

**Arundel Staff Review Committee
Meeting Agenda
June 11, 2020 9:00 AM
PaveTek Proposed Garage 31 Stilphen Way**

Call to Order

I. Site Walk: *PaveTek Corp, 31 Stilphen Way- 9:00 AM*

Item 1:

PaveTek Inc: Minor Conditional Use Application: Proposal to construct a 480 square foot garage to store construction equipment for an existing bituminous paving company located on a 5-acre parcel of land, Tax Map 37 Lot 8A, located at 31 Stilphen Way in the R4 District. William Stilphen is the owner and applicant.

II. Application Review: *PaveTek Corp, 31 Stilphen Way*

Item 2:

PaveTek Inc: Minor Conditional Use Application: Proposal to construct a 480 square foot garage to store construction equipment for an existing bituminous paving company located on a 5-acre parcel of land, Tax Map 37 Lot 8A, located at 31 Stilphen Way in the R4 District. William Stilphen is the owner and applicant.

Adjourn

-Tad Redway, Town Planner

Per the Governor's Executive Order, all attendees are required to wear a mask and maintain social distancing of at least 6 feet between persons. Written comments may be submitted to the Town Planner's Office or emailed at townplanner@arundelmaine.org prior to the meeting.

Town of Arundel, Maine

CONDITIONAL USE APPLICATION

APPLICANT INFORMATION

1. **Project Name:** Pave Tek Corp
2. **Owner Name:** William Stilphen
Mail Address: P.O. Box 804
Town, State, ZIP Code Kennebunk, Maine 04043
Telephone #: 207-289-5700
Email: sstilphen@roadrunner.com
3. **Applicant Name** (if different): _____
Mail Address: _____
Town, State, ZIP Code _____
Telephone #: _____
Email: _____
4. **Authorized Agent** (person(s) who will be responsible for all communication with the Planning Board):
Name: _____
Mail Address: _____
Town, State, ZIP Code _____
Telephone #: _____
Email: _____
5. **Design Consultants** (Architect, Surveyor, Engineer, Planner)
Name: _____
Mail Address: _____
Town, State, ZIP Code _____
Telephone #: _____
Email: _____

GENERAL INFORMATION

6. **Project Location:** 31 Stilphens way Arundel Tax Map 37 Lot 8A
7. **Land Use District(s):** (*refer to Land Use and Shoreland Zoning Map*)
R4
8. Is the application for the establishment of a new business? Yes No If yes, complete the attached business registration form.

SITE INFORMATION

9. Please describe the existing use of the property to be developed and neighboring properties.
20 plus year old, planning board approved, paving Business located at 31 Stilphens Way
along with my residential home. All other properties in the area are single family residential.

Please describe the proposed use of the property.

Paving business that is requesting no expansion just a 20x24 pole barn to house the
two existing dump trucks which park on site.

10. Total Acreage of Site: _____ Proposed Development Area: Same as now requesting
a building to house vehicles
Proposed Road/driveway Length: _____ Area of parking lot _____
Total Impervious Area: Square Feet _____ Percent of Total Lot Area _____

11. Proposed Infrastructure Improvements (*List Facility Type & Public/Private Ownership*)

Sewer: _____ Water: _____
Road: _____ Utilities: _____

12. Application Fee: \$250 Minor / \$500 Major - for new applications:
 \$250 for revisions; plus applicable Review Fee: \$250 Minor / \$500 Major; refundable if not used by
Planning Board. *Application fee is doubled if work has started or business has been established prior to
application*

13. Waiver Requests? (Submit in writing) Yes No

14. Please complete the attached Conditional Use Checklist to assure your application and site plan are complete.

To the best of my knowledge, all of the above stated information is true and correct.



Applicant's Signature

05/23/2020

Date

Minor Conditional Use Application: Submit ten (10) copies of this application and building and site plans showing or accompanied by the information required by Section 9.7.D. If plans are larger than 11" x 17", you may provide 2 full-sized sets and 8 copies reduced to 11" x 17". Applications will not be placed upon a Planning Board Agenda until the Town Planner receives all the plans, fees, written submissions or waiver requests to be considered complete. After receipt of all the necessary information, the Town Planner shall place the application on the next available agenda.

Minor Conditional Use Applications: Submit four (4) copies of this application and any site plan sketches indicating the general site layout and location of the proposed conditional use, drawn at a scale not to exceed 1"=60' to the Town Planner. Please include written requests and justifications for any requested waivers from the application requirements.

Digital Copy of Application Package : Please submit a digital copy (in an Adobe PDF format) of your entire application package including all maps, the application, deeds, and all supporting documents. This digital copy may be submitted on an USB (Universal serial bus) thumb drive or may be emailed to the Town Planner at townplanner@arundelmaine.org

Arundel Conditional Use Review Application Checklist

Project Name Pave Tek Corp

This checklist has been prepared to assist applicants develop their applications. It should be used as a guide in meeting the submission requirements of Sections 9.2.4 and 10.5.2 of the Arundel Land Use Ordinance. The Town Planner will also be using the checklist to make sure your application is complete. Indicate in the first and third columns if the information has been submitted or if you request it to be waived. If you feel the information is not applicable to your project please indicate so in the second column.

SITE PLAN REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
1. Property Boundary Survey signed & sealed by a Maine Licensed Land Surveyor, showing bearings and distances of the subject property boundary(s), and containing North arrow, graphic scale, acreage, property corners, date of survey, and location of adjacent lots and owner's names.	x				Everything should be on survey
2. Proposed Site Plan , drawn at a scale not to exceed one inch equals forty feet (1" = 40') or at a scale otherwise required by the Town Planner and showing both existing conditions and proposed improvements on the site; sealed by a Professional Engineer, Landscape Architect, or a Surveyor licensed in the State of Maine, and containing the following information:	x				
• Existing & proposed lot setback lines.	x				
• Existing & proposed rights of way, easements & other legal restrictions	x				
• Topographic survey showing existing and proposed site and building elevations at a contour interval of no more than two (2) feet, location and elevation of all existing and proposed structures, site features and site improvements.	x				
• Information Block containing location, address, Map-Lot number(s) of the subject property, as recorded in the Town Assessor's Office, name and address of the applicant(s), and owner(s) if different;	x				
• Approval Block providing space for the signatures of Planning Board members or the Staff Review Committee	x				
• Location of all on-site streams, watercourses, wetlands, waterbodies, drainage facilities and structures, 100-year floodplains, roads, driveways, parking lots,	x				
• Delineation of all existing and proposed public and private easements on or directly adjacent to the property;	x				
• Location, dimensions, and layout of all existing and proposed built elements, including buildings and structures, parking areas, driveways, curbing, Town/State roads, sidewalks, fences, walls, steps, piers and docks, patios, swimming pools, and signage	x				
• Location of existing site features located on the property, including but not limited to existing streams, wetlands, drainage swales, tree lines, identification and location of specimen trees greater than eight inches (8") caliper, location of existing rock outcrops, and boundary of 100-year Flood Zone as defined by the FEMA Flood Insurance Rate Map for the Town of Arundel	x				

SITE PLAN REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
<ul style="list-style-type: none"> Location of existing and proposed utilities including overhead telephone poles and/or underground cables, public water lines, gate valves, fire hydrants, dumpsters or waste receptacles, private septic systems and water supply wells. 		X			
<ul style="list-style-type: none"> Location, layout, and dimensions of all existing and proposed drainage facilities, accompanied by detailed drainage calculations signed and sealed by an Professional Engineer licensed in the State of Maine; 		X			
<ul style="list-style-type: none"> Identification and location of all on-site soils derived from a medium intensity soil survey. The Planning Board or Staff Review Committee may at their discretion, require a high-intensity soil survey sealed by a Maine Licensed Soil Scientist. 		X			
<ul style="list-style-type: none"> Site Data Summary detailing the total area of all existing and proposed site improvements, the amount of impervious surface, lot area, lot coverage, street frontage, building area, wetlands area, and stream areas, and compliance with the space and bulk requirements of the governing zoning district. 	X				should be on survey
<ul style="list-style-type: none"> The existing zone in which the property is located. In the event the property is divided by a zone line, the line shall be delineated and labeled on the Site Plan; 		X			
<ul style="list-style-type: none"> Sight distances delineated for all driveway and street openings and all easements required to maintain such sight distances in perpetuity shall also be delineated on the plan; 		X			
<ul style="list-style-type: none"> Location, type, size of incineration devices noise sources such as machinery. 		X			
<ul style="list-style-type: none"> Location and inventory of outdoor materials storage 	X				Should be on survey
<ul style="list-style-type: none"> Existing and proposed fire protection and fire suppression resources including location, size, flow rates and, capacity construction details and specifications, of cisterns, dry hydrants, wet hydrants, fire ponds, booster pumps, building fire department connections, external sprinkler system cisterns 		X			
<p>3. Detail Sheet showing construction details of proposed streets, drives, roads, sidewalks, retaining walls, lighting fixtures, fences, and all similar proposed site improvements.</p>			X		
<p>4. Outdoor Lighting Plan consisting of:</p>			X		
<ul style="list-style-type: none"> The location of all existing and proposed exterior lighting fixtures. 			X		
<ul style="list-style-type: none"> Specifications for all proposed lighting fixtures 			X		
<ul style="list-style-type: none"> Proposed mounting height of all exterior lighting fixtures 			X		
<ul style="list-style-type: none"> Analyses and illuminance level diagrams. 			X		
<ul style="list-style-type: none"> Drawings of all relevant building elevations showing fixtures, portions of walls to be illuminated, illuminance levels, and the aiming points for remote light fixtures. 	X				Should be on survey

SITE PLAN REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
5. Landscape Plan showing location, layout, and quantity of all ornamental plant material and ground cover to be installed on the site. Plan should include s of all proposed plant material and ground cover and including:		X			
• Planting Schedule indicating plant species, variety, common name quantity, size and installation specifications;		X			
• Planting details for shrubs and trees		X			
6. Building Plans of all proposed structure(s) including interior layout, side, and front elevations drawn to a scale of not less than 1/4 inch to 1 foot.		X			
7. Schematic elevation of proposed signs , drawn to a scale of not less than 3/4 inches to 1 foot, and illustrating sign layout, lettering, graphics and logos, materials, color, and proposed illumination.		X			
8. Detailed Cost Estimates of all proposed site improvements including quantity and unit costs of materials and 10% contingencies.		X			

WRITTEN SUBMISSION REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
1. Complete Conditional Use Application Form					
2. Conditional Use application fee for either a Minor or Major Development Project and Peer Review fee	X				
3. Name, mailing addresses, and Map/Lot number of all abutters within 200 feet of the subject property printed on Avery 5160 labels		X			
4. Evidence of applicant's right, title or interest (deed, lease agreement, purchase & sale, or letter of authorization) in the property and any deed restrictions or easements on the property		X			
5. On-site soil investigation report by a Licensed Site Evaluator.		X			
6. Copies of final Association Covenants and Condominium documents, rights-of-ways, utility, construction, and sight distance easements, Road Maintenance Agreements and other pertinent legal documents.		X			
7. Stormwater Drainage Calculations, prepared and sealed by a Maine licensed civil engineer.		X			
8. Narrative Detailing how the proposed conditional use meets each of the eight (8) approval criteria specified in Section 9.2.9 of the Arundel Land Use Ordinance.					
9. Digital copy of the entire application package in an Adobe PDF format, including maps and drawings	X				
10. Other Studies:					
• Traffic Impact study, prepared and sealed by a Maine licensed Traffic Engineer.		X			
• Groundwater Study: Analyzing the individual and cumulative impacts of the proposed project upon existing groundwater quality.		X			

WRITTEN SUBMISSION REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
<ul style="list-style-type: none"> Market Study: Prepared by a qualified market research firm, and indicating the potential feasibility and projected success of a proposed use. 		x			
<ul style="list-style-type: none"> Fiscal Impact Assessment: Analyzing the projected fiscal impacts to the municipal service delivery system 		x			
11. Written copies of all required state and federal approvals. Relevant state and federal laws include, but are not limited to Stormwater, Site Location, Natural Resources Protection Act, and Sec. 404 Clean Water Act (federal), and MDOT permits for road and driveway openings on Route 1 and Route 111.		x			
12. Letter of Compliance from the Arundel Fire Chief		x			
13. Letter of Compliance from the Arundel Public Works Director		x			
14. Letter of Compliance from Arundel Contract Deputy		x			
15. Other information required by the Planning Board or Staff Review Committee		x			



LEGEND

- 1. 12" x 12" x 10' CONCRETE PILES
- 2. 6" x 6" x 10' CONCRETE PILES
- 3. 4" x 4" x 10' CONCRETE PILES
- 4. 3" x 3" x 10' CONCRETE PILES
- 5. 2" x 2" x 10' CONCRETE PILES
- 6. 1" x 1" x 10' CONCRETE PILES
- 7. 1/2" x 1/2" x 10' CONCRETE PILES
- 8. 1/4" x 1/4" x 10' CONCRETE PILES
- 9. 1/8" x 1/8" x 10' CONCRETE PILES
- 10. 1/16" x 1/16" x 10' CONCRETE PILES
- 11. 1/32" x 1/32" x 10' CONCRETE PILES
- 12. 1/64" x 1/64" x 10' CONCRETE PILES
- 13. 1/128" x 1/128" x 10' CONCRETE PILES
- 14. 1/256" x 1/256" x 10' CONCRETE PILES
- 15. 1/512" x 1/512" x 10' CONCRETE PILES
- 16. 1/1024" x 1/1024" x 10' CONCRETE PILES
- 17. 1/2048" x 1/2048" x 10' CONCRETE PILES
- 18. 1/4096" x 1/4096" x 10' CONCRETE PILES
- 19. 1/8192" x 1/8192" x 10' CONCRETE PILES
- 20. 1/16384" x 1/16384" x 10' CONCRETE PILES
- 21. 1/32768" x 1/32768" x 10' CONCRETE PILES
- 22. 1/65536" x 1/65536" x 10' CONCRETE PILES
- 23. 1/131072" x 1/131072" x 10' CONCRETE PILES
- 24. 1/262144" x 1/262144" x 10' CONCRETE PILES
- 25. 1/524288" x 1/524288" x 10' CONCRETE PILES
- 26. 1/1048576" x 1/1048576" x 10' CONCRETE PILES
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- 124. 1/332306996028523383862142842895376" x 1/332306996028523383862142842895376" x 10' CONCRETE PILES
- 125. 1/664613992057046767724485657790752" x 1/664613992057046767724485657790752" x 10' CONCRETE PILES
- 126. 1/1329227984114133434448913155591504" x 1/1329227984114133434448913155591504" x 10' CONCRETE PILES
- 127. 1/2658455968228266868889826311111008" x 1/2658455968228266868889826311111008" x 10' CONCRETE PILES
- 128. 1/5316911936456533737779652622222016" x 1/5316911936456533737779652622222016" x 10' CONCRETE PILES
- 129. 1/1063382387291306747555930524444032" x 1/1063382387291306747555930524444032" x 10' CONCRETE PILES
- 130. 1/2126764774582613495111861048888064" x 1/2126764774582613495111861048888064" x 10' CONCRETE PILES
- 131. 1/4253529549165226990223722097776128" x 1/4253529549165226990223722097776128" x 10' CONCRETE PILES
- 132. 1/85070590983304539804474441955544512" x 1/85070590983304539804474441955544512" x 10' CONCRETE PILES
- 133. 1/1701411819666090796088888891111088" x 1/1701411819666090796088888891111088" x 10' CONCRETE PILES
- 134. 1/3402823639332181592177777782222176" x 1/3402823639332181592177777782222176" x 10' CONCRETE PILES
- 135. 1/6805647278664363184355555564444352" x 1/6805647278664363184355555564444352" x 10' CONCRETE PILES
- 136. 1/1361129455732872768711111112888704" x 1/1361129455732872768711111112888704" x 10' CONCRETE PILES
- 137. 1/272225891146574553742222225777408" x 1/272225891146574553742222225777408" x 10' CONCRETE PILES
- 138. 1/544451782293149107484444451554816" x 1/544451782293149107484444451554816" x 10' CONCRETE PILES
- 139. 1/1088903565786298214968888903110932" x 1/1088903565786298214968888903110932" x 10' CONCRETE PILES
- 140. 1/217780713157259642993777780621864" x 1/217780713157259642993777780621864" x 10' CONCRETE PILES
- 141. 1/4355614263145192859875555612527296" x 1/4355614263145192859875555612527296" x 10' CONCRETE PILES
- 142. 1/8711228526290385719751111225055592" x 1/8711228526290385719751111225055592" x 10' CONCRETE PILES
- 143. 1/17422450524580771439502222500111184" x 1/17422450524580771439502222500111184" x 10' CONCRETE PILES
- 144. 1/34844901049161542879004445000222368" x 1/34844901049161542879004445000222368" x 10' CONCRETE PILES
- 145. 1/69689802098323085758008890000444736" x 1/69689802098323085758008890000444736" x 10' CONCRETE PILES
- 146. 1/139379604196646171516017780000889472" x 1/139379604196646171516017780000889472" x 10' CONCRETE PILES
- 147. 1/278759208393292343032035560001778944" x 1/278759208393292343032035560001778944" x 10' CONCRETE PILES
- 148. 1/5575184167865846860640711200035578888" x 1/5575184167865846860640711200035578888" x 10' CONCRETE PILES
- 149. 1/111503683377316937212881422400711577776" x 1/111503683377316937212881422400711577776" x 10' CONCRETE PILES
- 150. 1/22300736675463387445777284480014355552" x 1/22300736675463387445777284480014355552" x 10' CONCRETE PILES
- 151. 1/44601473350926774911555568880028711104" x 1/44601473350926774911555568880028711104" x 10' CONCRETE PILES
- 152. 1/89202946701853549823111117776005742208" x 1/89202946701853549823111117776005742208" x 10' CONCRETE PILES
- 153. 1/1784058934377070996462222355320114416" x 1/178405893437707099646222355320114416" x 10' CONCRETE PILES
- 154. 1/356811786875414199292444710664022832" x 1/356811786875414199292444710664022832" x 10' CONCRETE PILES
- 155. 1/713623573750828398584889421328055664" x 1/713623573750828398584889421328055664" x 10' CONCRETE PILES
- 156. 1/1427247147516576797169777842560111328" x 1/1427247147516576797169777842560111328" x 10' CONCRETE PILES
- 157. 1/2854494295033153594339555685120222656" x 1/2854494295033153594339555685120222656" x 10' CONCRETE PILES
- 158. 1/570898859006630718867711137024044512" x 1/570898859006630718867711137024044512" x 10' CONCRETE PILES
- 159. 1/11417977180132143773554227404808824" x 1/11417977180132143773554227404808824" x 10' CONCRETE PILES
- 160. 1/22835954360264287547109084809617648" x 1/22835954360264287547109084809617648" x 10' CONCRETE PILES
- 161. 1/45671908720528575094218169619235296" x 1/45671908720528575094218169619235296" x 10' CONCRETE PILES
- 162. 1/91343817441057150188436339238470592" x 1/91343817441057150188436339238470592" x 10' CONCRETE PILES
- 163. 1/18268764888211430376877267687694118784" x 1/18268764888211430376877267687694118784" x 10' CONCRETE PILES
- 164. 1/36537529776422860753774535375388373568" x 1/36537529776422860753774535375388373568" x 10' CONCRETE PILES
- 165. 1/73075059552845721507554870750776747136" x 1/73075059552845721507554870750776747136" x 10' CONCRETE PILES
- 166. 1/146150119105691443015109541501534942824" x 1/146150119105691443015109541501534942824" x 10' CONCRETE PILES
- 167. 1/29230023821138288603021908200306885648" x 1/29230023821138288603021908200306885648" x 10' CONCRETE PILES
- 168. 1/58460047642276577206041816400613711296" x 1/58460047642276577206041816400613711296" x 10' CONCRETE PILES
- 169. 1/1169200952845511540120363280012642422592" x 1/1169200952845511540120363280012642422592" x 10' CONCRETE PILES
- 170. 1/23384019056910230802407265600252848451584" x 1/23384019056910230802407265600252848451584" x 10' CONCRETE PILES
- 171. 1/467680381