

**Arundel Planning Board Agenda**  
Regular Meeting  
November 10, 2016 7:00 pm  
Mildred L Day School Library 600 Limerick Road

**Call to Order**

**I. Approval of Agenda**

**II. Approval of Minutes:** *Minutes of October 13, 2016, October 27, 2016*

**III. Public Hearings**

- Item 1:** **Bartlett Farms II: Amendment to Approved Subdivision Plan:** Request to amend the Condition # 5 of 2007 Bartlett Farms II Subdivision Approval to authorize the issuance of up to 25 building permits prior to the completion of all infrastructure improvements on the Bartlett Farms Subdivision, Tamrox Drive, Tax Map 3 in the R-2 District. Northeast KBS, Inc is the applicant/owner and Kurt Hissong is the agent.
- Item 2** **Lovejoy Subdivision: Preliminary Major Subdivision Review:** Proposal to develop three single family residential lots on a 1,100 foot long private way in a 5.31 acre parcel located at 295 Limerick Road, Tax Map 28 Lot 6 in the R1 district. Owner and applicant is Peter Lovejoy and Paul Gadbois, PE is the applicant's agent.

**IV. Pending Applications**

- Item 1:** **Lot 3 Arundel Commerce Center: Plenary Site Plan Review-** Proposal to construct a 17,700 square foot boat storage building with a 16,350 square foot parking lot on 1.45 acre parcel Tax Map 30 Lot 31A-03 located at Commerce Drive in the DB-2 district. Arundel Commerce Center LLC is the owner, Michael Shea is the applicant, and Corporation is the owner and applicant and Dan Riley, PE of Sebago Technics is the applicant's agent.
- Item 2:** **Bartlett Farms II: Amendment to Approved Subdivision Plan:** Request to amend the Condition # 5 of 2007 Bartlett Farms II Subdivision Approval to authorize the issuance of up to 25 building permits prior to the completion of all infrastructure improvements on the Bartlett Farms Subdivision, Tamrox Drive, Tax Map 3 in the R-2 District. Northeast KBS, Inc is the applicant/owner and Kurt Hissong is the agent.
- Item 3** **Lovejoy Subdivision: Preliminary Major Subdivision Review:** Proposal to develop three single family residential lots on a 1,100 foot long private way in a 5.31 acre parcel located at 295 Limerick Road, Tax Map 28 Lot 6 in the R1 district. Owner and applicant is Peter Lovejoy and Paul Gadbois, PE is the applicant's agent.
- Item 4:** **Zuke Roofing/Zuke Firewood: Registration of Existing Contractor Yard 1 & 2:** Request to register an existing Construction Business as a *Contractor Yard 1* and a Log Yard Wood Processing facility on a 27.7 acre site located at 128 Log Cabin Road, Tax Map 38, Lot 17 in the R-3 District. Linda Zuke is the owner & applicant and Robert Zuke is the agent.
- Item 5:** **Forefathers: Registration of Existing Contractor Yard 1:** Request to register an existing Construction Business as a *Contractor Yard 1* on a 3.5 acre site located at 22 Log Cabin Road, Tax Map 39, Lot 39 in the TC District. JJWZ, LLC is the owner & applicant and Robert Zuke is the agent.
- Item 6:** **Benenti Recreational Facility: Conditional Use Pre-application:** Proposal to develop a 15,000 square foot mixed use commercial building containing health club, racket sports, warehousing and a contractor storage facility on a 5 acre parcel Tax Map 34 Lot 9E located on Sam's Road in the DB-1 and DB-2 districts. Thomas Benehti is the owner and applicant.

- Item 7:** **Frinklepod Farm: Major Conditional Use Pre-Application for Expansion of an existing Farm Retail Operation:** Request to construct an additional 3,784 sf two-story structure containing greenhouse, produce storage, work areas, and a residential apartment located on 10.5 acres of land at 259 Log Cabin Road Tax Map 31, lot 3 and 3B in the R-3 District. Noah Wentworth and Flora Brown are the owners and applicants.
- Item 8:** **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 7 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.

## V. Planner's Report

Adjourn

--Richard Ganong, Chair