

**BRUNSWICK PLANNING BOARD
TUESDAY, JANUARY 24, 2012**

MEMBERS PRESENT: Chairman Charlie Frizzle, Vice Chair Margaret Wilson, Dann Lewis, Jeff Peters, Dana Totman, Richard Visser and Steve Walker

STAFF PRESENT: Kris Hultgren

A meeting of the Brunswick Planning Board was held on Tuesday, January 24, 2012 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Chairman Charlie Frizzle called the meeting to order at 7:00 P.M.

Public Hearing: Case Number 11-031 – Walsh Preschool - The Board will hold a public hearing on a **Special Permit** application submitted by Lindi Walsh to add an educational facility and daycare use to the building at 115 River Road. (**Assessor's Map U25 Lot 4**) in the **Residential 5 (R5) Zoning District**.

Kris Hultgren began by reviewing his memo dated January 20, 2012 and stated that the applicant, Lindi Walsh, is requesting a Special Permit to create a preschool in the Residential 5 Zoning District (R5). Mrs. Walsh is also requesting a daycare use of more than six children in the same district. Kris stated that this facility would be located at 115 River Road and the proposal includes the use of an existing building; the applicant has met with the Fire Marshal's Office and is in the process of meeting their requirements.

Lindi Walsh, applicant, stated that the proposed building was a former convenience store which closed in 2007. She stated that in 2008 she started a daycare and she has been approached by a former client to open a preschool.

Meghan Payton, client of Lindi Walsh, stated that she wishes to open a preschool to meet the growing demands within the community. She stated that she taught preschool for eleven years and wants to provide space for children including those who may have special needs. Meghan stated that children past the age of three need to be enrolled in a program, not a home, to receive their services; she would like to assist those children in being able to get early intervention and stated that it is important for children to be with age appropriate peers to help each other.

Richard Visser asked if there was going to be any major changes; Lindi Walsh stated that they need to add an additional exit and add a few windows in the space that once was a walk in cooler. Lindi stated that there is an existing parking lot, water and sewer connections.

Chairman Charlie Frizzle opened the meeting to public hearing; hearing none, the public hearing was closed.

MOTION BY MARGARET WILSON THAT THE SPECIAL PERMIT IS DEEMED COMPLETE. SECONDED BY DANA TOTMAN, APPROVED UNANIMOUSLY.

MOTION BY STEVE WALKER THAT THE SPECIAL PERMIT IS APPROVED WITH THE STANDARD CONDITION. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

MOTION BY DANA TOTMAN THAT THE DEVELOPMENT REVIEW APPLICATION IS DEEMED COMPLETE. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.

MOTION BY MARGARET WILSON THAT THE DEVELOPMENT REVIEW APPLICATION IS APPROVED WITH THE STANDARD CONDITION. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.

Request for Site Plan Approval Extension. Case No. 07-105, The Ledges, Congregate Care Facility: Briarwood Partners is requesting the Board to extend its Site Plan approval per Section 407.4.A of the Zoning Ordinance for the development of a congregate care facility at 349 Bath Road (**Assessor's Map 45, Lot 40**) in the **Industrial 3 (I3) Zone**.

Kris Hultgren began by reviewing his memo dated January 20, 2012 and stated that the applicant for The Ledges is requesting a two year site plan extension; the original plan was approved in February 2008 and a site plan extension was granted in January 2010. Kris stated that there have been no changes to the site plan or applicable changes to the Zoning Ordinance. Kris stated that the applicant is here to keep the clock going.

Kevin Clark from Sitelines stated that they are requesting the extension for Phase II of this project due to the current economic conditions. Charlie Frizzle noted that there are wetlands that abut this site and asked staff if there were any changes that may impact this reapproval; Kris stated that he did not know of any changes and Steve Walker stated that the State regulations parallel the Town ordinances.

MOTION BY DANA TOTMAN TO GRANT TWO YEAR EXTENSION TO THE LEDGES CONGREGATE CARE FACILITY SITE PLAN. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

Workshop: The Town Council requests the Planning Board discuss amending the zoning ordinance to list warehousing and storage uses within the definitions of Class 1 and Class 2 Industry uses, and make appropriate use table changes per district as needed.

Kris Hultgren began by reviewing Anna Breinich's memo dated January 19, 2012 and stated that staff has settled on the proposal outlined in Anna's memo and the table provided to the Board. Kris reminded the Board that this is a request by Town Council on behalf of a constituent. Kris stated that in Mixed Use 5 (MU5), warehousing and

storage is listed as Special Permit Required; staff proposes changing this to a permitted use. In the Industry (I1), warehousing and storage is not allowed; staff proposes changing this to a permitted use. The only other change staff proposes to make is to add warehousing and storage to the Industry Class 1 and the Industry Class 2 definitions.

Charlie Frizzle asked if staff had any thoughts as to why warehousing and storage use was not originally permitted in the I1 District and Kris Hultgren replied that he would guess that it required a Special Permit because it is surrounded by residential zoning districts. Charlie asked why staff proposed to add warehousing and storage use to MU5 and Kris replied that it is at the request of the constituent. Staff is making these changes in the short term knowing that review of uses in all districts is on its way. Dana Totman stated that this request enforces the need to finish rewriting the Zoning Ordinance. He asked Margaret Wilson if this particular use was ever discussed when discussing the new Comprehensive Plan; Margaret replied that they did not make any recommendations to any specific use in any of the districts.

It was decided by the Board that they would leave the ordinance amendment language as staff drafted it and schedule a Public Hearing.

Other

No other business discussed at this meeting.

Minutes

MOTION BY MARGARET WILSON TO APPROVE THE MINUTES OF NOVEMBER 14, 2011. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.

MOTION BY RICHARD VISSER TO APPROVE THE MINUTES OF NOVEMBER 22, 2011. SECONDED BY JEFF PETERS, APPROVED UNANIMOUSLY.

MOTION BY MARGARET WILSON TO APPROVE THE MINUTES OF DECEMBER 13, 2011. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.

Adjourned

This meeting was adjourned at 7:30 P.M.

Attest



Tonya D. Jenusaitis
Recording Secretary