

Subject: Change of Use Conditional Use Resubmission

Livfit Athletics LLC

26 Commerce Drive

Introduction

Good day members of the Arundel Town Planning Board. My name is Christopher Gahm, and I am the owner of Livfit Athletics LLC. The following is my resubmission of the required documentation set forth from the last Town Planning meeting on August 6th.

Mission: We are dedicated to fostering health and wellness in the local community through a range of fitness classes, seminars, private training, and community events.

Overview

I am submitting the agreed on changes to the checklist and documentation in supporting the checklist. I have also added an agreement by Code Enforcement.

As a reminder, our proposal includes no expansion of the existing building footprint or external structural modifications. The interior plan is to update the entryway and current bathroom, add an additional bathroom, build a utility closet, and lastly a second office. This will accumulate to about 2,000 square feet of non gym space. The remaining 3,000 square feet will be usable gym space. The current parking and driveway layout will remain unchanged, supporting our integration of our operations into the existing facility.

Check List Resubmission

Waiver Requests

We are requesting waivers for the following requirements:

- Parking: Section 5.12.3 and found on table 5.12.4-2
 - States 1 space for every 100 Square Feet. 3,225 square feet = 32 parking spaces.
 - A waiver to reduce the required parking spots from 32 to 20/25 spaces.
 - As a private appointment-only gym, our operations do not necessitate the higher number of parking spaces typically required. We also have a lot of shared vehicles such as family members and friends who carpool.
 - Please see attached documentation showing the breakdown of the interior of the building.
 - Please see attached document with Code Enforcement agreeing to terms.

The current ordinance mandates one parking space per every one hundred (100) square feet of floor area, a standard more suitable for larger gym and fitness centers, and not reflective of our specific operational needs. We are a private appointment-only gym, designed to provide a personalized fitness experience with

a maximum capacity of 20 to 25 cars at any given time. Following our planned interior modifications—including a bathroom, second bathroom, entryway, second office, member common area, and storage space—the usable space within our facility will be approximately 3,000 square feet. Based on this, the ordinance would typically require 30 parking spaces for our gym. However, we are requesting a waiver related to the Town of Arundel Land Use Ordinance Section 5.12.3, specifically Subsection 5 concerning Parking Lot Design Criteria, to accommodate a reduced number of around 20 parking spaces.

- 10.5.2 (Section 7)
 - Traffic Impact Assessments
 - Our use of the facility will not significantly impact the neighboring streets and intersections.
 - With the agreed occupancy with the code enforcement and the agreed parking spacing with the Town Planning Board, there will never be a time in which our quantity of members will disrupt or change the traffic flow off route 1.
 - This assessment will not give anymore necessary information.

Given our anticipated minimal impact on local traffic patterns, with most members arriving by appointment and during off-peak hours, we request a waiver of the traffic study requirement. We are committed to minimizing any potential traffic disruptions in the vicinity.

Does Not Apply:

- 6.5.4 SIGNS Notwithstanding standards established in Section
 - A reminder that the property owner of land and lots will be adding the sign by the street. We will not be constructing a building sign that needs approval. Therefore this section in the checklist does not apply at this time.
- Additional Studies 10.5.2
 - It was agreed by the board that all other assessments do not apply considering Livfit will not be doing any renovations to the existing environment, exterior infrastructure, and parking lot. This includes soil erosion, environmental, market, fiscal, and any other assessments.
 - Due to our indoor operation and minimal environmental footprint, including low noise levels and no significant outdoor activities, we believe that an environmental impact study is unnecessary. Our facility will comply with all relevant environmental regulations and practices.
 - As we are not altering the existing structure or foundation and are using non-invasive flooring solutions, we believe that a soil study is unnecessary. The current soil conditions are adequate to support our planned gym equipment without posing any risk of environmental or structural concerns.
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 - **7. Additional Submittals:** In addition, the Planning Board may require any one or all of the additional impact studies and information to be submitted as part of the Site Plan/Conditional Use Review Application:
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- **a. *Fiscal Impact Assessment:*** Analyzing the projected fiscal impacts to the municipal service delivery system
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- **b. *Traffic Impact Assessment:*** Analyzing the potential trip generation created by the proposed project and its cumulative impact upon traffic capacity of servicing public highways and level of service performance at off-site intersections.
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- **c. *Groundwater Study:*** Analyzing the individual and cumulative impacts of the proposed project upon existing groundwater quality.
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- **d. *Market Study:*** Prepared by a qualified market research firm, and indicating the potential feasibility and projected success of a proposed use.

We believe that converting this space into a gym aligns with the town's goals of promoting active living and enhancing the quality of life for its residents. Through this initiative, we aspire to contribute positively to the vibrancy and well-being of our neighborhood.

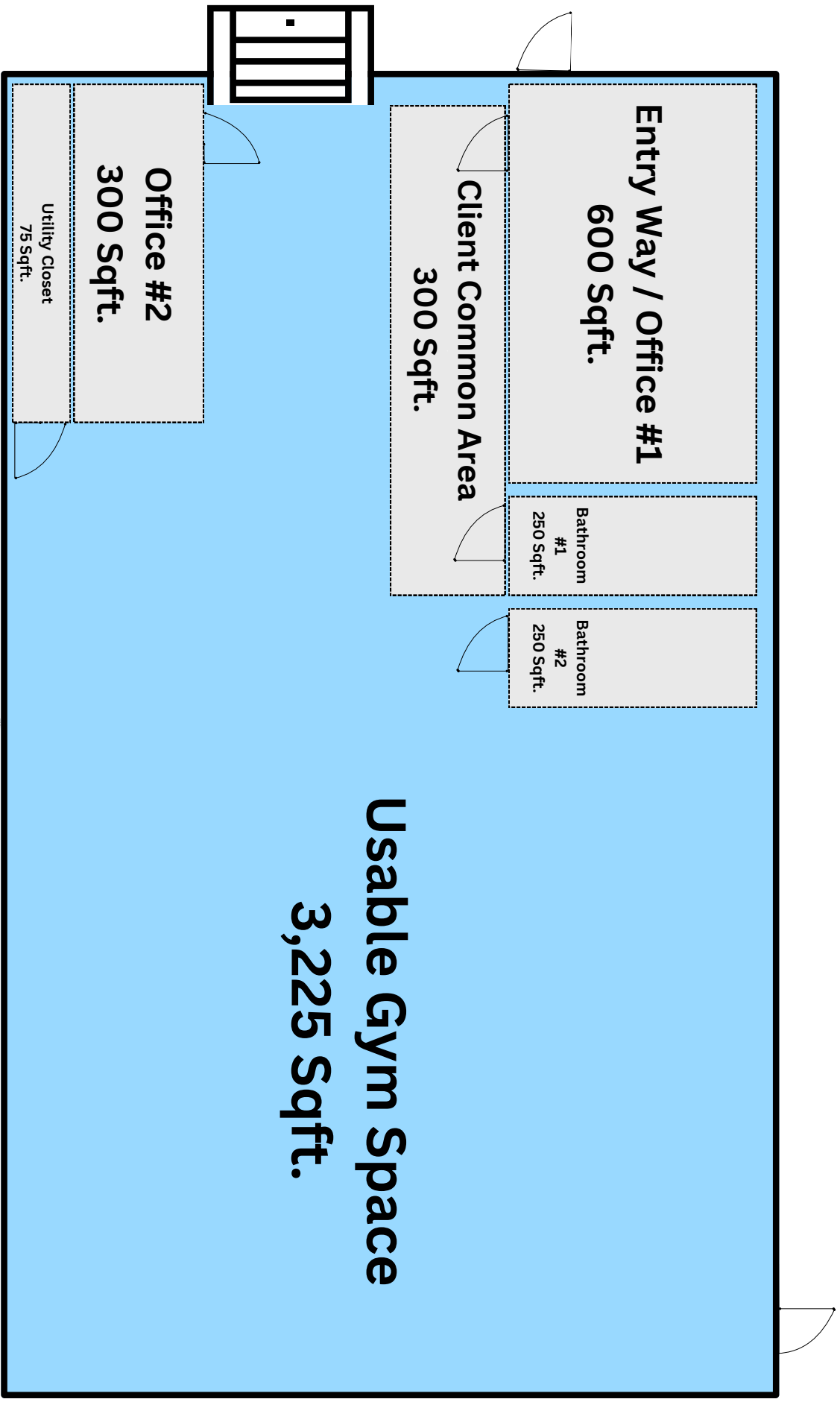
SITE PLAN REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
<ul style="list-style-type: none"> Location of existing and proposed utilities including overhead telephone poles and/or underground cables, public water lines, gate valves, fire hydrants, dumpsters or waste receptacles, private septic systems and water supply wells. 	✓				
<ul style="list-style-type: none"> Location, layout, and dimensions of all existing and proposed drainage facilities, accompanied by detailed drainage calculations signed and sealed by an Professional Engineer licensed in the State of Maine; 	✓				
<ul style="list-style-type: none"> Identification and location of all on-site soils derived from a medium intensity soil survey. The Planning Board or Staff Review Committee may at their discretion, require a high-intensity soil survey sealed by a Maine Licensed Soil Scientist. 		✓			
<ul style="list-style-type: none"> Site Data Summary detailing the total area of all existing and proposed site improvements, the amount of impervious surface, lot area, lot coverage, street frontage, building area, wetlands area, and stream areas, and compliance with the space and bulk requirements of the governing zoning district. 	✓				
<ul style="list-style-type: none"> The existing zone in which the property is located. In the event the property is divided by a zone line, the line shall be delineated and labeled on the Site Plan; 	✓				
<ul style="list-style-type: none"> Sight distances delineated for all driveway and street openings and all easements required to maintain such sight distances in perpetuity shall also be delineated on the plan; 	✓				
<ul style="list-style-type: none"> Location, type, size of incineration devices noise sources such as machinery. 		✓			
<ul style="list-style-type: none"> Location and inventory of outdoor materials storage 		✓			
<ul style="list-style-type: none"> Existing and proposed fire protection and fire suppression resources including location, size, flow rates and, capacity construction details and specifications, of cisterns, dry hydrants, wet hydrants, fire ponds, booster pumps, building fire department connections, external sprinkler system cisterns 	✓				
<p>3. Detail Sheet showing construction details of proposed streets, drives, roads, sidewalks, retaining walls, lighting fixtures, fences, and all similar proposed site improvements.</p>	✓				
<p>4. Outdoor Lighting Plan <i>consisting of:</i></p>					
<ul style="list-style-type: none"> The location of all existing and proposed exterior lighting fixtures. 	✓				
<ul style="list-style-type: none"> Specifications for all proposed lighting fixtures 	✓				
<ul style="list-style-type: none"> Proposed mounting height of all exterior lighting fixtures 	✓				
<ul style="list-style-type: none"> Analyses and illuminance level diagrams. 	✓				
<ul style="list-style-type: none"> Drawings of all relevant building elevations showing fixtures, portions of walls to be illuminated, illuminance levels, and the aiming points for remote light fixtures. 	✓				

SITE PLAN REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
5. Landscape Plan showing location, layout, and quantity of all ornamental plant material and ground cover to be installed on the site. Plan should include s of all proposed plant material and ground cover and including:		✓			
• Planting Schedule indicating plant species, variety, common name quantity, size and installation specifications;		✓			
• Planting details for shrubs and trees		✓			
6. Building Plans of all proposed structure(s) including interior layout, side, and front elevations drawn to a scale of not less than 1/4 inch to 1 foot.	✓				
7. Schematic elevation of proposed signs , drawn to a scale of not less than 3/4 inches to 1 foot, and illustrating sign layout, lettering, graphics and logos, materials, color, and proposed illumination.		✓			Owner of property is in charge of signs.
8. Detailed Cost Estimates of all proposed site improvements including quantity and unit costs of materials and 10% contingencies.	✓				

WRITTEN SUBMISSION REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
1. Complete Conditional Use Application Form	✓				
2. Conditional Use application fee for either a Minor or Major Development Project and Peer Review fee	✓				
3. Name, mailing addresses, and Map/Lot number of all abutters within 200 feet of the subject property printed on Avery 5160 labels	✓				
4. Evidence of applicant's right, title or interest (deed, lease agreement, purchase & sale, or letter of authorization) in the property and any deed restrictions or easements on the property	✓				
5. On-site soil investigation report by a Licensed Site Evaluator.		✓			
6. Copies of final Association Covenants and Condominium documents, rights-of-ways, utility, construction, and sight distance easements, Road Maintenance Agreements and other pertinent legal documents.		✓			
7. Stormwater Drainage Calculations, prepared and sealed by a Maine licensed civil engineer.		✓			
8. Narrative Detailing how the proposed conditional use meets each of the eight (8) approval criteria specified in Section 9.2.9 of the Arundel Land Use Ordinance.	✓				
9. Digital copy of the entire application package in an Adobe PDF format, including maps and drawings	✓				
10. Other Studies:					
<ul style="list-style-type: none"> Traffic Impact study, prepared and sealed by a Maine licensed Traffic Engineer. 			✓		10.5.2 (Section 7)
<ul style="list-style-type: none"> Groundwater Study: Analyzing the individual and cumulative impacts of the proposed project upon existing groundwater quality. 		✓			

WRITTEN SUBMISSION REQUIREMENTS	Submitted by Applicant	Does Not Apply	Applicant Requests to be Waived	Received by Town Planner	Comments
<ul style="list-style-type: none"> Market Study: Prepared by a qualified market research firm, and indicating the potential feasibility and projected success of a proposed use. 		✓			
<ul style="list-style-type: none"> Fiscal Impact Assessment: Analyzing the projected fiscal impacts to the municipal service delivery system 		✓			
11. Written copies of all required state and federal approvals. Relevant state and federal laws include, but are not limited to Stormwater, Site Location, Natural Resources Protection Act, and Sec. 404 Clean Water Act (federal), and MDOT permits for road and driveway openings on Route 1 and Route 111.	✓				
12. Letter of Compliance from the Arundel Fire Chief	✓				
13. Letter of Compliance from the Arundel Public Works Director		✓			Verbal Confirmation

14. Letter of Compliance from Arundel Contract Deputy		✓			
15. Other information required by the Planning Board or Staff Review Committee	To be determined by the Planning Board				



Entry Way / Office #1
600 Sqft.

Client Common Area
300 Sqft.

Bathroom #1
250 Sqft.

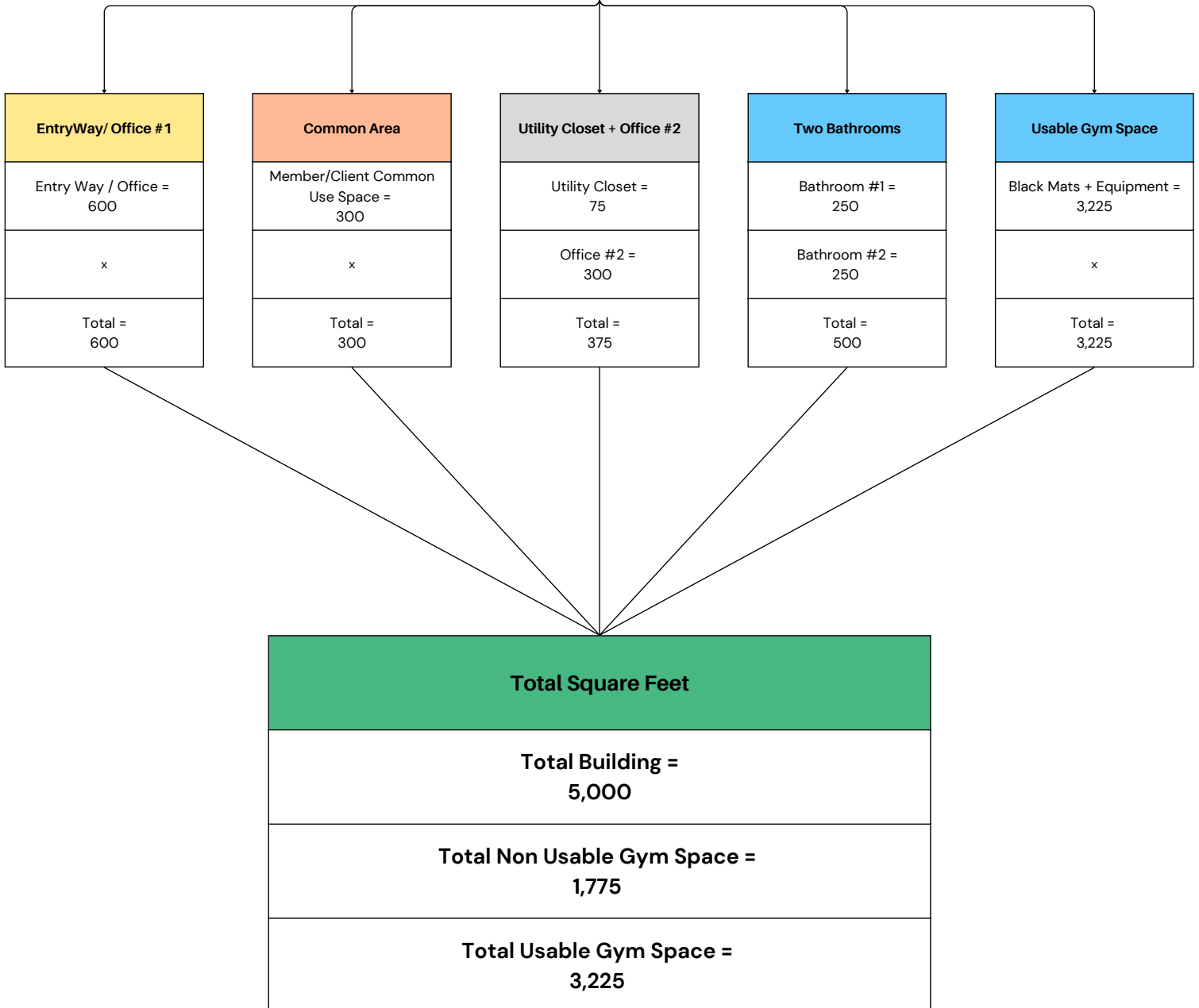
Bathroom #2
250 Sqft.

Office #2
300 Sqft.

Utility Closet
75 Sqft.

Usable Gym Space
3,225 Sqft.

Interior Square Foot Breakdown



Dear Mr. Nagle,

I hope this message finds you well.

I am writing to follow up on our recent phone discussion regarding the Business Occupancy permit for Livfit Athletics LLC at 26 Commerce Drive. I understand that upon approval by the planning board, the occupancy permit will go in effect for Livfit Athletics, a training facility, not to exceed a load of 25 people at a time.

Additionally, as discussed, Livfit Athletics can be labeled and recognized as a training facility that offers a comprehensive range of services, including nutritional seminars, lifestyle consultations, and appointment-based fitness classes. These components are integral to our business model, providing education in wellness and holistic health alongside exercise training.

Further discussed, based on the projected layout of the building after renovations and the maximum capacity of 25 people, you have agreed that this complies with the Uniform Plumbing Code minimum requirements on Table 422.1.

Thank you for your attention to this matter and your continued support. Please let me know if you need any further information or if there are additional steps I need to take.

Best regards,

Christopher Gahm
Owner, Livfit Athletics LLC
Cell: 207-766-8328
Email: Livfitathleticsllc@gmail.com