



July 15, 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 2<sup>nd</sup>, 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 2<sup>nd</sup> for the Amended Site Plan Application submitted to the Town of Arundel for BDF Holdings, LLC. Based on the comments presented at the meeting from you as well as board members, 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 in a case where 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 travelled, 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.

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