

**Town of Arundel Planning Board  
Application for Amendment of an  
Approved Subdivision**

For

Southern Maine Marine Amended Subdivision  
2461 Portland Road  
Arundel, Maine 04046

**Applicant**

KPT Marine, LLC – DBA Southern Maine Marine  
P.O. Box 2034  
Kennebunkport, Maine 04046

December 2, 2025

Prepared By:

**WALSH**  
ENGINEERING ASSOCIATES, INC.

One Karen Drive, Suite 2A  
Westbrook, Maine  
207.553.9898



December 2, 2025

Arundel Planning Board  
276 Limerick Road  
Arundel, Maine 04046

**RE: Amended Subdivision Application  
Southern Maine Marine  
2461 Portland Road, Arundel, Maine**

Dear Planning Board Members,

On behalf of KPT Marine LLC DBA Southern Maine Marine (Applicant), Walsh Engineering Associates, Inc. (WEA) is pleased to submit the enclosed application for amendment to the approved subdivision plan for the Southern Maine Marine facility at 2461 Portland Road in Arundel. The property is identified by the Town of Arundel's Assessor's Office as Map 12, Lots 4-01 and 4-02 and is zoned Business Industrial.

**Summary of History:**

The property at 2461 Portland Road consists of two parcels with a combined land area of 6.19 acres. The parcels were created in 1986, as shown on the approved subdivision plan for Paul and Anthony Gelardi recorded at the York Registry of Deeds in Plan Book 145 page 2. An amendment to the original subdivision plan was approved by the Arundel Planning Board on June 12, 2014, and the plan was recorded at the York Registry of Deeds in Plan Book 368 page 29. The 2014 amendment conveyed 90,000 square feet of land from Lot 1 to Lot 2 and allowed for the expansion of the Marine Maintenance Facility in the southern corner of the property with the gravel storage area.

**Proposed Amendment:**

The property owner proposes the merging of the existing two lots into a singular lot of ownership. The amended subdivision plan provided shows the removal of the existing lot boundary lines dividing the two lots. The combination of the two parcels allows for development of the southwestern portion of the properties that is currently vegetated and undeveloped. The intention of the amended subdivision is for the construction of the proposed warehouse building subject to the related Site Plan Review application submitted concurrently with this application herein.

On behalf of the applicant, thank you in advance for your review of this application.

Respectfully,

*Werner Gilliam*

Werner Gilliam  
Walsh Engineering Associates, Inc.

cc. Shawn Dumas, KPT Marine LLC  
Enc. Arundel Subdivision Amendment Application & Supporting Documents

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Southern Maine Marine Amended Subdivision  
2461 Portland Road, Arundel, Maine

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## **Attachment 1 – Planning Board Application & Checklist**



**SUBMISSION CHECKLIST FOR AMENDMENTS TO APPROVED SUBDIVISIONS**Project Name Southern Maine Marine Map / Lot Number 4-01 & 4-02

- Detailed Narrative of the proposed amendment and the necessity for the amendment
- Copy of the original signed subdivision plan
- Plan of proposed amendments to the plan prepared and sealed by either a Professional Engineer or Land Surveyor licensed to practice in the State of Maine
- Copy of the Arundel Planning Board's original Findings of Fact and Approval for the original subdivision.
- Copy of any approved deed restrictions intended to cover all or part of the lots or dwellings in the subdivision.
- Copies of existing and proposed deeds affected by the subdivision amendment.
- Plan illustrating proposed changes or modifications to approved roads, drainage systems, fire protection, utilities, or other infrastructure resulting from the amendment.
- Changes to Net Residential Density and Open Space reservations resulting from the proposed subdivision amendment
- Proposed intrusions into Shoreland Zones, increases in net impervious surfaces, and impacts to existing on-site septic and well locations.
- A revised storm water management plan in the event that the applicant proposes significant changes in runoff coefficients, surface cover, or watershed rerouting.
- The width and location of any streets or public improvements or open space shown upon the Official Map and the Comprehensive Plan.
- All parcels of new lands proposed to be dedicated to public use and the conditions of such dedication.
- Impacts to boundaries of any flood hazard areas as depicted on the municipality's Flood Insurance Rate Map and the 100-year flood elevation
- A list of remedial construction and infrastructure improvements and cost estimates
- A list of construction and maintenance items, with both capital and annual operating cost estimates, that must be financed by the municipality,
- The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.
- Proposed changes to the approved covenants or bylaws of the lot owner's association
- PDF file of Final Subdivision Plan
- List of the property owner names, mailing address, and map- lot designations of all parcels located within 200 linear feet of the proposed subdivision, individually printed on Avery 5160 mailing labels or equivalent (Note: Includes properties across roads, railroad tracks, and streams/rivers).
- A check in the amount of \$500 as well as \$225 for legal advertising fee and a mailing fee of \$2.00 per abutter. Additional fees for peer review and additional studies may be imposed by the Planning Board in the consideration of the application.

**Submission Requirements:** The applicant shall submit 10 hard copies of all submissions including documents and maps along with a **PDF** of all submission documents to the Land Use Office. Three full size 24" x 36" plans and 7- 11" x 17" copies. Applications deemed complete by the Town Planner must be submitted 14 days prior to be next Planning Board meeting

The Planning Board meets on the first and third Tuesday of the month.

## **Attachment 2 – Agent Authorization**

To Whom It May Concern,

By this letter, the undersigned, a representative of the KPT Marine, LLC (applicant), authorizes Walsh Engineering Associates, Inc. to act as the agent for the undersigned in the preparation and submission of all Federal, State, and Local permit applications and relevant documents and correspondence for all necessary permits for the proposed development and construction at the property 2461 Portland Road in Arundel, Maine; to attend meetings and site visits; to appear before all boards, commissions, and committees, and to provide such other services as are necessary and appropriate in furtherance of the aforementioned project.

Sincerely,

*Shawn Dumas*  
\_\_\_\_\_  
Signature

Shawn Dumas  
\_\_\_\_\_  
Printed Name and Title

8/1/2025  
\_\_\_\_\_  
Date

## **Attachment 3 – Property Deed**

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

**WARRANTY DEED**

**PBL HOLDINGS, LLC**, a Maine limited liability company with a mailing address of 2461 Portland Road, Arundel, Maine, 04046, for consideration paid, grants to **KPT MARINE, LLC**, a Maine limited liability company having a mailing address of 67 Ocean Avenue, Kennebunkport, Maine 04046, **with Warranty Covenants**, the land and interest in land situated in Arundel, York County, Maine, described as follows:

Two certain lots or parcels of land, together with any improvements thereon, situated on the southeasterly side of U.S. Route One in Arundel, York County, Maine, and being Lot Number One (1) and Lot Number (2) as shown and depicted on plan entitled "Plan Showing Subdivision of Land Made for Paul & Anthony Gelardi, Arundel, Maine" by Dow & Coulombe, Inc., Engineers and Surveyors, Saco, Maine, dated October 24, 1985, revised December 11, 1985, revised December 13, 1985 and duly recorded in the York County Registry of Deeds in Plan Book 145, Page 2, as amended and reconfigured in accordance with plan entitled "Amended Subdivision Plan, Southern Maine Marine Services, 2461 Portland Road, Arundel, Maine," dated January 27, 2014, as revised through May 21, 2014, prepared by Paul P. Gadbois and recorded in York Registry of Deeds in Plan Book 368, page 29, to which Plans and the record thereof reference is made for a more particular description of the within premises.

The property line adjustments between Lot Number One (1) and Lot Number Two (2) and easements burdening and benefitting each lot are referenced and described in a deed from PBL Holdings, LLC to PBL Holdings, LLC dated August 14, 2014 and recorded in the York County Registry of Deeds in Book 16875, Page 977.

The above described premises are conveyed subject to and to the benefit of the following to the extent they affect the same:

- A. Memorandum of Highway Entrance Permit dated July 16, 2013, and recorded in York Registry of Deeds in Book 16649, page 857; and
- B. Matters shown and depicted on plan entitled "Plan Showing Land Surveyed for Charles Lloyd Corporation, Arundel, Maine, prepared by Dow & Coulombe, Inc. Engineers and Surveyors, Saco, Maine, dated April 12, 1976, and revised through Maine 15, 1978, and recorded in York Registry of Deeds in Plan Book 93, page 20; and
- C. Matters shown and depicted on plan entitled "Plan Showing Subdivision of Land Made for Paul & Anthony Gelardi, Arundel, Maine" by Dow & Coulombe, Inc., Engineers and Surveyors, Saco, Maine, dated October 24, 1985, revised December 11, 1985, revised December 13, 1985 and duly recorded in the York County Registry of Deeds in Plan


Maine R.E. Transfer Tax Paid

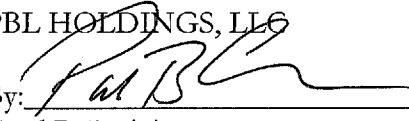
Book 145, Page 2, as amended and reconfigured in accordance with plan entitled "Amended Subdivision Plan, Southern Maine Marine Services, 2461 Portland Road, Arundel, Maine," dated January 27, 2014, as revised through Maine 21, 2014, prepared by Paul P. Gadbois and recorded in York Registry of Deeds in Plan Book 368, page 29; and

D. Rights and easements granted to Central Maine Power Company and Verizon New England by instrument dated January 17, 2003, and recorded in York Registry of Deeds in Book 12470, page 293.

Being the same premises conveyed to PBL Holdings, LLC by deed of Paul B. Lariviere dated January 9, 2009, and recorded in York Registry of Deeds in Book 15544, page 127.

IN WITNESS WHEREOF, PBL HOLDINGS, LLC, has caused this instrument to be signed in its name and behalf by Paul B. Lariviere, its Member, thereunto duly authorized, this 14<sup>th</sup> day of August, 2025.

  
\_\_\_\_\_  
Witness

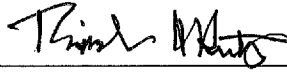
PBL HOLDINGS, LLC  
By:   
\_\_\_\_\_  
Paul B. Lariviere  
Its: Member

STATE OF MAINE  
YORK, ss

August 14, 2025

Personally appeared the above named Paul B. Lariviere, Member of said PBL Holdings, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

  
\_\_\_\_\_  
Notary Public/Maine Attorney-At-Law  
Richard A. Hull  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
My Commission Expires

## **Attachment 4 – 200-Foot Abutters List**



# 200 feet Abutters List Report

Arundel, ME  
July 24, 2025

## Subject Property:

Parcel Number: 012-004-01  
CAMA Number: 012-004-01  
Property Address: PORTLAND RD

Mailing Address: PBL HOLDINGS LLC  
517 POOL RD  
BIDDEFORD, ME 04005

## Abutters:

Parcel Number: 001-001A  
CAMA Number: 001-001A  
Property Address: 833 OLD POST RD

Mailing Address: SUPERIOR PLUS ENERGY SERVICES  
INC  
1870 S WINTON RD SUITE 200  
ROCHESTER, NY 14618

Parcel Number: 001-001B-01  
CAMA Number: 001-001B-01  
Property Address: 21 DMR RD

Mailing Address: KEITH F COLE PROPERTIES, LLC  
PO BOX 1533  
KENNEBUNKPORT, ME 04046

Parcel Number: 001-001D  
CAMA Number: 001-001D  
Property Address: 35 DMR RD

Mailing Address: GEM HOLDINGS LLC  
P O BOX 1117  
KENNEBUNKPORT, ME 04046

Parcel Number: 012-004-01  
CAMA Number: 012-004-01  
Property Address: PORTLAND RD

Mailing Address: PBL HOLDINGS LLC  
517 POOL RD  
BIDDEFORD, ME 04005

Parcel Number: 012-004-02  
CAMA Number: 012-004-02  
Property Address: 2461 PORTLAND RD

Mailing Address: PBL HOLDINGS LLC  
517 POOL RD  
BIDDEFORD, ME 04005

Parcel Number: 012-004C  
CAMA Number: 012-004C  
Property Address: 2409 PORTLAND RD

Mailing Address: KENNEBUNKPORT AERIE 4030 FOE  
PO BOX 1488  
KENNEBUNKPORT, ME 04046

Parcel Number: 012-004D  
CAMA Number: 012-004D  
Property Address: 2421 PORTLAND RD

Mailing Address: DRYDEN, RICHARD W  
2421 PORTLAND RD  
ARUNDEL, ME 04046

Parcel Number: 012-004F  
CAMA Number: 012-004F  
Property Address: 26 CORAL LN

Mailing Address: PAUL, LAWRENCE O & GLORIA  
26 CORAL LN  
ARUNDEL, ME 04046

Parcel Number: 012-011  
CAMA Number: 012-011  
Property Address: PORTLAND RD

Mailing Address: LPM MANAGEMENT INC  
281 POOL ST  
BIDDEFORD, ME 04005

Parcel Number: 012-011A  
CAMA Number: 012-011A  
Property Address: 2450 PORTLAND RD

Mailing Address: ROCKY START INC  
2492 PORTLAND RD  
ARUNDEL, ME 04046



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

SUPERIOR PLUS ENERGY  
SERVICES INC  
1870 S WINTON RD SUITE 200,  
ROCHESTER, NY 14618

GEM HOLDINGS LLC  
PO BOX 1117, KENNEBUNKPORT,  
ME 04046

DRYDEN, RICHARD W  
2421 PORTLAND RD, ARUNDEL,  
ME 04046

ROCKY START INC  
2492 Portland Road, ARUNDEL,  
ME 04046

PAUL, LAWRENCE O & GLORIA  
26 CORAL LN, ARUNDEL, ME  
04046

LPM MANAGEMENT INC  
281 POOL ST, BIDDEFORD, ME  
04005

KEITH F COLE PROPERTIES, LLC  
PO BOX 1533, KENNEBUNKPORT,  
ME 04046

KENNEBUNKPORT AERIE 4030  
FOE  
PO BOX 1488, KENNEBUNKPORT,  
ME 04046



# 2461 Portland Road

Town of Arundel, ME

1 inch = 300 Feet



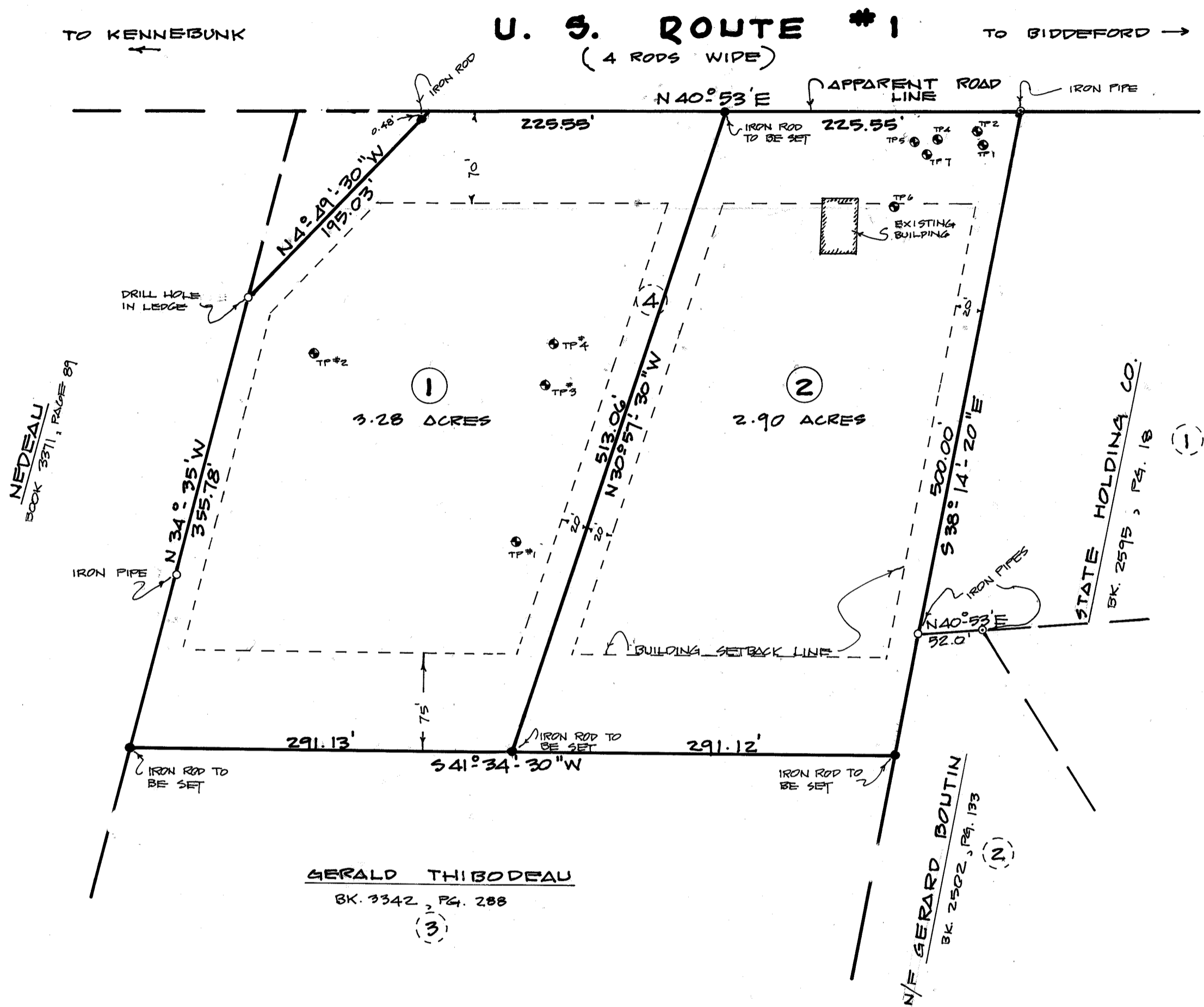
www.cai-tech.com

November 25, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

## **Attachment 5 – Subdivision Plans**



**PLAN REFERENCES :**

- 1 - " PLAN SHOWING LAND SURVEYED FOR CHARLES LLOYD CORPORATION " DATED APRIL 12, 1976 BY DOW + COULOMBE INC. REVISED 5-15-78.
- 2 - " SKETCH SHOWING LAND SURVEYED FOR ANTHONY + PAUL GELARDI " SEPT. 12, 1983 BY DOW + COULOMBE INC.
- 3 - " PLAN SHOWING LAND SURVEYED FOR CHARLES LLOYD CORP. " MAY 3, 1971 BY LIBBY + DOW.

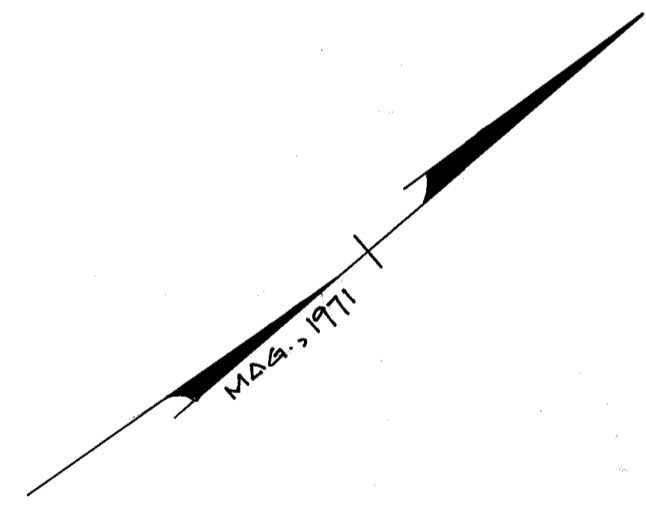
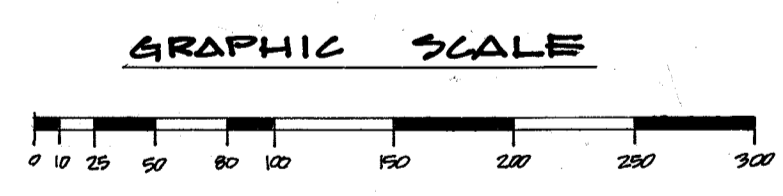
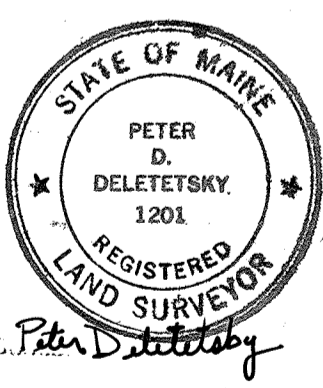
**NOTES :**

- 1 - TOTAL AREA EQUALS 6.18 ACRES.
- 2 - THIS AREA ZONED HIGHWAY COMMERCIAL DISTRICT.
- 3 - ADDRESS OF SUBDIVIDER :  
PAUL GELARDI, ANTHONY GELARDI  
MARSHALL PT., CAPE PORPOISE, ME. ROCKY PASTURE, CAPE PORPOISE, ME.
- 4 - ASSESSORS PLANS : MAP 12, LOT 4.
- 5 - LOCATIONS OF SOIL TEST PITS PER SOILS REPORT DATED DEC. 9, 1985 BY OLBERT FRICK, S.E. #103.
- 6 - LOCATIONS OF SOIL TEST PITS FOR LOT 2 PER SOILS REPORT DATED 6-24-85 BY TIMOTHY O. BROWN, S.E. #130.

**DEED REFERENCE :** BOOK 3041, PAGE 39

**LEGEND :** (2) - REFERS TO PLAN REFERENCE #1.

⊙ TP SOIL TEST PIT



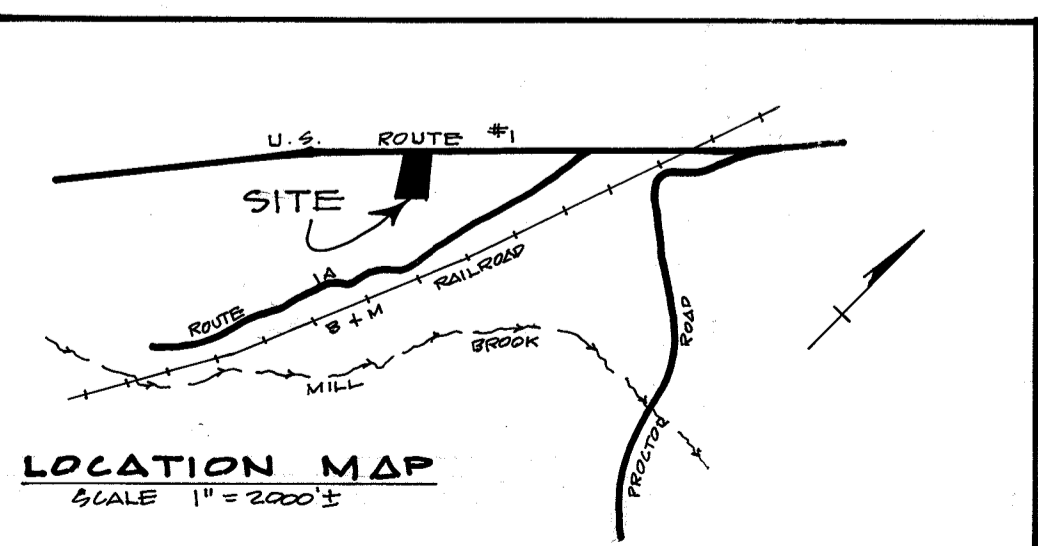
YORK, ss. REGISTRY OF DEEDS  
 Received JAN 31 1986  
 at 3 h 41 m P M, and  
 Filed in Plan Book 145 Page 2  
 DEPUTY: Barbara A. Allen  
 Register  
 03629

APPROVED BY : DATE:  
 Paul C. Bruniellard Jr. 12/18/85  
 Milda A. Costner 12/18/85  
 Charles C. Bennett  
 William A. Seal 12/18/85

ARUNDEL PLANNING BOARD

PLAN SHOWING A SUBDIVISION OF LAND MADE FOR  
**PAUL + ANTHONY GELARDI**  
 ARUNDEL MAINE.

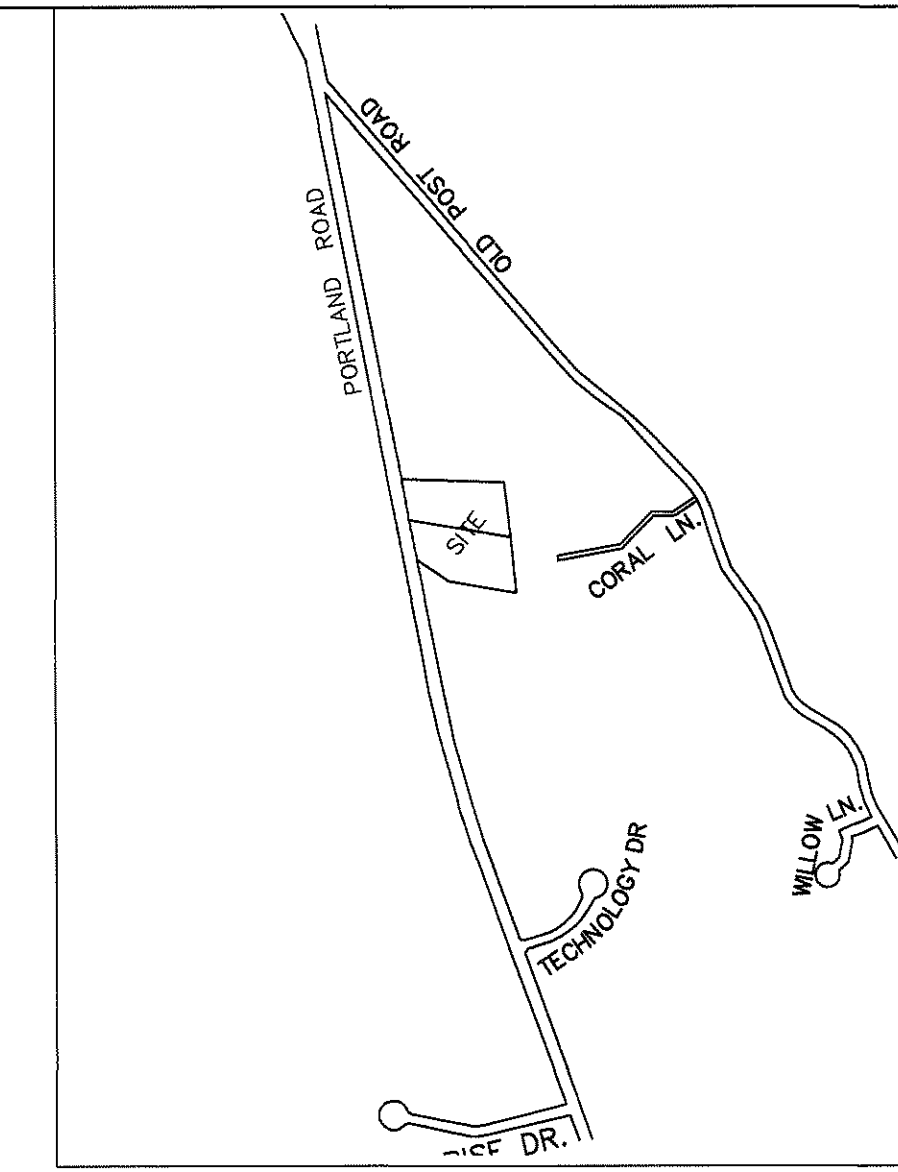
SCALE 1" = 80'  
 DOW + COULOMBE INC.  
 ENGINEERS + SURVEYORS, SACO MAINE.  
 OCTOBER 21, 1985  
 REVISED DECEMBER 11, 1985. REV. DEC. 13, 1985.



MAP 1 LOT 1D  
GARY E MARTIN  
10393/275

MAP 1 LOT 1A  
CHRISTINE ZANDER  
TRUSTEE OF 833 OLD POST TRUST  
14735/198

MAP 12 LOT 4F  
LAWRENCE & GLORIA PAUL  
5095/264



LOCATION MAP  
1"=1000'

REVISIONS:
DRAWN: P.P.G.
CHECKED: P.P.G.
SCALE: 1"=30'
FIELD BOOK:
DATE: 1-27-2014
JOB NO. 1293
ADDED REGISTRY RECORDING STAMP
1. 4-28-14
SHEET 1 OF 3

BENCHMARK  
HORIZ. SPIKE IN  
POWER POLE J-208  
EL=133.58

DISCONTINUE  
EXISTING DRIVE

PORTLAND ROAD

MAGNETIC

EXISTING  
BOAT STORAGE  
AREA

EXISTING  
GRAVEL

EXISTING  
9'X18.5'  
PARKING

EXISTING  
BUILDING  
FF=135.95

EXISTING  
PAVEMENT

EXISTING  
BUILDING  
FF=180.09

EXISTING  
PAVEMENT

EXISTING  
BUILDING  
72 X 150  
FF=129.00

EXISTING  
GRAVEL  
AND BOAT  
STORAGE

②  
AMENDED  
MAP 12 LOT 4-2  
220,102 SF

EXISTING  
CONCRETE  
SLAB

EXISTING  
NON DISCHARGE  
WASH BAY

EXIST.  
SIGN

COMMON  
ACCESS EASEMENT  
LOTS 1 AND 2

①  
AMENDED  
MAP 12 LOT 4-1  
52,578 SF  
ACCESS EASE 6,868 SF  
NET 45,710 SF

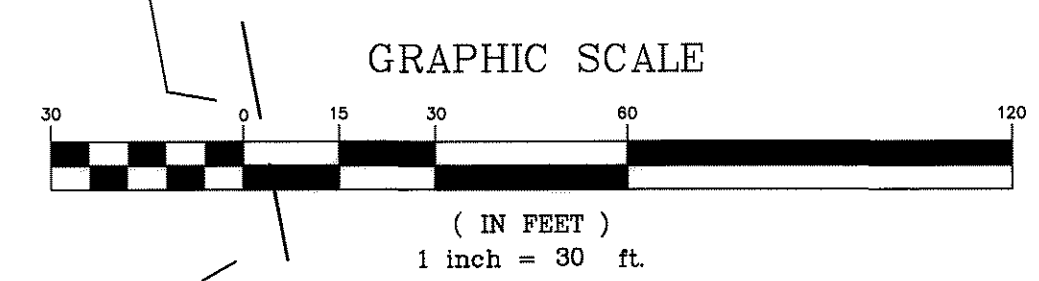
30' DRAINAGE  
EASEMENT

ORIGINAL PROPERTY LINE

EXISTING  
GRAVEL  
ENCROACHMENT

- SHEET INDEX:
1. AMENDED SUBDIVISION PLAN
  2. SITE PLAN
  3. DETAIL SHEET

- LEGEND
- ▲ SURVEYORS TRAVERSE POINT
  - FOUND IRON ROD OR PIPE
  - FOUND DRILL HOLE
  - IRON ROD TO BE SET
  - PROPERTY LINE
  - - - ABUTTERS PROPERTY LINE
  - - - SETBACK LINE
  - N/F NOW OR FORMERLY
  - ⊕ UTILITY POLE
  - OU— OVERHEAD UTILITIES



MAP 12 LOT 4D  
RICHARD W. DRYDEN  
11116/314

NOTES:

1. RECORD OWNER: PBL HOLDINGS, LLC  
517 POOL ROAD  
BIDDEFORD, MAINE
2. DEED REFERENCE: CONVEYANCE FROM PAUL B LARIVIERRE TO PBL HOLDINGS, LLC BY DEED DATED JANUARY 9, 2009 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 15544, PAGE 126.
3. PROPERTY IS SHOWN AS LOTS 4-1 AND 4-2 ON THE TOWN OF ARUNDEL TAX MAP #12.
4. TOTAL AREA OF PARCELS IS 6.18 ACRES PER PLAN REFERENCE.
5. PROPERTY IS LOCATED IN THE BI ZONE.
6. PROPERTY IS CURRENTLY SERVICED BY PUBLIC WATER, ON LOT SEPTIC AND OVERHEAD UTILITIES.
7. THE CONTOUR ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO NAVD88 DATUM.
7. PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD ZONE.
8. WETLANDS WERE DELINEATED BY JOSEPH NOEL CERTIFIED SOIL SCIENTIST AND LOCATED BY PAUL P. GADBOIS ENGINEERING.

ZONING STANDARDS: BI ZONE

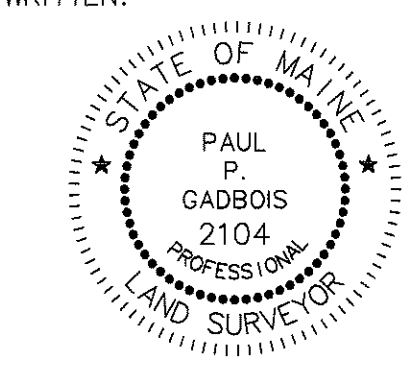
MINIMUM LOT SIZE	1 ACRE
MINIMUM ROAD FRONTAGE	200 FEET
SETBACK FRONT	50 FEET
SETBACK SIDE	40 FEET
SETBACK REAR	25 FEET
LOT COVERAGE	70%

PLAN REFERENCES:

SUBDIVISION OF LAND FOR PAUL AND ANTHONY GEALARDI DATED OCTOBER 24, 1985 BY DOW & COULOMBE ENGINEERS AND SURVEYORS APPROVED BY THE ARUNDEL PLANNING BOARD ON DECEMBER 18, 1985 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 145, PAGE 2.

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, RULES, OF APRIL 2001, CHAPTER 90, 'STANDARDS OF PRACTICE.' WITH THE EXCEPTION THAT NO REPORT WAS WRITTEN.

*Paul P. Gadbois*  
PAUL P. GADBOIS, PLS 2104 DATE



- SHEET INDEX:
- SHEET #1 AMENDED SUBDIVISION PLAN
  - SHEET #2 FINAL SITE PLAN
  - SHEET #3 EROSION CONTROL AND DETAIL SHEET

000279

APPROVAL  
TOWN OF ARUNDEL  
PLANNING BOARD

YORK,ss REGISTRY OF DEEDS  
Received July 29 2014  
at 8 h 30 m A M, and  
Filed in Plan Book 268 Page 29

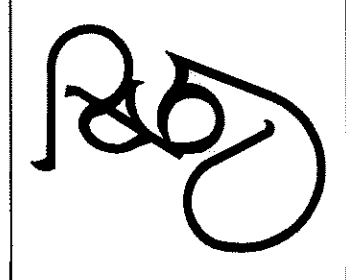
ATTEST:  
*Claudia Duke*  
Deputy Register

6-12-14  
DATE  
*Rose M. ...*  
CHAIRPERSON  
*de Kindere*  
*Robert J. ...*  
*...*

RECORD OWNER  
PBL HOLDINGS LLC  
517 POOL ROAD  
BIDDEFORD, MAINE

AMENDED SUBDIVISION PLAN  
SOUTHERN MAINE MARINE SERVICES  
2461 PORTLAND ROAD  
ARUNDEL, MAINE

PAUL P. GADBOIS  
ENGINEERING SURVEYING  
LAND PLANNING  
P.O. BOX 327, SACD, MAINE 04072  
(207) 283-3980



**PARCEL INFORMATION:**  
 OWNER OF RECORD: KPT MARINE LLC DBA SOUTHERN MAINE MARINE  
 STREET ADDRESS: 2461 PORTLAND ROAD, ARUNDEL, MAINE  
 PARCEL IDENTIFICATION: TOWN OF ARUNDEL TAX MAP 12, LOTS 4-01, 4-02.  
 TOTAL AREA OF PARCEL: 269,654 SQUARE FEET, 6.19 ACRES  
 CURRENT ZONE: BUSINESS / OFFICE PARK / INDUSTRIAL (BI)

**ZONING INFORMATION:**  
 CLASSIFICATION: BUSINESS - OFFICE PARK - INDUSTRIAL (BI) & SHORELAND ZONE OVERLAY  
 PERMITTED USE: WAREHOUSE, PROFESSIONAL OFFICES

MIN. LOT SIZE:	BI 1 ACRE	SHORELAND ZONE OVERLAY 1 ACRE
MIN. LOT FRONTAGE:	200 FEET	200 FEET
MIN. LOT WIDTH:	200 FEET	200 FEET
MAX. LOT COVERAGE :	70%	20% WITHIN SHORELAND
MAX. BUILDING HEIGHT:		
PRINCIPAL BUILDING & GARAGES:	50 FEET	35 FEET
ACCESSORY BUILDINGS EXCLUDING GARAGES:	35 FEET	35 FEET
MIN. FRONT YARD SETBACK:	50 FEET FROM ROUTE 1 OR 30 FEET	
MIN. SIDE & REAR YARD SETBACKS:	25 FEET	25 FEET
MINIMUM SETBACK FROM ABUTTING RESIDENTIAL PROPERTY:	50 FEET	50 FEET

(ZONING STANDARDS FROM TOWN OF ARUNDEL LAND USE ORDINANCE, ADOPTED JANUARY 30, 2017, AMENDED JUNE 12, 2024).

- PLAN REFERENCES:**
- TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
    - "SUBDIVISION OF LAND FOR PAUL AND ANTHONY GELARDI", PREPARED BY DOW & COULOMBE ENGINEERS AND SURVEYORS, DATED OCTOBER 24, 1985, APPROVED BY THE ARUNDEL PLANNING BOARD ON DECEMBER 18, 1985, AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 145, PAGE 2.
    - "AMENDED SUBDIVISION PLAN", PREPARED BY PAUL GADBOIS ENGINEERING SURVEYING LAND PLANNING, DATED JANUARY 27, 2014, RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 368, PAGE 29
    - "FINAL SITE PLAN" PREPARED BY PAUL GADBOIS ENGINEERING SURVEYING LAND PLANNING, DATED JANUARY 27, 2024, APPROVED BY THE ARUNDEL PLANNING BOARD ON APRIL 12, 2014.
    - "SITE PLAN FOR SOUTHERN MAINE MARINE MAINTENANCE GARAGE" BY WALSH ENGINEERING ASSOCIATES, INC., DATED OCTOBER 21, 2025, APPROVED BY THE ARUNDEL PLANNING BOARD ON OCTOBER 7, 2025.
  - ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
  - WETLANDS WERE LOCATED BY BRADY FRICK, CERTIFIED SOIL SCIENTIST OF ALBERT FRICK ASSOCIATES.

**FLOOD ZONE INFORMATION:**  
 CLASSIFICATION: ZONE X, AREA OF MINIMAL FLOOD HAZARD  
 FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 23031C0455G  
 EFFECTIVE DATE: JULY 7, 2024

**NOTES:**  
 THE PURPOSE OF THIS AMENDED SUBDIVISION PLAN IS TO:

- MERGE LOTS 1 AND 2.
- TO RELEASE COMMON ACCESS EASEMENT FOR LOTS 1 AND 2.
- AND RELEASE THE 30' WIDE DRAINAGE EASEMENT

AS SHOWN ON AMENDED SUBDIVISION PLAN DATED JANUARY 27TH, 2014, BY PAUL GADBOIS ENGINEERING SURVEYING LAND PLANNING RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 368 PAGE 29.

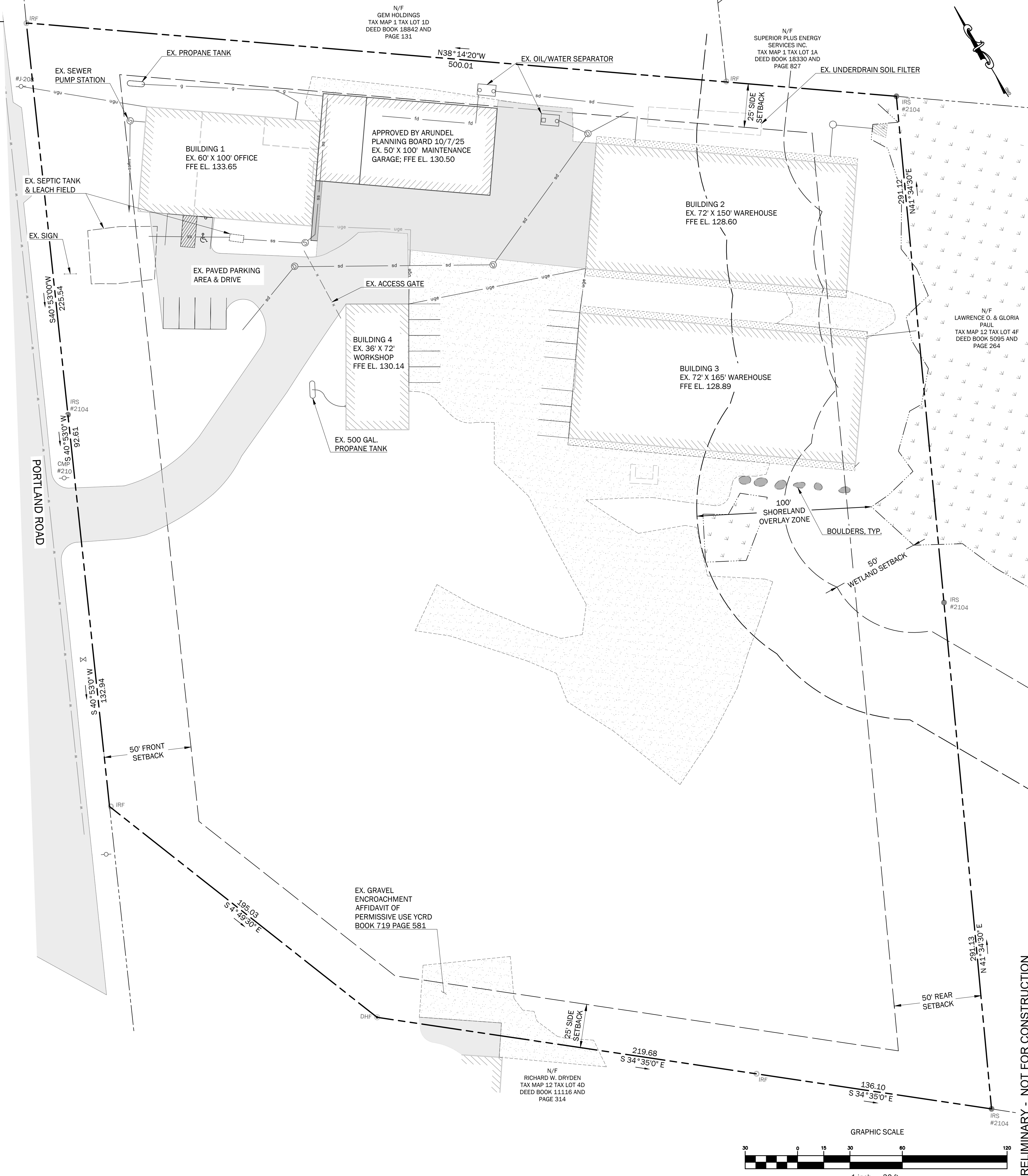
State of Maine, York ss.  
 Registry of Deeds  
 Received \_\_\_\_\_, 20\_\_\_\_  
 at \_\_\_\_h \_\_\_\_m \_\_\_\_M, and recorded in  
 Plan Book \_\_\_\_\_, Page \_\_\_\_\_  
 Attest:  
 Register

WE, THE PLANNING BOARD OF THE TOWN OF ARUNDEL,  
 HEREBY APPROVE THIS AMENDED SUBDIVISION PLAN:

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**LEGEND**

	PROPERTY LINE
	ABUTTERS PROPERTY LINE
	EASEMENT
	PROPERTY SETBACK
	ZONING BOUNDARY
	IRON ROD OR PIPE FOUND
	DRILL HOLE FOUND
	IRON ROD PREVIOUSLY SET BY #2104
	ABUTTER IDENTIFICATION
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	BUILDING
	GRAVEL CONCRETE
	LANDSCAPE/RETAINING WALL
	WETLANDS
	WETLAND SETBACK BUFFER
	STORM DRAIN MANHOLE
	STORM DRAIN LINE
	GAS LINE
	SANITARY SEWER MANHOLE
	SANITARY FORCE MAIN
	UNDERGROUND UTILITY
	UTILITY POLE
	BOLLARD LIGHT
	WALL LIGHT
	HANDICAP SYMBOL
	PARKING STRIPING
	TRAFFIC/PARKING SIGN
	CHAINLINK FENCE



**WALSH**  
 ENGINEERING ASSOCIATES, INC.  
 One Karen Dr., Suite 2A | Westbrook, Maine 04092  
 ph: 207.553.9898 | www.walsh-eng.com  
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**2ND AMENDED SUBDIVISION PLAN, GELARDI SUBDIVISION**  
 2461 PORTLAND ROAD  
 ARUNDEL, MAINE 04046

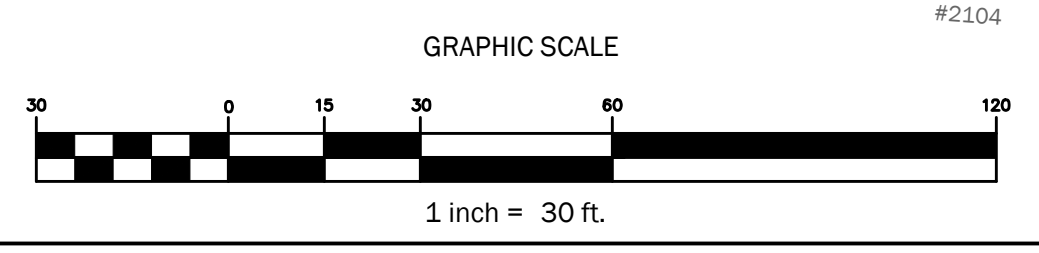
PREPARED FOR:  
**KPT MARINE LLC DBA SOUTHERN MAINE MARINE**  
 P.O. BOX 2034  
 KENNEBUNKPORT, MAINE 04046

Rev.	Date	Description	Drawn	Check

Sheet Title:  
**2nd AMENDED SUBDIVISION PLAN**

Job No.: 976 Sheet No.:  
 Date: DEC 2, 2025  
 Scale: AS SHOWN  
 Drawn: MRM/MBP  
 Checked: WRW/LLT

**C1.1**



PRELIMINARY - NOT FOR CONSTRUCTION