

Arundel Planning Board Agenda

February 7, 2023 7:00 pm

Call to Order

I. APPROVAL OF AGENDA

II. APPROVAL OF MINUTES: *January 14, 2023, January 17, 2023*

III. PUBLIC COMMENT

IV. PENDING APPLICATIONS

Item 1: Dubois Automobile Salvage-Conditional Use Renewal: Proposed 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.

POSSIBLE BOARD ACTION: DETERMINATION OF APPLICATION COMPLETENESS, DISCUSS SITEWALK HELD ON 1/14/23; SET DATE FOR PUBLIC HEARING

Item 2 Bentley's Campground- Major Conditional Use Renewal: Review based on the 6/8/2017 approval of the existing RV campground; six additional phases developing an additional 137 new sites with utility hookups and support facilities on 46.28 acres Tax Map 30, Lot 24 located at 1601 Portland Road in the DB-2 district. Bentley Warren III is the applicant and Rick Licht of Licht Environmental Design is the applicant's agent.

POSSIBLE BOARD ACTION: DETERMINATION OF APPLICATION COMPLETENESS

VI. NEW APPLICATIONS

Item 1 Michael Thomas- Major Subdivision: Sketch Plan Proposal to develop a 27.20 acre parcel with 12-16 lots consisting of single family, duplex and multi-unit structures. The owner of the property is Dutch Elm Golf Course, Inc. and the applicant is Michael Thomas. Austin Fagan, is the Project Engineer from BH2M

OTHER BUSINESS

Town Planner's Report

1. Review and vote on the amended language to the by-laws.

Adjourn

-Richard Ganong, Chair

Zoom Instructions on the back

Applicants and their agents are required to attend the meeting in person.

Zoom Instructions (See important note below)

***** NOTE: The Zoom link is for viewing the meeting only. Viewers will be muted upon entering the meeting and the Board will NOT accept any comments or questions from the public via Zoom. If you wish to participate, in any way, you must attend the meeting in person. *****

This meeting will be viewable remotely by a video meeting interface called Zoom. The general public can load a free Zoom video conferencing program (at 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: 891 0680 9618** and entering the **Passcode # 710030** when prompted. Or you can access directly using the following link:

<https://us06web.zoom.us/j/85025934229?pwd=OUJPK2p2M1k1cWZoUHNWUmRjUVFaZz09>

You may also telephone directly into the meeting, to listen to the proceedings, by dialing **(646) 876-9923** 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://arundelmaine.org/index.asp?SEC=D46CA29E-63D7-4852-9151-917C4C078504#A704F3D3-62DB-4A39-8E6F-907F7842D97C>

If you have a comment on an agenda item, please feel free to submit it by emailing the Chair of the Planning Board at ArundelPB@richganong.com or by writing to the Planning Board Chair c/o the Town Hall. You may also submit your comments to townplanner@arundelmaine.org or by mail to *Town Planner, Town of Arundel 257 Limerick Road, Arundel, ME 04046*.