

Arundel Planning Board Minutes

January 25, 2018 7:00pm

Mildred L. Day School Library - 600 Limerick Rd. Arundel

Board Attendees: Mr. Cain, Mr. McGinn, Mr. Lowery, Mr. Ganong, Mr. Bergen, Town Planner Mr. Redway, and Secretary Ms. Goulet

Attendees: None present.

Call to Order: Mr. Ganong calls meeting to order at 7:17pm.

I. APPROVAL OF AGENDA:

Motion: Mr. Cain motions to approve the **agenda** with the change in the order of items in section IV. Current Item 1 will be discussed 3rd, current Item 2 will be discussed 1st, and current Item 3 will be discussed 2nd. Mr. Lowery seconds.

Vote: Motion carries.

II. APPROVAL OF MINUTES

Mr. Bergen notes two spelling errors to be corrected.

Motion: Mr. McGinn motions to approve the minutes with corrections. Mr. Cain seconds.

Vote: Motion carries.

III. CITIZEN COMMENTS

No citizen comments.

IV. LAND USE ORDINANCE REVISIONS

Item 1: *Consideration of proposed revisions to Section 9.3.19 Equestrian Centers with an emphasis on commercial stables supporting less than 10 equines.*

Mr. Redway discusses how the primary concerns with a smaller facility revolve around events that may be held. The resulting parking issues (roadside), concession sales and lack of medical staffing (EMT) present possible public safety issues. With this noted, should this be rewritten to use activities practiced and not number of equines as the primary qualifiers?

Mr. Cain suggests adding "therapy" to the list of activities permitted.

Mr. Ganong feels that these facilities represent a form of business and that they do not belong in the R-1 zone.

Discussion results in 4 proposed revisions:

- Limiting the number of equines in R-1 to 6 (not 10)
- Revising the Commercial Equestrian Stable description to say: "A facility where **up to** 30 equines...."

- Change Equestrian Center to include a minimum acreage requirement of: 15 acres.
- Add therapy to the list of permitted activities to the Commercial Equestrian Stable and Equestrian Center categories.

Item 2: Discussion regarding regulations on commercial animal husbandry limitations in residential districts.

The Board felt that industrialized poultry and small animal facilities should be excluded from R1, R2 and R3 zones.

Buffalo is already being raised in Town and should not be excluded in the regulations.

It was felt that goats should be added to the animal husbandry list and that they should have similar restrictions to sheep.

It's generally felt that free ranging will become self-relegated. Loss of stock will become costly and the owner will contain them to reduce loss of investment.

Mr. Redway felt that additional research was needed to fully explore the topic. He expresses the intent to do some and discuss further at the next meeting.

Item 3: Consideration of amendments or additions to proposed 5.9 Landscaping and Buffering.

Mr. Bergen felt that the Town should not be granted an exemption in section 5.9.2. Board members agreed.

Mr. Redway notes that he intends to continue development of the recommended street tree manual. Board members are in support of this.

V. OTHER BUSINESS

Motorland will be returning at the next meeting to continue pursuit of their Conditional Use Permit Application.

Mr. McGinn supplies the Board with a copy of an article with seemingly less than complimentary quotes from Town Manager, Trefethen, regarding the Planning Board. Board decides to reach out to Trefethen to try and set up an Executive Session for discussion.

Peter Lovejoy's subdivision, Elizabeth's Way, on next meeting's agenda for the Board's consideration of the amendment to the existing final subdivision approval.

-Mr. Cain reminds the Board that a road maintenance agreement needs to be drawn up.

The Board of Selectmen has reached out to reiterate their thanks for expediting the decision of approval for RJ Grondon to reclaim the Kuczynski gravel pit.

Mr. McGinn notes that he has volunteered to be a representative on the new town hall building committee.

Adjourn

Mr. Bergen motions to adjourn for the evening at 9:24pm. Mr. McGinn seconds.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Corinne A. Goulet". The signature is fluid and cursive, with a long horizontal stroke at the end.

Corinne A. Goulet
Secretary to the Planning Board