

Arundel Planning Board Minutes
June 25, 2020 - 7:00pm
Planning Board Meeting
M L Day School Library & via Zoom

Board Attendees: Rich Ganong, Chair; Susan Roth, Vice Chair, Jens Bergen, Secretary; Marty Cain, Tom McGinn, Roger Morin and Tad Redway, Town Planner

Attendees: Amy McNally, Esq; Dwight Raymond, Nickolas Raymond, Steven Doe, Sebago Technics; Elizabeth and Tom Boucher, and Tom Shoening, Esq.

Call to Order: Chair Ganong calls meeting to order at 7:20 PM.

I. APPROVAL OF AGENDA:

Motion: Mr. McGinn motions to approve the Agenda as written. Mr. Morin seconds.

Vote: Unanimous in favor.

II. APPROVAL OF MINUTES-

Motion: Mr. McGinn motions to approve the minutes of May 28, 2020, as written. Mr. Morin seconds.

Vote: **Aye:** Messrs. Ganong, Cain, McGinn, Morin, and Ms. Roth **Abstain:** Mr. Bergen.

III. PUBLIC COMMENT: No public comment.

IV: PENDING APPLICATIONS

Item 1: 35 DMR Drive: Plenary Site Plan Review-Determination of Completeness: Proposal to construct a 4,251-sf metal building complimenting an existing 3,440 sf commercial building on a 2.83-acre site located at 35 DMR Drive, Tax Map 1 Lot 1D in the BI district. Gary Martin is the owner and applicant and Amy Mc Nally, Esq. is the applicant's agent.

Ms. McNally reported that the Site Map had been amended to show the conveyance of the DMR encroachment to the abutting property owner Blue Chip Group Corp, Map 1 Lot 1F. A proposed deed was also submitted. The Planner stated that given this development the application was complete. The consulting engineer was nearly completed with his review.

Motion: Mr. McGinn motions to deem the application complete. Mr. Bergen seconds.

Vote: Unanimous in favor.

Motion: Mr. McGinn motions schedule a public hearing the application for July 9, 2020. Mr. Morin seconds.

Vote: Unanimous in favor.

Item 2: Raymond Acres- Shoreland Zone Application: Proposed amendment to alter the approved property line between Lots 5-03 and 5-03A on Tax Map 30 as well as reduction in the 75-foot Shoreland Stream Protection setback from Goff Mill Brook tributary on Tax Map 30 Lot 5-03A off of Black Dog Road in the R2 and SP Districts. Nickolas Raymond is the owner/applicant and Amy McNally is the applicant's agent.

Ms. McNally notified the Board that the applicant delivered the Shoreland Zoning application on Monday as required by the Board. The applicant requested a number of waivers including revegetation details, stormwater management plan and reports from Town departments not connected with the application. Ms. McNally requested expedited action given the applicant's position.

Mr. Ganong expressed concern that a detailed revegetation plan was not provided and while the building unit may extend 19+/- feet into the setback, the fill extends just short of the resource. The

applicant acknowledged the lack of details but such detail would be included as a condition of approval.

Mr. Ganong stated that the Board has been provided with all the information it needs to make an informed decision about the special exception request.

Motion: Ms. Roth motions to deem the application complete. Mr. Cain seconds.

Discussion: Mr. McGinn expressed reservations about the vagueness of the landscaping plan.

Vote: Unanimous in favor.

Motion: Mr. Morin motions schedule a public hearing the application for July 9, 2020. Mr. McGinn seconds.

Vote: Unanimous in favor.

- Item 3: Monique & Paul Robitaille: *Subdivision Pre-Application:*** Proposal to subdivide an existing combined residential and commercial facility into three residential units with associated parking and driveway on a 4.4-acre parcel, Tax Map 17 Lot 14, located at 757 Limerick Road in the R-1 District. Monique and Paul Robitaille are the owners and applicants.

Although present for the Planning Board site walk at 6:15 pm, the applicants did not attend the Planning Board meeting. The Board discussed their findings from the site walk and determined that surface topography, potential drainage issues, and confusion as to the actual location of the right-of-way to Maplewood Drive necessitated the applicant submitted an engineered road design for the new access. The Board also noted that upgrading existing driveway offered a less expensive alternative. The applicant owns the access driveway strip in fee and that expansion of the road surface to 16 feet would possible if the applicant were to aggressively secure a construction easement from the adjacent landowner.

The Board noted that Paul Gadbois, PE has already prepared much of the site mapping that would be essential in submitting a Minor Subdivision application except for an HHE-200 evaluation of the septic system for a three-unit apartment.

Mr. Jeff Perham of 112 Maplewood expressed concern about the uncertainty of how the new driveway in the right-of-way from Maplewood Drive would impact adjacent properties especially in regard to the moving of existing utility services, drainage, and traffic.

The Planner was instructed to notify the applicant of the Board's concerns and recommendations.

- Item 4: Wellness Center: *Plenary Site Plan Review-Determination Completeness:*** Proposal to expand an existing parking lot serving two commercial structures by approximately 5,100+/- square feet at 1009 and 1005 Portland Road on a 4.18-acre parcel, Tax Map 43 Lots 52 and 52A, in the DB-1 and the RP Districts. Elizabeth Boucher is the owner and applicant.

The Board discussed their findings from the site walk at 5:45 pm and concluded the following additional information should be provided:

- Amend the site plan to eliminate space # 18, show the relocation of the two handicap spaces, and eliminate the backing out of the spaces on the south side of the residence/office space building;
- Provide drainage calculations and engineering details of the level spreader discharging parking lot runoff into the floodplain area of the property; and

- Location and specification of the street trees to be planted along Portland Road.

The applicant was informed if these amendments were submitted by Monday, July 6th, the application would be reviewed for completeness at the July 9th meeting.

V. LAND USE ORDINANCE REVISIONS:

Item 1 Discussion: Proposal to establish uniform construction and dimensional standards for commercial driveways in LUO section 5.2.

The Town Planner presented the first draft of the Commercial driveway standards and asked for Board input on commercial driveway widths and construction sections. The Board came to the consensus that commercial driveways should range between 20 and 24 feet in width. Seasonal driveways could be less depending on the amount of traffic generated. Driveway.

The Planner was directed to draw up the proposed changes.

VI: OTHER BUSINESS

The Planner reported on the DEP Shoreland Unit's review of the proposed amendments to Section 8, Shoreland Zoning of the Land Use Ordinance slated for adoption at July Town Meeting.

Jeffery Kalinich of DEP has stated that the proposed 8.6.2.5 Criteria for Granting Special Exceptions in the SO district was adequate given the fact that the SO district exceeds the minimum standards in Chapter 1000. He recommends the Board also prepare similar criteria for the SP and the RP districts.

While the amendment limiting the requirement of a minimum shoreline frontage for residential uses to only the Kennebunk River and Brimstone Pond in all three shoreland districts, Mr. Kalinich is unsure whether the Town can reduce the minimum shoreland frontage from 300 to 200 feet as currently proposed by the Town.

Staff will know more by the next meeting.

ADJOURN

Motion: Ms. McGinn moved and Mr. Bergin seconded to adjourn the meeting at 9:42 PM.

Vote: *Unanimous in favor.*

Respectfully submitted,



Tad Redway
Secretary Pro Temp to the Planning Board