

**Arundel Planning Board
Minutes**
October 4, 2022 7:00 pm
Arundel Municipal Building
Meeting Room

Board Attendees: Rich Ganong-Chair, Susan Roth, Tom McGinn, Paul Green, Susan Sinnott

Attendees: Ben Fitzpatrick, Dave Fitzpatrick, Chris Taylor, Ken Levesque, Gisele Dube, B. Dube, Carmen Dube, Christie Reichl

Call to Order

I. APPROVAL OF AGENDA

Motion: Ms. Roth motions to approve the agenda. Mr. McGinn seconds.

Vote: Unanimous in favor.

II. APPROVAL OF MINUTES: *September 20, 2022*

Motion: Mr. Green motions to approve the agenda. Ms. Roth seconds.

Vote: 4 in favor, Ms. Sinnott abstained

III. PUBLIC COMMENT

None

IV. NEW BUSINESS

Item 1: Site Plan Review-Discussion of Site Walk Findings: *Fitzpatrick Development*- Proposed development of 2 warehouse storage buildings, 10,000 SF and 4,800 SF, along with a loft apartment. A 7-unit campground, as well as an outdoor parking/storage area. BDF Holdings, LLC is the owner and applicant, represented by Ben Fitzpatrick and Christopher Taylor of Sebago Technics is the applicant's agent. The property is located on Heavy Hammer Lane, Tax Map 4, Lots 23 & 23C in the ARD district.

Applicant Ben Fitzpatrick, along with Engineer Chris Taylor, provided an overview of the proposed project.

There was discussion on:

- Lighting at the entrance on Route 111
- Dump station and septic system
- Fencing along property boundary
- Rules on times and dates of operation
- Campground policies

No decisions were made.

V. OTHER BUSINESS

1) Planning Board discussion regarding various aspects of the Land Use Ordinance that they feel should be considered for amendment.

There was a quick discussion about aspects to be considered. No decisions were made

Adjourn

Motion: 7:43, Mr. Green