



To: Arundel Planning Board
From: Lee Jay Feldman
Date: April 14, 2022 & September 12, 2022
Re: **Site Plan Review-Signature Holdings, LLC-Strickland Lane Amended Site Plan**

I. Proposal

As you recall, Signature Holdings, LLC obtained approval to construct a 7,500 square foot multi-use flex space building and parking on 8.29 acres along with a smaller 1500 square foot standalone building on a parcel between Portland Road and Strickland Lane.

The applicant is seeking an amendment to the approval by enlarging the second smaller building to 2400 square feet. The building has both underground electric and water going to the site, as part of the amendment the applicant is now proposing to hook this building to the proposed septic system.

II. Waivers

The applicant has not requested any waivers to the application

III. Completeness

The board could find the application complete and set a date for a public hearing.

IV. Recommendation

When the board is ready to approve the application, I would suggest the following conditions which are carry overs to the original approval since nothing has occurred on the site since the original approval:

- A. If the main building or a portion of the building is going to be used for anything other than contractor services i.e. drywall company, painting services small fabrication operation etc. then further planning board review shall be required.
- B. Based on Article 10.7 of the zoning ordinance, the applicant shall revise the total cost estimate to include 15% Performance Assurance consistent with Article 10.7.2 prior to the start of any construction on the site.