



December 1, 2025

Ann Tardif  
Land use Office Manager  
Town of Arundel  
257 Limerick Rd  
Arundel Maine 04005

RE Salvage Yard Conditional Use Renewal

Dear Ann,

Please accept our renewal for a 3 year permit for conditional use for our Salvage Yard. We have completed the application for review and returned it to your office with ten copies along with the Findings of Facts document with 10 copies. We have also submitted the copies of the site plan for the property as requested.

Please know that there have been no changes to this site plan. The last change made to this site plan was in September of 2020 when we discontinued use of the dog kennel; we have noted same on the submitted site plan.

Please keep us informed of the town's progress on this.

Truly,

Cynthia Dubois  
Secretary  
Dubois Livestock Inc.

2 Irving Road, Arundel ME 04046

duboislivestocka@gmail.com

+1 (207) 282-4445

[www.duboislivestockandexcavating.com](http://www.duboislivestockandexcavating.com)

# Town of Arundel, Maine

## APPLICATION FOR RENEWAL OF PREVIOUSLY APPROVED CONDITIONAL USE

### APPLICANT INFORMATION

- Project Name:** auto salvage yd. junk yd.
- Property Owner Name:** Cynthia Dubois/Trustee Randall Trust  
**Mail Address:** 2 Irving Rd.  
**Town, State, ZIP Code** Arundel Me. 04046  
**Telephone #:** 207-282-4445  
**Email:** Dubois Livestock @ G-mail . Com
- Applicant Name** (if different): \_\_\_\_\_  
**Mail Address:** \_\_\_\_\_  
**Town, State, ZIP Code** \_\_\_\_\_  
**Telephone #:** \_\_\_\_\_  
**Email:** \_\_\_\_\_
- Authorized Agent** (person(s) who will be responsible for all communication with Town Officials)  
**Name:** Randy Dubois Ricby Dubois Sol F. edder  
**Mail Address:** 2 Irving Rd.  
**Town, State, ZIP Code** Arundel Me. 04046  
**Telephone #:** 207-282-4445 /-468-9260  
**Email:** Dubois Livestock @ C-mail . com

### GENERAL INFORMATION

- Project Location:** 2 Irving Rd. Arundel, Me. 04046  
**Arundel Tax Map** 19 **Lot** 4
- Land Use District:** (check all that apply) R-1 R-2 R-3 R-4 AR BI DB-1  
DB-2 GW TC Shoreland Overlay District Resource Protection Flood Hazard  
Mobile Home Park Overlay Zone Telecom Tower Overlay Zone NRC
- Date of most recent Conditional Use approval:** January 17-2023

10. Use(s) authorized under previous Conditional Use approval: \_\_\_\_\_

11. Please attach copy of Findings of Fact/ Notice of Decision from your last permit approval.

12. Application Fee  \$150/Peer Review Fee  \$100 (unused portions to be returned to applicant)  
*Application fee is doubled if work has started or conditional permit has expired.*

**Note: If renewal is for any of the following uses please contact planning office for fee amount:  
Mineral Extraction, Automobile Graveyard, or Solid Waste Facility.**

\$ 300<sup>00</sup> plus \$2.00 per abutter

**To the best of my knowledge, all of the above stated information is true and correct.**

Cynthia Dubois  
Applicant's Signature

Dec 1, 2025  
Date

If there are any changes in the site plan proposed, attach a revised site plan, meeting the requirements of Section 9.7.D. and indicating the difference between the previously plan and the proposed plan. If approval from the Planning Board is required, submit **ten** copies of this application and building and site plans showing or accompanied by the information required by Section 9.7.D. If plans are larger than 11" x 17", provide 2 full-sized sets and 8 copies reduced to 11" x 17". We also require submission of a PDF of the application, site plan and any supporting documents. Please complete the attached Conditional Use Checklist to assure your application and site plan are complete.

Applications will not be placed upon a Planning Board Agenda until the Town Planner receives all the plans, fees, written submissions or waiver requests to be considered complete. After receipt of all the necessary information the Town Planner shall place the application on the next available agenda.

Applicants shall submit evidence of compliance with their previous approval. As is required by Section 8.5.F.3, earth moving operations shall present evidence to the Planning Board of the adequate insurance against liability arising from the proposed extraction operations.

**Town of Arundel Conditional Use Review Application Checklist**

Project Name Salvage Yard / junk yard

This checklist has been prepared to assist applicants develop their applications. It should be used as a guide. The checklist does not substitute for following the requirements of Section 9.7 of the Arundel Land Use Ordinance. The Town Planner will also be using the checklist to make sure your application is complete. Indicate in the first and third columns if the information has been submitted or if you request it to be waived. If you feel the information is not applicable to your project please indicate so in the second column.

SITE PLAN REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
1. <b>Property Boundary Survey</b> signed & sealed by a Maine Licensed Land Surveyor, showing bearings and distances of the subject property boundary(s), and containing North arrow, graphic scale, acreage, property corners, date of survey, and location of adjacent lots and owner's names.	X				
2. <b>Proposed Site Plan</b> , drawn at a scale not to exceed one inch equals forty feet (1" = 40') or at a scale otherwise required by the Town Planner and showing both existing conditions and proposed improvements on the site; sealed by a Professional Engineer, Landscape Architect, or a Surveyor licensed in the State of Maine, and containing the following information:	X				
• Existing & proposed lot setback lines.	X				
• Existing & proposed rights of way, easements & other legal restrictions	X				
• Topographic survey showing existing and proposed site and building elevations at a contour interval of no more than two (2) feet, location and elevation of all existing and proposed structures, site features and site improvements.		X			
• Information Block containing location, address, Map-Lot number(s) of the subject property, as recorded in the Town Assessor's Office, name and address of the applicant(s), and owner(s) if different;		X			
• Approval Block providing space for the signatures of Planning Board members or the Staff Review Committee	X				
• Location of all on-site streams, watercourses, wetlands, waterbodies, drainage facilities and structures, 100-year floodplains, roads, driveways, parking lots,	X				
• Delineation of all existing and proposed public and private easements on or directly adjacent to the property;		X			
• Location, dimensions, and layout of all existing and proposed built elements, including buildings and structures, parking areas, driveways, curbing, Town/State roads, sidewalks, fences, walls, steps, piers and docks, patios, swimming pools, and signage		X			
• Location of existing site features located on the property, including but not limited to existing streams, wetlands, drainage swales, tree lines, identification and location of specimen trees greater than eight inches (8") caliper, location of existing rock outcrops, and boundary of 100-year Flood Zone as defined by the FEMA Flood Insurance Rate Map for		X			

the Town of Arundel					
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<b>SITE PLAN REQUIREMENTS</b>	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
• Location of existing and proposed utilities including overhead telephone poles and/or underground cables, public water lines, gate valves, fire hydrants, dumpsters or waste receptacles, private septic systems and water supply wells.		X			
• Location, layout, and dimensions of all existing and proposed drainage facilities, accompanied by detailed drainage calculations signed and sealed by an Professional Engineer licensed in the State of Maine;		X			
• Identification and location of all on-site soils derived from a medium intensity soil survey. The Planning Board or Staff Review Committee may at their discretion, require a high-intensity soil survey sealed by a Maine Licensed Soil Scientist.		X			
• Site Data Summary detailing the total area of all existing and proposed site improvements, the amount of impervious surface, lot area, lot coverage, street frontage, building area, wetlands area, and stream areas, and compliance with the space and bulk requirements of the governing zoning district.		X			
• The existing zone in which the property is located. In the event the property is divided by a zone line, the line shall be delineated and labeled on the Site Plan;	X				
• Sight distances delineated for all driveway and street openings and all easements required to maintain such sight distances in perpetuity shall also be delineated on the plan;		X			
• Location, type, size of incineration devices noise sources such as machinery.		X			
• Location and inventory of outdoor materials storage		X			
• Existing and proposed fire protection and fire suppression resources including location, size, flow rates and, capacity construction details and specifications, of cisterns, dry hydrants, wet hydrants, fire ponds, booster pumps, building fire department connections, external sprinkler system cisterns		X			
3. <b>Detail Sheet</b> showing construction details of proposed streets, drives, roads, sidewalks, retaining walls, lighting fixtures, fences, and all similar proposed site improvements.		X			
4. <b>Outdoor Lighting Plan</b> consisting of:		X			
• The location of all existing and proposed exterior lighting fixtures.		X			
• Specifications for all proposed lighting fixtures		X			
• Proposed mounting height of all exterior lighting fixtures		X			
• Analyses and illuminance level diagrams.		X			

<ul style="list-style-type: none"> <li>Drawings of all relevant building elevations showing fixtures, portions of walls to be illuminated, illuminance levels, and the aiming points for remote light fixtures.</li> </ul>		X			
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<b>SITE PLAN REQUIREMENTS</b>	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
5. <b>Landscape Plan</b> showing location, layout, and quantity of all ornamental plant material and ground cover to be installed on the site. Plan should include s of all proposed plant material and ground cover and including:		X			
<ul style="list-style-type: none"> <li>Planting Schedule indicating plant species, variety, common name quantity, size and installation specifications;</li> </ul>		X			
<ul style="list-style-type: none"> <li>Planting details for shrubs and trees</li> </ul>		X			
6. <b>Building Plans</b> of all proposed structure(s) including interior layout, side, and front elevations drawn to a scale of not less than 1/4 inch to 1 foot.		X			
7. <b>Schematic elevation of proposed signs</b> , drawn to a scale of not less than 3/4 inches to 1 foot, and illustrating sign layout, lettering, graphics and logos, materials, color, and proposed illumination.		X			
8. <b>Detailed Cost Estimates</b> of all proposed site improvements including quantity and unit costs of materials and 10% contingencies.		X			

<b>WRITTEN SUBMISSION REQUIREMENTS</b>	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
1. Complete Conditional Use Review Application Form	X				
2. Conditional Use application fee for either a Minor or Major Development Project and Peer Review fee	X				
3. Name, mailing addresses, and Map/Lot number of all abutters within 500 feet of the subject property printed on Avery 5160 labels	X				
4. Evidence of applicant's right, title or interest (deed, lease agreement, purchase & sale, or letter of authorization) in the property and any deed restrictions or easements on the property	X				
5. On-site soil investigation report by a Licensed Site Evaluator.		X			
6. Copies of final Association Covenants and Condominium documents, rights-of-ways, utility, construction, and sight distance easements, Road Maintenance Agreements and other pertinent legal documents.		X			
7. Stormwater Drainage Calculations, prepared and sealed by a Maine licensed civil engineer.		X			

8. Narrative Detailing how the proposed conditional use meets each of the eight (8) approval criteria specified in Section 9.7.H of the Land Use Ordinance.	X				
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WRITTEN SUBMISSION REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
9. Other Studies:		X			
<ul style="list-style-type: none"> <li>Traffic Impact study, prepared and sealed by a Maine licensed Traffic Engineer.</li> </ul>		X			
<ul style="list-style-type: none"> <li>Groundwater Study: Analyzing the individual and cumulative impacts of the proposed project upon existing groundwater quality.</li> </ul>		X			
<ul style="list-style-type: none"> <li>Market Study: Prepared by a qualified market research firm, and indicating the potential feasibility and projected success of a proposed use.</li> </ul>		X			
<ul style="list-style-type: none"> <li>Fiscal Impact Assessment: Analyzing the projected fiscal impacts to the municipal service delivery system</li> </ul>		X			
10. Written copies of all required state and federal approvals. Relevant state and federal laws include, but are not limited to Stormwater, Site Location, Natural Resources Protection Act, and Sec. 404 Clean Water Act (federal), and MDOT permits for road and driveway openings on Route 1 and Route 111.		X			
11. Letter of Compliance from the Arundel Fire Chief		X			
12. Letter of Compliance from the Arundel Public Works Director		X			
13. Letter of Compliance from Arundel Contract Deputy		X			
14. Other information required by the Planning Board or Staff Review Committee		X			

**FINDINGS OF FACT**  
**Conditional Use Application for Randrick Trust Automobile Salvage Yard**

On December 12, 2022 the Arundel Planning Board did receive a Conditional Use permit application from Randrick Trust to relicense an existing 85,000 +/- sf automobile salvage yard automobile salvage area on a 3.6-acre site located at 2 Irving Road, Tax Map 19, Lot 6 in the R-4 District;

On January 14, 2023 the Planning Board conducted a public site walk.

On February 21, 2023 the Planning Board conducted a public hearing on said application; the Arundel Planning Board reviewed and given due consideration of the applicant's application has arrived at the following findings and conclusions:

**FINDINGS OF FACT**

1. The land owner and applicant with right title and interest is Cynthia Dubois, Trustee for Randrick Trust.
2. The property is located at 2 Irving Road and is identified as Arundel Assessors Tax Map 19 Lot 6;
3. The parcel consists of 3.6 acres of grassland currently containing salvage vehicles of various types and is contained within a 98-acre parcel.
4. The applicant proposes to continue utilizing the designated area for storage of salvage commercial vehicles and automobiles.
5. The applicant has general plans of the salvage area entitled Automobile Salvage Re-Licensing Plan N/F Dubois 2 Irving Road as prepared by Albert Frick Associates Inc. dated April 9, 2010 with revisions through to June 17,2010.
6. The existing facility is not located over a sand and gravel aquifer or aquifer recharge area as mapped by the Maine Geological Survey;
7. Neither the designated facility nor any abandoned or salvage vehicle is located within the 100-year floodplain as mapped by FEMA, nor is the facility located within 300 feet of a church, school, public park, cemetery, recreational area, or neighboring dwelling.
8. The designated facility has been configured to be situated more than 300 feet from the upland edge of Brimstone Brook and other natural watercourses on the property.

## CONFORMANCE WITH CONDITIONAL USE CRITERIA

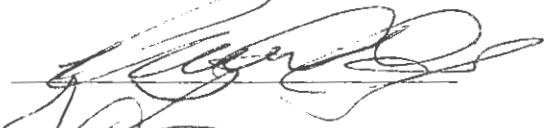

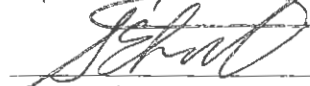

After due review and consideration, the Arundel Planning Board has determined the application to be in conformance with the criteria of Section 9.2.9 of the Arundel Land Use Ordinance as follows:

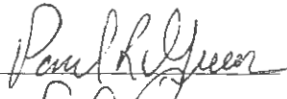

- 9.2.9.1 The use is compatible with and similar to the general categories of uses of neighboring properties, in that -**  
The use is not permitted in the R-4 district but is a pre-existing non-conforming use and cannot be expanded beyond the existing boundaries.
- 9.2.9.2 *The use is consistent with the Comprehensive Plan and the anticipated future development of the neighborhood, in that -***  
The use is in conflict with the comprehensive plan and the anticipated development of the neighborhood as an agricultural and low-density residential zone. The use is legally non-conforming and therefore has standing as an existing use.
- 9.2.9.3 *There is adequate and safe pedestrian and vehicular access to and into the site to accommodate anticipated traffic to and from the proposed use, in that-***  
The site has ready access via a gravel road from the Dubois Livestock complex and adequate sight distance and access to Irving /Brimstone Road.
- 9.2.9.4 That there is adequate water supply and sewage disposal available to service the use in that-Water** supply is not essential to the operation of the facility. Waste liquids are drained from incoming vehicles and incinerated on site. The draining operation is conducted in the barn on impervious surfaces.
- 9.2.9.5 *That there will be no noise, dust, odor, vibration or smoke generated by the use that will adversely affect neighboring properties,***  
All vehicular fluids shall be drained from all vehicles before storage within the salvage yard. Waste petroleum fluids will be burned on site, and waste coolants shall be recycled in accordance with State of Maine regulations.
- 9.2.9.6 *The physical characteristics of the site including location, slope, soils, drainage and vegetative cover are suitable for the proposed use, in that-***  
The physical characteristics of the site are suitable for the use. The underlying impervious soils prevent percolation of petroleum fluids into the groundwater and proposed improvements and erosion control measures shall preserve the integrity of the existing lands.
- 9.2.9.7 *That the use will not constitute a public or private nuisance.***  
The facility will not present public or private nuisances to the adjoining property owners or the neighborhood. The site will not be visible from the street and most adjoining property owners.
- 9.2.9.8 *The proposed use conforms to all other requirements and applicable provisions of this ordinance, particularly any pertinent shore/and zoning standards.***  
The applicant has designed the facility in compliance with all other performance standards and technical requirements of the Land Use Ordinance.

Based on the above findings the Arundel Planning Board approves the application of Randrick Trust to continue operation of the existing Automobile Salvage facility contingent upon the following conditions:

1. The applicant shall maintain all State of Maine Permits in full force and shall maintain compliance with all state regulations and standards at all times.
2. No salvage parts or vehicles shall be stored outside of the designated area shown on the record maps, nor shall any materials be located closer than 300 feet to any stream, intermittent stream, well, or body of water. No salvage materials shall be stored within the Shoreland Zones located on the property.
3. This conditional use permit shall expire on February 27, 2026. Failure to renew this conditional use permit prior to its expiration date shall result in the loss of legal non-conforming status of the salvage operation.

Approved by the Arundel Planning Board on February 21, 2023

  
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# 500 feet Abutters List Report

Arundel, ME  
December 01, 2025

## Subject Property:

Parcel Number: 019-006  
CAMA Number: 019-006  
Property Address: IRVING RD

Mailing Address: DUBOIS, CYNTHIA TRUSTEE RANDRICK TRUST  
23 IRVING RD  
ARUNDEL, ME 04046

## Abutters:

Parcel Number: 008-001  
CAMA Number: 008-001  
Property Address: BRIMSTONE RD

Mailing Address: SMITH, NEAL G & LAPREL, ALAYNA J  
P O BOX 836  
KENNEBUNK, ME 04043

Parcel Number: 008-004B  
CAMA Number: 008-004B  
Property Address: 1043 LIMERICK RD

Mailing Address: SEVIGNY, KEITH W  
1043 LIMERICK RD  
ARUNDEL, ME 04046

Parcel Number: 008-007  
CAMA Number: 008-007  
Property Address: ALFRED RD

Mailing Address: DER KINDEREN, DONNA L  
918 ALFRED RD  
ARUNDEL, ME 04046

Parcel Number: 008-010  
CAMA Number: 008-010  
Property Address: ALFRED RD

Mailing Address: DUBOIS, RANDY  
2 IRVING RD  
ARUNDEL, ME 04046

Parcel Number: 018-001  
CAMA Number: 018-001  
Property Address: 177 BRIMSTONE RD

Mailing Address: ADJUTANT, TODD M & MELANIE L  
177 BRIMSTONE RD  
ARUNDEL, ME 04046

Parcel Number: 018-001A-01  
CAMA Number: 018-001A-01  
Property Address: 155 BRIMSTONE RD

Mailing Address: BRACY, KARI M & BRACY, GARY R  
157 BRIMSTONE RD  
ARUNDEL, ME 04046

Parcel Number: 018-001A-02  
CAMA Number: 018-001A-02  
Property Address: 157 BRIMSTONE RD

Mailing Address: BRACY, KARI M & BRACY, GARY R  
157 BRIMSTONE RD  
ARUNDEL, ME 04046

Parcel Number: 019-001  
CAMA Number: 019-001  
Property Address: 23 IRVING RD

Mailing Address: DUBOIS, CYNTHIA TRUSTEE RANDRICK TRUST  
23 IRVING RD  
ARUNDEL, ME 04046

Parcel Number: 019-001C  
CAMA Number: 019-001C  
Property Address: 191 BRIMSTONE RD

Mailing Address: DUBOIS, RICKY  
191 BRIMSTONE RD  
ARUNDEL, ME 04046

Parcel Number: 019-001D  
CAMA Number: 019-001D  
Property Address: 31 IRVING RD

Mailing Address: DUBOIS, CYNTHIA TRUSTEE RANDRICK TRUST  
23 IRVING RD  
ARUNDEL, ME 04046



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# 500 feet Abutters List Report

Arundel, ME  
December 01, 2025

Parcel Number: 019-002P CAMA Number: 019-002P Property Address: 72 LEGROS LN	Mailing Address: LEGROS, BRADLEY GROSS, ALLISON 72 LEGROS LN ARUNDEL, ME 04046
Parcel Number: 019-002Q CAMA Number: 019-002Q Property Address: 68 LEGROS LN	Mailing Address: ANDREWS, DAN 68 LEGROS LN ARUNDEL, ME 04046
Parcel Number: 019-005 CAMA Number: 019-005 Property Address: BRIMSTONE RD	Mailing Address: DUBOIS, CYNTHIA TRUSTEE RANDRICK TRUST 23 IRVING RD ARUNDEL, ME 04046
Parcel Number: 019-006 CAMA Number: 019-006 Property Address: IRVING RD	Mailing Address: DUBOIS, CYNTHIA TRUSTEE RANDRICK TRUST 23 IRVING RD ARUNDEL, ME 04046
Parcel Number: 019-006A CAMA Number: 019-006A Property Address: IRVING RD	Mailing Address: DUBOIS, CYNTHIA TRUSTEE RANDRICK TRUST 23 IRVING RD ARUNDEL, ME 04046
Parcel Number: 019-006B CAMA Number: 019-006B Property Address: 2 IRVING RD	Mailing Address: DUBOIS, RANDY W 2 IRVING RD ARUNDEL, ME 04046
Parcel Number: 019-007 CAMA Number: 019-007 Property Address: 103 LEGROS LN	Mailing Address: SARCIONE, GINO 202 IRVING RD ARUNDEL, ME 04046



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