

Arundel Planning Board
Site Walk Minutes
Thursday, March 27, 2014
1362 Portland Road 6:00 pm
2431 Portland Road 6:30 pm

Call to Order: 6:00 pm at 1362 Portland Road

Present: Roger Morin, Rich Ganong, James Lowery, Bob Coon, Marty Cain, Tad Redway, Kevin Lord-applicant

Item 1: **1362 Portland Road Commercial Building: *Conditional Use Application***- Proposed construction of a 5,520 sf building with a future 1,296 sf expansion containing low impact manufacturing, warehousing, and retail uses on a 1.96 acre located at 1362 Portland Road, Tax Map 34, Lot 4A in the CCS District. Lord Boys, LLC is the owner /applicant and Steve Doe of Sebago Technics, Inc. is the applicant's agent.

The board walked the site and discussed the location of wetlands on the property and the potential stream. The board reviewed the building location as well as the septic location. The applicant indicated that he is reconsidering the separate proposed system for grey water from the cutting operations and is instead considering a water recycling system.

ADJOURN

Ganong moved to adjourn at 6:25pm. Coon seconded the motion and it passed with all in favor.

Call to Order: 6:30 pm at 2431 Portland Road –Southern Maine Marine

Present: Roger Morin, Rich Ganong, James Lowery, Bob Coon, Marty Cain, Tad Redway, Paul Larivierre-applicant, Paul Gadbois-applicant's agent

Item 2: **Southern Maine Marine: *Plenary Site Plan Review: Determination of Completeness:*** Proposal to remove an existing 1,125 square foot building and box trailers, construct a 6,000 square foot retail building, a 11,800 square foot storage building, and a 23,500 sf gravel boat storage yard on a 2.9 acre parcel containing an existing marine sales, service and storage facility located at 2461 Portland Road, Tax Map 12, Lot 4-2 in the BI district. PBL Holdings LLC is the owner and Paul Gadbois, PE is the applicant's agent.

The board walked the site with the applicant and his agent. The location of the proposed building was reviewed and discussed. The driveway location was noted and is the same as previously planned. There was discussion of the paved entrance and the driveway location (on site). Discussion of the boat storage area and storm water management occurred.

ADJOURN

Ganong moved to adjourn at 6:45pm. Coon seconded the motion and it passed with all in favor.

Respectfully submitted,

Ann Tardif
Planning Board Secretary