

Arundel Planning Board
Agenda
March 18, 2025 7:00 pm
Municipal Meeting Room

Call to Order

I. APPROVAL OF AGENDA

II. APPROVAL OF MINUTES *March 4, 2025*

III. PUBLIC COMMENT

IV. PUBLIC HEARING

Item 1:	Amendment to §6.1.3 in the R1 District to allow lot coverage at 50% on municipal lots.
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Item 2:	Amendment to §5.7 Fire Protection- various amendments to the Fire Protection requirements in the Land Use Ordinance. These amendments were drafted in conjunction with the Arundel Fire Chief.
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Item 3:	Skillings Woods Subdivision- Subdivision Amendment: Proposal to amend Skillings Woods Subdivision to construct a 624’ private way and create two new lots located on Tax Map 10 Lot 10 on Laura Lane. Rene Turgeon is the owner/applicant and Paul Gadbois, P.E. is the project engineer.
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V. PENDING BUSINESS

Item 1:	Raptor Falls, LLC-Site Plan: Proposal to expand an existing business located at 1912 Portland Rd on Tax Map 15 Lot 12 in the BI zone. The expansion consists of a bumper boat pond, climbing walls, and an outdoor patio with seating areas as well as the associated parking area. The owner of the property is Raptor Falls, LLC, the applicants are Clifford & Bree Gatjkowski, and the applicant’s engineer is Craig Burgess, P.E. of Acorn Engineering, Inc.
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Item 2:	Chad Beaulieu- Hill View Mini Barns- Site Plan: Proposal to create a 15,000 sq. ft. outdoor display area for Hill View Mini Barns to display garages, sheds, park models and cabins for sale. The property is currently utilized for a residential dwelling. The parcel is located at 1341 Portland Rd., Tax Map 33 Lot 10 in the DB1 zone. Audrey Wakefield is the property owner and Chad Beaulieu is the applicant.
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VI. NEW BUSINESS

Item 1:	Gary Martin- Site Plan Amendment: Proposal to create a 40' x 40' (1697s.f.) addition to an existing 56' x 100' building and an additional 50' x 100' (5258s.f.) five bay storage building. The parcel is located at 35 DMR Drive on Tax Map 1 Lot 1D in the BI district. GEM Holdings, LLC is the property owner and Gary Martin is the applicant. James Logan of Longview Partners, LLC is the applicant's agent.
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VII. OTHER BUSINESS

1. Board discussion regarding draft amendments to the Subdivision Regulations; §8.2, §8.3, and §12.2.B.1.e regarding street acceptance by the town.

Adjourn

Richard Ganong-Chair