

## MEMORANDUM

December 16, 2025

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**To:** Arundel Planning Board  
**CC:** Ann Tardif, Land Use Office Manager, Town of Arundel  
Cynthia Dubois, Trustee of the Randrick Trust | Property Owner  
*with* Randy and Ricky Dubois, and Sol Fedder  
**From:** Natasha Kypfer, Senior Planner, North Star Planning  
**Subject:** Dubois Automobile Salvage | Conditional Use Renewal - Sketch Plan

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### Overview

Dubois Automobile Salvage has submitted a conditional use renewal application, in order to renew their permit on-file with the Town, thereby allowing for the continued operation of an automobile salvage yard. The existing 85,000± sq. ft. automobile salvage area is within a 3.6± acre portion of the larger 98± acre parcel. The subject property is located at 2 Irving Road (Tax Map 19, Lot 6).

Previously, on February 21, 2023, the Planning Board conducted a public hearing and approved the conditional use permit for the subject property. The previous approval is set to expire on February 27, 2026, and as noted within the Conditions of Approval (see Findings of Fact, 02-21-2023), the requirement is that this application be renewed every three (3) years. Therefore, the application before you this evening is for a Conditional Use Renewal.

### Zoning: Rural Conservation District (R-4) and Shoreland Overlay District (SO)

The proposed development is within the Rural Conservation District (R-4) and portions of the property are within the Shoreland Overlay District (SO). Note, the designated salvage yard has been configured to be situated more than 300-feet from the upland edge of Brimstone Brook (see Findings of Fact, 02-21-2023). The principal use of the property is for the operation of an existing 85,000± sq. ft. automobile salvage area – neither a permitted use or conditional use in the Rural Conservation District (R-4) nor Shoreland Overlay District (SO), however, the use is a pre-existing non-conforming use. Thereby, the use is allowable so long as an approved Conditional Use Permit is on file with the Town, the applicant meets the Conditions of Approval, and is thereby a legally existing business within the R-4 and SO Districts.

The application is subject to the general Site Plan Review standards (§10.6.4) and the Conditional Use Performance Standards specific to the Automobile Salvage & Junkyards use (§9.3.8). Because this application is a renewal, staff suggests the applicant speak to the application's continuing conformance to these standards and, subsequently, the Board make findings on the record in support of the below detailed

standards. Within the applicant's submittal letter, they note that no changes have occurred to the site plan. They state that the last change made to the site plan was in September 2020 when they discontinued the use of the dog kennel.

**Section 9.3.8 requires standards for specific conditional uses:**

**1. Permits:**

Prior to issuance of a conditional use permit, the applicant shall present either a permit from the Maine Department of Environmental Protection (D.E.P.) or a letter from the D.E.P. stating that a permit is not required. A municipal permit shall be valid for 3 years subject to renewal thereafter. Within 3 years of the effective date of this ordinance, all existing sites shall obtain a conditional use permit demonstrating conformance with the standards of Sections 9.3.8.2.c and 9.3.8.3.

**2. Site Considerations:**

- a. No motor vehicles or material shall be located on or over a sand and gravel aquifer or aquifer recharge area, as mapped by the Maine Geological Survey or a licensed geologist. The minimum lot size shall be 5 acres.
- b. No motor vehicles or material shall be located within the 100-year flood plain, as mapped by the Federal Insurance Administration, the Army Corps of Engineers, or the U.S. Department of Agriculture.
- c. A visual buffer made of vegetation at least 8 ft. in height, capable of completely screening from view all portions of the automobile graveyard or junkyard shall be established and maintained along all property lines.
- d. No motor vehicles or material shall be stored within 300 feet of any church, public park or recreation area, cemetery, or dwelling except the owner's residence, or a school.
- e. No motor vehicles or material shall be stored within 300 feet of any perennial stream, intermittent stream, river, pond, or other body of water or well.

**3. Operational Considerations:**

An enclosed structure with an impervious floor shall be used to process a motor vehicle upon receipt at a site. The battery shall be removed, and the engine lubricant, transmission fluid, brake fluid, and engine coolant shall be drained into watertight, covered containers before storage of the vehicle is permitted outside. No discharge of any fluids from any motor vehicle shall be permitted into or onto the ground.

**Section 10.6.4 requires general Site Plan Review standards for the R-4 district:**

1. The proposed project conforms to all standards of the zoning district and meets or exceeds performance standards specified in Sections 5, 9, and 10 of this Ordinance.

2. The proposed project has received all applicable Federal and State Permits.
3. The proposed project does not unreasonably impact public safety and fire protection, and will not create a financial burden for the Town of Arundel in the provision of emergency services and law enforcement to the project site and the neighborhood.
4. The proposed project will not have an adverse impact upon the quality of surface or groundwater resources.
5. The project provides adequate stormwater management facilities to produce no additional peak runoff from the site during a 25-year storm event and will not have an undue impact on municipal stormwater facilities or downstream properties.
6. The proposed project will not have an adverse on-site and off-site impact upon existing vehicular and pedestrian circulation systems within the community or neighborhood.
7. The proposed project will not have an adverse impact upon environmental quality, critical wildlife habitats, marine resources, important cultural resources, or visual quality of the neighborhood, surrounding environs, or the community.
8. The proposed project will not produce noise, odors, dust, debris, glare, solar obstruction, or other nuisances that will adversely impact the quality of life of surrounding parcels.
9. The proposed project will not have a negative fiscal impact on municipal government.
10. That the use is consistent with the Comprehensive Plan and the anticipated future development of the neighborhood.