

# Arundel Planning Board Agenda

Regular Meeting

May 23, 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- May 5, 2019

### V. PENDING APPLICATIONS

**Item 1: Rontu's Run Dog Daycare: Major Conditional Use Application:** Proposal to establish a Pet Day Care Center in an existing Riding Stable located at 496 Limerick Road, Tax Map 27 Lot 2, in the R1 District. Kristin Woodward is the owner and applicant.

**Item 2: B&B Trucking: Plenary Site Plan Review:** Proposal to a truck repair facility with associated parking and support facilities on a 2.04-acre parcel of land, Tax Map 4, Lot 13 in the Alfred Road Business District. Robert Maskell is the owner and applicant and Paul Gadbois, PE is the Applicant's agent.

### VI. NEW APPLICATIONS

**Item 1: Motorland Classic Cars, Major Conditional Use Permit application:** Request to construct an additional 13 parking spaces and a tour bus parking area on both the applicants parcel and an adjacent property Tax Map 2, Lot 1A in support of the conversion of the 9,900 public auto showroom, into a Auto museum on a 4.9+/- acre site located at 2564 Portland Road, Tax Map 2, Lot 1, in the BI district. Motorland LLC is the owner and applicant, of Tax Map 2, Lot 1, EMP Properties is the owner of Tax Map 2, Lot 1A, and Sandra Guay Esq. is the applicant's agent.

**Item 2: 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 Roadm, 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 3: Marrocco Enterprises, LLC; Major Conditional Use Pre-application & Subdivision Amendment:** Proposal to construct a 5,000 sf commercial building with five leaseable spaces each on two approved subdivision lots in the Enterprise Drive Commervial Subdivision, Tax Map 12, Lots 8E-9, consisting of 1.46 acres and Tax Map 12, Lot 8E-10 consisting of 1.58 acres in the BI district. The two sites will be serviced by a common driveway from Enterprise Drive. Marrocco Enterprises, LLC is the owner and the applicant.

**Item 4: A Joyful Noise Day Care Center: Major Conditional Use Pre-application & Major Subdivision Pre-application:** Proposal to construct a 5,000 sf day care center serving approximately 100 children and 14 +/- staff members on a proposed 120,000 sf lot serviced by an existing private drive from Route 111 on Tax Map 4, Lot 23 in the AR District. The project also includes a proposed 5-lot commercial subdivision. BDF Holdings Inc is the property owner and applicant and Paul Gadbois, PE is the applicant's agent.

**Item 5: Pitchforth Subdivision: *Amendment to a Major Subdivision Plan-Pre-application*:** Proposed amendment to an approved subdivision of multi-family units where the applicant proposes to subdivide off a net 2-acre parcel in lieu of constructing an approved duplex located at 132 Log Cabin Road , Tax Map 38, Lot 18A in the R3 district. Barry Pitchforth is the applicant and owner and Stephen Doe RLS of Sebago Technics, Inc is the applicant's agent.

## **OTHER BUSINESS**

**Adjourn**

*--Rich Ganong, Chair*