

**Arundel Planning Board Agenda**  
Regular Meeting  
May 18, 2017 7:00 pm  
Mildred L Day School Library 600 Limerick Road

**Call to Order**

**I. APPROVAL OF AGENDA**

**II. APPROVAL OF MINUTES:** *April 13, 2017; April 27, 2017*

**III. PUBLIC HEARING**

- Item 1: Residential Growth Ordinance Amendments:** Proposal to decrease the annual residential building permit cap from the current 40 to 32 permits per year and the maximum number of new permits issued per month from the existing four (4) permits to three permits (3).
- Item 2: Amendment to Subdivision Regulations:** Proposal to amend fire protection requirements for subdivisions as specified in sections 11.2.A.3.d and 12.1.B.2 in the *Arundel Subdivision Regulations*.

**IV. PENDING APPLICATIONS**

- Item 1 Bentley's Campground: Conditional Use: Major Conditional Use-** 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.
- Item 2 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.
- Item 3 Cape Arundel Cottage Preserve: Amendment to Original Subdivision Approval:** Request to modify approved construction schedule for secondary means of egress to Mountain Road based on number of units occupied vs. phasing, and relocation of units in Phase 2, 3, and 4 in a seasonal resort complex located at 1976 Portland Road, Tax Map 15, Lot 13 in the BI, RP, and SO District. Arundel Kennebunkport Cottage Preserve LLC is the owner, Joe Paolini is the applicant and Rick Light is the applicant's agent

**V: NEW APPLICATIONS**

- Item 1: Pave Tec Corp Contractor Yard: Conditional Use Pre-Application:** 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 and applicant.

**VI. PLANNER REPORT & OTHER BUSINESS**

**Adjourn**

--Richard Ganong, Chair