

Arundel Planning Board Agenda

Regular Meeting

March 15, 2018 7:00 pm

M.L. Day Elementary School Library

600 Limerick Road

CALL TO ORDER

I. APPROVAL OF AGENDA

II. APPROVAL OF MINUTES: *February 22, 2018*

III. CITIZEN COMMENTS

IV. PUBLIC HEARING

- Item 1: Branch Brook Fuel: Amendment to *Conditional Use Approval*:** Discussion concerning modification of existing permit so as to increase size and volume of approved 12,000 gallon K-1 tank to a 20,000 gallon #2 tank, and enlarge containment dike, and alter piping system in an existing fuel storage depot located at 14 Old Sawmill Lane, Tax Map 36, Lots 15, and 23 in the DB2 district. Branch Brook Fuels is the owner and John Hughes is the applicant's agent.

V. PENDING BUSINESS

- Item 1: Branch Brook Fuel: Amendment to *Conditional Use Approval*:** Discussion concerning modification of existing permit so as to increase size and volume of approved 12,000 gallon K-1 tank to a 20,000 gallon #2 tank, and enlarge containment dike, and alter piping system in an existing fuel storage depot located at 14 Old Sawmill Lane, Tax Map 36, Lots 15, and 23 in the DB2 district. Branch Brook Fuels is the owner and John Hughes is the applicant's agent.

- Item 2: Motorland Classic Cars: *Major Conditional Use Application -Determination of Completeness*:** Request to convert a 9,900 sf automobile storage facility into a public auto showroom, remove 425 sf of an existing building and construct a public promenade with raised seating, and reorganize site parking to accommodate increased public parking as well as display parking 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, and Ralph Austin Esq. is the applicant's agent.

VI. NEW BUSINESS

- Item 1: Tundra Drive Subdivision: *Major Subdivision Pre-Application*:** Proposal to extend Tundra Drive approximately 520 linear feet across Goff Mill Brook to provide access for an additional four(4) single family dwellings on a 14.5 acre parcel Tax Map 30, Lot 6 in the R3 and Shoreland Overlay District. Sylvain Theriault is the owner and applicant and Paul Gadbois PE is the applicant's agent.

- Item 2: Arundel Machine Expansion: *Site Plan Sketch Plan Application*:** Proposal to construct a 20,167 sf expansion of the existing manufacturing facility allocated on a 7.76 acre parcel, Map 12, Lot 7-3, and construct a separate 10,000 sf manufacturing facility on a 3.75 acre parcel, Map 12, Lot 7-3, with shared parking and internal driveway facilities off of Technology Drive in the BI and Shoreland Overlay Districts. DCB Properties are the owners, Arundel Machine is the applicant, and Paul Gadbois, PE is the applicant's agent.

VII: LAND USE ORDINANCE REVISIONS

- Item 1: Proposed amendments to the Arundel Land Use Ordinance:** Discussion regarding regulations on commercial animal husbandry limitations in residential and rural districts

VIII. OTHER BUSINESS

Adjourn

--Chip Bassett, Chair