

Arundel Planning Board Site Walk Minutes

Public Site Walk

September 19, 2019

1544 Portland Road and Campground Road

5:30 & 6:00 pm

CALL TO ORDER

I. Public Site Walk at 1544 Portland Road (*The Garage*) at 5:30 pm

Item 1: Terrapin Landscapes: *Pre-application Plenary Site Plan*- Proposal to repurpose the former “The Garage” vehicle repair shop located at 1544 Portland Road on a 12-acre parcel, Tax Map 29 Lot 19, in the DB-1 and DB-2 districts for a combination Landscape display and Contractor Yard 2 business. Peter and Jeanne Chase are the property owners, Mike Corse is the applicant, and Steven Doe, RLS, of Sebago Technics is the applicant’s agent.

CALL TO ORDER: Chair Ganong called the site walk to order at 5:35 pm

Planning Board Members: Chair Ganong, Secretary Bergin, Mr. Cain, Mr. Lowery, Mr. Morin, Mr. McGinn, and Mr. Redway, *Town Planner*.

Public Attendees: Stephen Doe, *Sebago Technics, Inc*; Mike Corse, *Terrapin Landscapes*

The Planning Board reviewed the site with the applicant and his agent. It was noted that the northeast corner of the site would be an effective hardscape/landscape display area and that additional display area would be available along the southern boundary. The front office would be used as a reception area to entertain clients. The applicant also indicated that he intended to expand the facility’s use to include leasing space to a landscape architecture operation.

The Board concluded that the applicant’s proposed operation exceeds the definition of a contractor yard and would be better defined as a business service operation under the LUO. More discussion on this subject would be reserved for the Planning Board meeting at 7 pm.

II. Public Site Walk at Campground Road at 6:00 pm

Item 2: Labbe Subdivision: *Minor Subdivision Application*- Proposal to subdivide three lots on a 5.71-acre parcel, Tax Map 27 Lot 8B, located on Campground Road in the R1 District. Shawn Labbe is the owner and applicant and Steven Doe, RLS, of Sebago Technics is the applicant’s agent.

CALL TO ORDER: Chair Ganong called the site walk to order at 6:10 pm

Planning Board Members: Chair Ganong, Secretary Bergin, Mr. Cain, Mr. Lowery, Mr. Morin, Mr. McGinn, and Mr. Redway, *Town Planner*.

Public Attendees: Stephen Doe, *Sebago Technics, Inc*; Shawn Labbe, *applicant*

Board members walked the site with the applicant. Members were particularly interested to see that the sight distances at the proposed driveway locations were more extensive up and down Campground Road than originally suspected.

The Board had no further questions and stated that the application contained all the information they required.

Adjourn

Motion: Mr. Cain motioned and Mr. Morin seconded adjournment of the site walk at 6:31 pm.

Vote: Unanimous in favor.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tad Redway', with a long horizontal flourish extending to the right.

Tad Redway
Secretary Pro Temp