

Arundel Planning Board Agenda

Regular Meeting

August 23, 2018 7:00 pm

M.L. Day Elementary School Library

600 Limerick Road

Call to Order

I. APPROVAL OF AGENDA

II. APPROVAL OF MINUTES: *July 26, 2018; August 8, 2018*

III. CITIZEN COMMENT

IV. PUBLIC HEARINGS

Item 1: Pave Tech Corp Contractor Yard: *Conditional Use*: Proposal for the establishment of a Contractor Yard 2 operation for an existing paving contractor business located on an interior 5-acre parcel, Tax Map 37 Lot 8A, served by the private way Stilphen Lane with access off Sinnott Road in the R4 District. William Stilphen is the owner, Pave Tech Corp is the applicant, and Jason Vafiades, PE of Atlantic Resource Consultants is the applicant's agent.

Item 2: Champagne Energy: Plenary Site Plan Review: *Determination of Completeness*: Proposal to install and operate a 12,000-gallon propane filling station open to the public on a 6.65-acre site currently used as a fleet parking lot at 833 Old Post Road, Tax Map 1, Lot 1A in the BI district. Champagne Energy is the owner and applicant and Eric Williams, PE of SGC Engineering LLC is the applicant's agent.

V. PENDING APPLICATIONS

Item 1: Brookside Estates: Revision of Approved Subdivision: Proposal amend record subdivision plan by conveying 3,546 sf of designated Open Space land to Lot # 14C-05 in 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 Jason Nedeau.

Item 2: Pave Tech Corp Contractor Yard: *Conditional Use*: Proposal for the establishment of a Contractor Yard 2 operation for an existing paving contractor business located on an interior 5-acre parcel, Tax Map 37 Lot 8A, served by the private way Stilphen Lane with access off Sinnott Road in the R4 District. William Stilphen is the owner, Pave Tech Corp is the applicant, and Jason Vafiades, PE of Atlantic Resource Consultants is the applicant's agent.

Item 3: Champagne Energy: Plenary Site Plan Review: Proposal to install and operate a 12,000-gallon propane filling station for corporate use on a 6.65-acre site currently used as a fleet parking lot at 833 Old Post Road, Tax Map 1, Lot 1A in the BI district. Champagne Energy is the owner and applicant and Eric Williams, PE of SGC Engineering LLC is the applicant's agent.

Item 4: The Capable Canine: *Conditional Use Application*: Proposal to convert a portion of an existing residential structure into a dog kennel and training facility on an 8.9-acre parcel located at 863 Alfred Road, Tax Map 5, Lot 1 in the R-4 district. Jessica Robichaud is the owner and applicant.

Item 5: Legros Lane- Private Way Application: Proposal to extend Legros Lane an additional 625 linear feet for the purpose of providing legal access and frontage for two residential lots exempt from subdivision review under 30-A MRSA 4401.4 and 4401.4.D-4 on a 46.95 acre parcel in the R4, SO, and RP districts. Frances V. Legros is the owner and applicant, and Dana Libby RLS is the applicant's agent.

Item 6: Request for Amendment to Land Use Ordinance: Request to add "Museum" to the list of Conditional Uses specified in the Business Industrial Office District (BI) in LUO section 6.6.2. Motorland Classic Cars is the applicant and Sandra Guay Esq. of Woodman, Edwards et al is the applicant's agent.

- Item 7: Request for Amendment to Land Use Ordinance:** Modification of Section 9.3.14.2 to extend the period of registration of an existing Contractor Yard as an “Existing Operation” from August 1, 2016 to August 1, 2020. The applicant is Josh West.

VI. OTHER BUSINESS

- Mylar Signing
- Performance Assurance for Bartlett Farms II Roads
- Town Planner Report

Adjourn

--Rich Ganong, Chair