

# Arundel Planning Board Agenda

August 3, 2021 7:00 pm  
Arundel Municipal Building  
Meeting Room

## Call to Order

### I. APPROVAL OF AGENDA

### II. APPROVAL OF MINUTES: *July 20, 2021*

### III. PUBLIC COMMENT

### IV. PUBLIC HEARING

**Item 1: Conditional Use Permit Amendment: *Specially Designed Stables*** Amend conditional use permit to include the addition of a 14,400 sq. ft. indoor riding arena. Amanda Boutet is the owner and applicant, Tom Cloutier is the applicant's agent and Jason Vafiades of Atlantic Resource Consultants is the project engineer.

### V. PENDING APPLICATIONS

**Item 1: Conditional Use Permit Amendment: *Specially Designed Stables*** Amend conditional use permit to include the addition of a 14,400 sq. ft. indoor riding arena. Amanda Boutet is the owner and applicant, Tom Cloutier is the applicant's agent and Jason Vafiades of Atlantic Resource Consultants is the project engineer.

### VI. NEW APPLICATION

**Item 1: Oak Ridge Terrace II: *Subdivision Preliminary 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: Conditional Use Permit: *The Holy Donut Map 36 Lot 17*** Application for change of use to the existing structures on the site to create a drive-thru, storage, office and production space. The Holy Donut, Inc. is the applicant, Seasalt Holding Company, LLC is the landowner, Sam Lebel, PE of Acorn Engineering Inc. is the authorized agent for the applicant.

## OTHER BUSINESS

### Town Planner's Report

## Adjourn

-Richard Ganong, Chair

*Per guidance from the CDC, the Town of Arundel would kindly ask all unvaccinated 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: 966 6395 1220** and entering the **Passcode # 145973** when prompted. Or you can access directly using the following link:

<https://zoom.us/j/96663951220?pwd=TzVFUVRMYjR6b2lHQjZ3aXBtaVIRUT09>

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)

Zoom meetings are meant to enable the public to watch, in real time, the meetings of the Arundel Planning Board. **It will not be possible for Zoom attendees to comment on any item being discussed.** 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.*

**NOTE: If you wish to comment during the Public Hearing you must be physically present at Town Hall during the Planning Board meeting.**