

**Arundel Planning Board Agenda**  
Regular Meeting  
March 23, 2017 7:00 pm  
Mildred L Day School Library 600 Limerick Road

**Call to Order**

**I. APPROVAL OF AGENDA**

**II. APPROVAL OF MINUTES:** *Minutes of March 16, 2017*

**III. PUBLIC HEARINGS**

**Item 1:** **Gary's Auto Salvage *Conditional Use Renewal*:** Proposed permit renewal for an existing auto salvage yard on a portion of a 16.5 acre site located at 258 River Road, Tax Map 40, Lot 3 in the R-4 District. Gary Welch is the owner and applicant.

**Item 2:** **Holbrook Lane: *Private Way Application- Determination of Completeness*:** Proposal to construct a 950 foot private way serving 3 family lots located at 332 Mountain Road, Tax Map 11 Lot 3 in the R2 District. Donald & Karen Holbrook are the owners and Jacques Gagnon PE, of Oak Point Associates is the applicants' agent.

**IV. PENDING APPLICATIONS**

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**V. NEW APPLICATIONS**

**Item 1:** **Branch Brook Fuel: *Conditional Use Pre-Application*:** Proposal to install a bulk oil storage facility consisting of three 20,000 gallon # 2 fuel tanks and one 10,000 gallon kerosene storage tank 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:** **Ledgecliff Meadows: *Subdivision Pre-Application*:** Proposal to amend an approved 6 lot subdivision including the relocation of the approved access road to an abutting 32.48 acre parcel, located at 715 Alfred Road, Tax Map 4, Lot 23 and reconfiguration of four residential lots and two commercial lots on a 20.76 acre parcel, located at Ledgecliff Drive, Tax Map 4, Lots 24 and 25B in the Alfred Road Business District. BDF Holdings is the owner of Lot 23, Phillip Labbe is the owner of Lots 24 and 25B and Paul Gadbois is the applicant's agent.

**Item 3:** **Motorland : *Conditional Use Pre-Application*:** Proposal modify an approved conditional use permit to include field changes including increased wetlands filling, propane tank relocation, increased parking area , modifications to approved detention basin, and relocated utilities at *Motorland Showroom & Service Center* located at 2564 Portland Road, Tax Map 2, Lot 1, in the BI district. *Motorland LLC* is the owner and applicant, and Paul Gadbois PE is the applicant's agent.

**VI. AMENDMENTS TO LAND USE ORDINANCE**

**Item 1:** **DISCUSSION WITH ACTION *Review Proposed Shoreland Zoning Changes*** LUO §8.0

**VII. OTHER BUSINESS & REPORTS**

**Adjourn**

--Richard Ganong, Chair