

**Arundel Planning Board  
Agenda  
August 1, 2023 7:00 pm**

**Call to Order**

**I. APPROVAL OF AGENDA**

**II. APPROVAL OF MINUTES:** *July 11, 2023*

**III. PUBLIC COMMENT**

**IV. PUBLIC HEARING**

**Item 1:** **Fitzpatrick Development- Site Plan and Conditional Use Review:** Proposed development includes one 10,000 sq. ft. warehouse, one 4,800 sq. ft. contractor building with a residential dwelling unit. and a 7-unit campground and an associated parking/accessory 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.

**V. PENDING APPLICATIONS**

**Item 1:** **Glenco Heights-Subdivision Sketch Plan:** The applicant is proposing a 11 lot subdivision on Jasper Lane, Tax Map 1 Lot 18. The parcel is 51.49 acres in the R3 and R4 zones. The plan includes 10 duplex lots and 1 single family home. The project will have 900' ± of reconstructed roadway and an additional 2,000'± of new road. Colleen Campbell is the property owner and Dempsey, LLC is the applicant represented by Thomas Gillis.

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**Town Planner's Report**

Review minor changes to subdivision regulations.

**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](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: 899 2595 7509** and entering the **Passcode # 156767** when prompted. Or you can access directly using the following link:

<https://us06web.zoom.us/j/86911728997?pwd=UW1uY2dTdDNRNlInTS9FT0MzWUxiUT09>

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](mailto: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](mailto:townplanner@arundelmaine.org) or by mail to *Town Planner, Town of Arundel 257 Limerick Road, Arundel, ME 04046*.