

# Arundel Planning Board Agenda

October 5, 2021 7:00 pm  
Arundel Municipal Building  
Meeting Room

## Call to Order

### I. APPROVAL OF AGENDA

### II. APPROVAL OF MINUTES: *September 7, 2021*

### III. PUBLIC COMMENT

### IV. PUBLIC HEARING

- Item 1: Oak Ridge Terrace II: *Subdivision Final Plan*:** Proposal to construct a 560-linear-foot-cul-de-sac road through Phase II with six new house lots. The property to be developed is Map 17, Lot 15A in the R2 district, and the respective owners are Oak Ridge Terrace, LLC and Walter O. Woods, and Anthony Panciocco PE is the applicant's agent.
- Item 2:** LUO 8.6.4.5 Proposed Addition of Special Exceptions in the Stream Protection District.
- Item 3:** LUO 9.3.12 Proposed Amendments to Cluster Development

### IV. PENDING APPLICATIONS

- Item 1: Oak Ridge Terrace II: *Subdivision Final Plan*:** Proposal to construct a 560-linear-foot-cul-de-sac road through Phase II with six new house lots. The property to be developed is Map 17, Lot 15A in the R2 district, and the respective owners are Oak Ridge Terrace, LLC and Walter O. Woods, and Anthony Panciocco PE is the applicant's agent.
- Item 2: Irving Road Subdivision: *Subdivision Preliminary Plan***-Proposed 3-lot cluster subdivision on a 14.39-acre Parcel, Tax Map 19 Lot 1B off Irving Rd. in the R4 and Shoreland Districts. Cynthia Dubois, Trustee & Randrick Trust is the owner and Jason Vafiades, PE is the owner's agent.

### V. NEW APPLICATIONS

- Item 1: Cape Arundel Cottage Preserve, LLC: *Subdivision/Conditional Use Amendment Sketch Plan***- Proposal to create Phase 6 of the subdivision with an increase between 80-100 new seasonal cottages. The proposed subdivision amendment is located on Tax Map 11, Lot 9. The owner is Arundel, Kennebunkport Cottage Preserve, LLC and Rick Licht, PE is the applicant's agent.

### VI. OTHER BUSINESS

- 1. Bentley's Campground:** Communication from applicant regarding traffic study submission. Board must consider and act on request for deadline extension.
- 2. Planner's Report**  
Discussion regarding Site Walk procedures.

**Adjourn**

*-Richard Ganong, Chair*

*Per guidance from the CDC, the Town of Arundel would kindly ask all attendees to please wear a face mask. We will have masks available at the entrance to the meeting room. Your cooperation is greatly appreciated.*

*Zoom Link Instructions on the back*

This meeting will also be available for **viewing only** remotely by a video meeting interface called Zoom. Participants can load a free Zoom video conferencing program (at [www.zoom.us](http://www.zoom.us)) onto your computer, tablet, or smartphone. For the general public you may access the video conference after loading the Zoom software, and by logging in using the **Meeting ID: 813 4351 9919** and entering the **Passcode # 147422** when prompted. Or you can access directly using the following link:

<https://us06web.zoom.us/j/81343519919?pwd=NmRIUHNTK2xsaVM3Vno5SE9QMW5tdz09>

You may also telephone directly into the meeting by dialing **(646) 558-8656** and then cite the Meeting ID and password when prompted.

All applications and supporting documentation are available at the Town website at the following link:

[https://www.arundelmaine.org/index.asp?SEC=94998F5E-AB1E-42B2-87B9-352FFED8D242&Type=B\\_BASIC](https://www.arundelmaine.org/index.asp?SEC=94998F5E-AB1E-42B2-87B9-352FFED8D242&Type=B_BASIC)

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**NOTE: If you wish to comment during the public comment time you must be physically present in the Municipal Meeting Room during the Planning Board meeting.**