

Arundel Planning Board Agenda
Regular Meeting
September 8, 2016 7:00 pm
Fire Station Meeting Room 468 Limerick Road

Call to Order

I. Approval of Agenda

II. Approval of Minutes: *Minutes of August 11, 2016*

III. Public Hearing

Item 1:

Cape Arundel Cottage Preserve: Revision to Major Subdivision Approval/Conditional Use Permit; Request to replace the approved Caretaker Residence and two designated maintenance/storage buildings in Phase 1-B with four (4) additional cottage units increasing the total project units from 259 to 263 on a 294.3 acre parcel Tax Map 15 Lot 13 in the BI and Shoreland districts. Arundel Kennebunkport Cottage Preserve LLC is the owner/ applicant and Rick Licht of Licht Environmental Design is the applicant's agent.

Item 2:

Lot 3 Arundel Commerce Center: Plenary Site Plan Review-Determination of Completeness: 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.

VI. Pending Applications

Item 1:

Atlantic Mini Storage: Plenary Site Plan Review-Determination of Completeness: Proposal to construct an additional 42,000 square feet of storage space in six buildings located on 7.6 acre parcel Tax Map 34 Lot 3C and a 4.0 acre portion of the existing parcel Tax Map 34, Lot 3B at 1448 Portland Road in the DB-2 district. JTF Corporation is the owner and applicant and Kenneth Wood of Attar Engineering is the applicant's agent.

Item 2:

Cape Arundel Cottage Preserve: Major Subdivision Approval/Conditional Use Permit; Request to replace the approved Caretaker Residence and two designated maintenance/storage buildings in Phase 1-B with four (4) additional cottage units increasing the total project units from 259 to 263 on a 294.3 acre parcel Tax Map 15 Lot 13 in the BI and Shoreland districts. Arundel Kennebunkport Cottage Preserve LLC is the owner/ applicant and Rick Licht of Licht Environmental Design is the applicant's agent.

Item 3:

Lot 3 Arundel Commerce Center: Plenary Site Plan Review-Determination of Completeness: 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 4:

Brookside Estates: Discussion of Non-Compliance Issues-: Discussion regarding reduced performance bond and remediation to the elimination of the required 25 foot landscape buffer in the approved Brookside Subdivision 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.

Item 5:

Champagne Energy Parking Lot: Amendment to Site Plan Permit- Discussion of Site Walk Findings: Proposal to implement a landscape restoration plan to replace an approved natural buffer along Old Post Road removed during the construction of a 41,000 square foot parking lot associated with the fuel storage and distribution facility on a 6.36 acre parcel located at 833 Old Post Road, Map 1 Lot 1A-1E in the BI district. Champagne's Energy is the owner applicant.

VII. Planner's Report

Adjourn

--Richard Ganong, Chair