

**Arundel Planning Board**  
**Agenda**  
January 6, 2026 7:00 pm  
**Municipal Meeting Room**

**Call to Order**

- I. APPROVAL OF AGENDA**
- II. APPROVAL OF MINUTES** *December 16, 2025*
- III. PUBLIC COMMENT**
  
- IV. PUBLIC HEARING**

<b>Item 1:</b>	<b>Weirs Motor Sales-Site Plan Revision:</b> Proposal to add a 20 x 20 addition to the body shop building to include a waiting area, office space, and a bathroom. The parcel is located at 1513 Portland Road on Tax Map 33, Lot 2 in the DB1/DB2 zone. Paul Gadbois, PE is the applicant’s agent.
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<b>Item 2:</b>	<b>Dubois Automobile Salvage-Conditional Use Renewal:</b> Application to renew a conditional use permit to continue operation of an existing 85,000 sf +/- automobile salvage area on a 3.6-acre site located at 2 Irving Road, Tax Map 19, Lot 6 in the R-4 District. Cynthia Dubois, Trustee of the Randrick Trust is the property owner and applicant along with Randy and Ricky Dubois and Sol Fedder.
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<b>Item 3:</b>	<b>KPT Marine, LLC dba: Southern Maine Marine- Subdivision Amendment:</b> Proposal to amend the existing Gelardi subdivision by merging the two existing lots into a singular lot of ownership to allow for the development of the Southwestern portion of the property. The property owner is KPT Marine, LLC dba Southern Maine Marine. Werner Gilliam, CFM of Walsh Engineering Associates is the project manager. The parcel is located at 2461 Portland Rd. on Tax Map 12 Lot 4-1 & 4-2 in the Business Industrial zone.
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**V. PENDING BUSINESS**

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<b>Item 3:</b>	<b>KPT Marine, LLC dba: Southern Maine Marine- <i>Subdivision Amendment &amp; Site Plan Amendment Application:</i></b> Proposal to amend the existing Gelardi subdivision by merging the two existing lots into a singular lot of ownership to allow for the development of the Southwestern portion of the property. Proposal to construct a 150' x 200' warehouse (30,000 sq. ft.) in the Southern corner of the lot where an existing gravel storage area is located. Relocation of the existing driveway entrance, addition of a driveway, and associated parking as well as new utilities. The property owner is KPT Marine, LLC dba Southern Maine Marine. Werner Gilliam, CFM of Walsh Engineering Associates is the project manager. The parcel is located at 2461 Portland Rd. on Tax Map 12 Lot 4-1 & 4-2 in the Business Industrial zone.
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## VI. OTHER BUSINESS

1. Review and vote on changes to Subdivision Regulations that should have been made based upon the June 11, 2025 annual town meeting regarding a.) guidance on acceptance of a town road and b.) fire protection.

**Adjourn**

*Richard Ganong-Chair*