

MEMORANDUM

January 20, 2026

To: Arundel Planning Board
CC: Ann Tardif, Land Use Office Manager, Town of Arundel
Werner Gilliam, CFM, Walsh Engineering | Applicant Authorized Agent
From: Natasha Kypfer, Senior Planner, North Star Planning
Subject: KPT Marine, LLC *dba* Southern Maine Marine | Site Plan Amendment -
Sketch Plan Review

Overview

KPT Marine, LLC *dba* Southern Maine Marine has submitted a site plan amendment application which proposes to construct a 150' x 200' (30,000 sq. ft.) warehouse in the southern corner of the lot, where an existing gravel storage area is located. This work necessitates the relocation of the existing driveway entrance, addition of a second access drive, with new associated parking and utilities installation. The parcel is located at 2461 Portland Road (Tax Map 12, Lots 4-1 & 4-2). The applicant was previously before the Planning Board on October 7, 2025, where they sought approval of a 50' x 100' (5,000 sq. ft.) maintenance garage.

Note, this project also included an amendment to the existing Gelardi subdivision, proposing the merging of the two existing lots into a singular lot of common ownership, in order to allow for the development of the southwesterly proportion of the subject property, which is currently vegetated and undeveloped. The Subdivision Amendment component of this project was approved by the Planning Board at a public hearing on January 6, 2026, via a Vacate & Termination Order.

The application before you this evening is for a Site Plan Amendment. The application is subject to the general Performance Standards (§5), the Site Plan Review standards (§10), and Performance Standards specific to the BI District (§6.6.4).

Zoning: Business / Office Park / Industrial (BI) and Shoreland Overlay (SO) Districts
The subject property is within the Business Industrial (BI) and Shoreland Overlay District (SO) District(s), however the proposed development site within the parcel does not fall within the SO. The principal use of the property is for warehousing, a permitted use within the BI.

The proposed development is subject to the following Space & Bulk Requirements for the BI District – only relevant space and bulk requirements are shown:

Zoning Standard (§6.6.4)	BI Requirement	Existing	Proposed
Lot Size (min.)	1 acre	6.19 $\bar{7}$ acres	6.19 $\bar{7}$ acres
Lot Coverage (max.)	70%	-	49%
Front Yard Setback (min.)	30 ft.	-	-
Rear Yard Setback (min.)	25 ft.	-	-
Side Yard Setbacks (min.)	25 ft.	-	-
Building Height (max.)	50 ft.	-	26'6"

The following is based on a review of the updated materials and plans submitted by the applicant in advance of tonight's meeting.

Section 5: General Performance Standards

Section 5 standards apply to all uses, as appropriate in the noted district:

§5.2.2: Standards for Driveways on Route 1 and Route 111

The development necessitates the relocation of the existing driveway entrance, and the creation of a second access drive, serving the southerly portion of the site. The applicant should confirm the new curb cut is in compliance with all the requirements of the driveway design standards. The applicant provided a copy of the MDOT curb cut and driveway relocation permit application, as well as MDOT's response, dated December 30, 2025, stating permission to shift the existing driveway 15 feet.

§5.3: Emissions

The proposed development is not expected to generate any emissions beyond the property line.

§5.4: Erosion Control

The applicant provided both a Grading and Drainage Plan and Erosion Control Plan (see C2.1, C2.2), and indicates erosion control measures will be practiced following the BMPs of Maine DEP.

§5.5: Estate Lots

No estate lots are proposed; therefore, this standard does not apply.

§5.6: Explosive Materials

There are no explosive materials associated with this application.

§5.7: Fire Protection

The applicant provided the email from Chief Andrew Stevenson, dated December 2, 2025, which stated: "Please include a fire alarm system." Further, the applicant indicated the building will be sprinkled; a sprinkling plan should be provided to the Fire-Rescue Department once it is available.

§5.8: Flood Plain Management

The applicant states the subject property is adjacent to and contains a small portion of a forested wetland that is a locally designated shoreland zoned wetland, with a 100' shoreland overlay and a 50' setback that covers a portion of the lot. The property is not within a mapped floodplain.

§5.9: Landscaping & Buffering

The applicant provided a Landscaping Plan (*see* L1), which details the proposed 64 evergreens trees (Green Giant Arborvitae) to be planted for buffering of the new building, as well as the additional plantings proposed.

§5.10: Lighting

The applicant states exterior lighting will be building-mounted, and that no parking lot lighting is proposed. The new lighting (Lumark Crosstour Series Wall-mount Luminaire fixtures) locations have been indicated on the site plan, and a cut sheet showing the proposed fixtures has been provided.

§5.11 Noise

The proposed new storage facility is unlikely to generate noise beyond the property line.

§5.12: Off-Street Parking and Loading

The applicant states that the proposed gravel area in front of the (new) storage facility will be primarily used to provide truck/trailer maneuvering areas and is not generally anticipated to be used as a formal parking area, as other parking for employees and customers in the existing paved areas are identified on the site plan.

§5.13: Private Ways

The proposed development will not include any private ways.

§5.14: Refuse Disposal

The applicant states that the new facility is for the storage of boats within the warehouse and gravel yard and is not anticipated to generate measurable solid or liquid waste; any such waste is handled within the pre-existing maintenance shop.

§5.15: Sanitary Provisions

There are no bathroom facilities planned for the new building according to the building plan, therefore this standard is not applicable for this development.

§5.17: Signs

The existing sign is proposed to be relocated and will retain its original dimensions, the details of which have been added to Note 4 on the Landscape Details sheet (*see* L2).

§5.18: Soils

Applicant submitted a medium intensity Soil Survey Map for the site as Attachment 7, and shares that the building site location has been observed to primarily consist of Lyman-Rock (LYB) with stormwater infrastructure located within Raynham silt loam soils. Noting that construction within Lyman Rock is typical of this area and that the project site has been designed to address this condition. Further site conditions and assumptions have been addressed within the provided Stormwater Management Report.

§5.19: Storage

The development does not propose any new outdoor storage areas; however, existing on-site outdoor boat storage will remain.

§5.20: Stormwater Management

The applicant has provided a complete Stormwater Management Report. The applicant shall provide a brief overview of their stormwater plan, in order to demonstrate how they will maintain a zero net increase in storm water runoff rates between pre-development and post development conditions on the site, per the ordinance.

§5.21: Street Access & Traffic Impacts

The applicant states no increase in traffic demand will be created, stating that the nature of the operation of the storage facility is that staff retrieves boats from local marinas at the end of the season and then returns them to marinas/mooring fields at the beginning of the season. Further noting that daily traffic trips (which already occur from the site during those times of year) are limited based on staff, equipment, and tidal constraints.

§5.22: Toxic and Noxious Discharges

The proposed addition will not emit any toxic or noxious discharges beyond the property line.

§5.23: Vibration

No significant vibrations are anticipated beyond the property associated with the proposed development, with the applicant detailing that the facility is to be used for boat storage and boats will be moved about internally with a forklift.

§5.24: Water Quality

The applicant details site improvements designed to manage and improve water quality on site, including: how the stormwater runoff from the metal roof of the proposed storage facility will be managed using two 10-foot-wide roof dripline stormwater BMPs located along the building's long edges. Runoff from the new access drive areas will be pre-treated by a sediment forebay before discharging into a lined under drained soil filter BMP. These improvements are designed to manage and improve water quality on the site.

§5.25: Water Supplies

The applicant supplied an approval letter from the KKW Water District, dated October 8, 2025, confirming the site has adequate domestic water supply via an existing connection to the District's 20" water main along Route 1.

Section 6: District-specific Performance Standards

Section 6.6 requires specific performance standards for the BI District:

§6.6.5.1: Parking and Loading

See §5.12 noted above.

§6.6.5.2: Lighting

See §5.10 noted above.

§6.6.5.3: Signage

See §5.17 noted above.

§6.6.5.4: Landscaping

See §5.9 noted above.

§6.6.5.5: Storage of Materials

See §5.19 noted above.

§6.6.5.6: Vibrations

See §5.23 noted above.

§6.6.5.7: Odors

There are no expected odors to be emitted beyond the property line associated with the proposed development.

§6.6.5.8: Solid Waste

See §5.14 noted above.

§6.6.5.9: Wastewater Disposal

See §5.15 noted above; not applicable.

§6.6.5.10: Hazards and Nuisances

The proposed development is not likely to generate any hazard or nuisance on the property, abutting properties, or to the general public that would pose a danger to the health and safety of others.