

Arundel Planning Board

Regular Meeting Agenda

April 10, 2014 at 7:00 pm

Mildred L Day School Library 600 Limerick Road

Call to Order

I. Approval of Minutes: *Site Walk-January 25, 2014; March 27, 2014; Site Walk- March 27, 2014; April 3, 2014*

II. Public Comment: *Non agenda Items*

III. Public Hearing:

Item 1: 1362 Portland Road Commercial Building: *Conditional Use Application-*
Proposed construction of a 5,520 sf building with a future 1,296 sf expansion containing low impact manufacturing, warehousing, and retail uses on a 1.96 acre located at 1362 Portland Road, Tax Map 34, Lot 4A in the CCS District. Lord Boys, LLC is the owner /applicant and Steve Doe of Sebago Technics, Inc. is the applicant's agent.

Item 2: Southern Maine Marine: *Plenary Site Plan Review: Determination of Completeness:* Proposal to remove an existing 1,125 square foot building and box trailers, construct a 6,000 square foot retail building, a 11,800 square foot storage building, and a 23,500 sf gravel boat storage yard on a 2.9 acre parcel containing an existing marine sales, service and storage facility located at 2461 Portland Road, Tax Map 12, Lot 4-2 in the BI district. PBL Holdings LLC is the owner and Paul Gadbois, PE is the applicant's agent.

IV: Pending Applications:

Item 1: 1362 Portland Road Commercial Building: *Conditional Use Application-*
Proposed construction of a 5,520 sf building with a future 1,296 sf expansion containing low impact manufacturing, warehousing, and retail uses on a 1.96 acre located at 1362 Portland Road, Tax Map 34, Lot 4A in the CCS District. Lord Boys, LLC is the owner /applicant and Steve Doe of Sebago Technics, Inc. is the applicant's agent.

Item 2: Southern Maine Marine: *Plenary Site Plan Review:* Proposal to remove an existing 1,125 square foot building and box trailers, construct a 6,000 square foot retail building, a 11,800 square foot storage building, and a 23,500 sf gravel boat storage yard on a 2.9 acre parcel containing an existing marine sales, service and storage facility located at 2461 Portland Road, Tax Map 12, Lot 4-2 in the BI district. PBL Holdings LLC is the owner and Paul Gadbois, PE is the applicant's agent.

Item 3: AIM USA *Conditional Use Application- Determination of Completeness:*
Proposed application to renew expired permit to continue operation of an existing 43,000 +/-sf solid waste recycling facility on a 22.9 acre site located at 2244 Portland Road, Tax Map 12, Lot 9 in the BI District. AIM USA is the owner /applicant and Jared Jacobs is the applicant's agent.

Item 4: Kate's Butter Cow Barn: *Conditional Use Application:* Proposal to construct a 6,476 square foot dairy barn on the site of the *Kate's Homemade Butter Agricultural Demonstration Facility* on a 37.82 acre parcel located at 852 Alfred Road Tax Map 5, Lot 9A in the R4 district. Daniel and Karen Patry are the owners and Lucas Patry and Alison Leary are the applicants.

V: New 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.

VI*: Zoning Ordinance Modifications:

Item 1: DB-2 District: *Discussion with Action:* Finalization of Performance Standards

Item 2 Conditional Use standards: Drive Thru Facilities , Landscaping, Visitor Center /Commercial Parking facility, Low Impact Manufacturing, Pet Day Care Center, Taverns, Fuel Storage, Convention Centers

V: Town Planner's report

VI: Set next Zoning Workshop date

Adjourn

--Roger Morin, Chair