

**Arundel Planning Board
Draft Minutes Regular Meeting
August 11, 2016 at 7:00 pm
Fire Station Meeting Room**

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

Public Attendees: Paul Ostrowski PE Sebago Technics; Steve Stearns PE, Pinkham & Greer Engineers; Stuart Barwise, Cape Arundel Golf Course; Michael Sudah, Attar Engineering; Rick Licht PE, Licht Environmental Design.

CALL TO ORDER: Vice Chair Lowery called the meeting to order at 7:06 pm. Attendance was taken.

I. APPROVAL OF AGENDA:

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

VOTE: Unanimous in favor

II. APPROVAL OF MINUTES: *Minutes of July 21, 2016*

MOTION: Mr. Der Kinderen moved and Mr. Morin seconded the motion to approve the minutes of July 21, 2016 as written.

VOTE: Aye: Der Kinderen, Morin, Cain, and Bassett. *Abstain:* Lowery

III. PUBLIC HEARING

Item 1: **Atlantic Mini Storage: *Plenary Site Plan Review-Determination of Completeness:*** Proposal to construct an additional 42,000 square feet of storage space in six buildings located on 7.6 acre parcel Tax Map 34 Lot 3C and a 4.0 acre portion of the existing parcel Tax Map 34, Lot 3B at 1448 Portland Road in the DB-2 district. JTF Corporation is the owner and applicant and Kenneth Wood of Attar Engineering is the applicant's agent.

The Chair opened the public hearing at 7:07 pm. No one from the public spoke. The Chair closed the Public hearing at 7:08

VI. PENDING APPLICATIONS

Item 1: **Atlantic Mini Storage: *Plenary Site Plan Review-Determination of Completeness:*** Proposal to construct an additional 42,000 square feet of storage space in six buildings located on 7.6 acre parcel Tax Map 34 Lot 3C and a 4.0 acre portion of the existing parcel Tax Map 34, Lot 3B at 1448 Portland Road in the DB-2 district. JTF Corporation is the owner and applicant and Kenneth Wood of Attar Engineering is the applicant's agent.

Michael Sudah of Attar Engineering discussed with the Board several deficiencies in the proposed Stormwater Plan identified by Town Engineer, Megan McDevitt of Woodard & Curran, most pressing of which was the fact that even with detention, the proposed expansion would generate 0.7 cfs increase in peak discharge from the site.

Mr. Lowery proposed that if MDEP considers the slight increase to meet the State's stormwater zero peak runoff guidelines, then the Board would be justified to rule increase insignificant and the applicant in compliance with the LUO.

The Board also discussed verification methods for limiting de-icing chemical applications in proximity to the pools. The applicant's engineer agreed that notes will be placed on the plan that limit the application of de-icers

in proximity to the wetlands and concentrate snow storage in the southeast portion of the site, as shown on the plans.

- Item 2: Cape Arundel Cottage Preserve: Revision to Major Subdivision Approval/Conditional Use Permit;** Request to replace the approved Caretaker Residence and two designated maintenance/storage buildings in Phase 1-B with four (4) additional cottage units increasing the total project units from 259 to 263 on a 294.3 acre parcel Tax Map 15 Lot 13 in the BI and Shoreland districts. Arundel Kennebunkport Cottage Preserve LLC is the owner/ applicant and Rick Licht of Licht Environmental Design is the applicant's agent.

Rick Licht of Licht Environmental Design, Inc. reviewed the changes to the proposed plan:

- the addition of two additional parking spaces per the LUO
- Shifting part of the road to the east by
- Creating compound curve and shift of Great Hill Road 8 feet to the east
- Increase vegetation cutting to create a 40 foot backup space
- Increase backup turning radii

Planner reported that the Fire Chief has officially requested a cone test with a ladder truck to field verify the effectiveness of the design. Mr. Licht agreed to conduct a field test and the Planning Board and requested a Public Hearing.

MOTION: Mr. Morin moved and Mr. Bassett seconded the motion to schedule a public hearing on August 25, 2016.

VOTE: Unanimous in favor

- Item 3: Lot 3 Arundel Commerce Center: Plenary Site Plan Review-Determination of Completeness:** Proposal to construct a 17,700 square foot boat storage building with a 16,350 square foot parking lot on 1.45 acre parcel Tax Map 30 Lot 31A-03 located at Commerce Drive in the DB-2 district. Arundel Commerce Center LLC is the owner, Michael Shea is the applicant, and Corporation is the owner and applicant and Dan Riley, PE of Sebago Technics is the applicant's agent.

Paul Ostrowski PE Sebago Technics reported a number of additions to the application including site work cost estimates, photometric analysis, a detention pond to moderate peal runoff discharges, additional landscape plan along the east boundary, and replacement of the Moreau well with a connection to KKW water line on Commerce Drive.

Mr. Bassett expressed concern about the lack of buffering between the Moreau property to the north and the proposed building. Based on the standards of LUO 7.8.B, the Board stated that an effective visual buffer is required between the proposed building and the Moreau residence. In addition, the Planner requested a 30 foot radius on the east side of the Lot 3 driveway intersection with Commerce Drive so Arundel fire apparatus can back out into the driveway on Lot 4 in to turn around.

Mr. Lowery asked if the submissions were complete.

MOTION: Mr. Der Kinderen moved and Mr. Cain seconded the motion to determine the Lot 3 Commerce Drive application complete.

VOTE: Unanimous in favor

MOTION: Mr. Bassett moved and Mr. Morin seconded the motion to schedule a public hearing on September 8, 2016.

VOTE: Unanimous in favor

VI. NEW APPLICATIONS

- Item 1:** **Cape Arundel Golf Club Golf Driving Range-Amendment to an Existing Conditional Use Permit**-Proposal to reduce the size of the approved Maintenance building from 2,538 s.f. to 1,480 sf and reduce the porch on the approved Range House, expand on-site parking from 42 vehicles to 51 parking lot on a 22 acre parcel Map 41 Lot 16 located at 101 River Road in the R-4 and Resource Protection Districts. Cape Arundel Golf Club is the applicant.

Steve Stearns PE of Pinkham & Greer Engineers presented the proposed amendments to the 2010 approved plan to include reducing the size of the maintenance building and moving it 42 feet to the west along with reducing the porch footprint of the Range House and moving it slightly to the east. The applicant was also proposing to add four additional spaces and pave spaces that were previously designated as grass overflow spaces.

The Planning Board ruled that the scope of the amendments would require a public hearing. Stuart Barwise President of Cape Arundel Golf Course, reported that the Club was fearful of the time delays and the expense involved in a public hearing and the Planning Board's conditional use process. The Board stated that the process could take less than a month.

Mr. Der Kinderen suggested the Planner approve the amendments as de minimus changes. The Planner countered that the LUO reserved amendments of such scale for an approved conditional use permit to be exclusively reserved for Planning Board review.

Mr. Barwise withdrew the application and informed the Board that CAGC would build the facilities as approved.

VII. PLANNER'S REPORT

The Planner reported on the following items:

- Four contractor yard registrations have been received and need to be scheduled for review by the Board.
- Several property owners have submitted proposals siting the proposed York County Courthouse in Arundel.
- In response to Mr. Bassett's inquiry, the Planner reported that the performance assurance for Brookside estates still has not been received. The CEO has asked whether building permits should be issued on Brookside while the violations remain unresolved.

MOTION: Mr. Der Kinderen made the motion that the Planning Board recommend that the CEO not to issue building permits on the Brookside estates subdivision until the required surety is provided and a vegetative remediation plan has been approved by the Board. Mr. Cain seconded the motion. **VOTE:** Unanimous in favor.

- In response to Mr. Morin's inquiry, Mr. Redway reported that he sent the remediation letter composed by the Board during the July 21, 2016 site walk at Champagne Energy, and has heard back from Champagne's attorney.
- Mr. Redway reminded the Board about the large volume of incomplete LUO amendments. Mr. Bassett requested the Planner bring these amendments singularly and incrementally at every in order to start eliminating the backlog.

ADJORNMENT: Mr. Morin moved to adjourn at 10:03 pm, with Mr. Der Kinderen seconding the motion. Motion passed unanimously.

Respectfully Submitted,



Tad Redway

Planning Board Secretary, Pro Temp