

SRC  
8-4-2011

**Town of Arundel  
Arundel Planning Board**

**FINDINGS OF FACT AND MOTION FOR APPROVAL  
Arundel South Booster Station**

WHEREAS on June 12, 2011, the Arundel Staff Review Committee received a Administrative Conditional Use application from **Kennebunk, Kennebunkport, and Wells Water District** for the construction of a 432 square foot pump house and 1,830 square foot service driveway on a 4,000 square foot easement located at 1002 Portland Road on a 1.6 acre parcel identified as Tax Map 35, Lot 1 in the Shoreland Overlay District and the CCS district.

WHEREAS on June 21, 2011 Arundel Staff Review Committee deemed the application complete and scheduled a site walk and public hearing.

WHEREAS, on July 7, 2011 the Arundel Staff Review Committee conducted a public site walk and public hearing of the project site and determined the application "complete" in accordance with Section 9.7.F.2 of the Arundel Land Use Ordinance;

AND WHEREAS the Arundel Staff Review Committee has determined the following Findings of Fact and Notice of Decision:

**FINDINGS OF FACT**

1. The owners of the lot of record identified as Tax Map 35, Lot 1 are Allen & Eva Burgess of 171 Summer Street, Kennebunk, Maine..
2. The holder of the 4,000 easement on the above lot of record is Kennebunk, Kennebunkport, and Wells Water District.
3. The designated 4,000 square foot easement is located at 1002 Portland Road on a 1.6 acre parcel identified as in the Shoreland Overlay District and the CCS district.
4. The property is undeveloped and is located along the banks of the Kennebunk River.
5. The designated easement and proposed pump station is located outside of the 100-year floodplain of the Kennebunk River.
6. The applicant has proposed to install a 432 square foot pump station on the designated easement serviced by a 1,830 square foot driveway and parking area with access to Route 1. The proposed booster pump station is intended to significant raise water pressures in the existing KKWWD water mains located on the west side of Route .
7. The proposed pump house structure has been designed to be 15 feet in height and resemble a traditional Cape design structure in conformance with neighboring architecture.
8. In order to avoid infringing upon the floodplain and Kennebunk River slopes, the applicant proposes to install a retaining wall on the west and south side of the structure.
9. The applicant proposes to contain existing surface runoff from Route 1 as well as runoff from the improved site into a catch basin with an outlet via a 15 inch SDR 35 PVC discharging into the Kennebunk River floodplain at the base of the existing embankment.
10. Documentation provided by the applicant includes an a Site Plan, a Grading Utility and Layout Plan and a Detail Sheet, prepared by KKWWD dated May 27, 2011 with revisions.

## CONFORMANCE WITH SITE PLAN APPROVAL CRITERIA

After due review and consideration the Arundel Staff Review Committee has determined the application to be in conformance with the criteria of Section 9.7.H of the Arundel Land Use Ordinance as follows:

- 9.7.H.1 That the use is compatible with and similar to the general categories of uses of neighboring properties in that: the proposed pump house is designed to conform with prevailing architectural styles in the surrounding properties;
- 9.7.H.2 The use is consistent with the Comprehensive Plan and the anticipated future development of the neighborhood in that the proposed development is in conformance with conditional uses prescribed for the CCS district,;
- 9.7.H.3 That there is adequate and safe vehicular access to and into the site to accommodate anticipated traffic to and from the use. The applicant has received the appropriate MDOT Driveway permit for the drive entrance.
- 9.7.H.4 That there is adequate water supply available to the facility,;
- 9.7.H.5 That there will be no noise, dust, odor, vibration or smoke generated by the use that will adversely affect neighboring properties;
- 9.7.H.6 That the physical characteristics of the site including location, slope, soils, drainage and vegetative cover are suitable for the proposed use.
- 9.7.H.7 That the use will not constitute a public or private nuisance.
- 9.7.H.8 That all other requirements and applicable provisions of this ordinance, particularly the pertinent performance standards of Section 6.3.A.6 of the Arundel Land Use Ordinance, are met.


**THEREFORE BE IT RESOLVED** that based on the above findings and conclusions the Arundel Staff Review Committee hereby approves the Administrative Conditional Use application from Kennebunk, Kennebunkport, and Wells Water District for the construction of a 432 square foot pump house and 1,830 square foot service driveway on a 4,000 square foot easement located at 1002 Portland Road on a 1.6 acre parcel identified as Tax Map 35, Lot 1 in the Shoreland Overlay District and the CCS district, subject to the following conditions:

1. The applicant shall extend the riprap splash pad for the 15-inch drainage pipe delineated on the site plan from the outflow point to the river ;
2. The applicant shall install soil erosion control silt fence at contour elevation 48 on the south and east side of the property and at contour elevation 49 on the west side of the site and maintain silt fence in proper working order until such time that all disturbed ground surfaces are stabilized by grass cover. All soil erosion control devices shall be installed prior to the commencement of site work, and no site work shall be shut down for the winter until all required soil stabilization mechanisms are made effective;
3. In conformance with section 7.8 of the Arundel Land Use Ordinance, the applicant shall install the following additions to the submitted landscape plan:

- Plant three Sorbus alnifolia along the right of way line in locations approved by the Town Planner.

4.

SO APPROVED by the Arundel Staff Review Committee this 4th day of August, 2011:



Tad Redway, Town Planner