

*(b) Old Portland Road Business Park (Potential new I 6)*

Vision

The Old Portland Road Business Park develops as a public-private partnership that creates a high quality business park that attracts high value occupants. The park maintains/creates attractive corridors along Route One and Durham Road. Access to the existing roads is limited to specified access points off Route One. Development within the park is well planned and visually attractive. Uses are served by public water and sewerage. A natural buffer is retained along the edges of the district that abut residential areas. Noise and light concerns are addressed.

Allowed Uses

The following general types of uses are appropriate in the Old Portland Road Business Park:

- A limited range of non-residential uses including light industrial, service, and office uses, and warehousing that incorporates office uses, distribution facilities, and light manufacturing into the structure. Retail or consumer oriented activities would not be permitted.

New residential uses are not appropriate in this area and should be prohibited.

Development Standards

Master development plans should be required for the development of all larger parcels of land. These plans should establish the overall development pattern, circulation system, utility systems, and open space or protected areas before any development occurs. All uses should be required to be served by public water and sewerage.

All development in this district should be required to conform to site design standards. New development should be required to provide appropriate amenities with substantial landscaping. Natural resource areas should be required to be protected and buffers provided, as appropriate. In addition, the following specific site standards shall apply:

1. There will be no entrance to the proposed park from Durham Road.
2. There will be no additional ramp to I-295.
3. The Town will maintain a visual gateway to Brunswick from Freeport that is a clear, attractive and rural entrance to the community.
4. Coniferous landscape buffers around the proposed business park function to protect neighboring residences and to keep Route 1 an attractive artery.

5. Coniferous landscape buffers along I-295 need not make buildings invisible from I-295 but shall protect the traveling public from views of parking and commercial signage.
6. Sign standards are developed to prohibit signs that promote goods and services that are visible from I-295 or Route 1 by limiting signage to the height of buildings or below the height of the landscape buffers. Business identification and directional signage shall be permitted.
7. Standards are developed for the types of businesses accepted by the Town for inclusion in the business park to attract businesses that provide a living wage and benefits to their employees.
8. Noise standards are included when considering the types of businesses that are appropriate at this site.
9. Traffic issues are safely resolved at the Route 1/Durham Road intersection and at the intersection of Route 1 and Pleasant Street.
10. There are functional setbacks from current residences.
11. Setbacks will be enhanced to a minimum of 200 feet from existing residences.
12. Limited, ambient lighting will be allowed during regular nighttime hours and there will be zero lumens lighting at the buffer as measured in summer.
13. Specific outdoor task lighting should be designed to have minimal off-site impact. There will be no off-site water quality environmental impacts. An efficient use of impervious surface is designed to adequately provide for business needs.
14. Building height and footprint standards are developed to balance commercial uses and neighborhood scale.

In addition, supplemental development standards should apply to maintain or enhance the Old Portland Road corridor as a gateway to Brunswick (see Overlay section).