



**To:** Arundel Planning Board  
**From:** Lee Jay Feldman, Contract Planner  
**Date:** 2/7/23  
**Re:** Site Plan Review- Map 039 Lot 40A-30 Log Cabin Road

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**I. Proposal**

The site is in the Town House Corner (TC) zone. The applicant is seeking site plan approval to fill the site which requires site plan review under 10.2.1.7 of Article 10 Site Plan Review portion of the ordinance. The site currently contains a duplex on the property to the south of the proposed fill site, the fill site is approximately 12,000 square feet in size and impacting 4252 square feet of wetlands. The site also requires a Maine DEP Normal Tier Permit due to the wetland fill.

This application and review is only for the fill aspect of the project. The applicant will be proposing a 40'x 88' building in the future. That building **is not** part of the approval at this time. The applicant will need to appear before this board again in the future for approvals of the structure and the use. In doing so, the applicant should be aware of the Performance Standards that must be addressed with any building proposed in the TC zone.

**II. Waivers**

The applicant is seeking a waiver of the stormwater study as part of this review. Since there is no structure associated with the project at this time staff has no issue with the waiver if the Planning Board agrees.

**III. Completeness**

This application can be found complete if the Board decides to do so grant the Stormwater calculation waiver.

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

#### **IV. Recommendation**

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

- All erosion control measures be put in place prior to fill being placed on the site.
- The applicant submits a Surety in the amount of \$29,500.00 prior to the erosion control being placed at the site.