



December 20, 2021  
19586

Lee Jay Feldman, Southern Maine planning and Development Commission  
Town of Arundel  
257 Limerick Road  
Arundel, Maine 04046

**Site Plan Application**  
**Strickland Lane**  
**1312 Portland Road**  
**Applicant: signature holdings LLC**

Dear Lee Jay:

This letter, attachments, and revised plans are provided in response to the findings of the review dated November 22, 2021, for the above-referenced site plan application. We have organized the responses to restate each review comment (*italics*) followed by our response, in **bold** font.

- A) If the small stand alone building is to be used for anything other than storage, it must come back to the planning board for review and approval.

**Response: Acknowledged – the outbuilding/garage shall be used to store the owners items.**

- B) The plans be revised to show a drain line to the Septic system if water is going to be tied into the building.

**Response: The water line that runs to the out building is for a spigot and there will be no interior running water. No connection to the septic shall be required for the out building/garage.**

- C) If the main building or a portion of the building is going to be used for anything other than contractor services i.e. drywall company, painting services small fabrication operation etc. then further planning board review shall be required.

**Response: Acknowledged**

- D) Based on Article 10.7 of the zoning ordinance, the applicant shall revise the total cost estimate to include 15% contingency not 10% as proposed in the submitted cost estimate and the applicant must submit a Performance Assurance consistent with Article 10.7.2 prior to the start of any construction on the site.

**Response: Cost estimate has been updated and sent to Lee Jay Feldman of SMPDC on 11/23/2021. It has been attached for reference.**

**CONCLUSION**

*Please see the attached PDF / electronic copies of the updated plans and supplemental information to meet the requirements of the final submission of the Site plans.*

We are hopeful that we have adequately addressed the comments such that the Planning Board may review the completed application at their next available meeting. Upon your review of this response letter, the enclosed plans, and associated exhibits, please call with any questions or if you require additional information. Thank you for your consideration.

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Henry Hess". The signature is fluid and cursive, with a large initial "H" and "Hess" written in a similar style.

Henry Hess, RLA.  
Project Manager

HAH/hah

enc

cc: Signature Holdings LLC