



CAPE ARUNDEL COTTAGE PRESERVE  
OWNERS ASSOCIATION

January 29, 2024

VIA ELECTRONIC MAIL TO: [townplanner@arundelmaine.org](mailto:townplanner@arundelmaine.org)  
Arundel Planning Board  
c/o Lee Jay Feldman  
Town of Arundel  
257 Limerick Road

RE: Cape Arundel Cottage Preserve  
Letter of Request for Amendment to Land Use Ordinance

Dear Arundel Planning Board Members:

I write on behalf of the Board of Directors of the Cape Arundel Cottage Preserve Owners Association to request your support for amending the Town of Arundel Land Use Ordinance to extend the permitted occupancy period for Seasonal Resorts to add the month of April. With this change, the Association members, who are all owners of units in the Cape Arundel Cottage Preserve, a Seasonal Resort, could occupy their units during the 9 month period of April 1 through December 31<sup>st</sup>. Currently, the Ordinance only permits such occupancy during the 8-month period of May 1<sup>st</sup> and December 31<sup>st</sup>. Although this restriction applies to all Seasonal Resorts permitted under the Ordinance, Cape Arundel Cottage is the only such development currently located in Arundel.

The reason behind this request is that many unit owners and members of the Association have expressed to the Board that they would like an additional month to enjoy their cottages. The weather in April is often temperate enough that members would be able to enjoy the natural beauty of the town of Arundel and surrounding areas and continue to patronize local businesses. These businesses would likely appreciate this opportunity for generating additional income during the traditionally slower period of April.

The Board has spent much time considering and evaluating this request before bringing it to you. After such consideration, it does not believe that the granting of this request would result in an adverse impact on the Town or its resources. The Association is not requesting any change to the zoning classification for the Condominium property or alteration of the terms of the TIF District created for the Condominium. The unit owners would use their cottages for the same recreational purposes for which they are used now. Their children would not be enrolled in the Town schools. The Association pays for the maintenance and snow plowing of its roads, and the units are served by septic.

The changes to the Land Use Ordinance would be minimal. For your convenience, included with this letter are the relevant provisions of the Land Use Ordinance with the proposed changes marked.

We greatly appreciate your consideration of this request. If you have any questions or would like further information, please do not hesitate to reach out to:

Ryan Lawler  
[ryan@cacphoa.com](mailto:ryan@cacphoa.com)  
207-505-6092

Best regards,

Board of Directors  
Cape Arundel Cottage Preserve Owners Association  
BOD@

**Section 3.0 “Construction of Language and Definitions”**

SEASONAL COTTAGE: A detached one-story single unit structure, designated as part of an overall Seasonal Resort, made up of a room or group of rooms containing cooking, sleeping, bathing and sanitary facilities and that is not occupied between January 1 and ~~March 31<sup>st</sup>~~ April 30. As a requirement of this designation, water service to the unit shall be turned off during the same period.

SEASONAL RESORT: A business consisting of a minimum of twenty (20) seasonal cottage units as part of a comprehensively planned and designed development operated by an identified management group on a minimum of 10 acres. The seasonal cottage units may be occupied for a time period of up to nine (9) months between ~~May~~ April 1 and December 31. Such a resort would also typically have associated guest amenities including, but not limited to, a community center, swimming pool facilities, convenience store and active and/or passive recreational facilities. The resort’s management group would be responsible for operating and maintaining the complex, including providing year ‘round maintenance and on-site security.

**Section 9.3.37 “Seasonal Resorts”**

e. Seasonal resorts shall be open to the cottage owners and their guests from ~~May~~ April 1 to December 31. Other than maintenance and security staff, no full-time, year ‘round residents will be allowed to live on the resort premises.