

Town of Arundel, Maine

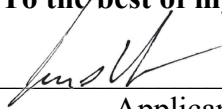
Subdivision Preapplication Submission Form

1. Project Name: Campground Road Mobile Home Park
2. Property Owner: Normand and Debra Cloutier
Mail Address: 126 Campground Road
Town, State ZIP Code Arundel, ME 04046
Email address: cloutier@roadrunner.com
3. Applicant (if different): Jason Vafiades, PE, Atlantic Resource Consultants, LLC
Mail Address: 541 U.S. Route One, Suite 21
Town, State ZIP Code Freeport, ME 04032
Telephone #: (207) 266-5618
Email address: jasonv@arc-maine.com
4. Project Location: 120, 122, and 126 Campground Road
Arundel Tax Map 29 Lot 2, 3, 4
5. Zoning District(s): R-1 and MHP Overlay
6. Property Acreage 16.36 acres
7. Current Use of the Property single-family residence
8. Length of Proposed Streets 1900 linear feet
9. Number of Proposed Residential Lots/Units 24 Commercial Lots/Units _____
- 11: Is this a cluster subdivision? no
12. General description of subdivision (expected number of lots/dwelling units, etc.)
The applicants propose to expand the existing Crossroads Community to the north side of Campground Road. The proposed project will create 24 new mobile home units with shared water and wastewater facilities. Developer to retain ownership of the park, while tenants will own homes.
13. **Submission of a Pre-application Sketch Plan** showing, the proposed layout of streets, lots, buildings and other features in relation to existing conditions. The Sketch Plan does not have to be engineered, but should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development. It will be helpful to both the subdivider and the Board for site conditions such as steep slopes, wet areas and vegetative cover to be identified in a general manner. It is recommended that the sketch plan be superimposed on or accompanied by a copy of the Assessor's Map(s) on which the land is located.
14. **Submission of a USGS Map:** A copy of a portion of the U.S.G.S. topographic map of the area showing the outline of the proposed subdivision, unless the proposed subdivision is less than ten acres in size.

15. **Medium Intensity Soil Survey Map:** A copy of that portion of the York County Soil Survey covering the subdivision, showing the outline of the proposed subdivision.
16. **Submission Requirements & Deadline:** Ten (10) copies of all submissions, provided to the Town Planner fourteen (14) days prior to the Planning Board meeting. Each package shall be collated and maps shall be folded to fit in a legal-sized folder (9"x14").
17. **Abutter's Labels:** Names, mailing addresses and Map Lot number of all property abutters to the proposed subdivision printed on Avery 5160 labels.
18. **Fee: \$50.00**

See Articles IV and V of the Subdivision Regulations for additional detail on administrative procedures and preapplication meetings.

To the best of my knowledge, all of the above stated information is true and correct.



Applicant's Signature

03/14/2022

Date

Date Received by Town Planner: _____

Date of Determination of Completeness: _____

March 14th, 2022

Lee Jay Feldman
Town Planner
Town of Arundel
257 Limerick Road
Arundel, Maine 04046

RE: Sketch Plan Application (Subdivision Review) – Crossroads North – 126 Campground Road

Dear Lee Jay and Planning Board,

Atlantic Resource Consultants, LLC (ARC), on behalf of Debra and Norm Cloutier of 126 Campground Road Arundel, is pleased to submit a Sketch Plan Review application (Subdivision) for a proposed Age-Restricted Manufactured Housing (MH) Park Extension, for the Crossroads Community, located on Campground Road (Tax Map 29 Lots 2, 3 and 4). The subject parcel is zoned R-1 District, as well as falls within the MH Overlay.

The proposed project includes the addition of 24 Manufactured Housing Units which must meet the bulk and space requirements under Section 7.0 of the Arundel Land Use Ordinance, as well as the Multi-Family Family Development and Age Restricted Performance Standards found in Chapter 9 of the Zoning Ordinance.

The project will be served by private public water system (Crossroads Community Well), which will require a utility easement granted from the Town of Arundel's Board of Selectmen (crossing Campground Road with a bored utility sleeve), shared individual septic systems (small shared septic systems will be built for pairs of units), and underground power, cable and electric.

The roadways have been designed to minimize the wetland impacts but also allow for emergency vehicle access and turn-arounds at the very end.

The project, as shown on the attached Sketch Site Plan, would result in approximately 2.85 acres of new impervious area and approximately 13,850 square feet of wetland alteration, which will require both a Maine Department of Environmental Protection (MDEP) Stormwater Permit and a MDEP and Army Corps of Engineers (ACOE) Natural Resource Protection Act (NRPA) Permit.

We look forward to discussing this Sketch Plan with Town Staff and the Town of Arundel Planning Board at your next meeting on April 4th, 2022.

With Warm Regards,

Jason A Vafiades

Atlantic Resource Consultants
Jason Vafiades, PE, LEED AP
Principal

Attachments:

- A. Sketch Plan Application Packet and Sketch Plan Review fee.



ZONING SUMMARY

CURRENT USE: UNDEVELOPED LAND
 PROPOSED USE: SINGLE FAMILY DWELLING (DETACHED)
 ZONE - URBAN RESIDENTIAL (R-1) AND MOBILE HOME PARK OVERLAY DISTRICTS

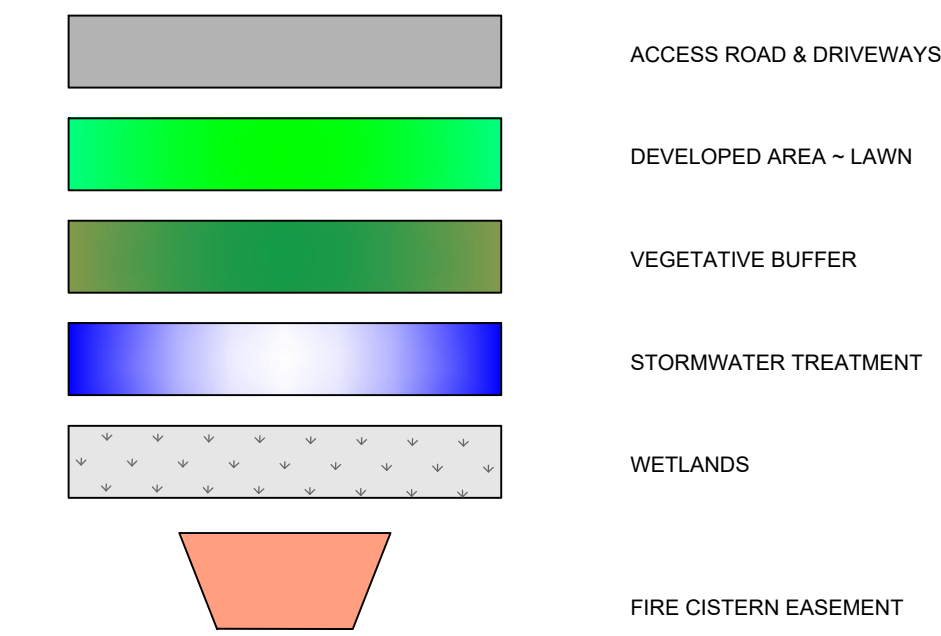
APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT SIZE	> 12,000 S.F.	> 12,000 S.F.
STREET FRONTAGE	> 50'	> 50'
LOT WIDTH	-	> 100'
PRINCIPAL STRUCTURE:		
FRONT SETBACK	15 FT.	15 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
ACCESSORY STRUCTURE:		
FRONT SETBACK	15 FT.	15 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
BUILDING COVERAGE		
BUILDING HEIGHT	< 20%	< 20%
ACCESSORY STRUCTURE HEIGHT	35 FT.	35'

NET RESIDENTIAL DENSITY CALCULATION:

PARCEL AREA 16.36 AC
 - AREAS UNSUITABLE IN NATURAL STATE: 1.64 AC
 - WETLAND 0.19 AC
 - AREAS IN EXISTING R.O.W. & EASEMENTS 0.32 AC
 - AREAS IN STORMWATER MANAGEMENT FACILITIES 1.32 AC
 - AREAS IN PROPOSED R.O.W. 1.32 AC
 TOTAL (16.36 AC - 3.47 AC = 12.89 AC NET RESIDENTIAL DENSITY)

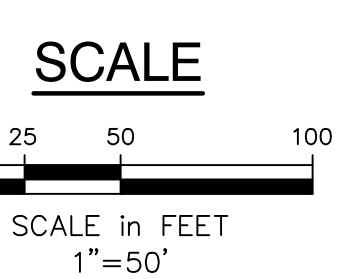
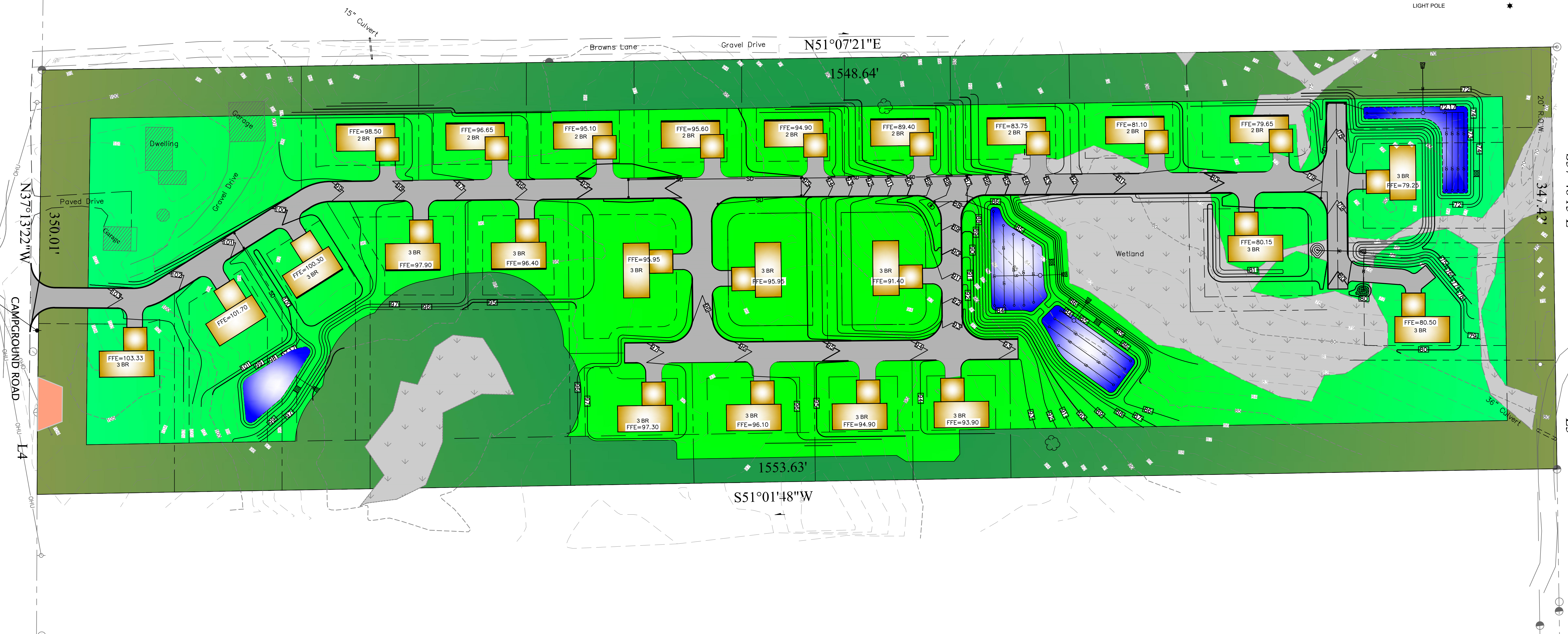
ALLOWABLE DENSITY IS 12,000 SF LOT = 12.89 AC = 561,488 SF/20,000 SF = 28 UNITS ALLOWED
 25 LOTS PROPOSED

SHADING INDEX:

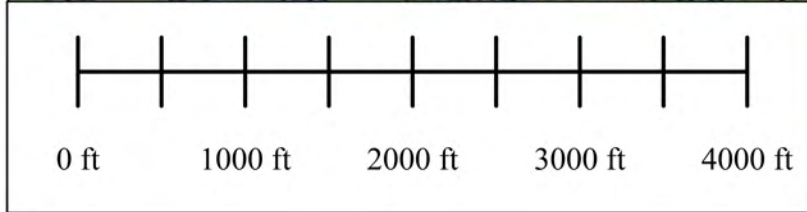


LEGEND:

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	BUTTER LINE/R.O.W. SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	CURBING	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	STORMWATER FLOW	---
---	SEWER MANHOLE	---
---	CATCH BASIN	---
---	SEWER	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	HYDRANT	---
---	THRUST BLOCK	---
---	UNDERGROUND UTILITY	---
---	UGU	---
---	OVERHEAD UTILITY	---
---	UTILITY POLE	---
---	TRANSFORMER	---
---	GUY	---
---	LIGHT POLE	---



	PROJECT: Campground Road Mobile Home Park Tax Map: 29 Lots: 2,3,4 Arundel, Maine	Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
	PLAN: SITE DEVELOPMENT SKETCH PLAN CLIENT: NORMAND & DEBRA CLOUTIER 126 CAMPGROUND ROAD ARUNDEL, MAINE 04046	
REV. DATE DESCRIPTION REVISIONS		



Legend
 Project Area

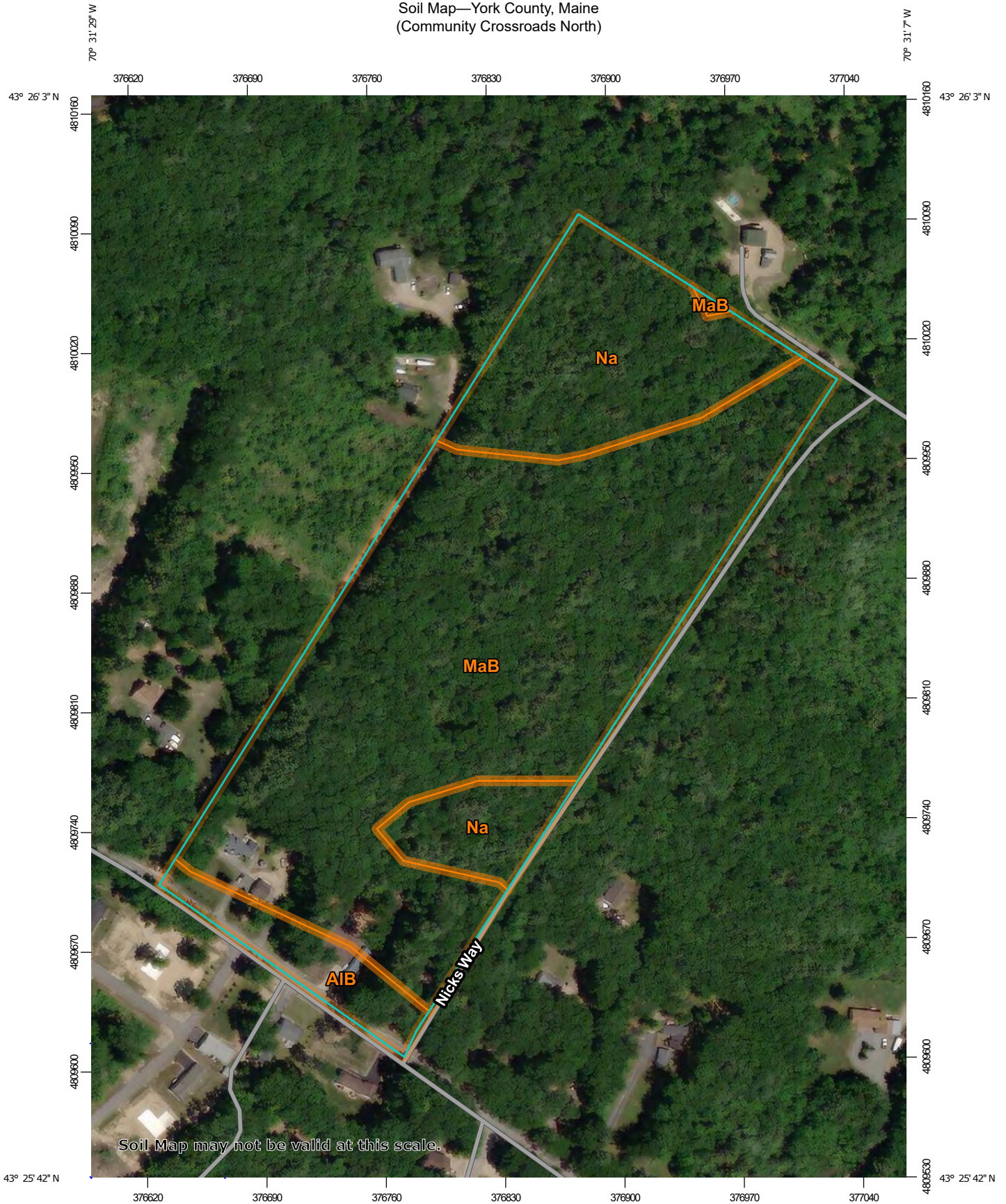
Created By: Lucien Langlois
 Date Created: 12/30/2021
 Source: USGS
 Projection: UTM 19N NAD1983
 Project # 21-067

U.S.G.S. TOPO
 MAP
 NORM & DEBRA CLOUTIER
 126 CAMPGROUND RD
 ARUNDEL, ME 04046



Atlantic Resource Consultants
 541 US Route One
 Freeport, ME 04032
 Tel: 207.869.9050

Soil Map—York County, Maine
(Community Crossroads North)



Map Scale: 1:3,080 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine

Survey Area Data: Version 19, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AIB	Allagash very fine sandy loam, 3 to 8 percent slopes	1.2	5.8%
MaB	Madawaska fine sandy loam, 0 to 8 percent slopes	14.2	69.3%
Na	Naumburg sand	5.1	24.9%
Totals for Area of Interest		20.4	100.0%

JOHN & JANE MALONEY
55 BROWNS LANE
ARUNDEL, ME 04046

JASON & KELLY ROMAGNOLI
142 CAMPGROUND RD
ARUNDEL, ME 04046

ARUNDEL-KENNEBUNKPORT
COTTAGE PRESERVE LLC
PO BOX 662
KENNEBUNKPORT, ME 04046

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EDGAR LAFLEUR
8 NORMS WAY
ARUNDEL, ME 04046

CHRISTINE RYAN
4 NORMS WAY
ARUNDEL, ME 04046

CHARLES CHAPONIS
2 NORMS WAY
ARUNDEL, ME 04046

EDGAR LAFLEUR
8 NORMS WAY
ARUNDEL, ME 04046

CHRISTINE RYAN
4 NORMS WAY
ARUNDEL, ME 04046

CHARLES CHAPONIS
2 NORMS WAY
ARUNDEL, ME 04046

MELISSA & PATRICK CROWLEY
115 CAMPGROUND RD
ARUNDEL, ME 04046

VELMA HAYES
483 RIVER RD
ARUNDEL, ME 04046

BRANDON & APRIL JONES
15 BACK WOODS LN
ARUNDEL, ME 04046

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15 BACK WOODS LN
ARUNDEL, ME 04046

RONALD & BARBARA MAURICE
132 WEST ST
BIDDEFORD, ME 04005

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132 WEST ST
BIDDEFORD, ME 04005

Abutters List

Map	Lot	Owner	Address	Town	State	Zip Code
29	1	JOHN & JANE MALONEY	55 BROWNS LANE	ARUNDEL	ME	04046
29	1A	JASON & KELLY ROMAGNOLI	142 CAMPGROUND ROAD	ARUNDEL	ME	04046
29	6	ARUNDEL-KENNEBUNKPORT COTTAGE PRESERVE LLC C/O JOE PAOLINI	PO BOX 662	KENNEBUNKPORT	ME	04046
29	24-20	CHARLES CHAPONIS	2 NORMS WAY	ARUNDEL	ME	04046
29	24-21	CHRISTINE RYAN	4 NORMS WAY	ARUNDEL	ME	04046
29	24-22	EDGAR LAFLEUR	8 NORMS WAY	ARUNDEL	ME	04046
29	24A	MELISSA & PATRICK CROWLEY	115 CAMPGROUND ROAD	ARUNDEL	ME	04046
15	2	VELMA HAYES	483 RIVER ROAD	ARUNDEL	ME	04046
15	3	BRANDON & APRIL JONES	15 BACK WOODS LANE	ARUNDEL	ME	04046
15	4	RONALD & BARBARA MAURICE	132 WEST STREET	BIDDEFORD	ME	04005