

**TOWN OF ARUNDEL, MAINE
SELECT BOARD MEETING**

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**Monday March 23, 2026
Arundel Municipal Building
7PM
Meeting Room**

- I. Call to Order**
- II. Approval of Agenda**
- III. PUBLIC HEARING Food Truck Application (Somethings Fishy)**
- IV. Approval of Minutes March 9, 2026**
- V. Public Forum – Public comment on non-agenda items**
- VI. Committee and Board Reports**
- VII. Manager’s Report**
 - Volvo Loader
 - Efforts on Personnel Policy Revisions
- VIII. Business**
 - Food Truck Application Somethings Fishy
 - Development Mobile Home Rent Stabilization Ordinance Draft #4
 - Casella Proposal for Hauling, Disposal & Processing
 - Approve Payable Warrant
- IX. Adjournment**

TOWN OF ARUNDEL

257 LIMERICK RD ARUNDEL MAINE 04046 (207) 985-4201 FAX (207) 985-7589

BUSINESS MEETING March 23, 2026

EXECUTIVE SUMMARY

Select Board Members: The purpose of this summary presented is to give you some information over and above just the mentioning of the subject matter on the agenda. It is my hope that this information assists you in your decision making.

PUBLIC HEARING We have a Food Truck Application from Somethings Fishy seeking a renewal to there license for the location at 1632 Portland Road on property leased to them by Chad & Jennifer Binette (Harvest Moon Hideaway, LLC.

MANAGERS REPORT

Volvo Loader: As reported to you we have a Transmission Issue with the Loader and are awaiting further information from the Vendor in terms of if any Warranty for repairs will apply.

Personnel Policy Revisions: As reported previously Jenn Shea as part of her Master Program is working on a complete revision of the Policy. I will be able to share with you all a Draft of the document at this meeting and Jenn is prepared to discuss the proposal and proposed changes at the meeting of April 13th. This way you will have an opportunity to review the document prior to discussions with Jenn and I.

BUSINESS

Food Truck Somethings Fishy: After your Public Hearing, decision to be render on the application.

Development of Mobile Home Rent Stabilization Ordinance Draft #4 & #5: Provided to you two drafts as additional changes came in after draft #4 was developed. I will point out the changes at the meeting Monday.

Casella Proposal for Hauling, Disposal & Processing: I will provide a copy at the meeting and discuss with you all the process on collection of fees and process for us moving forward.

ADJOURNMENT

TOWN OF ARUNDEL

SELECT BOARD

Monday March 9, 2026
Arundel Municipal Building
Meeting Room
7:00PM Meeting

Members present: Select Board Tom Danylik, Velma Hayes, Phil Labbe, Dan Dubois, Chip Bassett

Others: TM Trefethen, Fire Chief Stevenson, Ben Byrne, Public Works, Lena Reichardt, Town Assessor & 18 people from the General Public

Call to order: Chairman Danylik called the meeting of the Select Board to order @ 7:00 PM.

-Approval of Agenda: *MOTION Dubois second Labbe “approve agenda as amended” passed (5-0 added Bill of Sale signing)*

-Public Forum: None

-Approval of Minutes: *MOTION Dubois second Hayes “approve minutes of February 24, 2026 as presented” passed 4-0-1(Bassett)*

-Committee & Board: Open

-Manager Report

Transfer Station Operation: Reminder to the Board that starting April 1, 2026 people working at the Transfer Station (2-days a week) will be Part-time employees of the Town as Casella is out of the people business.

Haz Mat Day set for April 1, 2026, 9AM to 12 Noon at the Public Works Garage. Notice and posters have been circulated.

Appeals Board meeting 3/5/26 was held by the Appeals Board in which they voted 3-0 to deny the Variance Request from Meer Realty LLC on the former Arundel Market. They sought a reduced setback from the CN Brown Gas Station from 1000’ to 300’so they may install gas pumps at the former Arundel Market.

Efforts on the Personnel Policy: Jenn Shea is performing her Student Internship with the Town for her Masters in Public Administration. Jenn will present her proposed changes to the Select Board for consideration very soon.

-Business

Assessor Lena Reichardt provided some information with regard to her first 7 months with the Town, the Abatement Process and programs that taxpayers may be eligible for to reduce their taxes to be paid.

Draft #3 on the Mobile Home Rent Stabilization Ordinance: Board continues to work on changes and modifications with regard to a local ordinance on Mobile Home Lot fees within a Mobile Home Park or Parks. Once completed the voters of Arundel will be asked to vote on the proposed ordinance. The goal is to have the Ordinance ready for a vote for the Annual Town Meeting. Discussion this draft centered on Lot Rent and Fee Increase Limitation- Definitions and Appeals.

ACT (Arundel Conservation Trust) had an inquiry to the Town Manager requesting permission to place a shed for storage purposes on Town property behind the Municipal Building near the Trail Head. ***MOTION Labbe second Bassett "subject to permitting and the Development of a Memorandum of Understanding approve the placement of a shed not the exceed 10x16 by ACT on property owned by the town" passed 5-0***

Bill of Sale: Motion Dubois second Hayes "sign a bill of sale to the previous owner to satisfy a Tax Lien on property located at 714 Alfred Road Unit 16" passed 5-0.

Payable Warrant: MOTION Dubois second Labbe "approve the warrant as reviewed" passed 5-0.

ADJOURNMENT

MOTION Dubois second Labbe "to adjourn" passed 5-0 @ 8:55PM

Respectfully submitted

Keith M. Trefethen
Town Manager

MOBILE HOME

RENT STABILIZATION ORDINANCE

ARTICLE 1: PURPOSE

This ordinance is to protect the health, safety, and welfare of the residents living in mobile home parks by preventing unreasonable lot rent and fee increases. Mobile homes represent a crucial source of unsubsidized affordable housing. However, because residents typically own their homes but not the land underneath them, they face unique vulnerabilities to excessive rent and fee increases. While mobile home park owners should expect to receive a reasonable return on their investment, residents of those parks should expect to be protected from unnecessary, excessive cost increase because they may be put at risk of homelessness or severe housing insecurity.

ARTICLE 2: DEFINITIONS

Administrator: The municipal officials responsible for the administration and enforcement of this mobile home park stabilization ordinance, *will include Planning Board Chairman, Town Manager & Code Enforcement Officer.*

Base Rent: The rent amount charged for any mobile home park lot which is in effect on any specific date.

Consumer Price Index: CPI or Consumer Price Index (CPI-U), Northeast Region as published by the U.S. Department of Labor, Bureau of Labor Statistics.

Mobile Home: A structure, transportable in one or more sections, which is 8 body feet or more in width and 32 body feet or more in length, is built on a permanent chassis, is designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained in the structure.

Mobile Home Park: any parcel (s) of land under a single or common ownership or control which contains, or is designed, laid out or adapted to accommodate, two or more mobile homes.

Mobile Home Park Lot: an area of land on which and individual mobile home is situated within a mobile home park and which is reserved for use by the occupants of that home.

Mobile Home Resident: an occupant of a mobile home who rents a parcel of land in a mobile home park.

Park Owner: a person, corporation or other entity that owns a mobile home park.

Rent Increases: any additional lot rent or fees demanded of, or paid by, a mobile home resident, and includes any reduction in services without a corresponding reduction in the amount demanded or paid for in lot rent or fees.

Rent Stabilization Board: the municipal body appointed to hear and decide petitions or additional rent increases and other matters.

ARTICLE 3: Lot Rent and Fee Increase Limitations

Limitation on number of rent increases: A park owner may not increase the lot rent more than 1 time in a 12- month period in the mobile home park.

Base Rent Calculation: A park owner shall not demand, accept, or retain rent for a mobile home park lot that exceeds the rent in effect for that lot on the **date of ordinance approval, provided that it was occupied.** In the event the lot was not occupied on the **date of ordinance approval,** the base rent for that lot shall not exceed the most recent **average lot rent and fees for a manufactured housing community with equivalent services and amenities in the area.**

Notice Requirements: Park owners shall provide notice of any lot rent or fees to the affected mobile home residents, no less than **90 days** before the effective date of the increase. The notice must include: (a) Name, Address, Telephone number and e-mail address of the park owner and (b) amount of increase in the lot rent or fees in dollars, and the type of fee increase.

Rent Increase Formula: *Lot rent or fee increase for occupied lots is limited to most recently percentage change in the Consumer Price Index-Northeast plus 1%*

Greater Rent Increase: A park owner may seek a greater rent or fee increase to cover the cost of increased operating expenses such as taxes, insurance, utility charges and maintenance costs, in addition to certain capital improvements or other emergencies. Improvements must directly benefit mobile home residents and be necessary for the maintenance or the correction of health and safety conditions in the mobile home park. A park owner seeking such a greater increase must submit a petition to the **administrator.** The petition must be filed in advance of the rent or fee increase notice and contain documentation that the increase is necessary to cover increases in operating or maintenance expenses, the cost of eligible capital improvements, or unforeseeable expenses incurred at the mobile home park. Park owners that fail to maintain a mobile home park in decent, safe, sanitary condition, as determined by the **administrator,** shall not be allowed to exceed the basic rent increase unless the increase is used to correct health and safety violations in the mobile home park.

~~**Vacancy Base Rent** A park owner shall be permitted to increase the lot rent by up to **x%** whenever a lawful vacancy occurs, and this amount shall be considered the new base rent for that mobile home park lot.~~

ARTICLE 4. APPLICABILITY

Applicability: This ordinance applies to every mobile home park within the Town except those to which an exemption applies.

Exemptions: Ordinance does not apply to:

1. Parks owned by a cooperative or other entity in which membership is limited to mobile home residents.
2. Mobile home lots subject to any agreement that restricts lot rent or fee increases in a manner that is more restrictive than this ordinance: or
3. Mobile home lots subject to an aggregate lot rent and fee amount that is less than the **X%** of the local Fair Market Value when applicable based on bedroom size, as posted on the website of the Maine State Housing Authority.

ARTICLE 5. APPEALS

Decisions of the Administrator may be appealed by:

1. Park owners: or
2. Affected mobile home residents, when **51%** or more of the households then living in the mobile home park, who are affected by the proposed rent or fee increase agree to seek such an appeal via written petition.

Appeals as described herein are to be filed with the **local appeals board** with **30 days** of the decision made by the **administrator**. Appeals must be decided within **30 days** of filing and **must be based solely on the information previously provided to the administrator**.

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Mobile Home: A structure, transportable in one or more sections, which is 8 body feet or more in width and 32 body feet or more in length, is built on a permanent chassis, is designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained in the structure.

Mobile Home Park: any parcel (s) of land located within the Mobile Home Overlay District identified in Section 7 of the Arundel Land Use Ordinance and which is qualified as required by Title 10 MRS Chapter 951 ~~under a single or common ownership or control which contains, or is designed, laid out or adapted to accommodate, two or more mobile homes.~~ licensed as a manufactured housing community under the State of Maine Manufactured Housing Board.

Mobile Home Park Lot: an area of land on which and individual mobile home is situated within a mobile home park and which is reserved for use by the occupants of that home.

Mobile Home Resident: ~~an~~ a registered occupant owner of a mobile home who rents a parcel of land in a mobile home park.

Park Owner: a person, corporation or other entity that owns a mobile home park.

Rent Increases: any additional lot rent or fees demanded of, or paid by, a mobile home resident, and includes any reduction in services without a corresponding reduction in the amount demanded or paid for in lot rent or fees.

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Limitation on number of rent increases: A park owner may not increase the lot rent more than 1 time in a 12- month period in the mobile home park.

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Greater Rent Increase: A park owner may seek a greater rent or fee increase to cover the cost of increased operating expenses such as taxes, insurance, utility charges and maintenance costs, in addition to certain capital improvements or other emergencies. Improvements must directly benefit mobile home residents and be necessary for the maintenance or the correction of health and safety conditions in the mobile home park. A park owner seeking such a greater increase must submit a petition to the administrator. The petition must be filed in advance of the rent or fee increase notice and contain documentation that the increase is necessary to cover increases in operating or maintenance expenses, the cost of eligible capital improvements, or unforeseeable expenses incurred at the mobile home park. Park owners that fail to maintain a mobile home park in decent, safe, sanitary condition, as determined by the administrator, shall not be allowed to exceed the basic rent increase unless the increase is used to correct health and safety violations in the mobile home park.

Vacancy Base Rent ~~A park owner shall be permitted to increase the lot rent by up to x% whenever a lawful vacancy occurs, and this amount shall be considered the new base rent for~~

~~that mobile home park lot.~~ *A park owner shall be permitted to increase the lot rent to market rent whenever a lawful vacancy, mobile home sale, or ownership transfer occurs, and this amount shall be considered the new base rent for that mobile home park lot.*

ARTICLE 4. APPLICABILITY

Applicability: This ordinance applies to every mobile home park within the Town except those to which an exemption applies.

Exemptions: Ordinance does not apply to:

1. Parks owned by a cooperative or other entity in which membership is limited to mobile home residents.
2. Mobile home lots subject to any agreement that restricts lot rent or fee increases in a manner that is more restrictive than this ordinance: or
3. Mobile home lots subject to an aggregate lot rent and fee amount that is less than the **X%** of the local Fair Market Value when applicable based on bedroom size, as posted on the website of the Maine State Housing Authority.

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Appeals as described herein are to be filed with the **local appeals board** with **30 days** of the decision made by the **administrator**. Appeals must be decided within **30 days** of filing and **must be based solely on the information previously provided to the administrator.**

SECTION 7.0 OVERLAY DISTRICTS**7.1 MOBILE HOME PARK OVERLAY DISTRICT (MHP)****7.1.1 GENERAL STANDARDS**

1. Mobile home parks are permitted only in the Mobile Home Park Overlay District as depicted on the Arundel Land Use Map and as described in Section 13.12 of this Land Use Ordinance.
2. Except as stipulated below, mobile home parks shall meet all the requirements for a residential subdivision, and shall conform to all applicable State laws and local ordinances or regulations. Where the provisions of this subsection conflict with specific provisions of the Arundel Subdivision Review Standards, the provisions of this subsection shall prevail.

7.1.2 PERMITTED USES

The use of the land in a *Mobile Home Park Overlay District* shall consist of residential uses and accessory uses that are compatible to the development. Accessory uses may include recreation facilities, centralized residential storage areas, school facilities, community centers and day care centers. A temporary sales facility may be located on site and used for administration and sales activity. This facility shall not be used as a residence. A mobile home park lot may be used only as a site for a manufactured housing unit and shall not constitute a lot for any other purpose under this ordinance.

7.1.3 DIMENSIONAL STANDARDS**1. Lot Area and Lot Width Requirements**

Notwithstanding the dimensional requirements table located in the district regulations of this ordinance, lots in mobile home parks shall meet all the dimensional and area requirements in accordance with the cluster development provisions of this article based upon the following requirements:

a. Lots Served by Individual Subsurface Wastewater Disposal Systems:

- 1) *Minimum lot area:* 20,000 square feet
- 2) *Minimum lot width:* 100 feet

b. Lots served by a central subsurface waste water disposal system approved by the Maine Department of Human Services:

- 1) *Minimum lot area:* 12,000 square feet
- 2) *Minimum lot width:* 75 feet

c. Maximum Density: The overall density of any park served by any subsurface waste water disposal system shall not exceed one dwelling unit per 20,000 square feet of total park area.

d. Shoreland Zone Exclusion: No lot or any portion of a lot shall be located within a Shoreland District.

2. Unit Setback Requirements

- a. Structures shall be located no less than 25 feet from any boundary lines of an individual lot.
- b. On lots which abut a public way either within the park or adjacent to the park structures shall meet the front setback in the dimensional requirements table in Section 6.3 of this ordinance.
- c. The setback requirements of Section 6.3 shall apply to all structures within the perimeter boundaries of a mobile home park.

7.1.4 BUFFERING

If a park is proposed with a residential density at least twice the density of adjacent development in existence, or at least twice the density permitted in the land use district, the park shall be designed with a continuous landscaped area not less than fifty feet in width which shall contain no structures or streets. The first twenty five feet of the buffer strip, as measured from the exterior boundaries of the park shall contain evergreen shrubs, trees, fences, walls, or any combination which forms an effective visual barrier to be located on all exterior lot lines of the park, except that driveways shall be kept open to provide visibility for vehicles entering and leaving the park.

Section 7: Overlay Districts

- d. If ground water contains contaminants in excess of the secondary standards, the mobile home park shall not cause the concentration of the parameters in question to exceed 150% of the ambient concentration.
- e. Subsurface waste water disposal systems and drinking wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells are recommended in the assessment, those standards shall be included as a note on the Plan.

7.1.7 CONVERSIONS PROHIBITED:

No development or subdivision which is approved under this subsection as a mobile home park may be converted to another use without the approval of the Planning Board, without all the lots meeting the appropriate lot size, lot width, setback and other requirements. The plan shall be recorded at the Registry of Deeds and filed with the municipality.

7.2 TELECOMMUNICATION FACILITY OVERLAY ZONE (TFZ)

7.2.1. PURPOSE

This section is designed and intended to balance the interests of the residents of the Town of Arundel, telecommunications providers, and telecommunications customers in the siting of telecommunications facilities within the town. These standards are also intended to establish general guidelines for the siting of telecommunications towers and antennas and to enhance and fulfill the following goals:

1. To preserve the authority of the Town to regulate and to provide for reasonable opportunity for the siting of telecommunications facilities, by establishing standards which will enhance the ability of providers of telecommunications services to provide services effectively to the community.
2. To minimize the adverse impacts of such facilities including visual and aesthetic impacts, environmental impacts to historically significant areas and related impacts to Arundel's village district as proposed in the Comprehensive Plan, as well as, safety impacts and property values.
3. To encourage co-location of carriers and minimize the total number of maximum height towers located within the town,
4. To permit the construction of new towers only where all other reasonable opportunities have been exhausted.
5. To encourage the users of towers and antennas to configure them in a way that minimizes the need for additional towers in the Town of Arundel.
6. To provide for the removal of structures which are no longer being used for telecommunications purposes.
7. To facilitate the safe operation and construction of telecommunication facilities within the Town of Arundel.

7.2.2 EXEMPTIONS

The following are exempt from the provisions of this ordinance:

1. Emergency Wireless Telecommunications Facility: Temporary wireless communication facilities for emergency communications by public agencies.
2. Amateur (ham) radio stations: Amateur radio stations licensed by the Federal Communications Commission (FCC).
3. Parabolic antenna: Parabolic antenna less than seven feet in diameter that is an accessory use of the property.
4. Routine repair and maintenance or repair: Routine maintenance or repair of a wireless telecommunications facility and related equipment, provided that there is no change in height or any other dimension of the facility.

Section 13: Zoning District Descriptions

Limerick Road and proceeding in the same course to the Central Maine Power right of way, then southwesterly along the Central Maine Power right-of-way, then southwesterly along the

13.10 RURAL CONSERVATION DISTRICT (R-4) continued

Central Maine Power right of way a distance of 1,000 feet to a point; then proceeding southeasterly to a point that is 1,500 feet northwest of Limerick Road; then southerly parallel to and 1,500 feet west of Limerick Road to Duck Brook; then downstream along the thread of Duck Brook to the Maine Turnpike; then proceeding northeasterly along the Maine Turnpike to a point 1,000 feet west of Limerick Road; then southerly parallel to and 1,000 west of Limerick Road to a point 1,000 feet north of the westerly right of way of Portland Road; then southwesterly parallel to and 1,000 feet north of the westerly right of way of Portland Road to a point 300 feet northeast of the Kennebunk River; then in an upstream direction parallel to and 300 feet northeast of the thread of the Kennebunk River to the Lyman Town Line; then northeasterly along the Lyman town Line to the Dayton Town Line; then southeasterly along the Dayton Town Line and Biddeford City Line to the point of beginning; excepting from the above the area described as being in the Natural Resource Conservation District around Brimstone Pond and neighboring wetlands.

Land in the southerly portion of the town beginning at a point on the Boston & Maine Railroad right-of-way 300 feet northeast of the Kennebunk River and proceeding in a northeasterly direction following the B & M Railroad to Sinnott Road; then easterly along Sinnott Road to Lombard Road; then easterly along Lombard Road to Log Cabin Road; then proceeding southeasterly along Log Cabin Road to Goff Mill Brook; then along Goff Mill Brook to a point 300 feet upstream of the Kennebunk River; then proceeding generally northwesterly parallel to and 300 feet from the river to the point of beginning.

Land in the easterly portion of the town beginning on the Kennebunkport Town line at a point 1,500 feet southwest of Proctor Road and proceeding southwesterly and southerly along the Kennebunkport Town line to a point due east of a point on the thread of Goff Mill Brook that is 1,200 feet upstream from the Log Cabin Road as measured along the thread of the Brook; then westerly to a point on the thread of Goff Mill Brook that is 1,200 feet upstream from the Log Cabin Road as measured along the thread of the Brook; then upstream along Goff Mill Brook to the Boston and Maine Railroad; then northerly along the Boston and Maine Railroad to a point 1,500 feet east of Portland Road; then northeasterly parallel and 1,500 feet east of Portland Road to a point 1,500 feet southwest of Proctor Road; then southeasterly parallel to and 1,500 feet southwest of Proctor Road to the point of beginning.

OVERLAY DISTRICTS

13.11 MOBILE HOME PARK OVERLAY DISTRICT (MH)

TAX MAP

Map 1;

Map 29

DESCRIPTION

The Mobile Home Park Overlay District (MH) shall include land that is bounded beginning at a point on the Biddeford City line 1,000 feet southeast Portland Road and proceeding in a southeasterly direction along the Biddeford City line to the Kennebunkport Town line; then proceeding southwesterly along the Kennebunkport Town line a distance of 4,000 feet; then proceeding northwesterly parallel to the Biddeford City line to the Boston & Maine Railroad right of way; then proceeding northeasterly along the Boston & Maine Railroad right of way to a point that is 1,000 feet south of Portland Road; then proceeding northeasterly parallel to and 1,000 feet southeast of Portland Road to the point of beginning.

The District also includes land that is bounded by a line beginning at a point on the Campground Road, 1,000 feet northwest of Portland Road and proceeding in a southwesterly direction a distance of 1,500 feet parallel to and 1,000 feet northwest of Portland Road; then proceeding in a northwesterly direction parallel to and 1,500 feet southwest of Campground Road for a distance of 2,500 feet; then proceeding northeasterly

Section 13: Zoning District Descriptions

across the Campground Road to a point 1,500 feet northeast of Campground Road, which point is 3,500 feet northwest of Portland Road; then proceeding southeasterly 2,500 feet to a point 1,000 feet northwest of Portland Road; then proceeding southwesterly parallel to and 1,000 feet northwest of Portland Road to the point of beginning.

13.12 TELECOMMUNICATION FACILITY OVERLAY ZONES

TAX MAP

DESCRIPTION

ZONE I:

All area within the Town of Arundel not within Zone II or Zone III as described below.

ZONE II:

Maps 3, 10, 11, 16 &
17

Beginning at a point on the easterly right of way of the Maine Turnpike, opposite survey base line station 1365+50, thence in a northerly direction along the easterly right of way to a point opposite station 1425+50; Thence S61° 40' E to a point one thousand (1000) feet westerly of the Mountain Road at approximately the end of Dawn Hill Road. Then running southwest and parallel to Mountain Road (measured at a right angle to the right of way); Thence southerly parallel to, and one thousand (1000') feet westerly of, the Mountain Road, to a point bearing S 61° 40' E from the point of beginning; Thence N61° 40' W to the point of beginning (All bearings related to True North. See Maine Turnpike Plan sheets 2 & 3, recorded in York County Registry of Deeds Plan Book 13, Pages 38 & 39).

ZONE III:

Maps 2, 11, 15, & 29

A strip of land fourteen hundred feet (1400') wide, beginning at the Arundel/Biddeford Town Line and extending southerly to a point six hundred (600') feet northerly of the Campground Road and located six hundred (600') westerly of the Route One right of way (measurements are at right angles to said rights of way).

Also, a second strip of land four hundred feet (400') wide located six hundred (600') feet southerly of the Campground Road right of way, six hundred (600') northerly of the Limerick Road right of way and six hundred feet (600') westerly of the Route One right of way (measurements are at right angles to said rights of way).

13.13 SHORELAND ZONING DISTRICTS (RP, SO, SP)

The boundaries of the Shoreland Zone districts described herein exists as established in Section 8.2. The depiction of the shoreland zones delineated on the Official Land Use Map is illustrative of the general location of the district. The actual boundaries of the districts shall be determined by the measurement of the distance indicated from the maps from the normal high-water mark of the waterbody, or watercourse or from the upland edge of the wetland vegetation, regardless of the location of the boundary depicted on the map. (Adopted June 9, 2010)

NOTE: All references to streets, roads, interstates, Boston and Maine Railroad tracks, Central Maine Power transmission lines, and Granite State Gas Transmission Company right of way, shall mean the centerline of the street right of way or utility right way or easements, unless otherwise noted. All references to Arundel Assessor's maps shall mean the April 1, 2015 version of those maps.