

**Arundel Planning Board**  
**Agenda**  
July 2, 2024 7:00 pm  
**Municipal Meeting Room**

**Call to Order**

- I. APPROVAL OF AGENDA**
- II. APPROVAL OF MINUTES** *June 18, 2024*
- III. PUBLIC COMMENT**
- IV. ANNUAL ELECTION OF OFFICERS**

**Planning Board Elections:** Chairman, Vice Chairman, Secretary.

**V. PENDING BUSINESS**

<b>Item 1:</b>	<b>Braley Subdivision-Subdivision Preliminary Plan:</b> The applicant is proposing a 3-lot cluster subdivision (5 housing units) on Old Post Road, Tax Map 12 Lot 6. The parcel is 21.8 acres in the R3 and BI zone. The plan includes 1 single family home with access from Old Post Rd. and two duplex lots with a shared private way. DCB Properties, LLC is the property owner and Glendon Braley is the applicant. Paul Gadbois, PE is the applicant’s engineer.
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**Discussion of site walk and determine if board wishes to hold a public hearing at this time.**

**VI. NEW BUSINESS**

<b>Item 1:</b>	<b>Seasonal RV Park- Conditional Use Sketch Plan:</b> The applicant is proposing a 114 site seasonal RV park on Portland Road, Tax Map 29 Lot 20 in the DB1 and DB2 zone. The parcel is 39.84 acres with a proposed developed area of 15.5 acres. The property owner is Harvest Moon Hideaway, LLC and the applicants are Chad and Jennifer Binette. Andrew Morrell, PE of BH2M is the applicant’s engineer.
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<b>Item 2:</b>	<b>Fitzpatrick Development-Site Plan Amendment and Conditional Use Applications:</b> The applicant is proposing an amendment to his previous approved site plan, eliminating the seven campsites. The conditional use application is for a 10,000 sq. ft. commercial indoor recreation facility and associated parking. The parcel is located in the ARD zone on Tax Map 4 Lot 23. Ben Fitzpatrick is the applicant and Christopher Taylor, P.E. is the applicant’s engineer.
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**VII. OTHER BUSINESS**

Discussion to schedule meeting date for appeal application, possibly July 23, 2024

**Adjourn**

*Richard Ganong-Chair*