

Arundel Planning Board Minutes

July 6, 2017 7:00 pm

ML Day School Library 600 Limerick Road

Board Attendees: Rich Ganong, Jamie Lowery, Chip Bassett, Marty Cain, Tom McGinn, Roger Morin and Tad Redway, *Town Planner.*

Public Attendees: Simone Boissonneault, *Arundel Town Clerk*; Bentley Warren, *Bentley's Campground*; Rick Licht, *Licht Environmental Design*; David Berg, *Red Apple Campground*; and James Wakefield, *Hemlock Grove Campground*

Call to Order: Chair Ganong called the meeting to order at 7:00 pm.

I. APPROVAL OF AGENDA

Chair noted that the Bylaws require the Board to elect officers on the first meeting of the month. The Chair also noted that the Town Manager had not yet reappointed Mr. Cain to the Planning Board and his term expired as of July 1st. The Board decided to postpone such vote until the July 13th meeting and to sit Mr. Cain until he is relieved. Mr. Ganong asked that the agenda be amended to permit the Town Clerk to present several survey mechanisms available to solicit public opinion regarding the upcoming marijuana zoning.

MOTION: Mr. Morin moved and Mr. McGinn seconded the motion approve the agenda with the amendment that the Town Clerk address the Board regarding public opinion surveys.

VOTE: Unanimous in favor

II. PRESENTATION BY TOWN CLERK

In response to questions posed by the Planning Board Chair, the Town Clerk discussed the various public survey methodologies available to the Board to determine citizen support for the five different types of commercial marijuana operations authorized by the passage of Marijuana Legalization Act. These methodologies included 1) straw poll conducted at the November 2017 election and 2) survey mailed with the tax bills in August to all property owners. Ms. Boissonneault suggested that the mailed survey would be more inclusive of non-residential property owners and businesses than a referendum straw poll.

Mr. Ganong also discussed the potential for an on-line survey via Survey Monkey.

III. ORDINANCE REVISIONS

Item 1: §3.2 and 9.3.10 Campground Performance Standards: Proposal by Bentley Warren III to modify the Arundel Land Use Ordinance to establish a time frame for seasonal campground operations and permit the year-round storage of RV, Park Models, and similar vehicles on campsite grounds.

Rick Licht presented the proposed amendments to LUO 3.2. David Berg and Jim Wakefield made a number of observations and corrections regarding the Board position and the Planner's staff notes.

MOTION: Mr. Bassett moved and Mr. Morin seconded the motion that the campground season shall extend from April 1 and terminate October 31 and the campground shall remain unoccupied from November 1st to March 31st every calendar year.

VOTE: Unanimous in favor

Discussion focused on the definition of a recreational vehicle in LUO §3.2. Mr. Redway read from the Recreational Vehicle Industry Association definition of a RV that wheels and axels must stay on the unit for it to be classified as an RV. Mr. Berg and Mr. Wakefield stated that they complied with this tenant by jacking up the vehicle for stability, taking the wheels off and storing them under the unit.

MOTION: Mr. Bassett moved and Mr. McGinn seconded the motion that under section 3.2, the definition of a recreational vehicle shall be modified as follows:

RECREATION VEHICLE: A vehicle or vehicular attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, which is not a dwelling and which may include a pick-up camper, travel trailer, tent trailer, camp trailer, or motor home. In order to be considered as a vehicle and not as a structure, the unit must remain with its ~~tires on the ground, and must be registered with a State Division of Motor Vehicles~~ axels attached but the tires may be removed but must remain with the RV.

VOTE: Unanimous in favor

Mr. Redway pointed out that the RV definition in LUO §3.2 should specifically include park models. There was discussion whether ANSI or NFPA standards should govern the definition of a park model, and it was determined by the board that industry RVIA standards should apply.

MOTION: Mr. McGinn moved and Mr. Bassett seconded the motion that the definition of a Recreational Vehicle in LUO §3.2 should read as follows:

RECREATION VEHICLE: A vehicle or vehicular attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, which is not a dwelling and which may include a pick-up camper, travel trailer, tent trailer, camp trailer, park model RV complying with current RVIA standards, or motor home.

VOTE: Unanimous in favor

Planning Board next discussed the issue of annual reports property tax vs. excise tax on all RVs.

MOTION: Mr. Lowery moved and Mr. Bassett seconded the motion that campground owners shall annually provide an accurate inventory of Recreational Vehicles present on the campground as of April 1st, including the owner's name and contact information, year and make of the RV unit and its current NADA value.

VOTE: Unanimous in favor

Planning Board next addressed whether permanent accessory structures would be permitted associated with or attached to RV units in the campground.

MOTION: Mr. Bassett moved and Mr. Lowery seconded the motion that decks, patios, attached Florida rooms and other permanent structures on an individual campsite shall be restricted to the lesser of 400 square feet or the total square foot area of the recreational vehicle located on the campsite, and the peak roofline of said structures shall not exceed the height of the RV roofline. A building permit shall be obtained from the Arundel Code Enforcement Officer prior to the installation of any semi-permanent or permanent structure on any campsite.

VOTE: Unanimous in favor

The Planning Board next discussed what reasonable buffering and screening should occur around a campground given different zones where these facilities would be located.

MOTION: Mr. Lowery moved and Mr. Morin seconded the motion to amend section 9.3.10.1.b as follows:

b. Screening Buffering: Campsites recreational vehicles, and camping units shall be screened from public roads and buffered in such a manner that none are within view existing residences or approved residential lots. The Planning Board may modify the extend of screening and buffering requirements based on existing site conditions.

VOTE: Unanimous in favor

Item 2: Revisions to the Arundel Land Use Ordinance: Discussion of marijuana pending marijuana legislation, compatible marijuana uses in various districts, and strategies to solicit citizen input into the decision-making process.

Chair Ganong discussed the need to solicit public opinion regarding the suitability and desirability of the five different types of commercial marijuana operations that could be implemented in Arundel since the Marijuana Legalization Law was enacted by the Maine Legislature. The Board was supportive of a more effective means of acquiring public input and particularly favored either a mailed survey or a straw poll referendum, as suggested by the Town Clerk. The Board leaned towards endorsing the survey as the most inclusive vehicle for securing public input.

Mr. Bassett advocated promoting those types of marijuana operations that would generate municipal tax dollars such as production, processing, and testing facilities. The Board was evenly divided on whether any commercial marijuana operations should be allowed in Town.

Adjourn: *MOTION:* Mr. McGinn moved and Mr. Cain seconded the motion to adjourn the meeting at 9:50 pm.

VOTE: Unanimous in favor.

I hereby attest the preceding is a true and accurate account of the Arundel Planning Board Meeting of July 6, 2017.



Tad Redway
Secretary Pro Temp