



Memorandum

TO: Arundel Planning Board

CC: Ann Tardiff, Land Use Assistant
Chris Taylor, Sebago Technics
Ben Fitzpatrick, BDF Holdings, LLC

FROM: Jamel Torres, Land Use Division Director, SMPDC

RE: **Site Plan Amendment/Conditional Use Review – Fitzpatrick Development**

DATE: August 9, 2024

Project Description

BDF Holdings, LLC is proposing a site plan amendment/conditional use review for a mixed use project located on Heavy Hammer Lane on Assessor's Tax Map 4, Lot 23. The proposal includes a change of use of the previously approved 10,000 square foot commercial building to an indoor commercial recreation facility. Additionally, the previously approved seven independent camping sites with electrical hookups has been removed entirely from the scope of this application.

This review memorandum is in response to the submission materials dated August 6, 2024 submitted by Christopher Taylor of Sebago Technics, Inc.

Applicant: BDF Holdings, LLC

Owner: Same as applicant

Location: Heavy Hammer Lane

Zoning: Alfred Road District (ARD)

Tax Map Number: Map 4, Lot 23

Existing Land Use: Mixed-use development

Proposed Land Use: Commercial Recreational Facility & Mixed-Use Commercial Building

Acreage: 25.8 acres

Complete Application: The Planning Board deemed the application as complete at the July 2, 2024 meeting, pending the requested traffic peer review.

Waivers: Land Use Ordinance:

- Section 5.12.3. – Required Parking Spaces
- Section 10.5.2.6. – Schematic Design of Proposed Signs

Site Walk: The Planning Board determined they did not want to conduct a site walk for the project at the July 2, 2024 meeting.

Public Hearing: The Planning Board will hold a public hearing for the project at the September 3, 2024 meeting.

Application Completeness

SMPDC staff has reviewed the application materials for the proposal it appears that the application is missing the following conditional use review/site plan review submission requirements:

- All required outside agency approvals (i.e., revised MaineDEP Site Location of Development Act application).
- A letter from the Fire Department indicating they are comfortable with the proposed project design.

Waiver Requests

The applicant is proposing the following waiver requests:

- Section 5.12.3. – Required Parking Spaces
 - The applicant is proposing to provide a total of 85 parking spaces on the site instead of the required 112 parking spaces for the proposed uses on the site. The applicant should be prepared to discuss this waiver request with the Board.
- Section 10.5.2.6. – Schematic Design of Proposed Signs
 - The applicant has indicated that the design of the anticipated signage for the site has not been finalized at this time. The applicant should be prepared to discuss this waiver request with the Board.

Section 6.7 – Alfred Road Business District (AR) Zoning Standards Review

- Section 6.7.3 – Space & Bulk Requirements in the AR District
 - The applicant should provide a comprehensive zoning district summary in accordance with Section 6.7.3. in the Land Use Ordinance on the plans. The zoning district summary should include all applicable space and bulk requirements, including the proposed conditions on the site to ensure that the proposal meets the applicable requirements.
- Section 6.7.7 – Landscaping
 - In accordance with Section 6.7.7.1. in the Land Use Ordinance, a fifteen (15) foot wide landscape strip shall be established in the front yard of the property between the building and the private way and, consisting of vegetative ground cover, shrub plant material and/or street trees. While it appears that the applicant is providing the required landscape strip on the site, the plans should include a plan note indicating that the area shall be loam and seeded to ensure the proposed vegetative ground cover remains on the site.
 - In accordance with Section 6.7.7.5. in the Land Use Ordinance, a 10-foot wide landscape strip meeting the buffering standards of Section 5.9 shall be installed along the side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions. The applicant should be prepared to discuss how the proposed side yard landscaping meets the applicable standards set forth in Section 5.9.4. in the Land Use Ordinance, particularly along the westerly property line on the site.

Section 5.0 – Performance Standards Review

- Section 5.7 – Fire Protections
 - The applicant should coordinate with the Fire Department in regards to the requirements set forth in this section of the Land Use Ordinance. Additionally, the applicant shall provide a letter from the Fire Chief indicating they are comfortable with the proposed design of the project.
- Section 5.9 – Landscaping & Buffering
 - In accordance with Section 5.9.4.1. in the Land Use Ordinance, screening shall achieve between 25-74% visual obstruction from established viewpoints as specified by the Planning Board. In general, screening shall be applied between non-residential uses on adjacent properties. The applicant should be prepared to discuss how they meet this screening standard with the Board.
 - In accordance with Section 5.9.4.2. in the Land Use Ordinance, buffering shall achieve 75-100% year-round visual obstruction as specified by the Planning Board. In general, buffering shall be applied to separate residential and non-residential uses in all zoning districts. The applicant should be prepared to discuss how they meet this screening standard with the Board.
- Section 5.20 – Stormwater Management
 - The applicant has indicated that the project will require revised MaineDEP Site Location of Development Act permit approval. The applicant should provide the approved permit with future submissions to the Board.

Other

- The Board should refer to the requested traffic peer review memorandum completed by Barton & Loguidice for the project. The applicant should provide an update to the Board in regards to the status of the traffic elements associated with the project.

Next Steps

The application will be before the Planning Board at its September 3, 2024 meeting as a pending business item. At the meeting, the applicant's team will present the project to the Planning Board and the public. The Board will also hold a public hearing for the proposed project. The Board will also deliberate on the provided application materials and waiver requests.