

Arundel Planning Board
Minutes
July 10, 2014 at 7:00 pm
ML Day School Library 600 Limerick Road

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

Public: Dan Dubois, Dick Fritz, Florian 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

Ganong moved to approve the agenda with an amendment to include review of meeting minutes as item II. McGinn seconded the motion and it passed with all in favor.

II. Minutes

May 22, 2014- Ganong moved to approve the revised minutes of May 22, 2014 as written. Coon seconded the motion and it passed with all in favor.

June 12, 2014- Coon moved to approve the minutes as written. Ganong seconded the motion and it passed with five in favor and one (McGinn) abstention.

June 26, 2014- Coon moved to approve with corrections to pg. 3, regarding vinyl siding; strike sentence regarding CEO making determination on vinyl siding and add sentence indicating the Board does NOT agree with having a list of acceptable vinyl siding manufacturers. Ganong seconded the motion and it passed with five in favor and one (Der Kinderen) abstention.

III. Election of Officers

John Der Kinderen commented that he has not heard from anyone regarding the members whose terms expired on June 30, 2014, including his own. Dan Dubois is present this evening representing the Board of Selectmen and stated that the members are all still valid and the Selectmen will be taking up the matter at their meeting on Monday, July 14, 2014.

The Board proceeded with the election of officers.

Chairman- Morin nominated Rich Ganong to serve as Chairman. Coon seconded the motion and it passed with all in favor.

Vice Chairman- Coon nominated Tom McGinn to serve as Vice Chairman. Ganong seconded the motion and it passed with all in favor.

Secretary- Cain nominated James Lowery to serve as Secretary. McGinn seconded the motion and it passed with all in favor.

Cain commented that the website needs to be updated to reflect the current officers and also asked that the expiration dates of the member's terms be listed as well.

IV. Non-Agenda Public Comment

There were no comments from the audience on non-agenda matters.

V. Land Use Ordinance Revisions

Item 1: Discussion with Action: Set date for TCD neighborhood workshop

The Planner indicated that this workshop will be held by the Planning Board to get further feedback from the TCD neighborhood property owners and abutters. The Economic Development Committee will likely attend but the workshop will be run by the Planning Board. First class letters will be mailed to the district property owners as well as the abutting district properties.

Morin moved to hold the TCD neighborhood workshop on July 24, 2014 at 7:15 pm. Cain seconded the motion and it passed with all in favor.

Item 2: Signage, Design & Landscape section issues

The Board reviewed the summary prepared by the Planner and distributed to the Board item by item.

1. Methadone Clinic

The Board had discussion regarding Methadone clinics and whether or not they felt one would be appropriate for the Town of Arundel. Some members felt that they were not appropriate and might invite trouble for the town as well as creating a burden for law enforcement.

The Board determined that they would like more detailed information regarding issues other towns that allow clinics may have as a result and asked the Planner to get that information.

The Planner will attempt to do so although he is unsure whether or not the level of detail the Board is seeking will be readily available to him. He will contact Town Planner's in other towns where clinics are allowed and ask them for their input and opinions as to how clinics may affect their communities. Tad will also obtain the state definition of "methadone clinic" for the Board to review.

2. Lighting

The Board discussed section 7.5.A. They agreed that this section needs to be re-written specifically to change the wording from watts to lumens as well as to determine the maximum lumens allowed. The section will also clarify that any NEW lighting installations will be subject to the requirements of the section but the existing lighting will not have to be brought up to the current standards. They asked that the CEO review the new wording and offer feedback accordingly.

3. Tree Maintenance Easement

The Board discussed at length and determined that 7.8.3.2.b will remain in the ordinance and that the language needs to clarify that the easement is for emergency purposes and not for routine maintenance. The board agreed with the proposed wording the Planner drafted to clarify the section as well.

4. Performance Assurance

The majority of the Board agreed that a 3 year time limit for the performance assurance was appropriate and adequate.

5. Landscape Buffer 7.8.5.2

The Planner explained that the proposed 140% buffer provision was "going the extra mile". This is to allow for the change in density of buffer plantings when lower limbs die off to provide the 100% buffering requirement.

The Board had lengthy discussion on the subject and determined that they will leave it at 75-100% and that the Board will have the flexibility to set a standard in terms of how many rows of plantings are necessary based on the use and the topography of the site being reviewed. Coon suggested a statement be added that says "The Board shall consider loss of buffering qualities over time" to provide direction for future board members etc.

6. Island Plantings in parking areas

The Planner reviewed briefly and the Board is in agreement with the requirements of island plantings as stated in the proposed ordinance revision, no changes necessary.

7. Pet Day Care Centers

The only change that will be done to the standards for Pet Day Care Centers is that the 50% limit on utilization for outdoor dog area will be removed. It will be up to the business owner to make that determination, the rest of the space requirements however, remain in the ordinance.

8. Vinyl Siding

The Board had discussed having the CEO make the determination of the allowable quality of the vinyl siding to which the CEO has declined to do so. He believes it is up to the Planning Board to determine that when reviewing the project. The Board discussed and agreed that the Planner will develop grading standards for vinyl siding and also get samples for the Board to review and discuss. Vinyl will be allowed in the DB1 and the TCD districts in addition to the districts where it is already in the draft ordinance.

9. Fritz Property

The Planner drafted and distributed a new zoning map for the Board and Mr. Fritz to review. Mr. Fritz is present this evening and stated that he still has concerns with the safety of vehicles pulling out onto Portland Rd. in the DB1 district but other than that he is fine with the new map the Planner has drafted in terms of his property.

10. TCD Neighborhood Workshop

Earlier this evening the Board set a date of July 24, 2014 for the TCD workshop.

11. Lovejoy Property Issue

The Planner has drafted a new zoning map to include the commercial property owned by Mr. Lovejoy on the Log Cabin Rd to be included in the TCD District. This new map will be presented at the neighborhood workshop on July 24, 2014.

12. Signage

Reader board signs, white vs. black

The Board discussed the matter at length and reviewed the photos provided by the Planner depicting both types of reader board signs.

McGinn moved to change the proposed ordinance to allow whiteboard and chalkboard sandwich signs. Morin seconded the motion and it passed with five in favor and one (Ganong) opposed.

The time being 9:00 pm Ganong asked for a motion to continue should the Board so choose.

Morin moved to continue the meeting until 9:30 pm. McGinn seconded the motion and it passed with all in favor.

Sign Height

The Board discussed the 8' cap for post signs in the DB1 district. This was a concern for some at the public hearing on May 22, 2014.

Cain argued that if you are driving a large truck you can't see under an 8' tall sign when pulling out of a driveway. The Planner countered that the State will not allow anyone to put a sign within their right-of-way and they also will not allow you to block sight distance with any sign.

Discussion continued with Chairman Ganong stating that there was no consensus to change what had been previously decided and drafted into the proposed ordinance therefore the height of post signs in the DB1 district will remain at 8' to the top of the sign.

VI. Planner's Report

Comprehensive Plan Committee- Tad reports that the CPC is currently reviewing the residential districts in town. The Planner asked that whenever possible the Planning Board members participate and attend the CPC meetings. The next CPC meeting will be held on August 5, 2014 at 7 pm at the M.L. Day School Library.

Economic Development Committee- The EDC is focusing on the production of the actual economic development plan and they will not be participating as much with the ordinance revision as they have in the past. They anticipate presenting the economic development plan to the Planning Board in the fall of 2014.

Adjourn

Morin moved to adjourn at 9:40 pm. Cain seconded the motion and it passed with all in favor.

Respectfully Submitted,

*Ann Tardif
Planning Board Secretary*