

# MEMORANDUM

March 3, 2026

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**To:** Arundel Planning Board  
**CC:** Ann Tardif, Land Use Office Manager, Town of Arundel  
American Iron and Metal LP | Property Owner  
Drew J. Olehowski, PE, Haley Ward, Inc. | Applicant's Agent  
**From:** Natasha Kypfer, Senior Planner, North Star Planning  
**Subject:** AIM Recycling | Conditional Use Renewal – Plenary Review

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## Overview

American Iron and Metal LP, known as “AIM Recycling”, has submitted a conditional use renewal application, in order to renew their expired permit on-file with the Town, thereby allowing for the resumed operation of a solid waste disposal facility. The existing 43,000± sq. ft. facility and metal recycling yard is located on a 22.9± acre parcel. The subject property is located at 2244 Portland Road (Tax Map 12, Lot 9).

Previously, on February 21, 2023, the Planning Board conducted a public hearing and approved the renewal of the conditional use for the subject property. That approval expired on February 21, 2026, as noted within the Conditions of Approval (*see Findings of Fact*, signed 02-21-2023). The Ordinance states: “All operating permits shall expire three (3) years from the date of issue.”

Per the application, the only proposed change on-site is the relocation of the pylon sign along the property's frontage, which is depicted on the accompanying revised site plan, dated 2-16-2026. Further, while some items on the application checklist are indicated as “does not apply”, staff finds this acceptable due to the conditions remaining unchanged on-site (aside from the proposed sign relocation as previously described).

## Recommendation

The Planning Board may consider the following next steps:

1. Determination of application completeness
2. If found complete, set a date certain for a Public Hearing
3. If found complete, set a date certain for a Site Walk (if deemed necessary)

## Zoning: Business/Office Park/Industrial District (BI)

The proposed development is within the Business/Office Park/Industrial District (BI). The use of a “Solid Waste Facility” is allowable so long as an approved Conditional Use application is on file with the Town, and the applicant meets all Conditions of Approval.

The application is subject to the general Site Plan Review standards (§10.6.4), the Performance Standards for the BI District (§6.6.5), and the Conditional Use Performance Standards specific to the Solid Waste Facilities use (§9.3.38.6). Because this application is a renewal, staff suggests the applicant speak to the application's continuing conformance to these standards and, subsequently, at the date of the Public Hearing, the Board should make findings on the record relative to all relevant standards.

**Section 9.3.38.6.c. requires performance standards for the specific conditional use:**

**c. Disposal Facility**

- 1) All waste disposal facilities shall be designed, located, and operated in strict compliance with the standards of Chapters 400, 401, 403, and 420 of the Rules of the Maine Department of Environmental Protection as appropriate, even if the nature of the materials or operation do not require a license from the Department.
- 2) The facility shall provide a landscaped buffer strip to visually screen the use from the street and neighboring residences on a year-round basis. Where natural vegetation cannot be maintained due to site conditions, the buffer may consist of fences, walls, tree plantings, hedges, or combinations thereof. The buffer areas shall be maintained and vegetation replaced to insure continuous year-round screening.
- 3) Access to the disposal site shall be secured when the facility is not open to ensure that unauthorized or unsupervised waste disposal does not occur.
- 4) The site shall not be over or within 300 feet of: a significant sand and gravel aquifer; a sand and gravel deposit; a tidal, perennial, or intermittent stream; the Kennebunk River; a pond or other body of water; or within 1,000 feet of a public drinking water supply.
- 5) A site shall not be in or over a 100-year floodplain.
- 6) Waste disposal facilities shall be designed, located, and operated in a manner to minimize odors.