

Arundel Planning Board Agenda

Regular Meeting

January 28, 2016 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: Ledgewood Meadows Subdivision: Major Subdivision Application- Final 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 (AR) and the R4 zones. Phillip Labbe are the applicants and Paul Gadbois, PE is the owner's agent.

III: Pending Applications:

- Item 1: Ledgewood Meadows Subdivision: Major Subdivision Application- Final 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 (AR) and the R4 zones. Phillip Labbe are the applicants and Paul Gadbois, PE is the owner's agent.
- Item 2: Brookside Estates: Readings of Findings of Fact for Preliminary Subdivision Approval at December 10, 2015 meeting.-** 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 3: 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.

IV: New Application

- Item 1: Cape Arundel Cottage Resort: Revision of an Approved Subdivision & Conditional Use Permit: Sketch Plan Application:** Application to replace approved maintenance area with four (4) additional cottage units in a 259 seasonal cottage resort on 294.3 acres located at 1976 Portland Road on Tax Map 11, Lot 9 & Map 12, Lots 6, 7, 9 and 13 located at 1976 Portland Road in the BI district and the RP district. Kennebunkport Cottage Preserve LLC is the owner and Joe Paolini is the applicant.

V. Land Use & Subdivision Ordinance Revisions

- Item 1: Discussion:** Proposals to introduce fire protection measured in the Land Use and Subdivision ordinances.

VI: Planner's Report

Adjourn

--Richard Ganong, Chair