

**Arundel Planning Board  
Minutes  
September 5, 2023 7:00 pm**

**Board Attendees:** Rich Ganong, Susan Roth, Paul Green, Jamie Lowery, Marty Cain, Lee Jay Feldman, Planner

**Public Attendees:** Kenneth Feyl, Nicole Sanborn, Ryan McCarthy, Steve Pelletier

**Call to Order** Chairman Ganong called the meeting to order at 7:00p.m.

**I. APPROVAL OF AGENDA**

**Motion:** Mr. Green moved to approve the agenda as written. Ms. Roth seconds.

**Vote:** 5-0

**II. APPROVAL OF MINUTES** *August 1, 2023 Site Walk, August 15, 2023*

**Motion:** Ms. Roth moved to approve the minutes of August 1, 2023 as written. Mr. Green seconds.

**Vote:** 5-0

**Motion:** Ms. Roth moved to approve the minutes of August 15, 2023 as written. Mr. Lowery seconds.

**Vote:** 5-0

**III. PUBLIC COMMENT** There were no comments by the public.

**IV. PUBLIC HEARING**

**Item 1:**

**Eschbox Storage Facility: Conditional Use Application:** Tax Map 12, Lot 6A in the BI Zone at 2365 Portland Road. Proposal to construct an indoor climate controlled self-storage facility; including a front building 120' x 210' and the rear building 100' x 210'. Both buildings will have four floors of storage units. The property owner is L & R Family Holdings, LLC represented by Ryan Eschbach and Ryan McCarthy of Tidewater Engineering.

The public hearing was opened at 7:04p.m. There were no comments from the public regarding this application.

The public hearing was closed at 7:05p.m.

**V. PENDING BUSINESS**

**Item 1:**

**Eschbox Storage Facility: Conditional Use Application:** Tax Map 12, Lot 6A in the BI Zone at 2365 Portland Road. Proposal to construct an indoor climate controlled self-storage facility; including a front building 120' x 210' and the rear building 100' x 210'. Both buildings will have four floors of storage units. The property owner is L & R Family Holdings, LLC represented by Ryan Eschbach and Ryan McCarthy of Tidewater Engineering.

Ryan McCarthy of Tidewater Engineering and Kenneth Feyl of LYF Architecture are present this evening representing the applicant.

Mr. McCarthy went over the updates that have been made to the plan including signage and striping. They have also added a gate between the two buildings. Water will have separate services to the two buildings. Each sign will be 50 sq. ft., totaling 100 sq. ft. of signage. The applicant has coordinated with the Fire Chief and has added a performance guarantee.

Mr. Cain commented that they may want to provide more money in the bond for ledge removal.

Mr. McCarthy noted that the DEP and Army Corp permits are still outstanding.

Mr. Lowery asked if they have coordinated with K.K.&W.W.D.? Mr. McCarthy indicated that they have.

**Motion:** Mr. Lowery moved to approve the conditional use application for Eschbox Storage Facility with an added condition that “No site work shall begin until all State and Federal permits have been received.” Ms. Roth seconds.

**Vote:** 5-0

## **V. NEW BUSINESS**

### **Item 1:**

**Arundel’s Keep: Subdivision Amendment:** Tax Map 19, Lot 8 in the R4 zone. Amendment to a previously approved subdivision plan abandoning the fire cisterns in lieu of an existing fire pond on another parcel located on Irving Road. Arundel Brother’s LLC is the property owner, represented by Steve Pelletier and Andrew Nedeau of Horizon’s Engineering is the Engineer.

Mr. Steve Pelletier of the Arundel Brothers, LLC is present this evening and explained that the Fire Chief is in favor of this amendment.

**Motion:** Ms. Roth moved to find the application complete and approve the amendment. Mr. Cain seconds.

**Vote:** 5-0

### **Adjourn**

**Motion:** Mr. Green moved to adjourn at 7:35p.m. Mr. Lowery seconds.

**Vote:** 5-0