

Arundel Planning Board

Site Walks Minutes

Saturday, March 18, 2023

Item 1: Timber Frames by R.A. Krouse: *Site Plan Review* - Proposal to create a 5-acre lot from an existing 22-acre lot to locate a timber frame manufacturing business. The Property is located on Portland Rd. on Tax Map 12 Lot 6 in the BI Zone. Richard Krouse is the owner/applicant and Paul Gadbois, PE is the applicant's agent.

CALL TO ORDER, 9:34

Attended

Board Members: Tom McGinn, Paul Green, Susan Roth

Others: Paul Gadbois, Richard Krouse, Chris Krouse

Attendees walked the property from Route 1 to the location of the proposed building, which was staked out. The first things noted were the sight distance and the location of a small, non-significant vernal pool. The sight distance is resolved by having right-turn-only at the entrance/exit. The vernal pool will remain undisturbed.

At the building location, there is a lot of ledge, with pockets of wetland. Engineer Paul Gadbois described how the grade level will require a lot of fill. In addition, there will be some filling of wetlands.

Adjourn, 9:59

Item 2: Gary's Auto Salvage: *Conditional Use Permit renewal* for an existing auto salvage yard on a portion of a 16.5-acre site located at 258 River Road, Tax Map 40, Lot 3 and 3A in the R-4 District. Gary Welch is the owner and applicant.

CALL TO ORDER, 10:35

Attended

Board Members: Tom McGinn, Paul Green, Susan Roth

Others: Gary Welch

Attendees surveyed the property from the gravel area. It was noted that not much has changed since the last renewal and that the property looked clean and orderly.

Adjourn, 10:39