

MEMORANDUM

December 16, 2025

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 | Subdivision Amendment & Site Plan Amendment - Sketch Plan Review

Overview

KPT Marine, LLC *dba* Southern Maine Marine has submitted a subdivision amendment and 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.

This proposal also includes 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 parcel is located at 2461 Portland Road (Tax Map 12, Lots 4-1 & 4-2). The applicant was most recently before the Planning Board on October 7, 2025, where they sought approval of a 50' x 100' (5,000 sq. ft.) maintenance garage.

The application before you this evening is for a Subdivision Amendment and 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).

The subdivision amendment is to vacate the existing Gelardi subdivision and recombine the two remaining lots into a single property. The process for vacating the subdivision is for the Board to vote in favor of the amendment and sign a letter that will be recorded at the York County Registry of Deeds. Staff will supply this letter template in advance of the public hearing for this item. As a result, findings relative to the Subdivision Regulations, specifically Article 11: Performance Standards and Article 12: Design Guidelines, are not needed.

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 7 acres	6.19 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 provided materials and plans submitted by the applicant in advance of tonight’s meeting. The applicant will need to respond to staff comments and provide the required and/or requested documents.

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 should supply a copy of the approved MDOT amended entrance permit, once received.

§5.3: Emissions

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

§5.4: Erosion Control

The applicant should submit a grading and utilities plan, as well as confirm that the proposed development and construction meet the erosion control standards.

§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 should provide the letter from the Town Fire Chief, once received.

§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 states a Landscape Plan will be submitted in tandem with the Stormwater Report; staff will review the documentation once submitted.

§5.10: Lighting

The applicant states exterior lighting will be building-mounted, and that no parking lot lighting is proposed. The new lighting should be indicated on the site plan and, in accordance with §5.10.4, the applicant should supply fixture details on Sheet C3.2, in order to ensure compliance with lighting illumination standards.

§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 should show new parking areas on the site plan.

§5.13: Private Ways

The proposed development will not include any private ways.

§5.14: Refuse Disposal

The applicant should speak to the project and estimated debris to be generated.

§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 applicant should supply sign details on Sheet C3.2.

§5.18: Soils

Applicant submitted a medium intensity Soil Survey Map for the site as Attachment 7, the applicant should provide more information as to the soil types on the subject property, to demonstrate avoiding severe or very severe soil types.

§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 states a Stormwater Report will be submitted in tandem with the Landscape Plan; staff will review the documentation once submitted.

§5.21: Street Access & Traffic Impacts

The applicant states no increase in traffic demand will be created, the applicant should speak to this at the meeting.

§5.22: Toxic and Noxious Discharges

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

§5.23: Vibration

The applicant should speak to the type of machinery to be stored within the new building, however, no significant vibrations are expected beyond the property associated with the proposed development.

§5.24: Water Quality

The applicant should speak to whether the new building will impact existing water quality on the project site.

§5.25: Water Supplies

The applicant supplied an approval letter from the KKW Water District 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 is 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.