



August 6, 2024
20126-03

Jamel Torres, Town Planner
Town of Arundel
257 Limerick Road
Arundel, ME 04005

**Site Plan Application – Supplemental Materials and Response to Comments at the July 2nd, 2024
Planning Board Meeting
Project: Fitzpatrick Development
Applicant: BDF Holdings, LLC**

Mr. Torres,

We appreciated the opportunity to present our project to the board on July 2nd for the Amended Site Plan Application submitted to the Town of Arundel for BDF Holdings, LLC. In addition to the responses for comments raised at the July 2nd meeting, we have included responses to the comments provided in the Memorandum Site Plan Amendment/Conditional Use Review – Fitzpatrick Development dated June 28, 2024 from you. Based on the comments presented at the meeting and in the memorandum, we offer the following clarifications and additional supporting material.

1. Waivers: Please see below for a list of the requested waivers for the project;
 - a. 10.5.2. Subsection 6. Schematic elevation of proposed signs: There is no proposed signage for the project at this time. The applicant is requesting a waiver from Arundel Land Use Ordinance Section 10.5.2. Subsection 6. Schematic elevation of proposed signs and would come back before the board to gain approvals before erecting any signage.
 - b. 5.12.3. Subsection 5. Parking Lot Design Criteria: A waiver is being requested from Arundel Land Use Ordinance Section 5.12.3 Subsection 5. Parking Lot Design Criteria to reduce the required 112 total parking spaces to 85 total parking spaces. The Land Use Ordinance requires a commercial recreational facility to provide 1 parking space per each 100 square feet of floor area. This parking requirement is typical for gym/fitness centers.

The occupant of the building Oceanside Sports, LLC intends to lease the space to sports teams for practice primarily. It is anticipated there will be up to 20 players on the field at one time. 46 paved parking spaces are proposed. The paved parking spaces are anticipated to handle the parking demand at turnover times for teams of 20 players with a coach for each team and an employee working the facility without any carpooling. An additional 34 overflow parking spaces have been provided for extra large groups. The proposed field dimensions do not meet regulatory requirements and therefore cannot hold regulated sports events.

The requested parking space reduction would reduce the area of impervious surfaces and amount of contaminants from the parking. Additionally, space is available on the parcel to provide the required number of parking spaces if the use of the site changes.

2. Parking Lot/Driveway Surface: Article 5.12.2.2 of the Arundel Land Use Ordinance requires that parking lots serving 15 or more vehicles be surfaced with 2 inches of bituminous pavement. The pavement may be substituted with a minimum of 2 inches of crushed gravel if a case can be made that bituminous gravel is not warranted. At least 2 inches of bituminous pavement is proposed on heavy Hammer Lane along with the driveways and primary parking spaces for the indoor recreation facility. Crushed gravel is proposed as the surface material for the overflow parking lot and areas around the mixed-use building. The overflow parking lot is anticipated to receive much less vehicle traffic than the primary parking spaces. The area around the mixed-use building was previously approved with a crushed stone surface. This area only contains 5 parking spaces, will not be heavily traveled, and the gravel serves as a delineation between the uses. Additionally, the site has been graded to provide adequate drainage of the crushed stone areas.
3. Building Information: Included with this letter are building plans for the shell of the 10,000 square foot building along with a floor plan for the indoor recreational facility. The height of the building is 21'-4".
4. Arundel Fire Department Review: The enclosed Emergency Access Plan was issued to the Arundel Fire Chief for review. The plan shows that a fire truck has access to the proposed buildings and can circulate through the parking lot without reversing.
5. Traffic Peer Review Memorandum: Please see the enclosed comment response by Sebago Technics that addresses the peer review comments from Barton & Loguidice, LLC.
6. Section 6.7.3 – Space & Bulk Standards: The proposed non-residential use within the Alfred Road Business District meets the following standards.
 - Maximum Lot Coverage = 7.2%
 - Maximum Building Height = 21'-4"
 - Setback from adjacent residential building = Approximately 372' to the closest abutting residential building.
 - Minimum Lot Frontage on an Arterial = 140'Please see the revised overall site plan dated August 5, 2024, for more information.
7. Section 6.7.4 – Sign Standards: There is no sign proposed on the plan set, a waiver has been requested from Arundel Land Use Ordinance Section 10.5.2. Subsection 6. The applicant would like to come back before the board to gain approvals before erecting any signage.
8. Section 6.7.5 – Off-Street Parking Standards
 1. Shared Parking: Shared parking areas are proposed between the two (2) buildings on Lot 23. It is assumed that the gravel parking west of the 4,800 SF building is dedicated for that building

and the paved parking is dedicated to the 10,000 SF building. The proposed gravel overflow parking is for both buildings to utilize.

2. Parking Lot Connections: Shared parking areas are proposed between the two (2) buildings on the project parcel (Assessor's Lot 23), with access for the proposed parking off the common driveway of Heavy Hammer Lane. All lots with access to Heavy Hammer Lane utilize the single existing curb cut on Route 111.

3. Loading Areas: There are no proposed loading areas for the project.

4. Route 111 Intersection Standards: The proposed project is located on Heavy Hammer Lane with an existing common driveway off Route 111.

9. Section 6.7.6 – Lighting

1. Light fixtures in the front yard of the principal building are set to a twenty (20) foot mounting height, light fixtures in the side and rear yards are set to a maximum mounting height of twenty-five (25) feet, and wall packs on the principal building are proposed to be set at a ten (10) foot mounting height. Please see the Site Photometric Plan in the back of the plan set dated June 17, 2024.

2. Site lighting does not shed more than 0.5 foot-candles onto surrounding residential properties, or 1.0 foot-candles onto surrounding non-residential properties. Please see the Site Photometric Plan in the back of the plan set dated June 17, 2024.

3. All outdoor lighting fixtures are to be fully shielded to prevent point source glare. Please see section 9 of the Site Plan Amendment Review Application dated June 2024.

4. Floodlights are not proposed for this project.

5. All outdoor lighting is proposed to have a Color rendering index (CRI) of 70. Please see section 9 of the Site Plan Amendment Review Application dated June 2024.

10. Section 6.7.7 – Landscaping

1. Front Yard Landscape Strip: An approximate forty (40) foot wide landscape strip is proposed in the front yard of the property between the 4,800 SF building and Heavy Hammer Lane consisting of three (3) street trees. Please see the Landscape Plan of the plan set dated June 17, 2024.

2. Street trees: The project parcel (Assessors Lot 23) has approximately 140 feet of frontage along Route 111. This equates to approximately 3 street trees. The existing trees along the frontage of Route 111 are to remain as previously approved. Please see the Landscape Plan of the plan set dated June 17, 2024.

3. Existing Vegetative Stands: The existing trees along the frontage of Route 111 are to remain as previously approved. See above for more information.

4. **Parking Lot Planting Strips:** A five (5) foot planting strip is proposed between the proposed recreation facility and the sidewalk/parking areas. The proposed planting strip is landscaped with a mix of vegetative groundcover shrubs, perennial flowers, and trees. Please see the Landscape Plan of the plan set dated Juen 17, 2024.

5. **Side Yard Planting Strips:** There is an approximate fifty (50) foot landscape buffer between the proposed buildings and property line to the northwest in addition to approximately fifteen (15) feet of elevation on the proposed development allowing the average person's view to be over the proposed buildings. There is an existing wooded buffer to the southeast property line in addition to six (6) proposed trees along the edge of the proposed wet pond. Please see the Landscape Plan of the plan set dated June 17, 2024.

11. **Required Outside Agency Approvals:** The project site has a previously approved Site Location of Development Act (SLODA) permit, # L-30374-MX-A-N, through the Maine Department of Environmental Protection (MDEP). A minor revision will be requested from the MDEP. The applicant requests that the application be approved with a Condition of Approval for the required agency approvals.

12. **Plan Set Notes:** Please see the enclosed overall site plan dated August 5, 2024.

We are hopeful that the responses and revised material included in this letter are satisfactory and have addressed your concerns for application completeness. Upon your review of our responses, please contact me with questions or if additional information is required.

Sincerely,

SEBAGO TECHNICS, INC.



Christopher P. Taylor, P.E.
Project Manager