

Arundel Planning Board
Minutes
October 9, 2014
ML Day School Library

Board: John Der Kinderen, James Lowery, Bob Coon, Marty Cain, Tad Redway

Public: Dan Dubois, Harry Porter, Paul Sfreddo, Donna Der Kinderen, Linda Kontoff, Michael Mills, Florian Legros, Phil Labbe, Eric Lehouillier, Lisette Lehouillier, Diane Robbins

Call to Order

Acting Chair, Jamie Lowery called the meeting to order at 7 pm. Attendance was taken and the agenda was reviewed.

I. Approval of Agenda

Coon moved to approve the agenda with the exception of the review of the minutes of 9/25/14 as they are not available at this time. Second by Der Kinderen, motion passed with all in favor.

II. Public Design Workshop: Proposed Gateway District on Route 1

The Planner gave an overview of the district and a review of the map depicting the boundaries. The District was proposed in the most recent revision of the Comprehensive Plan. This revision was approved by voters at the town meeting in June of 2014. The Planning Board now has the task of developing standards for the district so the goal of the Comprehensive Plan can be realized.

This district is intended to be a mixed-use district with small to medium scale wholesale, retail, office, service, community uses as well as low impact manufacturing. The district also allows for single and multi-family residential dwellings. New residential subdivisions, however, are excluded. These are subdivisions as defined by State statute, excluding family divisions or sequential divisions done every five years.

The Planner distributed a copy of the map along with a questionnaire to the audience members. He reviewed the boundary lines and asked if there were any questions, comments or concerns with the boundaries. There were no obvious objections to the boundaries expressed by any audience member.

There are three property owners in the proposed Gateway district in attendance this evening, Michael Mills, Linda Kontoff, and Lisette Lehouillier.

Linda Kontoff is the owner of Nothing New Antiques which is on the Biddeford side of the overpass and is located at the boundary line in Arundel. She believes that the district needs access to sewer service in order to do well. She has had interest in her property over the years by various entities, including restaurants and the overall drawback has been lack of sewer access.

Lisette Lehouillier owns property across from Champagne's Energy on the Old Post Rd. She feels that being in the Gateway district is an overall positive thing. She is a real estate agent and agrees that having sewer access is crucial to the district.

Michael Mills is a property owner as well and is glad to have the possibility to divide his property and increase its value and potential.

The discussion about accessing sewer connection from Biddeford was discussed. The Board and Planner agree that it would be a great thing but as the Planner noted, it would be costly but not doable. The Board of Selectmen would have to make that decision to propose the infrastructure improvements to town meeting.

Lowery asked the audience how they felt about various proposed uses and if they felt they would fit into the district.

The overall opinion was that most uses can fit into the district, the important factor are the design standards. The standards will help most businesses fit into the neighborhood. There was a comment made however, that they don't have to all be cookie cutter in design,

there can be variations so long as the overall result is a nice looking neighborhood. The opinion was that the important design standards are landscaping, architecture and signage.

The Planner asked the neighbors what they would NOT like to see in the neighborhood, some of the comments were bars, flea markets, and any noisy industrial use.

Lowery reviewed the list of proposed uses and asked for an opinion on each. The uses that were positive include Artist & Craftsmen studios, Banquet Hall/Convention Center, Business Office, Childcare Facility, Elder Care Facility, Drive-Through use, Bed & Breakfasts, Personal Service Business, Restaurants, Veterinary Hospitals, Low impact manufacturing, Medical Facility. The negative uses include Adult businesses, Automobile repair garage, Automobile service stations, Convenience store, Hotel/Motel, Solid waste facility, taverns, and Caregiver medical marijuana facility.

Contractor Storage Yards I were explained to the audience by the Planner. Mike Mills felt that they could fit into the district but perhaps on a rear lot and not right along Route 1. Dan Dubois commented that because it is a gateway area, a restaurant or retail use would draw people there more than a contractor storage yard would.

Diane Robbins commented that a good draw to the area would be several small shops located on one parcel. She compared it to one in lower village Kennebunk and commented that it is always busy there. Being in close proximity to the seasonal cottage resort will be a plus as well.

Phil Labbe noted that there needs to be something in that area to draw families there. This would increase traffic in the area and draw people in to patronize the businesses, uses such as an ice cream parlor and mini-golf facility were noted as possibilities.

The welcome to Arundel sign will be relocated closer to the actual boundary line with Biddeford. The Board of Selectmen will decide on the particulars such as lighting it etc.

Kontoff expressed concern about the speed limit along Portland Rd. and would like to see it lowered. The Planner noted that it is a state highway so the D.O.T. would have to make that decision, but it is certainly worth an attempt.

The Planner asked that all audience members complete the questionnaire that was distributed and either drop it off, email it or mail it into the office.

III. Planner's Report

1. The Planner reports that staff reviewed a private way exemption application on Titcomb Lane for Heath Paley.
2. Upcoming gravel pit renewal for Mark Welch, the Board will want to schedule a site walk.
3. AIM Recycling are close to finishing the DEP permit. They will be bringing in their final application to the board soon.
4. Arundel Seasonal Cottages: The Planner has sent out a letter reporting the Board's opinion made at the last meeting regarding the exporting of material off the project site.
5. Public Hearing- the Town Manager has received the proposed cost for Southern Maine Regional Planning Commission to do the Land Use Ordinance re-formatting for the town and has not accepted the bid. Therefore, the Planner will be doing the re-formatting himself. The Manager would like to hold the public hearing for the formatting changes as well as the amendment to the Seasonal Cottage ordinance at the same time. The date of the hearing, and subsequent special town meeting, will be set once the formatting changes to the ordinance have been done.

IV. Other Business

Bud Legros distributed a copy of an application to amend the Shore land zoning boundary line on his property at Brimstone Pond to the Board and Planner.

Adjourn

Der Kinderen moved to adjourn at 9:04 pm, second by Cain, motion passed with all in favor.