



To: Arundel Planning Board
From: Lee Jay Feldman, Contract Planner
Date:
Re: Site Plan Review/Conditional Use Permit – Solari Commercial Properties- 2492 Portland Road Arundel Map 12 Lot(s) 11 & 12

I. Proposal

The site is currently consisting of a single-family house lot which is being utilized by Solari Property Care and Excavation, a property management company owned and operated by the applicant.

The proposed project includes the construction of four (4) self-storage buildings with a total storage area of approximately 45,700 square feet. Two of the buildings (Buildings 2 and 4) will be a combination of climate-controlled units and cold storage units with the remaining two buildings being all cold storage units. This area will be accessed by a driveway from Portland Road (Route 1) with access gate and keypad. The gate will have a Knox Box installed on the keypad for emergency access. The facility will be typically unmanned with the exception of routine maintenance and snow removal. The storage units will be served by paved access driveways. The only utility services in this area of the project site will be underground electrical services for the climate-controlled buildings and lighting.

The project will also include the installation of a **warehouse/storage building** and gravel parking and equipment storage to be utilized by the applicant's property maintenance company. This - area of the site will be accessed by two existing driveway curb cuts. The main entrance and exit from the site located to the south of the existing house will be improved with a paved apron and a more gradual alignment compared to the existing conditions. This area of the project site will be utilized as a **Contractor Yard 2** use as defined by the Town of Arundel Land Use ordinance.

The existing house is to remain as the applicant's residence. The house and the proposed warehouse/storage building will be served by a new subsurface wastewater disposal system, new water services and underground and overhead electrical services.

The applicant is not proposing or is allowed to have Outdoor storage on the property such as the storage of Boats, Campers, or Vehicles as an example.

The site design has a great deal of grading in order to accommodate the stormwater plan as approved by Maine DEP. The site has What is not clear is if any basting is going to be required on the site. If blasting is required a blasting plan will need to be submitted to the town for review.

In review of the Performance Standards in the BI zone, section 6.6.5 staff would offer the following:

1. Parking & Loading

These appropriate sections of these standards have been met.

2. Lighting

The applicant is proposing full cut off lighting which meets the required standards has been submitted as art of the Applicants Package (See section 10 of the submission)

3. Signage

Signage is reviewed by staff prior to the issuance of a permit. All standards must be met as part of the sign permit prior to issuance of the permit.

4. Landscaping

Staff does not believe that the landscaping standards for Street trees has been met. The standard calls for 1 Street tree for every 50 feet of frontage. The plan is only calling out 2 Armstrong Maples to the North of the Storage facility entrance. The board could ask for additional Street trees to satisfy this standard or grant a waiver which is permitted under 6.6.5.4.d of the BI zone

5. Storage of Materials

This has been met based on the proposed design.

6. Vibration

This project will not have any additional vibration impacts then what exists on the property today

7. Odors

No new odor producing items is being introduced to the site then what exists today

8. Solid Waste

The application proposes a dumpster location to the west and behind the proposed storage/warehouse storage building. This location meets the intent of the ordinance.

9. Wastewater Disposal

The applicant has provided an HHE 200 septic system design for the site. No Industrial, chemical, or radioactive material is proposed to be stored on the property.

10. Hazards & Nuisances

This project does not propose any hazards & nuisances outside the uses permitted within the zoning ordinance.

II. Waivers

The applicant is not requesting any waivers from the submission requirements.

III. Completeness

This application can be found complete if the Board decides to do so. The application also includes:

- The Maine DOT Drive Opening Permit
- Maine DEP Stormwater Permit
- Maine DEP Natural Resources Tier 1 Wetland Alteration Permit
- U.S. Army Corp of Engineers Permit

If the board finds the application complete, then you should set a date for the Public Hearing.

IV. Recommendation

When the board is ready to approve the application, staff suggests the following conditions of Approval:

1. Per Article 10 section 10.7 The applicant must submit a Performance Guarantee acceptable to the Planning Department prior to the commencement of any site activity associated with this approval.
2. If blasting on the site is required, a blasting plan shall be submitted to the town for review prior to any work being conducted.
3. Compliance with all written materials submitted as part of this application.