

Town of Arundel, Maine

Conditional Use/Site Plan Review Application

Application Type: _____ Conditional Use or X Site Plan

Review Authority: _____ Staff Review Committee or _____ Planning Board
(As Determined by the Town Planner)

APPLICANT INFORMATION

1. **Project Name:** Weirs Motors Body Shop Addition
2. **Owner Name:** Weirs Motor Sales
Mail Address: 1513 Portland Road
Town, State, ZIP Code Arundel, Maine 04074
Telephone #: (207) 468-9870
Email: lzuke@weirsgmc.com
3. **Applicant Name** (if different): _____
Mail Address: _____
Town, State, ZIP Code _____
Telephone #: _____
Email: _____
4. **Authorized Agent** (person(s) who will be responsible for all communication with the Planning Board):
Name: Linda Zuke
Mail Address: Same as above
Town, State, ZIP Code "
Telephone #: "
Email: "
5. **Design Consultants** (Architect, Surveyor, Engineer, Planner)
Name: Paul P. Gadbois
Mail Address: P.O. Box 327
Town, State, ZIP Code Saco, Maine
Telephone #: (207) 283-3980
Email: pgadbois53@gmail.com

GENERAL INFORMATION

6. **Project Location:** 1513 Portland Road
Arundel Tax Map 33 Lot 2
7. **Land Use District(s)** DB-1 and DB-2
(consult Land Use Map and Shoreland Zoning Map)

8. Is the application for the establishment of a new business? Yes No If yes, complete the attached business registration form.

SITE INFORMATION

9. Please describe the existing use of the property to be developed and neighboring properties.

Currently an Automobile Dealership

Please describe the proposed use of the property.

To remain as a Dealership with all of the current uses. Owner / Applicant wishes to add
an addition to the Body Shop

10. Total Acreage of Site: 19.5 Acres Proposed Development Area: N/A
Proposed Road/driveway Length: N/A Area of parking lot N/A
Total Impervious Area: N/A

11. Proposed Infrastructure Improvements (List Facility Type & Public/Private Ownership)

Sewer: None Water: None
Road: None Utilities: Solar

12. Application Fee: \$750 Plenary CU/Site Plan Application
 \$250 for CU/Site Plan Revision or Renewal \$300 Administrative CU/Site Plan Application

** If your application is for Mineral Extraction, Automobile Graveyard, or Solid Waste Facility, call the Land Use Office for the correct fee amount as they differ from the fees above. **

All applicable 3rd party review fees to be paid by applicant.

Application fee is doubled if work has started or business has been established prior to application

13. Mailing Fee: \$2.00 per abutter

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

15. Please complete the attached Checklist to assure your application and site plan are complete.

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

Paul Gadbois

Pg

Applicant's Signature

12-10-25

Date

Town of Arundel Conditional Use/Site Plan Review Application Checklist

Project Name Weirs Motors Body Shop Addition

This checklist has been prepared to assist applicants develop their applications. It should be used as a guide. The checklist does not substitute for following the requirements of Section 10.5.2 of the Arundel Land Use Ordinance. The Town Planner will also be using the checklist to make sure your application is complete. Indicate in the first and third columns if the information has been submitted or if you request it to be waived. If you feel the information is not applicable to your project, please indicate so in the second column.

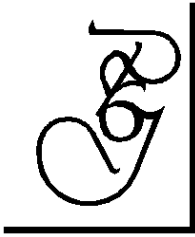
SITE PLAN REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
1. Property Boundary Survey signed & sealed by a Maine Licensed Land Surveyor, showing bearings and distances of the subject property boundary(s), and containing North arrow, graphic scale, acreage, property corners, date of survey, and location of adjacent lots and owner's names.	Yes				Dow & Coulombe Survey
2. Proposed Site Plan , drawn at a scale not to exceed one inch equals forty feet (1" = 40') or at a scale otherwise required by the Town Planner and showing both existing conditions and proposed improvements on the site; sealed by a Professional Engineer, Landscape Architect, or a Surveyor licensed in the State of Maine, and containing the following information:	Yes				
• Existing & proposed lot setback lines.	Yes				
• Existing & proposed rights of way, easements & other legal restrictions	Yes				Access to Tower
• Topographic survey showing existing and proposed site and building elevations at a contour interval of no more than two (2) feet, location and elevation of all existing and proposed structures, site features and site improvements.	Yes				
• Information Block containing location, address, Map-Lot number(s) of the subject property, as recorded in the Town Assessor's Office, name and address of the applicant(s), and owner(s) if different;	Yes				
• Approval Block providing space for the signatures of Planning Board members or the Staff Review Committee	Yes				
• Location of all on-site streams, watercourses, wetlands, waterbodies, drainage facilities and structures, 100-year floodplains, roads, driveways, parking lots,			N/A		Located entirely on existing pavement
• Delineation of all existing and proposed public and private easements on or directly adjacent to the property;	Yes				Access to Tower
• Location, dimensions, and layout of all existing and proposed built elements, including buildings and structures, parking areas, driveways, curbing, Town/State roads, sidewalks, fences, walls, steps, piers and docks, patios, swimming pools, and signage	Yes				
• Location of existing site features located on the property, including but not limited to existing streams, wetlands, drainage swales, tree lines, identification, and location of specimen trees greater than eight inches (8") caliper, location of existing rock outcrops, and boundary of 100-year Flood Zone as defined by the FEMA Flood Insurance Rate Map for the Town of Arundel			N/A		Located on existing pavement
	Submitted	Does	Applicant	Received	

SITE PLAN REQUIREMENTS	by Applicant	Not Apply	Requests to be Waived	by Town Planner	Comments
<ul style="list-style-type: none"> Location of existing and proposed utilities including overhead telephone poles and/or underground cables, public water lines, gate valves, fire hydrants, dumpsters or waste receptacles, private septic systems, and water supply wells. 	Yes				
<ul style="list-style-type: none"> Location, layout, and dimensions of all existing and proposed drainage facilities, accompanied by detailed drainage calculations signed and sealed by a Professional Engineer licensed in the State of Maine; 		N/A			No increase in impervious area or change in grading
<ul style="list-style-type: none"> Identification and location of all on-site soils derived from a medium intensity soil survey. The Planning Board or Staff Review Committee may at their discretion, require a high-intensity soil survey sealed by a Maine Licensed Soil Scientist. 		N/A			
<ul style="list-style-type: none"> Site Data Summary detailing the total area of all existing and proposed site improvements, the amount of impervious surface, lot area, lot coverage, street frontage, building area, wetlands area, and stream areas, and compliance with the space and bulk requirements of the governing zoning district. 		N/A			
<ul style="list-style-type: none"> The existing zone in which the property is located. In the event the property is divided by a zone line, the line shall be delineated and labeled on the Site Plan; 	Yes				
<ul style="list-style-type: none"> Sight distances delineated for all driveway and street openings and all easements required to maintain such sight distances in perpetuity shall also be delineated on the plan; 		N/A			
<ul style="list-style-type: none"> Location, type, size of incineration devices noise sources such as machinery. 		N/A			
<ul style="list-style-type: none"> Location and inventory of outdoor materials storage 		N/A			
<ul style="list-style-type: none"> Existing and proposed fire protection and fire suppression resources including location, size, flow rates and capacity, construction details and specifications, of cisterns, dry hydrants, wet hydrants, fire ponds, booster pumps, building fire department connections, external sprinkler system cisterns 		N/A			
<p>3. Detail Sheet showing construction details of proposed streets, drives, roads, sidewalks, retaining walls, lighting fixtures, fences, and all similar proposed site improvements.</p>		N/A			
<p>4. Outdoor Lighting Plan <i>consisting of:</i></p>					
<ul style="list-style-type: none"> The location of all existing and proposed exterior lighting fixtures. 	Yes				
<ul style="list-style-type: none"> Specifications for all proposed lighting fixtures 		N/A			Existing
<ul style="list-style-type: none"> Proposed mounting height of all exterior lighting fixtures 		N/A			Existing
<ul style="list-style-type: none"> Analyses and illuminance level diagrams. 		N/A			Existing
<ul style="list-style-type: none"> Drawings of all relevant building elevations showing fixtures, portions of walls to be illuminated, illuminance levels, and the aiming points for remote light fixtures. 		Yes			

SITE PLAN REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
5. Landscape Plan showing location, layout, and quantity of all ornamental plant material and ground cover to be installed on the site. Plan should include s of all proposed plant material and ground cover and including:		N/A			
• Planting Schedule indicating plant species, variety, common name, quantity, size, and installation specifications;		N/A			
• Planting details for shrubs and trees		N/A			
6. Building Plans of all proposed structure(s) including interior layout, side, and front elevations drawn to a scale of not less than 1/4 inch to 1 foot.	Yes				
7. Schematic elevation of proposed signs , drawn to a scale of not less than 3/4 inches to 1 foot, and illustrating sign layout, lettering, graphics and logos, materials, color, and proposed illumination.		N/A			No new signs are proposed
8. Detailed Cost Estimates of all proposed site improvements including quantity and unit costs of materials and 10% contingencies.	No				Weirs has the financial capacity.

WRITTEN SUBMISSION REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
1. Complete Site Plan Review Application Form (10 copies) 2 copies of site plan 24" x 36' and 8 copies @ 11" x 17"	Yes				
2. Plenary or Administrative Site Plan application fee and Peer Review fee	Yes				
3. Name, mailing addresses, and Map/Lot number of all abutters within 200 feet of the subject property printed on Avery 5160 labels. Include \$2.00/abutter along with application fee.	Yes				
4. Evidence of applicant's right, title or interest (deed, lease agreement, purchase & sale, or letter of authorization) in the property and any deed restrictions or easements on the property	Yes				
5. On-site soil investigation report by a Licensed Site Evaluator.		N/A			
6. Copies of final Association Covenants and Condominium documents, rights-of-ways, utility, construction, and sight distance easements, Road Maintenance Agreements, and other pertinent legal documents.		N/A			
7. Stormwater Drainage Calculations, prepared and sealed by a Maine licensed civil engineer.		N/A			Project located over existing pavement
8. Digital copy of the entire application package in an Adobe PDF format, including maps and drawings	Yes				
9. Other Studies:					
• Traffic Impact study, prepared and sealed by a Maine licensed Traffic Engineer.		N/A			
• Groundwater Study: Analyzing the individual and cumulative impacts of the proposed project upon existing groundwater quality.		N/A			

WRITTEN SUBMISSION REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
<ul style="list-style-type: none"> Market Study: Prepared by a qualified market research firm, and indicating the potential feasibility and projected success of a proposed use. 		N/A			
<ul style="list-style-type: none"> Fiscal Impact Assessment: Analyzing the projected fiscal impacts to the municipal service delivery system 		N/A			
10. Written copies of all required state and federal approvals. Relevant state and federal laws include, but are not limited to Stormwater, Site Location, Natural Resources Protection Act, and Sec. 404 Clean Water Act (federal), and MDOT permits for road and driveway openings on Route 1 and Route 111.	Yes				No DEP permit required project meets Site Law Exemption for new construction
11. Letter of Compliance from the Arundel Fire Chief	Yes				Submitted previous letter
12. Letter of Compliance from the Arundel Public Works Director (only if accessed from Town road)	Yes				Submitted previous letter
13. Other information required by the Planning Board or Staff Review Committee					



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

November 26, 2025

Samantha Peikes
North-Star Planning
49 Pineland Dr., Suite 302
New Gloucester, Maine 04046

Re: Weirs Motor Sales, Inc., 1513 Portland Road, Map 33, Lot 2.

Ms. Speikes,

The owner wishes to add a 20 x 20 proposed addition for additional office and customer waiting area to the Body Shop and Collision Center building.

The nearest hydrant is located 207 feet south of the southerly boundary line. The project is not located within a flood zone.

The existing curb cut will be utilized. No new curb cuts are proposed.

Lighting:

An entry light will be mounted at the proposed entrance.

Easements:

The property is subject to access and utility easement to the tower. No changes are proposed.

Stormwater:

The proposed development is located over existing pavement. No new impervious area is proposed for this project. The stormwater drains over existing pavement in a westerly direction towards an existing wetland. No change in the drainage pattern will occur with the construction of this structure.

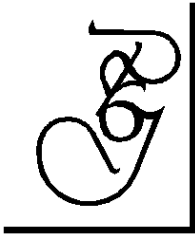
DEP Site Law

The proposed project meets the Site Law exemption criteria for modification of existing development.

Solid Waste

A negligible amount of debris will be generated from creating the foundation. The proposed project will not generate any hazardous waste during construction or operation.

Cassella Waste Management has indicated they have the capacity to take waste generated from the project.



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

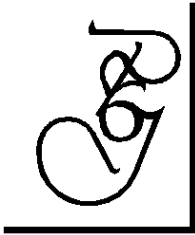
P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

Fire and Public Works Departments

I have not reached out to the fire and public works departments for this proposed project. I have submitted the previous letters with no objection to the proposed solar canopy project.

Very truly yours,

Paul P. Gadbois, P.E., P.L.S.



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

November 24, 2025

Paul P. Gadbois, P.E., P.L.S.
Paul P. Gadbois Engineering
P.O. Box 327
Saco, Maine 04072

RE: Weirs Motor Sales, 1513 Portland Road, Arundel, Maine. Tax Map 33, Lot 2.

Dear Paul,

This letter will serve as authorization for Paul P. Gadbois Engineering to act as agent on the above-mentioned project with regards to various land use permitting requirements for the property (Tax Map 33, Lot 2) located off Portland Road in Arundel. This will include any submissions to the DEP, ACOE, and the Town.

Very Truly Yours,

Linda Zuke
Weirs Motor Sales

BDR PROPERTIES LLC
C/O PHOENIX WELDING
101 MCALISTER FARM RD
PORTLAND, ME 04103

RCC ATLANTIC, INC
C/O VERIZON WIRELESS
P O BOX 2549
ADDISON, TX 75001

BFG ME NH LLC
PTA - EX # 7683
P O BOX 320099
ALEXANDRIA, VA 22320

SPRINT SPECTRUM
P O BOX 85022
BELLEVEUE, WA 98015

BW CAMPGROUND REALTY LLC
1601 PORTLAND RD
ARUNDEL, ME 04046

US CELLULAR
C/O DUFF & PHELPS LLC
P O BOX 2629
ADDISON, TX 75001

CAIN, III, MARTIN J
6 PINE ST
ARUNDEL, ME 04046

VERIZON WIRELESS
P O BOX 2549
ADDISON, TX 75001

CORSIE HOLDINGS LLC
128 WHITTEN HILL RD
KENNEBUNKPORT, ME 04046

WEIRS MOTOR SALES INC
1513 PORTLAND RD
ARUNDEL, ME 04046

DREW, MICHAEL ROBERT
21 WHITE PINE DR
ARUNDEL, ME 04046

WESTFIELD, INC
26 RIVERS EDGE DR
KENNEBUNK, ME 04043

DREW, RITA G
115A THOMPSON ST
WELLS, ME 04090

FROG7 LLC
P O BOX 588
KENNEBUNKPORT, ME 04046

MADORE, BERNON J
1561 PORTLAND RD
ARUNDEL, ME 04046

MADORE, SUZANNE M
68 GREENBROOK LN
ARUNDEL, ME 04046



Mr. Paul Gadbois,

This letter is in response to your email on 9/22 regarding the proposed solar canopy at the Wiers Motor Sales on Rte. 1.

Provided that there will be no changes made to the existing curb cuts at the paved entrances, Arundel Public Works has no objection to this project and as far as I am concerned this project is in compliance with the current street use provisions in the Town of Arundel.

Thank you,

Benjamin Byrne

Ben Byrne

Public Works Director

Town of Arundel

207-468-4715



Arundel Fire-Rescue

468 Limerick Road
Arundel, Maine 04046
Phone:(207) 985.2572 Fax: (207) 985.6605

September 24, 2025

Mr. Paul Gadbois
PO Box 327
Saco, Maine 04072

Mr. Gadbois,

Currently, the Fire Department has no needs for 1513 Portland Road (Weirs Motors) based on the plans provided September 24, 2025. Arundel Fire Department may have additional requests, if the proposed plans are to be modified.

If you have any further questions, please don't hesitate to reach out.

Andrew Stevenson
Chief
Arundel Fire Rescue Department

Know All Men By These Presents.

BOOK 1783 PAGE 495

That BERNON MADORE of Kennebunk and REYNALD J. GONNEVILLE of Dayton both of the County of York and State of Maine

in consideration of ONE DOLLAR (\$1.00) and other valuable considerations

paid by WEIRS MOTOR SALES, INC. a corporation duly existing by law and having an established place of business at Arundel in said County and State

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Weirs Motor Sales, Inc., its ^{successors} ~~heirs~~ and assigns forever,

a certain lot or parcel of land together with the buildings thereon, situated on the new State Highway, so-called, now being commonly known as U.S. Highway Route Number One, leading from Kennebunk to Biddeford, in Arundel formerly known as North Kennebunkport, in the County of York and State of Maine, and being bounded and described as follows:

BEGINNING at the Northeasterly corner of a lot conveyed by Alphonsine Giguere and Arthur Giguere to Mary Jane Hutchins, now other land of the Grantors herein; thence running South thirty-five degrees forty minutes East by and along land formerly of Mary Jane Hutchins, now other land of the Grantors herein, two hundred seventy-nine (279) feet more or less to a marked twin Oak tree to a corner and land formerly of Mary Jane Hutchins; thence turning and running North thirty-seven degrees nine minutes East (N.37°9'E.) by and along land formerly of Mary Jane Hutchins, one thousand seven and twelve hundredths (1007.12) feet to a hub set in the ground; thence continuing on a course of North forty-one degrees eighteen minutes East (N.41°18'E.), one hundred twenty-four and twenty-six hundredths (124.26) feet to an old iron driven into the ground at land of one Dion or owner, being commonly known as the "Log Cabin Property"; thence turning and running North thirty-six degrees five minutes West (N.36°05'W.) by and along land of one Dion or owner, being commonly known as the "Log Cabin Property" and an old barbed wire fence, three hundred seven and twenty-two hundredths (307.22) feet to an iron driven into the ground on the apparent Southeasterly sideline of said U.S. Highway Route Number One; thence turning and running South forty-one degrees eighteen minutes West (S.41°18'W) by and along the Southeasterly sideline of said Highway, two hundred six and sixty-four hundredths (206.64) feet; thence continuing on a course of South thirty-five degrees twenty-nine minutes West (S.35°29'W) by and along said highway, nine hundred thirty-three and thirty-three hundredths (933.33) feet to an old iron driven into the ground, the land formerly of Mary Jane Hutchins, now other land of the Grantors, and to the place of beginning. Said premises being known as the "Lone Eagle Cabins and Restaurant".

Meaning and intending hereby to convey the same premises as conveyed to the Grantors by Russell P. Hutchins by his deed dated August 24, 1966 and recorded in the York County Registry of Deeds Book 1736, Page 174.

Also another certain lot or parcel of land situated in the City of Saco, bounded and described as follows:

Beginning at an iron pipe driven into the ground on the southwesterly side of King Street at the easterly corner of land conveyed by Harry Friedman to Parson's Realty Company, Inc.; thence Southeasterly by the southwesterly side of said King Street 262.18 feet to an iron pipe driven into the ground at the junction of the northwesterly side of

Winter Street Extension and the southwesterly side of said King Street; thence southwesterly by said Winter Street Extension and making an included angle of 89° - 47' with said King Street 237.85 feet to an iron pipe driven into the ground and land now or formerly of one Gilpatric; thence northwesterly by said Gilpatric land and making an included angle of 90° - 14' with said Winter Street Extension 262.49 feet to an iron pipe driven into the ground at the southerly corner of said land conveyed by Harry Friedman to said Parson's Realty Company, Inc.; thence north-easterly by said land conveyed by Harry Friedman to said Parson's Realty Company, Inc., and making an included angle of 89° - 44' with the last described line of 238.20 feet to the point of beginning.

Subject to whatever sewer and other rights that exist over the herein described lot.

Being the same premises as conveyed to the Grantors by Parson's Realty Company, Inc. by its deed of warranty dated April 14, 1967 and recorded in the York County Registry of Deeds Book 1762, Page 106.

Also a certain lot or parcel of land together with the buildings thereon situated in Arundel (said Arundel being formerly known as North Kennebunkport), County of York and State of Maine on the South-easterly side of the State Highway leading from Kennebunk to Biddeford and bounded and described as follows:

Beginning at a point on the Easterly side of said highway at an iron pin and right of way adjoining the land now or formerly of George L. Brown; thence running Easterly by said right of way to what is known as the Worth lot, so-called, and the same premises sold by one Cleaves to William Bartlett; thence Northerly by said Worth lot to land formerly of Howard Cleaves, now of parties unknown; thence Westerly by said Cleaves lot to a point which is One Hundred (100) feet from the State Highway; thence at nearly right angles Southerly Two Hundred (200) feet; thence at nearly right angles one hundred (100) feet Westerly to the Highway; thence Southerly by the Highway to the point of beginning.

Being the same premises as described in deed of Norman G. Rochefort to Reynald J. Gonneville dated June 8, 1963 and recorded in York County Registry of Deeds in Book 1500, Page 119. The interest of the Grantor Bernon Madore being by virtue of a deed of Norman G. Rochefort et al dated Sept. 15, 1962 which deed is also recorded in the York County Registry of Deeds.

The foregoing described premises are conveyed subject to mortgages to the First National Bank of Biddeford and the Ocean National Bank of Kennebunk, Maine, which the Grantee assumes and agrees to pay.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said - - - - -

Weirs Motor Sales, Inc., its Successors

~~and~~ and assigns, to its and their use and behoof forever.

And we do COVENANT with the said Grantee, its/ ^{Successors} ~~and~~

and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, its ^{Successors} ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof. We, the said Bernon Madore and Suzanne M. Madore, wife of Bernon Madore, and Reynald J. Gonneville and Cecile A. Gonneville, wife of Reynald J. Gonneville

joining in this deed as Grantors, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this **Fourteenth** day of September in the year of our Lord one thousand nine hundred and sixty-seven.

Signed, Sealed and Delivered
in presence of

Charles W. Smith
Charles W. Smith
Charles W. Smith

Bernon Madore
Suzanne M. Madore
Reynald J. Gonneville
Cecile A. Gonneville

State of Maine, York } ss.

September 14th 1967

Personally appeared the above named Bernon Madore and Reynald J. Gonneville - - - -

and acknowledged the above instrument to be their free act and deed.

Before me,

Charles W. Smith
Justice of the Peace

York, ss.
Received SEP 18 1967 at 9:30 AM
and recorded from the original.

Notary Public



Existing Body Shop



Graham Architects

Kennebunkport, Maine
T:207.967.8850
F:207.967.8851

www.grahamarchitects.com

PROJECT

WEIRS BODY SHOP

1513 Portland Road
Arundel, Maine
Map: 33 Lot 2

PRELIM 09.08.25

CLIENT

Weirs Buick GMC
1513 Portland Road
Arundel, ME 04046

CONTRACTOR
Robert L. Zuke Builder
Log Cabin Road
Arundel, ME 04046

CIVIL ENGINEER

INFORMATION

Path: m:\architecture\GMC\dwg\

Issue Date: 09.08.2

Drawn By: DG

Checked By: DG

Revision:

- 1.
- 2.
- 3.
- 4.

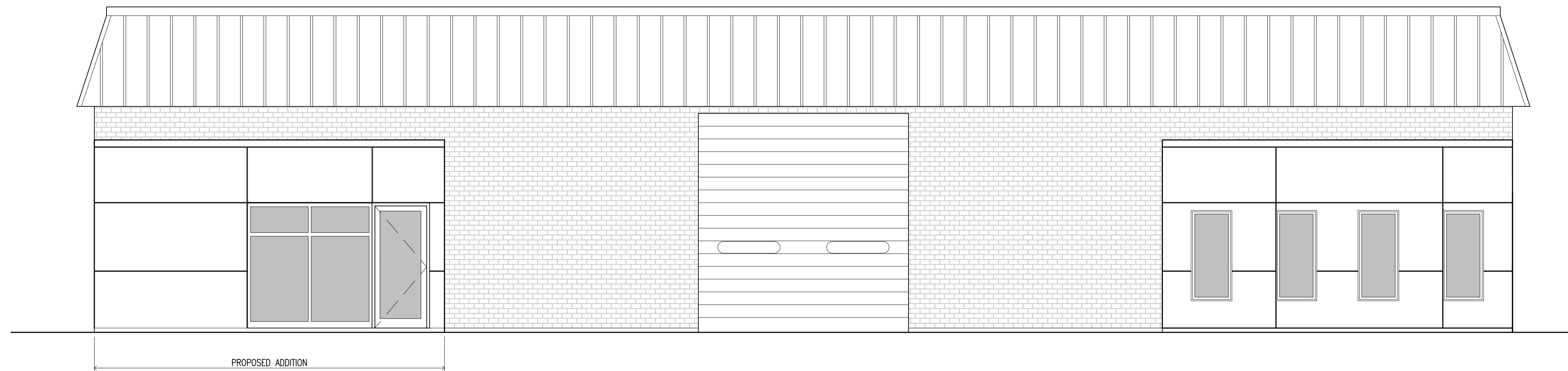
TITLE

Floor Plans

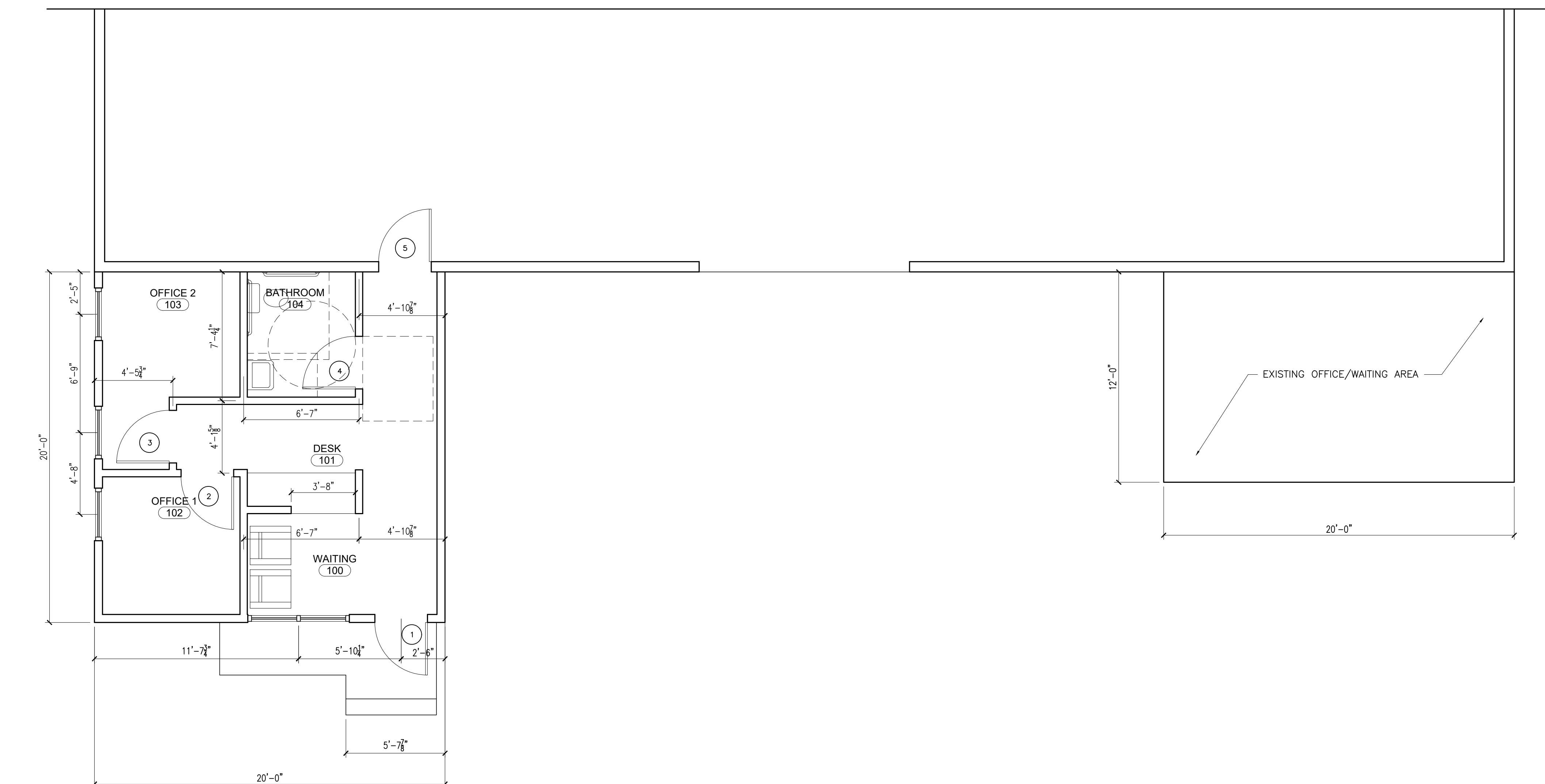
SCALE: AS NOTED

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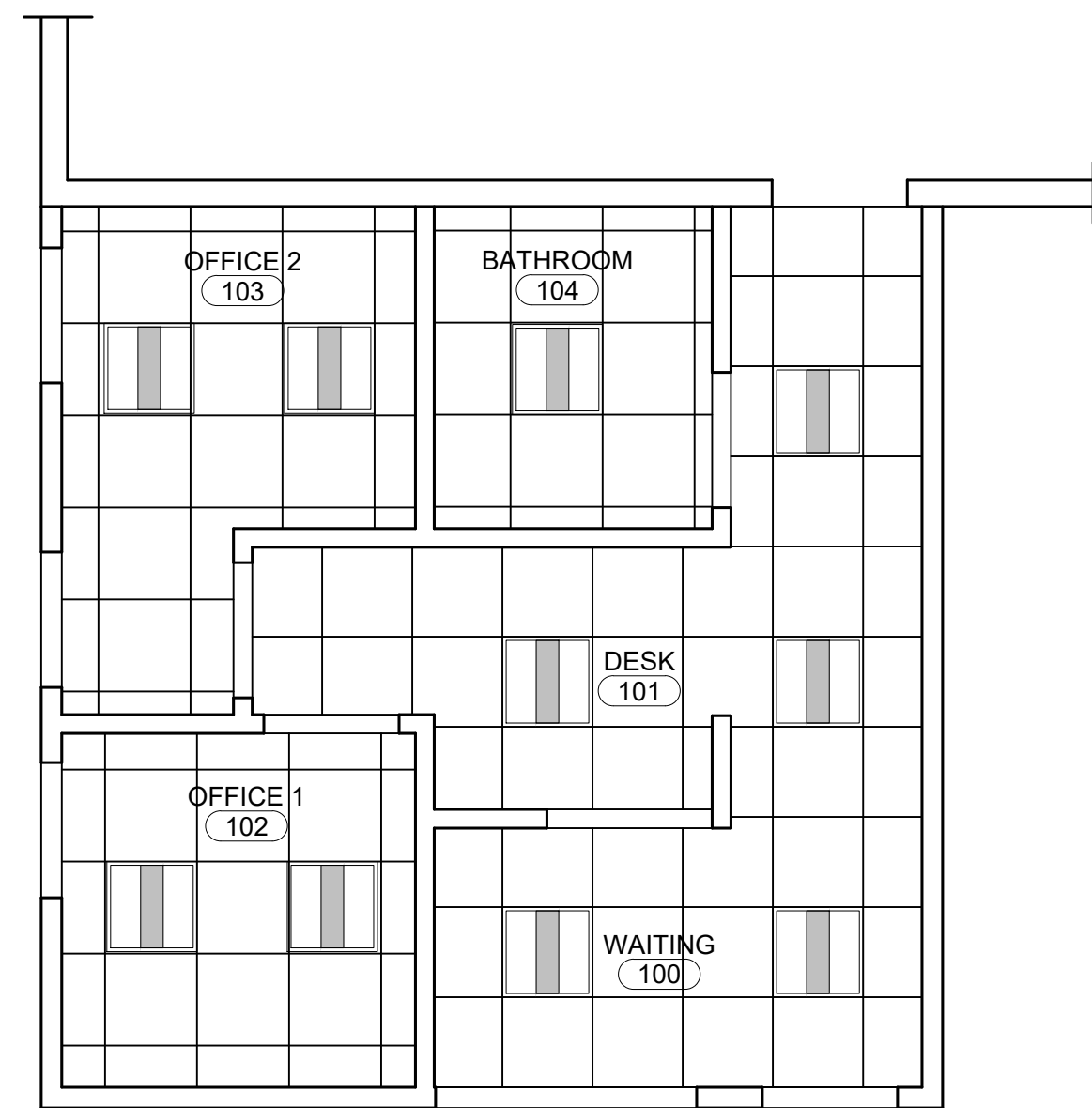
A101



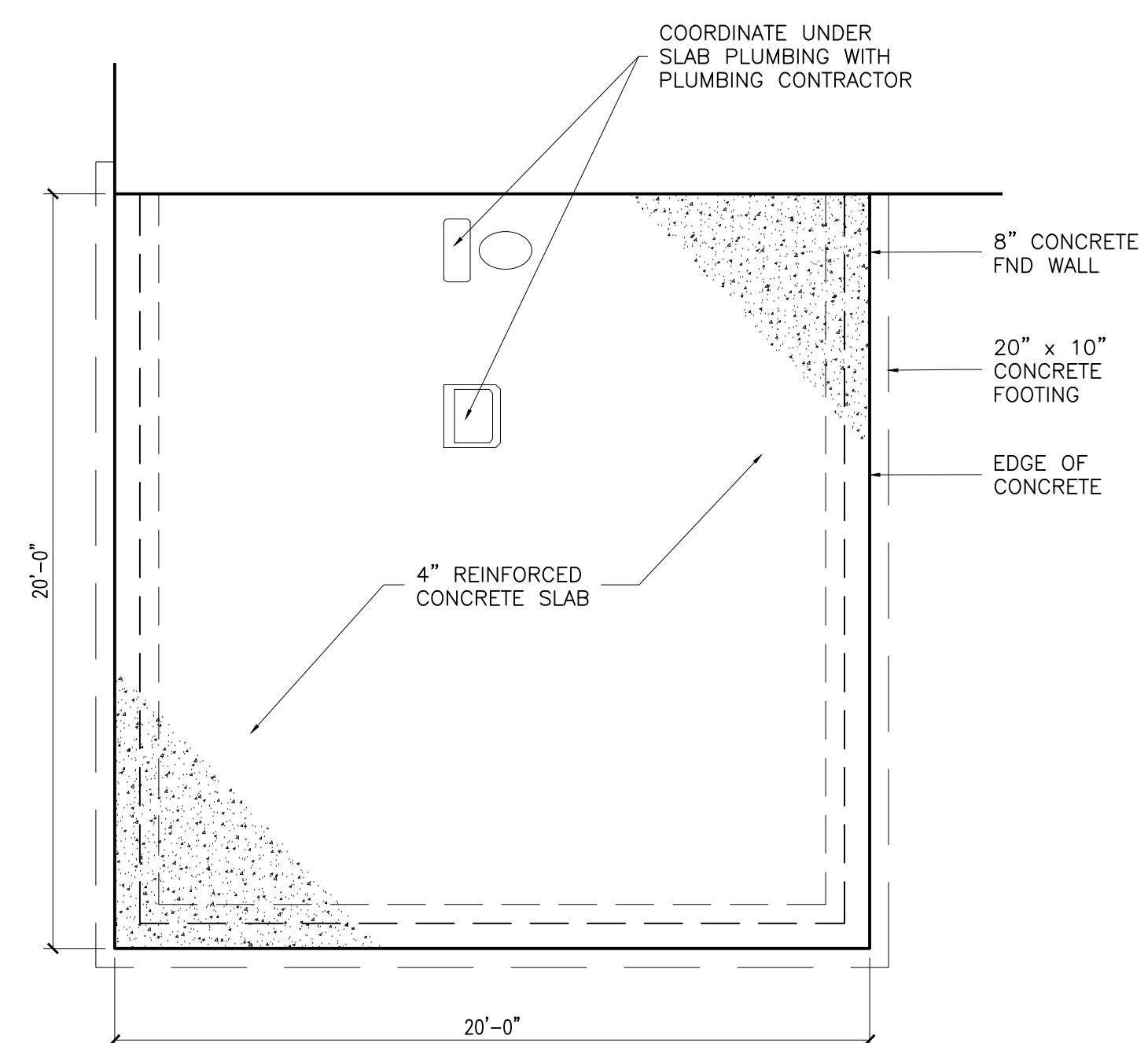
3 1/4"=1'-0" FRONT ELEVATION



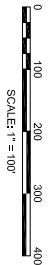
1 1/4"=1'-0" PROPOSED FLOOR PLAN



4 1/4"=1'-0" REFLECTED CEILING PLAN



2 1/4"=1'-0" FOUNDATION PLAN



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

COVER SHEET
 WEIRS MOTORS
 1513 PORTLAND ROAD
 ARUNDEL, MAINE

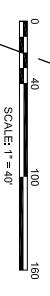
RECORD OWNER
 WEIRS MOTOR SALES
 1513 PORTLAND ROAD
 ARUNDEL, MAINE

DRAWN:	P.P.G.	REVISIONS:	
CHECKED:	P.P.G.		
SCALE:	1" = 100'		
FIELD BOOK:			
DATE:	11-26-2025		
JOB NO.:	1416-25		
SHEET	1 OF 2	1.	12-10-25 ADDED SITE AREA



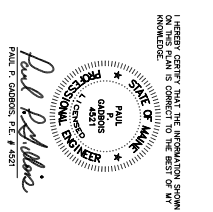


- LEGEND**
- A SURVEYORS TRAVERSE POINT
 - FOUND IRON ROD OR PIPE
 - PROPERTY LINE
 - UTILITY POLE
 - OVERHEAD UTILITIES
 - EXISTING FIRE HYDRANT
 - SPERN MANHOLE
 - BRAIN MANHOLE
 - CATCH BASIN
 - ☛ WATER SHUTOFF
 - WATER LINE
 - GAS LINE
 - UNDERGROUND UTILITIES



- DB1 ZONE REQUIREMENTS:
NON-RESIDENTIAL USES**
- | | |
|--------------------------------|-----------|
| MIN. LOT SIZE | 1 ACRE |
| MIN. BUILDING FLOOR AREA | 10,000 SF |
| MAX. BUILDING FOOTPRINT | 20,000 SF |
| MAX. LOT COVERAGE | 70 % |
| MAX. PRINCIPAL BUILDING HEIGHT | 50 FEET |
| MAX. FRONT YARD SETBACK | 50 FEET |
| MAX. SIDE YARD SETBACK | 10 FEET |
| MAX. REAR YARD SETBACK | 20 FEET |
- DB2 ZONE REQUIREMENTS:
NON-RESIDENTIAL USES**
- | | |
|--------------------------------|------------|
| MIN. LOT SIZE | 1 ACRE |
| MIN. BUILDING FLOOR AREA | 10,000 SF |
| MAX. BUILDING FOOTPRINT | 100,000 SF |
| MAX. LOT COVERAGE | 70 % |
| MAX. PRINCIPAL BUILDING HEIGHT | 50 FEET |
| MAX. FRONT YARD SETBACK | 15 FEET |
| MAX. SIDE YARD SETBACK | 25 FEET** |
| MAX. REAR YARD SETBACK | 15 FEET** |
- ** PLUS 5 FEET FOR EVERY STORY OVER 2-STORIES

- NOTES:**
1. RECORD OWNER: WEIRS MOTOR SALES, 1513 PORTLAND ROAD, ARUNDEL, MAINE
 2. TAX MAP / LOT: 33 / 2
 3. TOTAL AREA OF PROPERTY 25,277 SQUARE FEET.
 4. PROPERTY IS LOCATED IN THE DB1 AND DB2 ZONES.
 5. EXISTING AND PROPOSED USES: AUTO SALES AND SERVICE, AUTO REPAIR, AND WAREHOUSE.
 6. THE PROJECT HORIZONTAL DATUM: MAINE STATE PLANE COORDINATE AMERICAN DATUM 1983 (NAD83). ALL DATA WAS DERIVED USING LEICA 6574 REAL TIME KINEMATICS GPS.
 7. NO WETLANDS WILL BE IMPACTED FOR THIS BUILDING EXPANSION.
 8. PROPERTY IS NOT LOCATED WITHIN A FIRM FLOOD ZONE.
 9. NO NEW LIGHTING IS PROPOSED WITH THIS APPLICATION.
- LOCUS DEED REFERENCE:**
- A. CONVEYANCE FROM BERSON MADORE TO WEIRS MOTOR SALES DATED DECEMBER 29, 2022 AND RECORDED IN SMD REGISTRY IN BOOK 19129, PAGE 362.
 - B. CONVEYANCE FROM MAGDELINE A. BERGERON TO WEIRS MOTOR SALES DATED AUGUST 6, 1998 AND RECORDED IN SMD REGISTRY IN BOOK 8984, PAGE 33.
 - C. CONVEYANCE FROM TOWN OF ARUNDEL TO WEIRS MOTOR SALES BOOK 4287, PAGE 42.
 - D. CONVEYANCE FROM SUZANNE MADORE TO WEIRS MOTOR SALES, INC. DATED SEPTEMBER 29, 2002 AND RECORDED IN SMD REGISTRY IN BOOK 19129, PAGE 362.
- PLAN REFERENCES:**
- A. STATIONED BOUNDARY SURVEY FOR WEIRS MOTOR SALES DATED JANUARY 23, 1987 WITH LATEST REVISION DATE OF AUGUST 28, 1989 BY DOW AND COLLENDER LAND SURVEYORS & PLANNERS.
 - B. FINAL PLAN OF ARUNDEL BUSINESS PARK BY OAK POINT ASSOCIATES APPROVED BY THE TOWN OF ARUNDEL PLANNING BOARD ON SEPTEMBER 27, 1989 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 191, PAGE 19.
 - C. PLAN ENTITLED "CONSOLIDATION OF LOTS 2 & 3 OF THE ARUNDEL BUSINESS PARK APPROVED BY THE TOWN OF ARUNDEL PLANNING BOARD IN THE YEAR 1989 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 305, PAGE 26.
 - D. PLAN SURVING TOPOGRAPHIC SITE SURVEY FOR WEIRS MOTOR SALES & SUZANNE MADORE DATED JAN 16, 2005 AND PREPARED BY CORNER POST LAND SURVEYING.
 - E. PROPOSED VEHICLE MAINTENANCE FACILITY FOR WEIRS MOTOR SALES PREPARED BY BARBOIS & KING DATED OCTOBER 2004.



PAUL P. GADBOIS, P.E. # 4531

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

APPROVAL:
TOWN OF ARUNDEL
PLANNING BOARD

DATE	_____
COMMISSIONER	_____

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

AMENDED SITE PLAN
WEIRS MOTORS
1513 PORTLAND ROAD
ARUNDEL, MAINE

RECORD OWNER
WEIRS MOTOR SALES
1513 PORTLAND ROAD
ARUNDEL, MAINE

DRAWN: P.P.G.	REVISIONS:
CHECKED: P.P.G.	
SCALE: 1" = 40'	
FIELD BOOK:	
DATE: 11-26-2025	
JOB NO. 1416-25	
SHEET 2 OF 2	