

Arundel Planning Board
Agenda
September 10, 2024 7:00 pm
Postponed from September 3, 2024
Municipal Meeting Room

Call to Order

I. APPROVAL OF AGENDA

II. APPROVAL OF MINUTES AUGUST 6, 2024 & August 20, 2024

III. PUBLIC COMMENT

IV. PUBLIC HEARING

Item 1:	Livfit Athletics, LLC- <i>Conditional Use Application:</i> Proposal to create a private indoor community fitness center providing personal training, private group classes and lifestyle coaching. The parcel is located at 26 Commerce Drive on Tax Map 30 Lot 31A-04 in the DB2 zone. The applicant will be leasing an existing 5,000 sq. ft. building which previously housed a private storage business. The owner of the parcel is BriMar Properties, LLC and the applicant and business owner is Christopher Gahm.
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Item 2:	Fitzpatrick Development-<i>Site Plan Amendment and Conditional Use Applications:</i> 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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V. OLD BUSINESS

Item 1:	Livfit Athletics, LLC- <i>Conditional Use Application:</i> Proposal to create a private indoor community fitness center providing personal training, private group classes and lifestyle coaching. The parcel is located at 26 Commerce Drive on Tax Map 30 Lot 31A-04 in the DB2 zone. The applicant will be leasing an existing 5,000 sq. ft. building which previously housed a private storage business. The owner of the parcel is BriMar Properties, LLC and the applicant and business owner is Christopher Gahm.
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Item 2:	Birch Park Mixed Use Development- <i>Site Plan Application:</i> Proposal to create a mixed use development on Tax Map 33 Lot 12B. The parcel is in the DB1 & DB2 zones. A 2,400 SF building will be in the DB1 zone closest to Portland Rd. and will have retail space on the first floor and two 2-bedroom apartments on the second floor. The second and third buildings will both be near the rear of the site in the DB2 zone. The second building will be approximately 4,500 SF housing service business offices. The third building at 5,000 SF will contain a flex warehouse/ service business offices with each one containing a garage and loading area. The applicant is Birch Park Properties, LLC c/o Jeff Verreault, and the applicant's engineer is Craig Sweet, P.E. of Terradyn Consultants, LLC
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Item 3:	BW Campground Realty, LLC- Discussion of site walk held at 5:30p.m.
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Item 4:	Fitzpatrick Development- <i>Site Plan Amendment and Conditional Use Applications:</i> 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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VI. OTHER BUSINESS

1. Notice of decision for site plan review/conditional use for L & R Family Holdings, LLC-for a proposed self-storage facility located at 2365 Portland Rd.

Adjourn

Richard Ganong-Chair