

# Arundel Planning Board Minutes

September 14, 2017 7:00 pm

ML Day School Library 600 Limerick Road

**Board Attendees:** Chip Bassett, Rich Ganong, Jamie Lowey, Jens Bergen, Marty Cain, and Roger Morin.

**Public Attendees:** Kathleen McCallum, Terrance Knight, Chad Moreside, Jessica Robichaud

**Call to Order:** Chair Bassett called the meeting to order at 7:14 pm.

## I. APPROVAL OF AGENDA

**MOTION:** Mr. Ganong moved and Mr. Morin seconded the motion to approve the agenda with an amendment that Legal Issues be included in the Other Business portion of the agenda.

**VOTE:** Unanimous in favor

**II. APPROVAL OF MINUTES:** Minutes waived until next meeting.

## III. NEW APPLICATIONS

**Item 1: The Capable Canine: Conditional Use Pre- Application:** Proposal to convert a portion of a existing residential structure into a dog kennel and training facility on a 8.9 acre parcel located at 863 Alfred Road, Tax Map 5, Lot 1 in the R-4 district. Andre and Constance Lambert are the current owners and Jessica Robichaud is the applicant.

Applicant presented the proposed use and the description of the property at 863 Alfred Road:

- Focus will be on both private and group obedience training;
- Kennel will start with a small number of between 2-3 dogs;
- Approximately 10 dogs will be accommodated for day care and training;
- The applicant, Jessica Robichaud, has over 10 years of professional experience as a Professional Dog Trainer and is CPDT certified.
- Training focuses on position reinforcement;
- The applicant currently teaches obedience classes at various pet stores and also hold private lessons;
- The outdoor space for the training and runs will be located on the side of the existing residence;

The Planning Board discussed parking and lighting issues.

**MOTION:** Mr. Bergen moved and Mr. Cain seconded the motion to schedule a site walk on the property on September 30, 2017 at 9:00 am.

**VOTE:** Unanimous in favor

**Item 2: Lineman Farm Road: Private Way Application:** Proposal to upgrade a driveway serving two existing lots to a private way serving three lots and a request to waive the 50 foot right of way requirement for an 18 acre parcel off Thompson Road, Tax Map 20, Lot 11G in the R-4 district. Chad Moreside is the owner and applicant.

The applicant testified that the 18 acre lot (Map 20, Lot 11G) was created in 1971, with a 25 foot wide right-of-way to Thompson Road. The applicant discussed his need to split a lot off the 18 acre parcel to pay for the access improvements. The Planning Board discussed the requirement for a 50 foot right of way for a private way, noting the 50 foot requirement was enacted by the Town in 2000. The Planning Board reviewed the road profile and discussed the proposed utility easement and the potential for the applicant to obtain an additional maintenance easement from the abutters that would expand the easements close to 50 feet in width.

**MOTION:** Mr. Morin moved and Mr. Bergen seconded the motion to schedule a site walk on the property on September 30, 2017 at 10:00 am.

**VOTE:** Unanimous in favor

## VI. OTHER BUSINESS

- Dubois Livestock has appealed the Planning Board denial of their Solid Waste Permit application to the Zoning Board of Appeals, with the hearing to be held on October 4, 2017.
- **MOTION:** Mr. Ganong moved and Mr. Morin seconded the motion to schedule an Executive Session at 6 pm on September 28, 2017 at Town Hall to discuss the legal ramifications and strategy for the ZBA Appeals Case with the Town designated attorney.  
**VOTE:** Unanimous in favor
- Mart Cain asked the status of any incomplete applications that have not yet been submitted to the Planning Board. Since the Planner was absent from the meeting, the answer would have to be deferred until his return.

**Adjourn:** **MOTION:** Mr. Morin moved and Mr. Ganong seconded the motion to adjourn the meeting at 8:32 pm.  
**VOTE:** Unanimous in favor.

*I hereby attest the preceding is a true and accurate account of the Arundel Planning Board Meeting of September 14, 2017.*

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*Jamie Lowery*  
*Secretary of the Planning Board*