

Arundel Planning Board Agenda

Regular Meeting

December 10, 2015 7:00 PM

M.L. Day School Library

600 Limerick Road

Call to Order

I. Approval of Agenda

II. Approval of Minutes:

III. Public Hearing:

- Item 1:** **Brookside Estates: Preliminary Subdivision Application/ Conditional Use Application-** Proposal for a 10-lot cluster subdivision and age-restricted community on 11.98 acre lot located at 182 Log Cabin Road, Tax Map 32, Lot 14C in the R3 and Shoreland Overlay Districts. J Group LLC is the owner/applicant and the owner's agent is Walter Pelkey of BH2M.
- Item 2:** **Motorland : Conditional Use Application:** Proposal to construct a 60 foot x 220 foot metal storage building and associated paved access for motor vehicle storage at the existing *Motorland Showroom & Service Center* at 2564 Portland Road, Tax Map 2, Lot 1, in the BI district. Neal Griffeth of Caribou Maine is the owner, *Motorland* is the applicant, and Paul Gadbois PE is the applicant's agent.

III: Pending Applications:

- Item 1:** **Brookside Estates: Preliminary Subdivision Application/ Conditional Use Application-** Proposal for a 10-lot cluster subdivision and age-restricted community on 11.98 acre lot located at 182 Log Cabin Road, Tax Map 32, Lot 14C in the R3 and Shoreland Overlay Districts. J Group LLC is the owner/applicant and the owner's agent is Walter Pelkey of BH2M.
- Item 2:** **Motorland: Conditional Use Application:** Proposal to construct a 60 foot x 220 foot metal storage building and associated paved access for motor vehicle storage at the existing *Motorland Showroom & Service Center* at 2564 Portland Road, Tax Map 2, Lot 1, in the BI district. Neal Griffeth of Caribou Maine is the owner, *Motorland* is the applicant, and Paul Gadbois PE is the applicant's agent.
- Item 3:** **ServPro: Plenary Site Plan application Determination of Completeness-** Proposal to convert an residential building under construction to a 2,872 square foot commercial service structure containing a *Servepro* business located on a 1.77 acre parcel at 782 Alfred Road, Tax Map 4, Lot 32 in the AR district. Matt and Lisa True are the owner/applicants.
- Item 4:** **Ledgewood Meadows Subdivision: Major Subdivision Application-Preliminary Approval Review:** Proposed development of a 2-lot commercial subdivision and a four lot cluster subdivision on 20.76 acres located at 14 Ledge Cliff Drive, Tax Map 4, Lots 24 and 25B, in the CCN and the R4 zones. Phillip & Judith Labbe are the applicants and Paul Gadbois, PE is the owner's agent.

IV. New Applications

- Item 1: Bentley's Campground: *Conditional Use: Pre-application Sketch Plan***- Proposal to expand the existing RV campground in five additional phases developing an additional 137 new sites with utility hookups and support facilities on 46.28 acres Tax Map 30, Lot 24 located at 1601 Portland Road in the DB-2 district. Bentley Warren III is the applicant and Rick Licht of Licht Environmental Design is the applicant's agent.

VI: Planner's Report

Adjourn

--Richard Ganong, Chair