

**Arundel Planning Board Minutes**  
October 24<sup>th</sup>, 2019 - 7:00pm  
Mildred L. Day School Library - 600 Limerick Rd. Arundel

**Board Attendees:** Mr. Cain, Mr. Morin, Ms. Roth, Mr. Bergen, Planner; Mr. Redway, Secretary; Ms. Goulet

**Attendees:** Linda Zuke, Chris Coppi, Paul Gadbois, Chip Laite, Ed Nadeau, Michael Nadeau, Sandy Nadeau, Rick Licht, James Logan, Jason Vafiades, Sylvia Perreault, Nick Raymond, Dwight Raymond Emily Brown, Mark Pinette, Alex Oliver, Marie Burgie, Marianne Raymond

**Call to Order:** Acting Chair Ms. Roth calls meeting to order at 7:06pm.

**I. APPROVAL OF AGENDA:**

**Motion:** Mr. Morin motions to approve the Agenda with the typo correction under New Applications. Mr. Cain seconds.

**Vote:** Unanimous in favor.

**II. PUBLIC COMMENT:**

Citizen comment period opened and closed at 7:08 with no commentary to report.

**III. APPROVAL OF MINUTES:**

**Motion:** Mr. Morin motions to approve the September 12<sup>th</sup> Minutes as written. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

**Motion:** Mr. Cain motions to approve the October 10<sup>th</sup> Minutes as amended. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

**IV. PUBLIC HEARINGS:**

**Item 1: Cape Arundel Cottage Preserve: Amendment to an Approved Subdivision:** Proposal to acquire an additional acre of Land from an adjacent 10.11-acre parcel, Tax Map 15, Lot 4 and incorporate it into Phase 4A of the Cape Arundel Cottage Preserve project, Tax Map 15, Lot 13 in the BI district. *Arundel-Kennebunk Cottage Preserve LLC* is the owner and applicant and Rick Licht of Licht Environmental Design LLC is the applicant's agent.

Public Hearing open at 7:12pm.

Mr. Licht recaps the administrative/housekeeping items up for consideration with this proposal.

No questions from the public.

Public Hearing closed at 7:14pm.

**Item 2: Kimball Gravel Pit-Renewal of Conditional Use Permit:** Renewal of an existing 4-acre mineral extraction operation located at 346 Thompson Road Tax Map 20 Lot 8 in the R-4 district. John and Dianna Kimball are the property owners, Sargent Corporation is the leasee and Chip Laite is the authorized agent.

Public Hearing open at 7:14pm

Mr. Laite recaps. No questions from the public.

Public Hearing closed at 7:16pm.

**Item 3: Linda Zuke: Shoreland Zoning Permit:** Request to construct three residential buildings on existing parcels identified as Map 38, Lots 16, 14A and 14B and construct portions of Lady Slipper Way within the Shoreland Overlay District. The applicant is also requesting a Special Exception to reduce the minimum building setback from the upland edge of the wetlands on Lot 16 from 50 feet to 25 feet. Linda Zuke is the owner and applicant and Paul Gadbois, PE is the applicant's agent.

Public Hearing open at 7:17pm.

Mr. Gadbois recaps. No questions from the public.

Public Hearing closed at 7:18pm.

## V. PENDING APPLICATIONS:

**Item 1: Oak Ridge Terrace; Major Preliminary Subdivision Application-** Proposal to develop a 14 lot subdivision on a 66.9 acre parcel identified as Tax Map 17, Lot 15A, at the intersection of South Skillings Road and Limerick Road in the R2 and Shoreland Zones. Walter Woods is the property owner and Jason Vafiades is the applicant of record.

Mr. Vafiades present/recaps the project's current status.

- drainage is calculated to accommodate for the first two lots

- 15" culverts planned for driveway entrances but calculations will need to be forthcoming since they weren't expected to be required

- Tad & Code Enforcement highlighted a "shoreland frontage" requirement that would not have originally been met. Rear lot lines have been modified to skirt around the Shoreland zone.

Mr. Redway reminds the applicant's agent that it is possible/allowed to requested that lot setbacks be reduced due to the cluster subdivision status.

Mr. Vafiades reviews how all appropriate wetland or vernal pool setbacks have been met throughout the project.

Mr. Cain voices concern about how well Lot #2's driveway will be buffered from existing adjacent lots. Mr. Vafiades takes note.

**Motion:** Mr. Morin motions to hold a Public Hearing on November 7<sup>th</sup> as long as advertising requirements can be met. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

**Item 2: Cape Arundel Cottage Preserve: Amendment to an Approved Subdivision:** Proposal to acquire an additional acre of Land from an adjacent 10.11-acre parcel, Tax Map 15, Lot 4 and incorporate it into Phase 4A of the Cape Arundel Cottage Preserve project, Tax Map 15, Lot 13 in the BI district. *Arundel-Kennebunk Cottage Preserve LLC* is the owner and applicant and Rick Licht of Licht Environmental Design LLC is the applicant's agent.

Mr. Licht voices the hope to get approval tonight and has mylars available for signature.

**Motion:** Mr. Cain motions to approve the application. Mr. Morin seconds.

**Vote:** Unanimous in favor.

Mr. Redway states that he will be revising the Findings of Fact/Notice of Decision (to include mention of the utility shed) and it will be read at the next meeting.

**Item 3: Kimball Gravel Pit-Renewal of Conditional Use Permit:** Renewal of an existing 4-acre mineral extraction operation located at 346 Thompson Road Tax Map 20 Lot 8 in the R-4 district. John and Dianna Kimball are the property owners, Sargent Corporation is the leasee and Chip Laite is the authorized agent.

**Motion:** Mr. Cain motions to determine the application for renewal complete. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

Ms. Roth reads the Findings of Fact.

**Town of Arundel  
Arundel Planning Board  
FINDINGS OF FACT AND MOTION FOR APPROVAL  
Conditional Use Permit Renewal for  
Sargent Gravel Pit**

WHEREAS on September 26, 2019 the Planning Board received a conditional use renewal application from Sargent Corporation for permitting of an existing 5-acre mineral extraction operation located at 346 Thompson Road Tax Map 20 Lot 7 in the R-4 district.

WHEREAS on October 10, 2019 the Arundel Planning Board declared the application complete, and upon the site inspection report of the Town Planner elected to forego a Planning Board site walk.

WHEREAS, on October 24, 2019 the Arundel Planning Board conducted a Public Hearing on the proposed renewal;

**FINDINGS OF FACT**

1. The owner of the property is John and Dianna Kimball.
2. The applicant is the Sargent Corp.
3. The property is located on the Alfred Road, and is identified as Arundel Assessors Map 20, Lots 7 and 8 and Map 7, Lot 3.
4. The property is approximately 78 acres in size with approximately 560 feet of frontage on the Alfred Road and is located in the R-4 zoning district.
5. In 1991, the applicant received approval for a mineral extraction operation on the premises. Approval has been renewed periodically since that time.
6. The area approved for extraction is approximately 4-5 acres in area. Only about 3 acres have been excavated to date.
7. The applicant has submitted a site and grading plan prepared by Sargent Corporation dated 8/22/07 with revisions through to 6/10/10 showing regrading and excavation areas. Site visits confirm that no additional excavation has occurred since the last survey. The applicant has deposited several piles of gravel for storage and/or processing, however no additional excavations have occurred during the permit period. Plan was amended in December of 2016.
8. Staff site visits also confirm that screening mitigation measures required by the Planning Board in 2017 have been successfully installed and are in good condition.

9. The applicant maintains a surety bond for \$50,000.00 for reclamation of the pit.

#### **CONFORMANCE WITH CONDITIONAL USE CRITERIA**

After due review and consideration, the Arundel Planning Board has determined the application to be in conformance with the criteria of Section 9.2.9 of the Arundel Land Use Ordinance as follows:

**9.2.9.1 That the use is compatible with and similar to the general categories of uses of neighboring properties.**

The Planning Board finds that the existing use and proposed expansion is a permitted conditional use in the district and is compatible with other similar uses in the R-4 district.

**Motion:** Mr. Morin motions that the use is permitted and compatible with other uses in R-4. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

**9.2.9.2 The use is consistent with the Comprehensive Plan and the anticipated future development of the neighborhood.**

The Planning Board finds that mineral extraction uses are permitted uses in the Rural Conservation district as outlined in the Comprehensive Plan and therefore the use is in fact in conformance with the 2016 Comprehensive Plan.

**Motion:** Mr. Morin motions that the use is consistent with the Comprehensive Plan and anticipated future uses. Mr. Cain seconds.

**Vote:** Unanimous in favor.

**9.2.9.3 That there is adequate and safe pedestrian and vehicular access to and into the site to accommodate anticipated traffic to and from the use.**

The Planning Board finds that the application is in conformance the criteria of section 9.2.9.3 in that the site is remote with no foot traffic and very little vehicle traffic. The MDOT Traffic Movement permit is in force and there is a paved apron at the entrance to protect the integrity of the Rte 111 travelway.

**Motion:** Mr. Morin motions that there is adequate and safe pedestrian and vehicular access. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

**9.2.9.4 That there is adequate water supply and sewage disposal available to service the use.**

The Planning Board has found that the application meets the criteria of Section 9.2.9.4 in that the use does not require an on-site water supply or sewage disposal system and therefore has no impact upon these environmental concerns.

**Motion:** Mr. Cain motions that there is adequate water supply and sewage disposal available. Mr. Morin seconds.

**Vote:** Unanimous in favor.

**9.2.9.5 That there will be no noise, dust, odor, vibration or smoke generated by the use that will adversely affect neighboring properties.**

The Planning Board has found that the application meets the criteria of Section 9.2.9.5 in that there has been very little excavation performed on the site and the Code Enforcement Office has not reported any citizen complaints in the past three years.

**Motion:** Mr. Morin motions that the application meets the criteria of Section 9.2.9.5 in the LUO. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

**9.2.9.6 That the physical characteristics of the site including location, slope, soils, drainage and vegetative cover are suitable for the proposed use.**

The Planning Board has found that the application meets the criteria of Section 9.2.9.6 in that the slopes are improved that the original plan and all drainage is diverted into the pit area. All standards in section 9.2.9.6 are met.

**Motion:** Mr. Cain motions that the site characteristics are suitable for the proposed use. Mr. Morin seconds.

**Vote:** Unanimous in favor.

**9.2.9.7 That the use will not constitute a public or private nuisance.**

The Planning Board has found that the application meets the criteria of Section 9.2.9.7 and the Code Enforcement Office has not reported any citizen complaints in the past three years.

**Motion:** Mr. Morin motions that the use will not constitute a public or private nuisance. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

**9.2.9.8 That all other requirements and applicable provisions of this ordinance, particularly any pertinent performance standards, are met.**

The Planning Board has found that the application meets the criteria of Section 9.2.9.8 in that all submissions by the applicant are in compliance with and meet the performance standards.

**Motion:** Mr. Morin motions that all other requirements and applicable provisions of this ordinance have been met. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

## **DECISION**

Based on the above facts and conclusions, the Arundel Planning Board approves renewal of the conditional use permit for Sargent Corporation to continue operation of the 5-acre mineral extraction operation located at 346 Thompson Road Tax Map 20 Lot 7 in the R-4 district, contingent upon the following conditions:

1. Hours of Operation will be limited to Monday thru Saturday 7am-6pm.
2. The applicant shall maintain a \$50,000 surety bond naming the Town of Arundel as the insured for the period of this permit.
3. This permit shall expire on October 24, 2022.

SO APPROVED by the Arundel Planning Board this 24th day of October 2019;

**Motion:** Mr. Cain motions to approve the Findings of Fact as read (with appropriate corrections).

**Vote:** Unanimous in favor.

**Item 4: Linda Zuke: Shoreland Zoning Permit:** Request to construct three residential buildings on existing parcels identified as Map 38, Lots 16, 14A and 14B and construct portions of Lady Slipper Way within the Shoreland Overlay District. The applicant is also requesting a Special Exception to reduce the minimum building setback from the upland edge of the wetlands on Lot 16 from 50 feet to 25 feet. Linda Zuke is the owner and applicant and Paul Gadbois, PE is the applicant’s agent.

Mr. Redway notes that, upon visiting the site, that the slope actually directs drainage away from the mapped wetland. As a result, he sees no compelling reason *not* to allow this concession but reminds the Board that “special exception” should not be done lightly.

The lots have been lots of record since 1989 – another reason in favor of the special exception.

Mr. Redway recommends that limits on clearing for the lots should be stated on the deeds to maintain the integrity of existing forestation.

Ms. Roth reads the Findings of Fact.

**Town of Arundel  
Arundel Planning Board**

**FINDINGS OF FACT AND MOTION FOR APPROVAL  
Lady Slipper Lane & Map 38, Lots 14A, 14B, and 16  
Shoreland Zoning Permit**

**WHEREAS**, on October 9, 2019 the Arundel Planning Board received a Shoreland Zoning application from Linda Zuke to construct three residential buildings on existing parcels identified as Map 38, Lots 16, 14A and 14B and construct portions of Lady Slipper Lane within the Shoreland Overlay District, and to also request a Special Exception in accordance with LUO § 8.6.2.4 to reduce the minimum building setback from the upland edge of the wetlands on Lot 16 from 50 feet to 25 feet.

**WHEREAS** on October 22, 2018, the Planning Board conducted a public site walk of the proposed project site, and the areas of requested wetlands setback reductions in accordance with LUO § 8.6.2.4

**WHEREAS** on July 26, 2018, the Planning Board conducted a public hearing, in conformance with LUO section 10.6.3.3.

**AND WHEREAS** the Arundel Planning Board has determined the following Findings of Fact and Notice of Decision:

**FINDINGS OF FACT**

1. The owner of the property is Linda Zuke.
2. The property is located on Lady Slipper Lane, Map 38, Lots 16, 14A and 14B in the Shoreland Overlay and the R-3 Zones.
3. The property currently contains a exempt subdivision consisting of a partially constructed private way named Lady Slipper Lane located off Log Cabin Road, consisting of 5 lots with two of the lots currently containing single family homes.
4. The applicant proposes to make substantial improvements to the surface and drainage systems of the existing Lady Slipper Way, and to develop the three unoccupied lots 14A, 14B, and 16.

5. The applicant has conducted an extensive wetlands delineation both on and off site, as prepared by Joseph Noel, Soil Scientist and verified by Chris Coppi of Albert Frick Associates. This site investigation revealed a series of interlocking forested wetlands, meeting the criteria of Shoreland Overlay wetlands, that meander through the proposed improvement area.
6. The applicant has submitted a site plan and detailed road and site construction details, showing that all proposed buildings will be constructed outside of the 50-foot wetland buffers on lots 14A and 14B. However, the Building site on lot 16 is proposed within the 50-foot SO buffer. Site clearing is also proposed on Lots 14A for driveway backup.
7. The applicant has requested a Special Exception to the SO district setback from the resource boundary. In response, the Board has conducted a site visit and determined the following:
  - a. that the forested wetland area within the 50 feet of the wetlands edge on Lots 16 and 14A are not remarkable or essential to the health of the wetlands proper,
  - b. That conditions on the site are unique in that Lot 14 A and 16 has been a legal building lot of record since 1989
  - c. The reduction of wetland setback by 25 feet will not have any appreciable impact upon the parent SO wetland on Lot 16.
  - d. That the reduction of the wetland setback on Lot 14A will have no impact.
8. The applicants site plan prepared by Paul Gadbois, PE dated 7-05-19 with revisions to 9-12-19 also show vegetation clearing within the 50-foot wetlands buffer for all driveway crossings on Lots 14A and 14B, and 16. The applicant has received DEP NRPA permits for such crossings.
9. The private way, Lady Slipper Lane is already partially constructed its entire length and improvements that will infringe upon the wetland area are minimal.

#### **CONFORMANCE WITH CONDITIONAL USE CRITERIA**

After due review and consideration, the Arundel Planning Board has determined the application to be in conformance with the approval criteria of Section 8.6.7 of the Arundel Land Use Ordinance as follows:

8.6.7.1 The proposed project conforms to all standards of the zoning district and meets or exceeds performance standards specified in Sections 5, and 8.0 of this Ordinance;

*The proposed uses are permitted as conditional shoreland zone uses in the SO districts and permitted.*

**Motion:** Mr. Morin motions that the proposed uses are permitted. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

8.6.7.2 The proposed project conforms to the goals and objectives of the Arundel Comprehensive Plan;

*The project is a completion of a partially completed subdivision in a Rural Residential district.*

**Motion:** Mr. Morin motions that the project confirms the objectives in the Arundel Comp Plan. Mr. Cain seconds.

**Vote:** Unanimous in favor.

8.6.7.3 The proposed project has received all applicable Federal and State Permits;

*The applicant has secured DEP permits for the proposed driveway crossings. The Vernal Pool located on Lot 14B is an ACOE jurisdictional pool and the applicant has provided the requisite 100-foot buffer on the plans.*

**Motion:** Mr. Morin motions that the project has received all applicable Federal and State permits. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

8.6.7.4 The proposed project will not adversely impact upon the existing water regime, hydrology, salinity, water chemistry, flow volume, or flow velocity of wetlands, ponds, streams and watercourses;

*All structures will be located outside of the 50-foot buffers of the SOP wetlands on the site. Vegetational clearing within the 50-foot setback for a forested SO wetland, is limited to driveway access crossings and those two sections of Lots 16 and 14A where the Planning Board has permitted a reduction in the wetlands buffer from 50 to 25 feet due to extraordinary circumstances.*

**Motion:** Mr. Morin motions that the proposed project will not adversely impact the existing water on site. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

8.6.7.5 The proposed project will not have an adverse impact upon the quality of groundwater resources;

*The project will have no impact upon existing groundwater resources.*

**Motion:** Mr. Morin motions that the project will not adversely impact ground water quality. Mr. Cain seconds.

**Vote:** Unanimous in favor.

8.6.7.6 The proposed project will not result in sedimentation, erosion, and/or nutrient loading of adjacent and downstream wetlands, waterbodies, streams and watercourses;

*The applicant has provided an adequate soil erosion control plan for averting sedimentation of adjacent watercourses and wetlands during construction activities.*

**Motion:** Mr. Morin motions that the project has provided adequate soil erosion control plans. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

8.6.7.7 The proposed project will not have a deleterious impact upon existing and valuable aquatic and wildlife habitats and populations;

*The activities will be outside of the resources and will not have an appreciable impact upon aquatic life. There are no identified critical areas or habitats on or adjacent to the site.*

**Motion:** Mr. Morin motions that the project will not have a deleterious impact on aquatic life. Mr. Cain seconds.

**Vote:** Unanimous in favor.

8.6.7.8 The proposed project will not adversely impact critical wildlife habitats and marine resources.

*The proposed project will not have will not have any impact on existing aquatic or terrestrial habitats.*

**Motion:** Mr. Morin motions that the project will not have an impact on habitats. Mr. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

8.6.7.9 The proposed project will not adversely impact important local cultural resources, archeological and historic resources, or the visual quality of shorelines and surrounding environs as viewed from the resource and public spaces;

*There are no identified local cultural or historic resources on the property and the project will not have a negative visual impact upon adjacent shorelines.*

**Motion:** Mr. Morin motions that the project will not have a negative impact on cultural or historic resources or visually impact adjacent shorelines. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

8.6.7.10 The proposed project will not produce noise, odors, dust, debris, glare, solar obstruction or other nuisances that will adversely impact the quality of life in the resource area;

*The project will not generate offensive odors dust, debris or other nuisances, nor will it denigrate quality of life in the neighborhood once the construction is completed.*

**Motion:** Mr. Morin motions that the project will not negatively impact neighbors once construction is completed. Mr. Cain seconds.

**Vote:** Unanimous in favor.

8.6.7.11 The proposed project will not adversely impact the integrity of important vegetative stands as well as unique natural areas as identified by the Maine Department of Conservation;

*There are no unique natural areas on the property identified by the MDOC.*

**Motion:** Mr. Morin motions that the project will not impact any unique natural areas on the property. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

8.6.7.12 The proposed project meets the approval standards of LUO § 10.6.4.

*The proposed project as proposed meets the approval standards of Section 10.6.4 of the Arundel Land Use Ordinance.*

**Motion:** Mr. Morin motions that the project meets approval standards for LUO 10.6.4. Mr. Cain seconds.

**Vote:** Unanimous in favor.

**THEREFORE BE IT RESOLVED** that based on the above findings and conclusions the Arundel Planning Board hereby grants a Shoreland Zoning/ Permit to Linda Zuke to construct three residential buildings on existing parcels identified as Map 38, Lots 16, 14A and 14B and construct portions of Lady Slipper Lane within the Shoreland Overlay District, and shall be granted a Special Exception to reduce the wetlands buffer on Lots 16 and 14A, as shown on the record plans, subject to the following conditions:

1. The applicant shall submit a record plan showing the areas on Lots 14A, 14B and 16 in which no clearing of wetlands shall be permitted on the site without Planning Board approval. Reference shall be made in deeds for all three lots prohibiting vegetational clearing within these no-cut boundaries.
2. The applicant shall install all soil erosion control measures into place before construction activities commence and shall notify the Planning Office prior to commencement of work.

SO APPROVED by the Arundel Planning Board this 24th day of October 2019:

**Motion:** Mr. Cain motions to approve the above Findings of Fact and Conclusions. Mr. Bergen seconds.

**Vote:** Unanimous in favor.

**Item 5: Raymond Acres: Resubdivision of an Approved Subdivision:** Proposed resubdivision of Lot 5-03 addition of land from Tax Map 30 Lot 5A to create a fifth lot in the Raymond Acres Subdivision at 22 Black Dog Road in the R-2 and SP districts. Nicholas Raymond is the applicant and Marianne Raymond is the property owner.

Applicant reviews the current status of the project. Sebago Technics has performed appropriate engineering for the road. The survey is complete and the Fire Chief has the current plan for the turn around.

Mr. Redway states that he needs something in writing from the Fire Chief that what is planned is adequate for emergency vehicle access.

**Motion:** Mr. Bergen motions that the application be deemed complete. Mr. Morin seconds.

**Vote:** Unanimous in favor.

**Item 6: Hardscrabble Farms LLC: Major Conditional Use Application- Solid Waste Permit:** Proposal to establish a residual compost site at 475 Mountain Road Tax Map 16, Lot 11 in the R2 district; at 555 Mountain Road on a 39 acre parcel, Tax Map 16 Lot 12, in the R2 district; and at 449 Limerick Road on a 105 acre parcel, Tax Map 27 Lot 16, in the R1 district. The residuals are intended to be spread onto adjacent hay fields for Agronomic Utilization under LUO § 9.3.38.6.a. Hardscrabble Farms LLC is the owner and the applicant is Mark Pinette.

The site walk was not well attended – shall there be a repeat? No.

Mr. Morin points out that the compost piles in question are in R1 and R2. They aren't allowed?

Mr. Redway clarifies. Utilization of manure and other materials generated *on site* are allowed but the importation of materials is not. This LUO would apply to the individual lots that this farm is

comprised of. Current LUO makes a distinction between animal husbandry and agriculture. Mr. Redway notes that he was impressed with the plans and practices that he observed on the site walk.

Mr. Bergen voices the impression that the zones/zoning is limiting for those who would like to practice responsible farming. What would be involved with redrawing some lines?

Mr. Redway notes that until the LUO language is changed, the Board's hands are tied on this subject.

Ms. Roth expresses the hope that a creative solution could be found in the future but also reminds the applicant that the prospect of pungent odors that could be created from this practice is a sensitive subject for the Town due to historic issues of a similar sort. It is possible that a petition could be an option.

It is also recommended that the applicant build support within the community to help drive the eventual plan forward if/when it may come to a Town Meeting.

## **VI. NEW APPLICATIONS:**

**Item 1: Cape Arundel Cottage Preserve: Major Conditional Use Application- Determination of Completeness:** Proposal to expand facilities at the Cape Arundel Community Center including an additional swimming pool on a 300+ acre parcel Tax Map 15, Lot 13 in the BI district. *Arundel-Kennebunk Cottage Preserve LLC* is the owner and applicant and Rick Licht of Licht Environmental Design LLC is the applicant's agent.

Mr. Licht reviews how they are looking for an amendment to the Plan to add a pool and accompanying recreational facilities.

Mr. Redway voices concern regarding parking.

Mr. Licht notes that approximately 15 spaces are accommodated for. Alternative areas do exist on site. No campers are allowed.

Mr. Redway points out that gates will be needed into the pool area as well as the maintenance area.

**Motion:** Mr. Bergen motions to deem the application complete with the gate added. Mr. Cain seconds.

**Vote:** Unanimous in favor.

**Motion:** Mr. Bergen motions to schedule a Public Hearing on November 7<sup>th</sup>. Mr. Morin seconds.

**Vote:** Unanimous in favor.

## **VII. OTHER BUSINESS:**

Motorland requested for a change in plantings. Mr. Redway approved.

**Motion:** Mr. Bergen motions to Adjourn at 9:50pm. Mr. Cain seconds.

**Vote:** Unanimous in favor.

**Adjourn**

Respectfully submitted,

A handwritten signature in blue ink, reading "Corinne A. Goulet". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Corinne A. Goulet  
Secretary to the Planning Board