

# Arundel Planning Board Meeting Agenda

October 10, 2019 7:00 pm

M.L. Day Elementary School Library 600 Limerick Road

## Call to Order

### I. APPROVAL OF AGENDA

### II. PUBLIC COMMENT

### III. APPROVAL OF MINUTES- *September 12, 2019, September 19, 2019*

### IV. PUBLIC HEARINGS

**Item 1: Specially Designed Stables: Major Conditional Use Application- Determination of Completeness:** Proposal to establish a commercial Equestrian Center serving 16+ equines in conformance with LUO section 9.3.19.2 on 43 acres of land, Tax Map 21, Lot 1, located at 30 Equestrian Way in the R4 district. Specialty Designed Stables, LLC is the owner, the applicant is Amanda Boutet and the applicant's agent is Tom Cloutier.

**Item 2: Labbe Subdivision: Minor Subdivision Application-** Proposal to subdivide three lots on a 5.71-acre parcel, Tax Map 27 Lot 8B, located on Campground Road in the R1 District. Shawn Labbe is the owner and applicant and Steven Doe, RLS, of Sebago Technics is the applicant's agent.

### V. PENDING APPLICATIONS

**Item 1: AIM American Iron & Metal: Major Conditional Use Application- Determination of Completeness:** Application for renewal of an expired conditional use permit for a 43,000-sf solid waste disposal facility and metal recycling yard located on a 22.9-acre parcel located at 2244 Portland Road, Tax map 12, Lot 9 in the BI District. American Iron and Metal is the owner and the applicant and CES Inc is the applicant's agent.

**Item 2: Specially Designed Stables: Major Conditional Use Application- Determination of Completeness:** Proposal to establish a commercial Equestrian Center serving 16+ equines in conformance with LUO section 9.3.19.2 on 43 acres of land, Tax Map 21, Lot 1, located at 30 Equestrian Way in the R4 district. Specialty Designed Stables, LLC is the owner, the applicant is Amanda Boutet and the applicant's agent is Tom Cloutier.

**Item 3: Labbe Subdivision: Minor Subdivision Application-** Proposal to subdivide three lots on a 5.71-acre parcel, Tax Map 27 Lot 8B, located on Campground Road in the R1 District. Shawn Labbe is the owner and applicant and Steven Doe, RLS, of Sebago Technics is the applicant's agent.

**Item 5 Cape Arundel Cottage Preserve: Amendment to an Approved Subdivision:** Proposal to acquire an additional acre of Land from an adjacent 10.11-acre parcel, Tax Map 15, Lot 4 and incorporate it into Phase 4A of the Cape Arundel Cottage Preserve project, Tax Map 15, Lot 13 in the BI district. *Arundel-Kennebunk Cottage Preserve LLC* is the owner and applicant and Rick Licht of Licht Environmental Design LLC is the applicant's agent.

### VI. NEW APPLICATIONS

**Item 1: Linda Zuke: Shoreland Zoning Permit:** Request to construct three residential buildings on existing parcels identified as Map 38, Lots 16, 14A and 14B and construct portions of Lady Slipper Way within the Shoreland Overlay District. The applicant is also requesting a Special Exception to reduce the minimum building setback from the upland edge of the wetlands on Lot 16 from 50 feet to 25 feet. Linda Zuke is the owner and applicant and Paul Gadbois, PE is the applicant's agent.

**Item 2 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.

**Item 3: Hardscrabble Farms LLC: Major Conditional Use Application- Solid Waste Permit:** Proposal to establish a residual compost stacking site at 475 Mountain Road Tax Map 16, Lot 11 in the R2 district; at 555 Mountain Road on a 39 acre parcel, Tax Map 16 Lot 12, in the R2 district; and at 449 Limerick Road on a 105 acre parcel, Tax Map 27 Lot 16, in the R1 district. The residuals are intended to be spread onto adjacent hay fields for Agronomic Utilization under LUO § 9.3.38.6.a. Hardscrabble Farms LLC is the owner and the applicant is Mark Pinette.

## **IX. OTHER BUSINESS**

**Adjourn**

*--Rich Ganong, Chair*