

Arundel Planning Board
Minutes
June 12, 2014 at 7:00 pm
ML Day School Library 600 Limerick Road

Board: John Der Kinderen, Bob Coon, Roger Morin, Marty Cain, Rich Ganong

Public: Peter Lovejoy, John Toothaker, Bud Legros

Call to Order: Chairman Morin called the meeting to order at 7:00 pm. Attendance was taken and the agenda was reviewed.

I. Approval of Agenda:

Coon moved to amend the agenda to hear item #2 under pending applications first. Ganong seconded the motion and it passed with all in favor.

II. Pending Applications:

- Item 1: Lovejoy Subdivision: *Sketch Plan Application for Major Subdivision:***
Proposal to construct a 5-lot cluster subdivision serviced by a 725 foot private way on a 17.97 acre parcel located at 295 Limerick Road Tax Map 28, Lot 6 in the R-1 district. Peter Lovejoy is the owner and applicant and Tooth & Associates is the applicant's agent.

Peter Lovejoy is present this evening along with his agent, John Toothaker.

The Board reviewed the findings of tonight's site walk with the applicant and his agent: The following is a summary of that discussion:

Storm Water Management Plan: The plan needs to be improved to clearly show the pond area and land contours. The applicant indicated that 1-foot contours are available. He was informed that they will need to be added to the plan.

Pond: The applicant is considering making the pond available for fire suppression purposes. Lovejoy was directed to meet with the Planner as well as with the Fire Chief to discuss the feasibility and cost of such a feature.

Clustering: This six lot subdivision will be constructed as a cluster-subdivision, as required. The applicant was advised that he should confirm with the Planner the amount of dedicated open space that will be required.

DEP Permit: The applicant will need to re-submit to obtain any required DEP permits as the previous one is over two years old and they have modified the location of the roadway.

Site Distance: The Board is concerned with the site distance on Limerick Rd. to the North. There is a large tree that may be an obstruction. This will need to be field verified and documented for the application.

Street Design: The applicant was instructed to discuss the street design standards and required road grades with the Planner before proceeding too much further with the plan.

- Item 2: Mylar Signing-** Southern Maine Marine

The Board signed the Mylar copy of the approved plan for Southern Maine Marine.

III. Approval of Minutes: *April 10 Site Walk, April 10, April 17, May 8, May 22, 2014*

April 10, 2014 - Kate's Butter Site Walk- Tabled

April 10, 2014- Ganong moved to approve the minutes of April 10, 2014 as written. Der Kinderen seconded the motion and it passed with all in favor.

April 17, 2014- Coon moved to approve the minutes of April 17, 2014 as written. Ganong seconded the motion and it passed with all in favor.

May 8, 2014- Tabled

May 22, 2014- Ganong moved to approve the minutes of May 22, 2014 as written. Der Kinderen seconded the motion. Discussion-Vote: None in favor, motion fails.

Coon moved to approve the minutes of May 22, 2014 with an amendment to include comments made by citizen, Marty Cain regarding lighting. Der Kinderen seconded the motion and it passed with all in favor.

IV. Non-Agenda Public Comment- There were no comments from the audience on non-agenda items.

V. By Law Revisions: *Amendments to various procedural sections.*

The Board reviewed the proposed revisions to the by-laws. There were two items they are seeking clarification on from the Planner. They are:

Page 1: Section III Membership, C) In no event shall there ever be less than a majority of the appointed voting members on any application to come before the Planning Board.

Page 3: Section VII Board Procedure, D) Unanimous Vote: A unanimous vote shall be needed to approve any application before the board ONLY where the resultant quorum is three (3) members.

The Board believes these items are poorly written. They suggest an example be added to further clarify the intention of the by-law. Recognizing the fact that the Planner is on vacation and will not be back in the office until June 30th and that the by-laws need to be voted on as soon as possible, Bob and John will submit draft revisions for the Board to consider at the June 26th meeting.

Election of Officers: The Board discussed whether or not to vote for new Board officers tonight, as currently required in the by-laws. Chairman Morin determined that the Board should table that issue at this time since the new by-laws should be in place by July 1 and the officers can be elected at the first scheduled meeting in July, which will be July 10, 2014.

There are several members whose terms expire on June 30, 2014. At the first meeting in July it should be apparent who is staying on the Board.

Cain asked the Chair, Mr. Morin to contact the Town Manager to ask that the town's website be updated to list the correct members who hold officer positions on the Board. Cain also believes that at one point in time the Board had asked that the Planning Board members/officers be listed in the annual town report book.

Adjourn

Ganong moved to adjourn at 8:00 pm. Der Kinderen seconded the motion and it passed with all in favor.

Respectfully submitted:

*Ann Tardif
Planning Board Secretary*