

## Town of Arundel Planning Board

### Findings of Fact & Conclusions of Law

Conditional Use + Site Plan Application  
Weirs Motors Solar Canopy  
1513 Portland Road

#### Background

Weirs Motor Sales has submitted a site plan application to add a 44 foot by 350-foot solar canopy (15,400 sq. ft. total) to their existing automobile car dealership facility located at 1513 Portland Road in the Downtown Business 1 & 2 Districts. Today, the site includes an existing showroom, building, body shop, car wash, show room facility, above ground propane tanks, and a septic leach field. The applicant received approval on February 21, 2024 for a ~175 foot by ~88-foot solar canopy (15,400 sq. ft. total). The site plan application before the Planning Board changes the location and dimensions of the previously approved solar canopy including the location of proposed solar canopy piers and mounted lighting fixtures. The proposed solar canopy will be served by underground DC lines and a proposed CMP transformer. At the October 22, 2025 Planning Board meeting, the Planning Board found the application complete and voted to not hold a Public Hearing.

#### Findings of Fact + Conclusions of Law

- **Applicant:** Weirs Motor Sales
- **Owner:** same as the applicant
- **Location:** 1513 Portland Road
- **Zoning:** Downtown Business 1 (DB1) & Downtown Business 2 (DB2) Districts
- **Existing Land Use:** Automobile Dealership
- **Proposed Land Use:** Accessory Structure – “new canopy structure with a solar roof”

#### Section 10.6.4: Site Plan Criteria for Approval

1: The proposed project conforms to all standards of the zoning district and meets or exceeds performance standards specified in Sections 5, 9, and 10 of this Ordinance.

**Finding:** The proposed project conforms to all the applicable standards of the Arundel Zoning Ordinance, specifically the General Performance Standards (Section 5) and the Zoning Standards specific to the DB1 & DB2 Districts (Sections 6.4 & 6.5).

2: The proposed project has received all applicable Federal and State Permits.

**Finding:** The application was submitted to DEP February 3, 2025 for exemption from Site Location. The applicant will be required to comply with State rules for interconnection where applicable. No other State or Federal permits have been submitted as part of this application.

3: The proposed project does not unreasonably impact public safety and fire protection, and will not create a financial burden for the Town of Arundel in the provision of emergency services and law enforcement to the project site and the neighborhood.

**Finding:** The applicant received review from the Arundel Fire Department. The Fire Chief has no additional needs as noted in the letter dated September 24, 2025.

4: The proposed project will not have an adverse impact upon the quality of surface or groundwater resources.

**Finding:** The proposed development is not anticipated to impact the quality of surface or groundwater resources.

5: The project provides adequate stormwater management facilities to produce no additional peak runoff from the site during a 25-year storm event and will not have an undue impact on municipal stormwater facilities or downstream properties.

**Finding:** The proposed development is not anticipated to increase peak runoff from the site.

6: The proposed project will not have an adverse on-site and off-site impact upon existing vehicular and pedestrian circulation systems within the community or neighborhood.

**Finding:** The proposed development will not have an adverse on-site or off-site impact for vehicular and pedestrian circulation systems.

7: The proposed project will not have an adverse impact upon environmental quality, critical wildlife habitats, marine resources, important cultural resources, or visual quality of the neighborhood, surrounding environs, or the community.

**Finding:** The proposed development will not have an adverse impact upon environmental quality, critical wildlife habitats, marine resources, important cultural resources, or visual quality of the neighborhood, surrounding environment, or the community.

8: The proposed project will not produce noise, odors, dust, debris, glare, solar obstruction, or other nuisances that will adversely impact the quality of life of surrounding parcels.

**Finding:** The proposed development will not produce anything that will adversely impact the quality of life of surrounding parcels.

9: The proposed project will not have a negative fiscal impact on municipal government.

**Finding:** The proposed project will not have a negative fiscal impact on municipal government.

10: The use is consistent with the Comprehensive Plan and the anticipated future development of the neighborhood.

**Finding:** The proposed application is consistent with the Comprehensive Plan.

## Approval

On the basis of the application, plans, reports, the above findings of fact and conclusions of law, the Arundel Planning Board **approves** the proposed Site Plan Application of Weirs Motor Sales – Solar Canopy at 1513 Portland Road.

Signed:

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(chair)

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(vice-chair)

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