



September 30, 2022

Mr. Lee Jay Feldman  
Town Planner  
Town of Arundel  
257 Limerick Road  
Arundel, ME 04046

Re: Conditional Use Pre-Application Meeting  
2365 Portland Road Storage Facility (Tax Map 12 Lot 6A)

Dear Mr. Feldman:

On behalf of L&R Family Holdings, LLC, Tidewater Engineering & Surveying, Inc. is pleased to submit the enclosed Conditional Use Pre-Application submittal associated with a proposed climate controlled self-storage facility to be located at 2365 Portland Road in Arundel.

Twelve copies of the following documents, along with the application fee, are enclosed for your consideration.

1. Conditional Use Pre-Application Form
2. Location Maps
3. Abutter List
4. Project Narrative
5. Conceptual Site Plan by Tidewater Engineering & Surveying, Inc.
6. Preliminary Architectural Plans by Lagrasse Yanowitz & Feyl Architects

We look forward to the opportunity to introduce this project to the Planning Board at the next available meeting. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan M. McCarthy".

Ryan M. McCarthy, P.E., P.L.S.

President  
Tidewater Engineering & Surveying, Inc.  
(207) 439-2222  
ryan@tidewatercivil.com

Enclosures:

# Town of Arundel, Maine

## CONDITIONAL USE PREAPPLICATION FORM

### APPLICANT INFORMATION

1. Project Name: 2365 Portland Road Storage Facility
2. Property Owner Name: L & R Family Holdings, LLC  
Mail Address: 25101 Groesbeck Hwy  
Town, State, ZIP Code Warren, MI 48089  
Telephone #: 586-771-5734  
Email janet@eschbachgrp.com
3. Applicant Name (if different): Tidewater Engineering & Surveying, Inc.  
Mail Address: 1021 Goodwin Road, Unit #1  
Town, State, ZIP Code Eliot, ME 03909  
Telephone #: (207) 439-2222  
Email ryan@tidewatercivil.com

### GENERAL INFORMATION

4. Project Location: 2365 Portland Road, Arundel ME 04046  
Arundel Tax Map 12 Lot 6A
5. Land Use District(s): Business Industrial (BI)
6. Minor Conditional Use Application  Major Conditional Use Application


### SITE INFORMATION

7. Please describe the existing use of the property to be developed and neighboring properties.  
The property is approximately 7.95 acres of forested woodlands. A residential house previously  
existed on the property but has since been demolished. North abutter - Fraternal Order of Eagles  
(non-residential) & 2 Residential Lots, East Abutter - Residential, South Abutter - Vacant Land
8. Please describe the proposed use of the property.  
The applicant proposes to construct an indoor climate controlled self-storage facility on their  
property in Arundel. The proposed facility will include a 120' x 210' front building and a 100' x 210'  
rear building. Both building will have four floors of storage units.

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

9. Please attach a check in the amount of \$15.00 made out to the Town of Arundel.

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

  
\_\_\_\_\_  
Applicant's Signature

  
\_\_\_\_\_  
Date

**Major Conditional Use Applications:** Submit ten (10) 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" = 40'. Please include written requests and justifications for any requested waivers from the application requirements

If sketch 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.

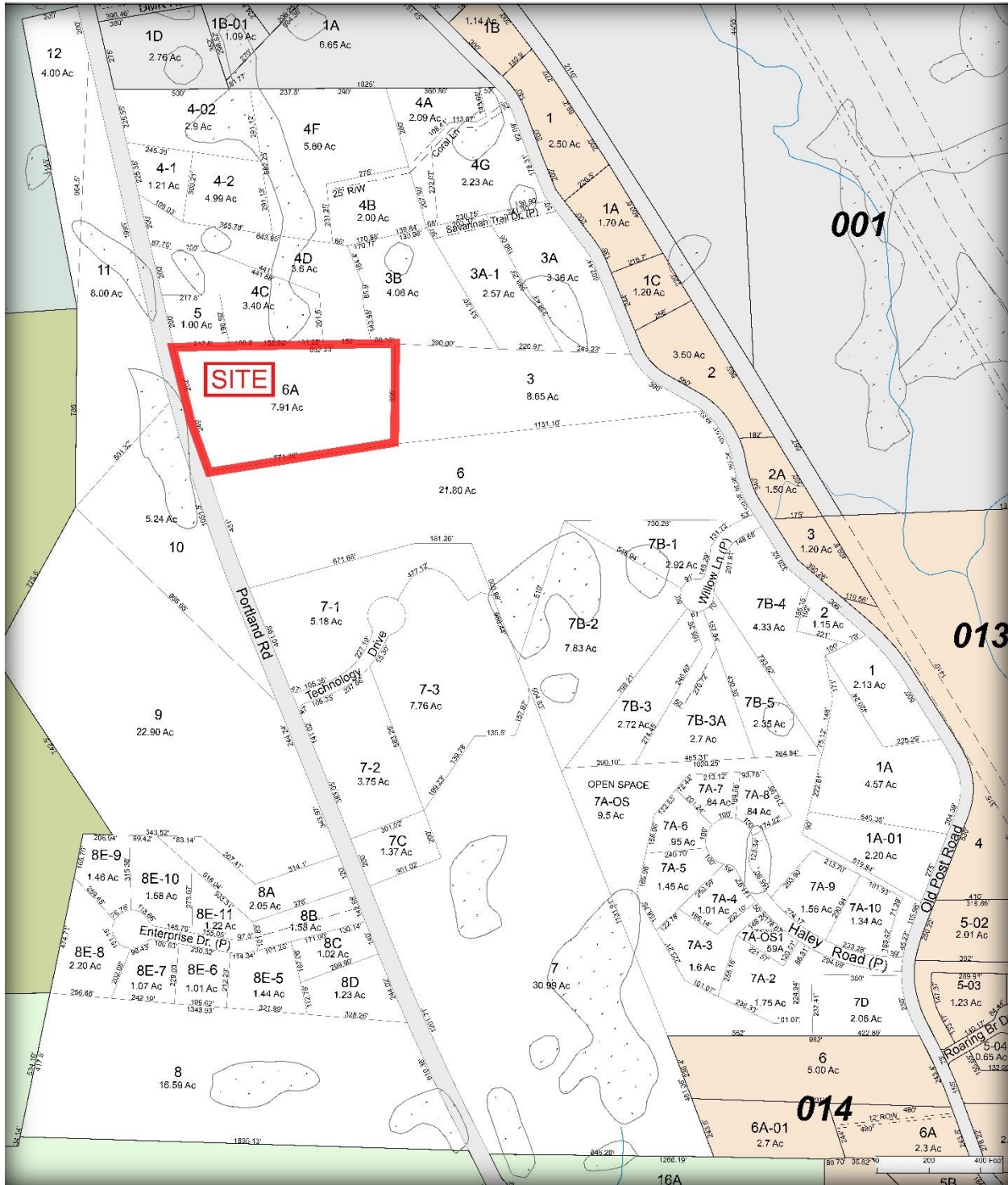
**Minor Conditional Use Applications:** Submit five (5) copies of this application and any site plan sketches indicating the general site layout and location of the proposed conditional use, drawn at a scale not to exceed 1" = 60' to the Town Planner. Please include written requests and justifications for any requested waivers from the application requirements.

**Collation of Submissions and Folding of Maps:** All paper submissions shall be collated and all maps folded in a format no greater than 11" x 14". *Uncollated submissions and unfolded maps will be returned to the applicant.*

**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](mailto:townplanner@arundelmaine.org)

Submission Date: \_\_\_\_\_

**LOCATION MAP 1: PORTION OF TAX MAP 12**



**LOCATION MAP 2: GOOGLE EARTH AERIAL**



### ABUTTER LIST

Map 12 Lot 3  
William Joseph McKay  
797 Old Post Road  
Arundel, ME 04046

Map 12 Lot 5  
Kennebunk Aerie 4030 F.O.E.  
P.O. Box 1488  
Kennebunkport, ME 04046

Map 12 Lot 3B  
William Joseph McKay  
797 Old Post Road  
Arundel, ME 04046

Map 12 Lot 6  
DCB Properties LLC  
368 Boom Road  
Saco, ME 04072

Map 12 Lot 4C  
Kennebunk Aerie 4030 F.O.E.  
P.O. Box 1488  
Kennebunkport, ME 04046

Map 12 Lot 10  
Live Real Estate (Holding Co) LLC  
P.O. Box 98  
Rollinsford, NH 03869

Map 12 Lot 4D  
Richard Dryden  
2421 Portland Road  
Arundel, ME 04046

Map 12 Lot 11  
LPM Management Inc.  
281 Pool Street  
Biddeford, ME 04005

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## PROJECT NARRATIVE

### Introduction:

The applicant, L & R Family Holdings, LLC, is seeking approval for an indoor climate-controlled storage facility located on their property at 2365 Portland Road (Tax Map 12 Lot 6A) in Arundel, Maine. The proposed facility will be comprised of a 120' x 210' (25,200 sf per floor) front building and a 100' x 210' (21,000 sf per floor) rear building. The proposed front building will feature an office, parking area, and an indoor drive-through lane for loading/unloading vehicles outside of the weather. Both buildings will be four (4) stories with elevator and stairwell access to upper floors. The site will be accessed via a 30' entrance off Portland Road.

The property is approximately 7.95 acres and once contained a small residential building which has since been demolished. Today, the lot is composed primarily of forested woodlands with interspersed wetland areas. Existing mature trees along with proposed landscaped areas will provide buffers between the proposed buildings, Portland Road and neighboring properties.

The following additional information is provided to aid in your review of this conditional use pre-application:

### Wetlands:

The wetland limits on the subject parcel were delineated/flagged by Alex Finamore, CWS, LSE of Mainely Soils, LLC on March 21, 2022. The flags were subsequently located by Tidewater Engineering & Surveying, Inc. All six (6) wetlands found on the subject parcel are classified as forested wetlands, as they are dominated by woody vegetation at least 20 feet in height. As such, the wetland area is not excluded from the net area calculations. The attached concept plan shows the rear building impacting 5,740 SF of Wetland D, a small isolated forested wetland located in the south-central portion of the property. Impacts associated with this wetland will require a Maine DEP Natural Resources Protection Act (NRPA) Tier I permit and a US Army Corps of Engineers Maine General permit. Disturbance to the other wetlands on the property will be avoided.

The area identified as Wetland A, located on the northwestern side of the property, was found to be a vernal pool, but does not meet the criteria of a Maine DEP significant Vernal Pool.

### Stormwater Management:

Stormwater runoff generated from the site generally flows overland in a northeasterly direction into the on-site forested wetlands. Runoff from the developed areas is anticipated to be

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mitigated using stormwater basins and other similar devices. The stormwater basins depicted on the attached concept plan are placeholders only and will be adjusted as necessary once a stormwater analysis is completed. A stormwater management plan will be prepared and submitted as part of future submissions. The stormwater management plan will be designed to meet Maine DEP Chapter 500 standards and will require a MDEP Stormwater permit.

### **Water & Sewer Supply:**

The proposed self-storage facility is anticipated to be served by the KKW Water District's water main located in the Portland Road right-of-way in front of the subject parcel.

As access to public sewer is currently unavailable nearby the site, wastewater will be treated via an onsite subsurface wastewater disposal system. Designs for this system will be provided with future applications.

### **Parking/Traffic:**

The front building includes eight (8) parking spaces, one (1) of which will be accessible for disabled persons. Parking is intended to be provided for customers and employees accessing the office area only. The front building provides a drive-through loading bay for passenger vehicles and moving trucks. This loading bay will be accessed from the rear of the front building. The rear building is intended to provide outdoor drive-up access only and will not have a separate office or individual parking spaces. Both buildings provide driving and outdoor parking lanes around all sides of the facility. These lanes have been designed to facilitate onsite vehicle movement and provide continuous circulation of traffic around the facility.

### **Lighting:**

Lighting on site will be provided by shielded building-mounted fixtures that are compatible with the architecture, color and materials of the proposed buildings. Lighting specifics and photometrics will be provided in accordance with Section 5.10.

### **Landscaping and Buffering:**

The site will be designed to follow the performance standards set forth in Section 5.9 of the zoning ordinance. It is the intent of the applicant to maintain existing stands of forests and vegetation along the north, east and south boundary lines. The abutting properties to the north include the Fraternal Order of Eagles (non-residential) and two residential properties. The abutter to the east is a residential property access from Savannah Trail Drive. The abutter

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to the south is vacant, wooded land (no use). Further to the south is Technology Drive and Align Precision (non-residential).

The landscaping along Portland Road will be carefully designed to a mixture of include street trees, perennial bushes/plants and lawn area. The existing trees along Portland Road will be evaluated to determine if they are suitable to be incorporated into the landscape plan as street trees. Planting will be selected to reduce the relative scale of the building and enhance the visual quality along the road frontage.

A detailed landscape plan will be provided with future applications.

**Signage:**

The main entrance to the office within the front building will face Portland Road. This primary entrance is proposed to contain the parking area and provide pedestrian access to the facility office. A building-mounted sign is anticipated to be located above the office area of the building. The lettering of the sign will be internally illuminated.

**Building Architecture:**

The buildings are being designed by LaGrasse Yanowitz & Feyl Architects. Preliminary architectural renderings are enclosed with this application to provide a visual representation of the proposed building.

The ground floor of the storage facility will have a vehicle drive through along with multiple entrances for client convenience. A business office for the facility will be located at the northwest corner of the building. Access to each floor is provided by two elevators and two interior stairwells. The building will include automatic sprinkler and fire alarm systems for fire protection. The building will have a flat EPDM roof with a parapet wall along the northwest corner of the building where the office is located. The building façade will be primarily metal panel with the northwest main office entry corner being EIFS. The building façade will have accent lights at the northwest entry corner as well as at each entry location on the building.

The maximum allowable building height in the Business Industrial District is 50-feet as measured from the average finished grade of the ground at the front of a building to the highest point of the roof. Both proposed buildings will be designed to comply with this requirement.

DRAFT

NOT VALID UNLESS SIGNED AND STAMPED

SUBMISSION/REVISION DESCRIPTION

DATE:

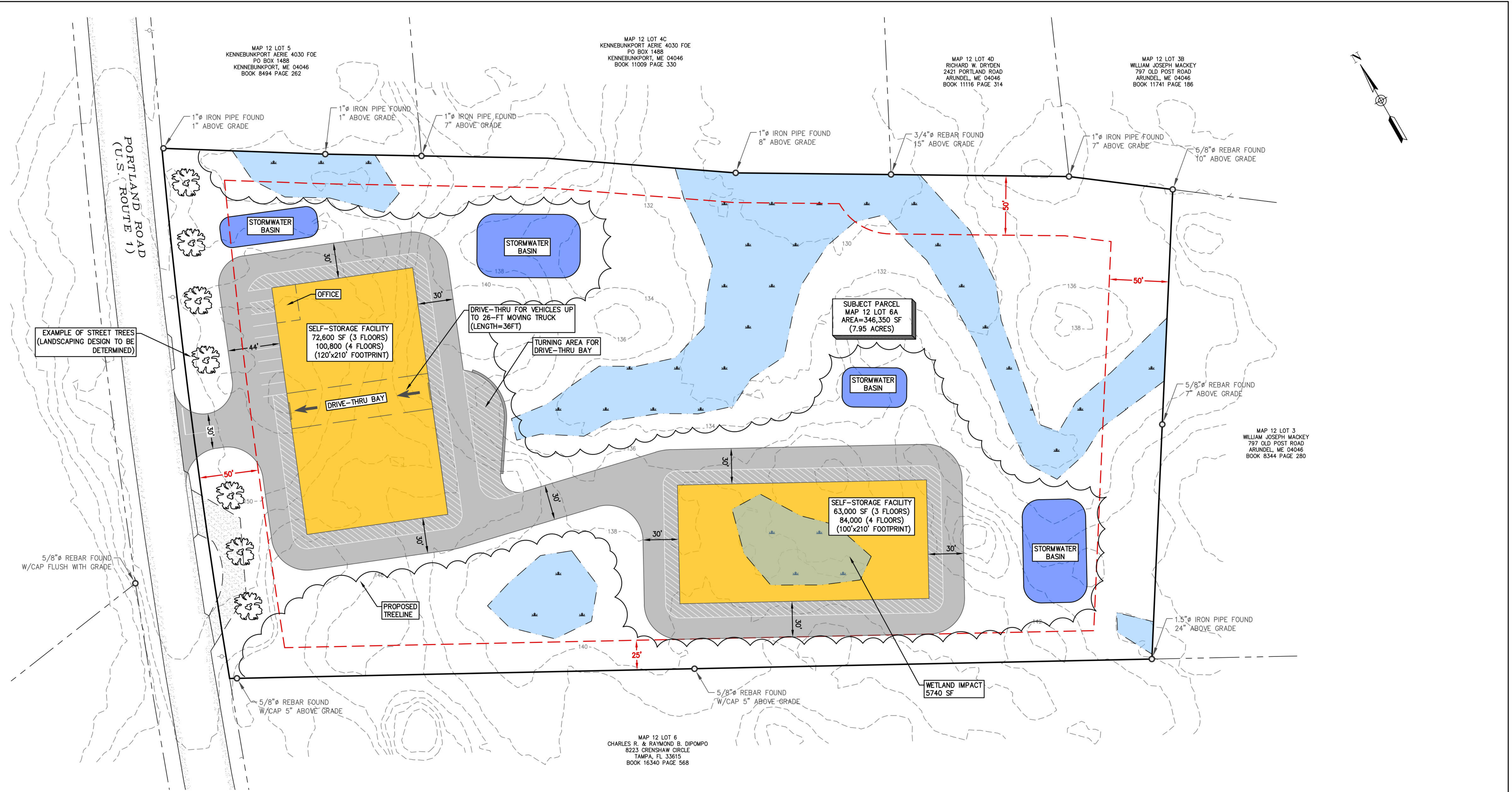
NO.

**TIDEWATER**  
ENGINEERING & SURVEYING, INC.  
1021 Goodwin Rd Unit 1, Eliot, ME 03903  
(207)459-2222 • www.tidewatercivil.com

CONCEPTUAL SITE PLAN  
OF LAND LOCATED AT  
2385 PORTLAND ROAD (TAX MAP 12 LOT 6A)  
ARUNDEL, YORK COUNTY, MAINE

RECORD OWNER:  
L&R FAMILY HOLDINGS LLC  
25101 GROESBECK HIGHWAY  
WARREN, MI 48089

JOB #: 22-123  
DATE: SEPT. 30, 2022  
SCALE: 1" = 40'  
SHEET: 1 OF 1



GENERAL NOTES:

- THE PURPOSE OF THIS SKETCH PLAN IS TO DEPICT A PROPOSED LAYOUT OF A CLIMATE-CONTROLLED SELF-STORAGE FACILITY ON TAX MAP 12 LOT 6A IN ARUNDEL, MAINE FOR PLANNING BOARD REVIEW ONLY.
- OWNER OF RECORD:  
L&R FAMILY HOLDINGS, LLC  
25101 GROESBECK HWY  
WARREN, MI 48089  
Y.C.R.D. BOOK 19038 PAGE 894
- THE PROPERTY IS LOCATED WITHIN THE B1 ZONING DISTRICT. THE FOLLOWING DIMENSIONAL REGULATIONS ARE IN EFFECT AT THE TIME OF THIS SURVEY AND ARE SUBJECT TO THE REVIEW BY THE TOWN OF ARUNDEL.
 

MINIMUM LOT SIZE:	1 ACRE
MINIMUM LOT FRONTAGE:	200 FEET
MINIMUM LOT WIDTH:	200 FEET
MINIMUM FRONT YARD SETBACK:	50 FEET (RT. 1)
MINIMUM SIDE/REAR YARD SETBACK:	25 FEET
MIN. SETBACK FROM RES. ABUTTER:	50 FEET
MAXIMUM LOT COVERAGE:	70%
MAXIMUM BUILDING HEIGHT:	50 FEET
- ZONING REGULATIONS ARE SUBJECT TO CHANGE. OWNER SHALL CONFIRM ALL ZONING REGULATIONS WITH THE TOWN OF ARUNDEL PRIOR TO ANY DEVELOPMENT.
- BASIS OF BEARING IS MAINE STATE PLANE (NAD83) WEST ZONE, US FOOT.

- ELEVATIONS AND TOPOGRAPHY SHOWN HEREON CORRESPOND TO NAVD88.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS AND FIELD EVIDENCE RECOVERED AT THE TIME OF THIS SURVEY BY TIDEWATER ENGINEERING & SURVEYING, INC AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- THE LIMITS OF WETLANDS DEPICTED HEREON WERE DELINEATED BY ALEX FINAMORE, CWS, LSE OF MAINELY SOILS LLC ON MARCH 21, 2022. SEE MEMO BY MAINELY SOILS, LLC DATED MARCH 24, 2022 FOR MORE DETAIL.
- A VERNAL POOL STUDY WAS PERFORMED BY ALEX FINAMORE OF MAINELY SOILS LLC WHICH INCLUDED SITE VISITS ON APRIL 14, 2022 AND MAY 1, 2022. WETLAND "A" WAS FOUND TO BE A VERNAL POOL BUT DID NOT MEET THE CRITERIA OF A MAINE DEP SIGNIFICANT VERNAL POOL.
- ABUTTER LINES HEREON SHALL BE CONSIDERED APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY. ABUTTER LINES SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT BE ENTIRELY ACCURATE OR COMPLETE.

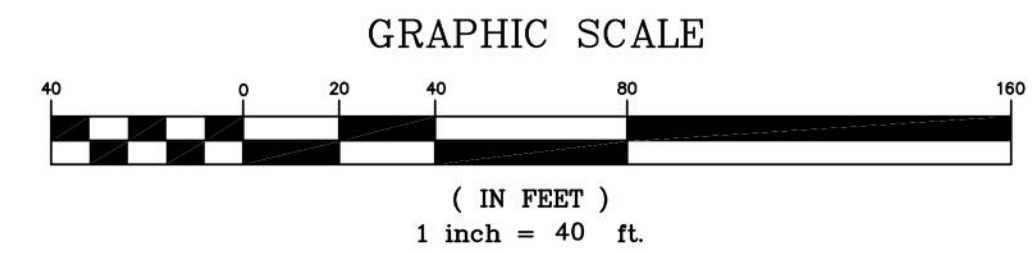
REFERENCE PLANS:

- "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR CHARLES D. DIPOMPO" PREPARED BY DOW & COULOMBE, INC. DATED OCTOBER 26, 1994 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (Y.C.R.D.) IN PLAN BOOK 222 PAGE 7.
- "STANDARD BOUNDARY SURVEY OF LAND OWNED BY JAMES C. WALTZ LOCATED ON U.S. ROUTE 1 IN ARUNDEL, ME" PREPARED BY BACK BOUNDARY SURVEYORS DATED MAY 4, 1994 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 215 PAGE 25.
- "PLAN SHOWING A DIVISION OF LAND MADE FOR MARY DIPOMPO, CHERYL WHITE, RAYMOND B. DIPOMPO & CHARLES R. DIPOMPO C/O KEITH VARNER" PREPARED BY DOW & COULOMBE, INC. DATED APRIL 11, 2012. THIS PLAN NOT RECORDED.
- "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "1" ARUNDEL YORK COUNTY FEDERAL AID PROJECT NO. F-FG-01-1(G9) SECTION 1 D.O.T. FILE NO. 16-292" PREPARED BY M.D.O.T. DATED MARCH 1985.
- "A PLAN OF LANDS OF THE HEIRS OF DANIEL LITTLEFIELD JR." DATED OCTOBER 20, 1860 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 1 PAGE 50.

FOR SKETCH PLAN REVIEW ONLY

LEGEND

- SUBJECT PARCEL PROPERTY LINE
- APPROXIMATE ABUTTER'S LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- SETBACK LINE
- EDGE OF WETLAND
- EXISTING WATER LINE
- WETLAND SYMBOL
- IRON PIPE, ROD, OR DISK FOUND
- UTILITY POLE





Stamp:

ARUNDEL SELF-STORAGE  
SCHEME 'B-1'

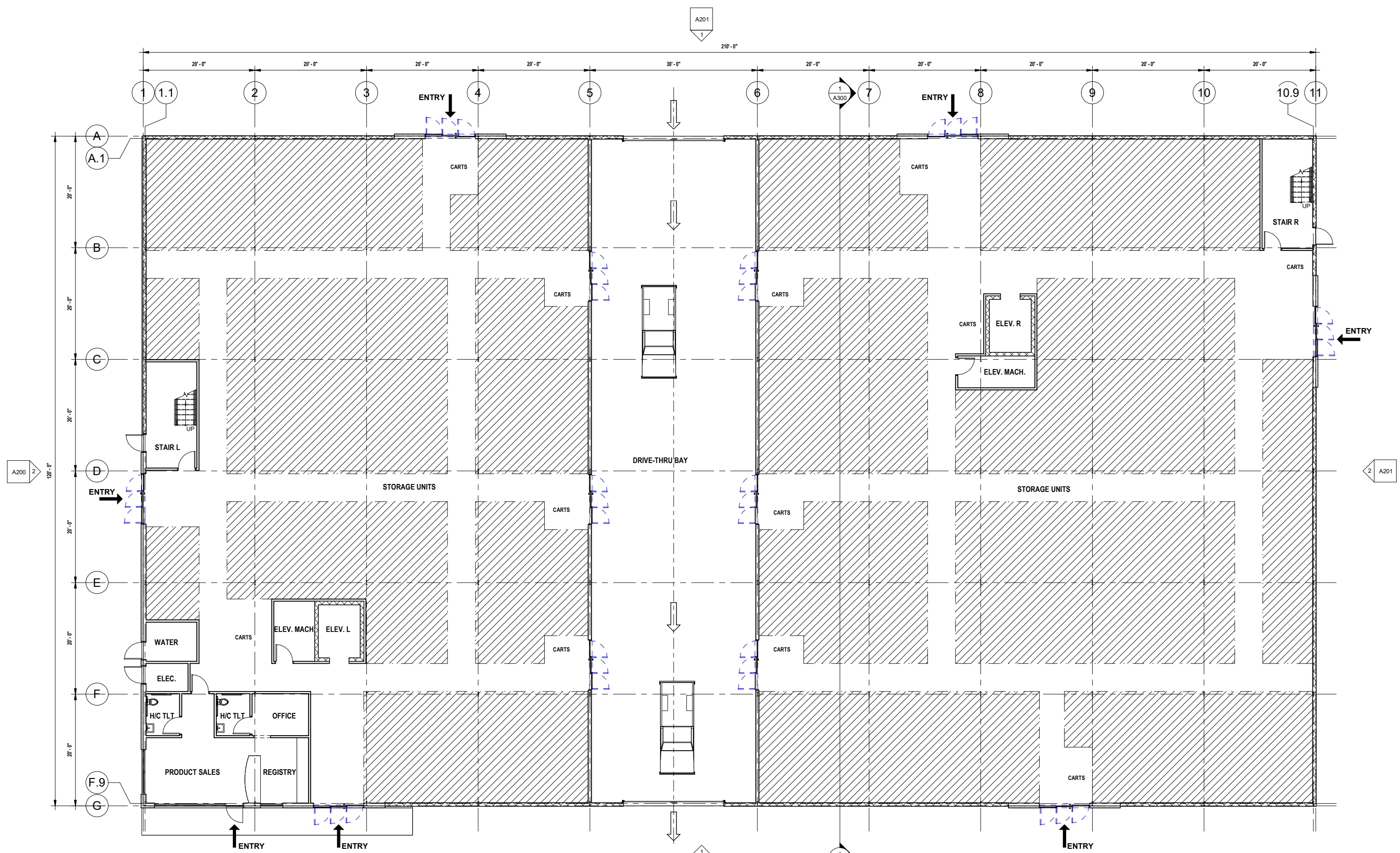
Arundel, ME  
2365 Portland Road

FIRST FLOOR PLAN

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Mark	Date
<b>REVISIONS</b>	
Date	29 Sept 2022
Scale	As indicated
Job No.	3151
Sheet No.	

**A101**



1 FIRST FLOOR  
1/8" = 1'-0"

**SQUARE FOOT TALLY**

Level	Gross Square Footage (GSF)	Rental Square Footage (SF RENTAL)	Percentage (%)
LEVEL 1	25,200 GSF	14,559 SF RENTAL	58%
LEVEL 2	25,200 GSF	19,721 SF RENTAL	78%
LEVEL 3	25,200 GSF	19,721 SF RENTAL	78%
LEVEL 4	25,200 GSF	19,721 SF RENTAL	78%
<b>TOTAL</b>	<b>100,800 GSF</b>	<b>73,722 SF RENTAL</b>	<b>73%</b>



**LYFarchitects**  
LAGRASSE YANOWITZ & FEYL  
Architecture + Land Planning + Construction Management  
One Elm Square | Andover | MA | 01810  
(978) 470.3675 | www.LYFarchitects.com

Stamp:

Arundel, ME

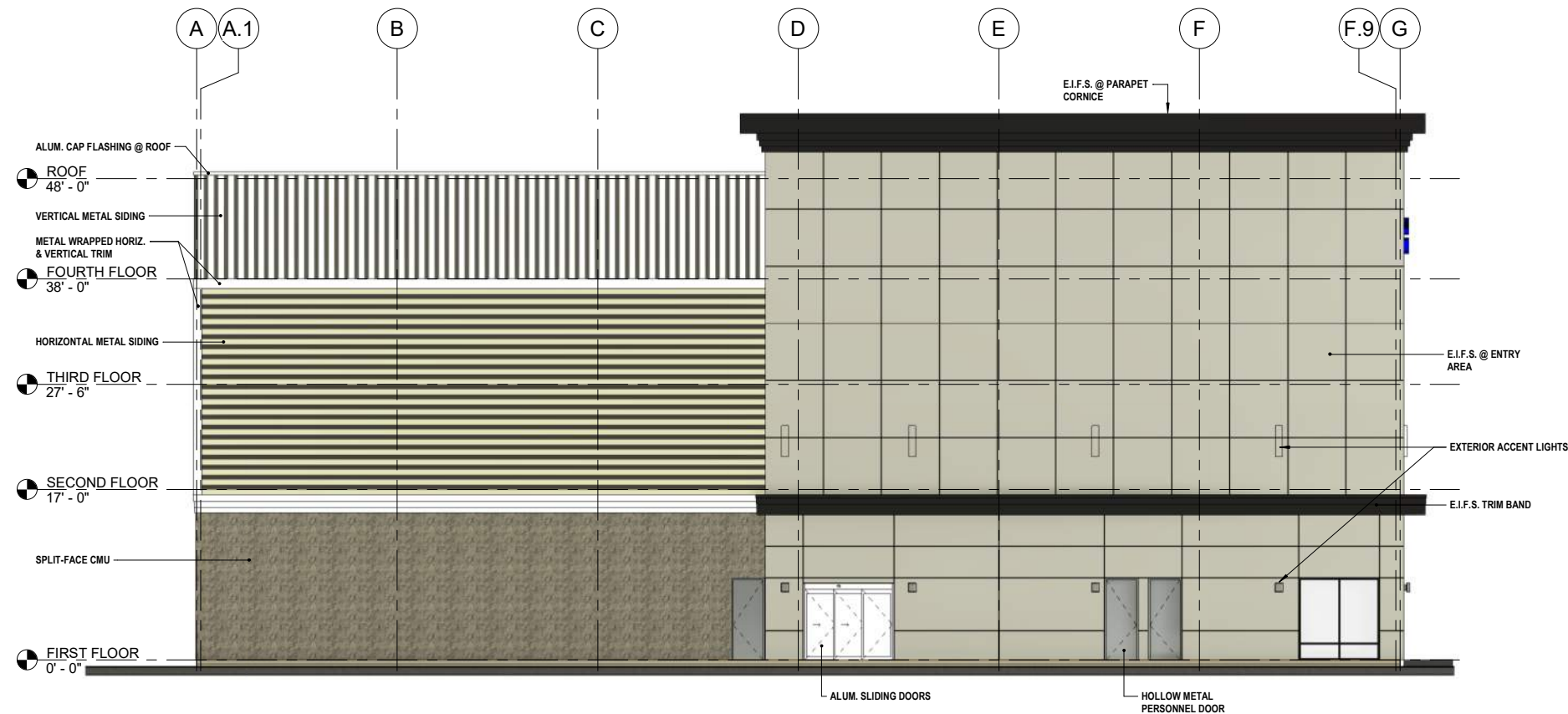
**ARUNDEL SELF-STORAGE  
SCHEME 'B-1'**  
2365 Portland Road  
Arundel, ME

**EXTERIOR ELEVATIONS I**

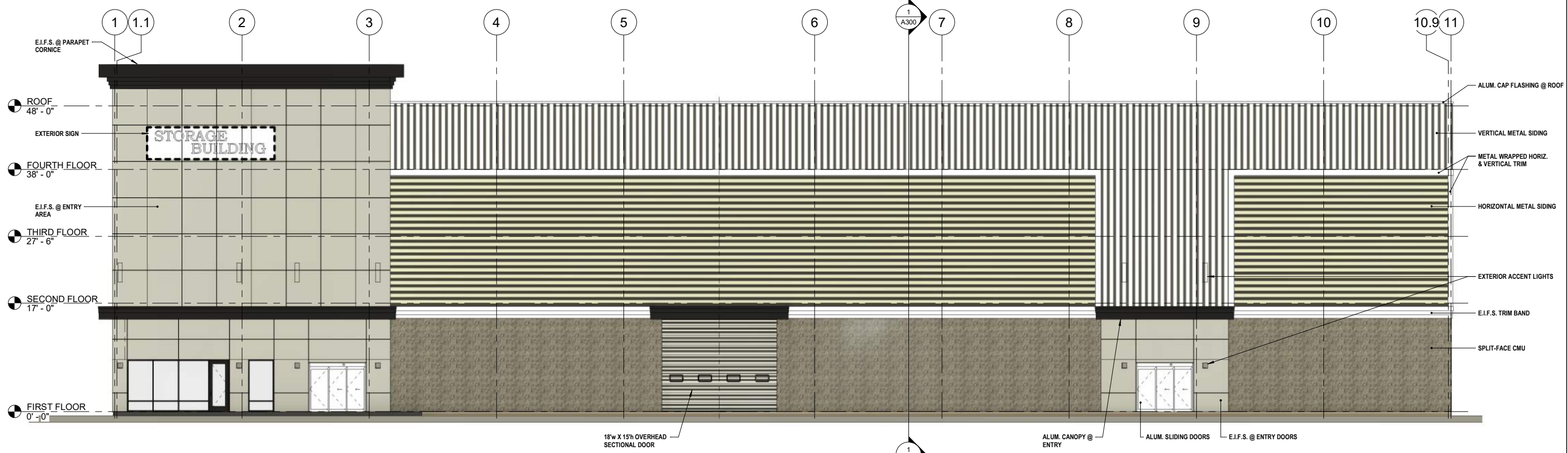
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Date	29 Sept 2022
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Sheet No. **A200**



2 WEST ELEVATION  
1/8" = 1'-0"



1 SOUTH ELEVATION  
1/8" = 1'-0"



2 LOOKING N/E



1 LOOKING S/W



**LYFarchitects**  
LAGRASSE YANOWITZ & FEYL  
Architecture + Land Planning + Construction Management  
One Elm Square | Andover | MA | 01810  
(978) 470.3675 | www.LYFarchitects.com

Stamp:

Arundel, ME

ARUNDEL SELF-STORAGE  
SCHEME 'B-1'

2365 Portland Road  
Arundel, ME

prepared for:  
location: Approver

EXTERIOR PERSPECTIVES

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P1