day of June 2019

Motion: Mr. McGinn motions to approve the Motorland Inc. application. Mr. Morin seconds.

Vote: Unanimous in favor.

Item 4: Marrocco Enterprises, LLC: Marrocco Enterprises, LLC; Major Conditional Use Pre-application & Subdivision Amendment: *Proposal to construct a 5,000 sf commercial building with five leaseable spaces each on two approved subdivision lots in the Enterprise Drive Commercial Subdivision, Tax Map 12, Lots 8E-9, consisting of 1.46 acres and Tax Map 12, Lot 8E-10 consisting of 1.58 acres in the BI district. The two sites will be serviced by a common driveway from Enterprise Drive. Marrocco Enterprises, LLC is the owner and the applicant.*

Mr. Gadbois reviews the plan as it has developed. Highlights parking areas. The next step is grading. There is no large scale signage planned.

The Planner notes that handicapped spots must be within 75' of an entrance.

II. (Revisited) APPROVAL OF MINUTES:

Motion: Mr. Morin motions to approve the April 25th, 2019 Minutes. Mr. McGinn seconds.

Vote: Ms. Roth and Mr. Lowery abstain. Mr. Cain, Mr. Morin, Mr. McGinn and Mr. Ganong in favor. Motion passes.

Motion: Mr. Cain motions to approve the May 9th, 2019 Minutes. Mr. Lowery seconds.

Vote: Mr. Ganong, Mr. Morin and Mr. McGinn abstain. Ms. Roth, Mr. Cain and Mr. Lowery in favor. Motion passes.

Motion: Ms. Roth motions to approve the May 23rd, 2019 Minutes. Mr. Lowery seconds.

Vote: Mr. McGinn abstains. Mr. Ganong, Ms. Roth, Mr. Lowery and Mr. Cain in favor. Motion passes.

Motion: Ms. Roth motions to approve the May 30th, 2019 Minutes. Mr. Morin seconds.

Vote: Mr. McGinn abstains. Mr. Ganong, Ms. Roth, Mr. Lowery and Mr. Cain in favor. Motion passes.

V. OTHER BUSINESS

Staff Report:

- Oak Ridge is expected back at the next meeting.
- 2 Private Way applications in the works
- Raptor Falls is at the 2/3rds mark
- 2 Subdivisions in the works
- Bandaloop has run into delays

No updates regarding any outstanding appeals.

Motion: Mr. Morin motions to adjourn at 9:29pm. Mr. McGinn seconds.

Vote: Unanimous in favor.

Adjourn

Respectfully submitted,

A handwritten signature in blue ink, reading "Corinne A. Goulet". The signature is written in a cursive style with a long horizontal stroke at the end.

Corinne A. Goulet
Secretary to the Planning Board