

**Arundel Planning Board**  
**Minutes**  
**Regular Meeting**  
**September 24, 2015 at 7:00 pm**  
**ML Day School Library 600 Limerick Road**

**Board:** Tom McGinn, Marty Cain, John Der Kinderen, Bob Coon, Tad Redway, Town Planner

**Public:** Dan Dubois, Selectmen; Dr. Kevin Crowley, *RSU21*; Frank Crabtree, *Harriman Associates*; John Kuchinski, *Harriman Associates*; Tim Sommers, *PC Construction*;

**CALL TO ORDER:** Vice Chairman McGinn called the meeting to order at 7:05 pm. Attendance was taken.

**I. APPROVAL OF AGENDA:**

*MOTION:* Mr. Coon moved and Mr. McGinn seconded the motion to approve the agenda as written.

*VOTE:* Unanimous in favor.

**II. APPROVAL OF MINUTES:**

*MOTION:* Mr. Der Kinderen moved and Mr. Cain seconded a motion to table the minutes of September 10, 2015 for further review.

*VOTE :* Unanimous in favor.

The minutes of the August 20, 2015 site walk were tabled due to lack of quorum.

**III. PENDING APPLICATIONS**

**Item 1: RSU 21 M.L. Day School Expansion: -Plenary Site Plan Pre-Application:** Proposal to reconstruct ML Day School campus renovation of portions of the existing building, 24,045 square feet of building expansion, and relocated parking and recreational facilities on a 9.59 acre parcel located at 600 Limerick Road, Map 17 Lot 25 in the R2 district. RSU 21 is the owner applicant and Frank Crabtree of Harriman Associates is the owner's agent.

Mr. Crabtree of Harriman Associates, consultant for RSU 21, presented the proposed project to the Board and addressed specific issues raised at the preceding site walk. He informed the Board that the concerns regarding site lighting, driveway sight distance, parking circulation, well and septic functionality, and soil stability were well documented in the Plenary Site Plan submission package.

*MOTION* Mr. Der Kinderen moved that RSU 21 is authorized to submit their Plenary Site Plan application for the ML Day School expansion. Mr. Cain seconded the motion.

*VOTE* Unanimous in favor.

**IV. LAND USE ORDINANCE REVISIONS:**

**Item 1: Review of New Land Use Ordinance Format: Reorganization of Districts and Format Changes**

Mr. Redway reviewed the proposed format change to the existing LUO ordinance. While the sections 1-4, 6-10, and 12-13 were completed, reformatting still needs to be completed in Section 5; Performance standards and Section 11, Conditional Use standards. "Reserve" sections have been

included in the formatting to accommodate anticipated additions to performance standards or conditional use standards.

Mr. Der Kinderen recommended that the Board review the format changes in sections rather than the entire document en total. Mr. Cain suggested that Sections 1-4 be reviewed at the next meeting. Mr. Coon recommended that the members be emailed the directive to be prepared to complete review of sections 1-4 at the next meeting.

## **V. OTHER BUSINESS:**

**Item 1: Fire Protection Issue:** Request for Planning Board Recommendation to the Selectmen to install a fire hydrant at existing stub located at the DMR Road/Route 1 intersection.

Mr. Cain reiterated his concern that fire hydrants have not been installed by the Town nor mandated by the Planning Board in the Kennebunk Kennebunkport Wells Water District (KKW) water line along Route 1. Mr. Redway received information from Norm Labbe, Superintendent of KKW, that hydrant stubs have already been installed in the line at 1,000 foot intervals and only need a Town request for hydrant installation and a contract to pay an annual service charge of \$998.50 per hydrant.

**MOTION:** Mr. Cain moved that the Planning Board send a letter to the Board of Selectmen requesting that a fire hydrant be installed and maintained at the existing stub near the DMR Road and Route 1 intersection to provide fire protection for the recent commercial development in the area. Mr. Coon seconded the motion.

**VOTE:** Unanimous in favor.

## **VI: PLANNER'S REPORT**

Mr. Redway reported on the status of a number of ongoing projects, and the reminded the membership to attend the September 29, 2015 ZBA meeting in which Dubois Livestock Inc is appealing the Planning Board's August 13, 2015 decision.

**ADJORNMENT:** Mr. Coon moved to adjourn at 8:30 pm, with Mr. Cain seconding the motion, and it passed with all in favor.

Respectfully Submitted,

Tad Redway  
*Planning Board Secretary, Pro Temp*