

PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
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December 11, 2025

Natasha Kypfer
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. Kypfer,

I have the following comments to your memo dated December 16, 2025.

- Erosion Control. Erosion Control Notes have been added to the site plan.
- Fire Protection. Chief Stevenson responded in an email "At this point I'm ok with the addition". Email attached.
- Lighting. The location of the entry light was added to the plan along with a note stating proposed 150 watt shielded entry light. 5.10.3 Exemptions. Installation or replacement of two or fewer lighting fixtures may be approved by the Code Enforcement Officer, provided that no single lamp (bulb) exceeds 150 watts.
- Sanitary Provisions. I have added the existing sewer line and showed the connection from the proposed addition into the existing line. The new bathroom is to update the existing bathroom currently servicing the shop.
- Water Supply. The building is currently served by public water. The connection to the proposed bathroom will be from the existing internal water lines.

Very truly yours,

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



Paul Gadbois <pgadbois53@gmail.com>

Weirs Motors Body Shop Addition

3 messages

Paul Gadbois <pgadbois53@gmail.com>
To: Andrew Stevenson <firechief@arundelmaine.org>

Thu, Dec 11, 2025 at 1:51 PM


Mr. Stevenson,

Weirs Motors is proposing to attach a 400 square foot addition to the existing body shop. See attached plans.

The town requires an ability to serve this project. We are meeting with the planning board on Tuesday the 16th. I know this is short notice. Is it possible for you to respond before the meeting?

Thank You

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2 attachments **1416-Cover REV 12-11-25.pdf**
1227K **1416-Site REV 12-11-25.pdf**
862K

Andrew Stevenson <firechief@arundelmaine.org>
To: Paul Gadbois <pgadbois53@gmail.com>

Thu, Dec 11, 2025 at 1:53 PM

At this point I'm ok with the addition.

Chief Stevenson

[Quoted text hidden]

Paul Gadbois <pgadbois53@gmail.com>
To: Andrew Stevenson <firechief@arundelmaine.org>

Thu, Dec 11, 2025 at 1:54 PM

Thank You

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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



**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. 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**

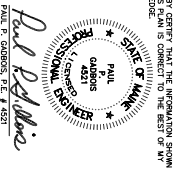
MIN. LOT SIZE	1 ACRE
MIN. BUILDING FLOOR AREA	10,000 SF
MAX. BUILDING FOOTPRINT	100,000 SF
MAX. LOT COVERAGE	70 %
MAX. PRINCIPAL BUILDING HEIGHT	50 FEET
MAX. BUILDING HEIGHT	50 FEET
MAX. FRONT YARD SETBACK	15 FEET
MAX. SIDE YARD SETBACK	25 FEET**
MAX. REAR YARD SETBACK	15 FEET**

** 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 25.27+ ACRES.
 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 0514 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 15, 1987 AND RECORDED IN SAID REGISTRY IN BOOK 898A, PAGE 495.
 - B. CONVEYANCE FROM MADEIRA A. BERGSON TO WEIRS MOTOR SALES DATED AUGUST 6, 1989 AND RECORDED IN SAID REGISTRY IN BOOK 898A, PAGE 335.
 - C. CONVEYANCE FROM TOWN OF ARUNDEL TO WEIRS MOTOR SALES BOOK 0297, PAGE 42.
 - D. CONVEYANCE FROM SUZANNE MADORE TO WEIRS MOTOR SALES, INC. DATED SEPTEMBER 29, 2002 AND RECORDED IN SAID 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 COLLOMME 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 ON SEPTEMBER 27, 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 MAY 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.
- EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL FOLLOW THE MAINE EROSION AND SEDIMENT CONTROL PLAN FOR THE PROJECT AS IT IS AVAILABLE IN PDF FORMAT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE.
 2. SCHEDULE OF CONSTRUCTION.
 3. ALL EXCAVATED MATERIAL SHALL BE LOADED IN DUMP TRUCKS AND REMOVED FROM SITE.
 4. INSTALL FILTER SOCKS ON PAVEMENT DIRECTLY DOWN SLOPE OF ANY STOCKPILE AREAS AND CONSTRUCTION ACTIVITIES.

APPROVAL:
TOWN OF ARUNDEL
PLANNING BOARD



PAUL P. GADBOIS, P.E. # 4531



PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
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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	1. 12-10-25 ADDED SEWER CONNECTION