



**TOWN OF BRUNSWICK**

**PLANNING BOARD**

28 FEDERAL STREET, BRUNSWICK, ME 04011-1583

**TOWN OF BRUNSWICK  
PLANNING BOARD AGENDA  
BRUNSWICK STATION  
16 STATION AVENUE, BRUNSWICK, ME  
ROOM 217  
Tuesday, May 22, 2012  
7:00 P.M.**

1. **Case Number: 12-013, Brunswick Station Site Plan and Subdivision Extension**  
**(Assessor's Map U16, Lots 1, 1A, 15, 19, and 21).**
2. Police Station Design Review: The Village Review Board will join the Planning Board to view a presentation by the police station architects.
3. **Case Number: 12-015, Unitarian Church Construction:** The Board will review and take action on a joint **Sketch Plan and Final Plan** application submitted by the Unitarian Universalist Church of Brunswick, Maine to construct a single-story 6,044 square foot footprint addition to an existing 1,728 square foot building located on the site;  
**(Assessor's Map U13 Lot 73 & 74) in the Town Center 1 (TC1) Zoning District.**
4. Minutes

It is the practice of the Planning Board to allow public comment on development review applications and all are invited to attend and participate.

Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised.

# MEMO

**To:** Planning Board  
**From:** Kris Hultgren, Town Planner  
**Date:** May 17, 2012  
**Subject:** Planning Board Meeting: May 22, 2012

This memo provides information about the agenda in advance of the Board's May 22, 2012 meeting.

**Case Number: 12-013, Brunswick Station Site Plan and Subdivision Extension (Assessor's Map U16, Lots 1, 1A, 15, 19, and 21).**

The developers of Brunswick Station request an extension of their site plan and subdivision approvals. The project was approved in June of 2008 and received a site plan extension in 2010. Another two year site plan extension is needed to keep the plan current. Subdivision approvals are good for five years. If extended the site plan would be current until June 2014 and the subdivision plan until June 2018. A copy of the Brunswick Station site plan and subdivision plan is part of your packet.

**Police Station Design Review: The Village Review Board will join the Planning Board to view a presentation by the police station architects.**

The architects working with the Police Station Committee will present an update of the police station project. The Village Review Board will be in attendance too. The following items will be part of the presentation.

1. Drawing showing site analysis.
2. Site plan [colored air-view]
3. Site plan showing utilities and drainage [technical drawing]
4. Floor plans [just an overview so they see where the entrances, exits and garages are]
5. Photos of some nice buildings in Brunswick.
6. Exterior elevations of the building [with and without trees]
7. Zoning analysis showing how we comply
8. Village Review Board design criteria and how we meet them.
9. Q&A

**Case Number: 12-015, Unitarian Church Construction:** The Board will review and take action on a joint **Sketch Plan and Final Plan** application submitted by the Unitarian Universalist Church of Brunswick, Maine to construct a single-story 6,044 square foot footprint addition to an existing 1,728 square foot building located on the site; **(Assessor's Map U13 Lot 73 & 74) in the Town Center 1 (TC1) Zoning District.**

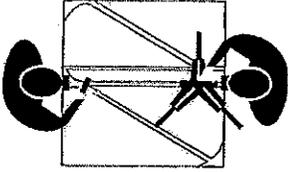
The Unitarian Church is proposing to rebuild its building that burned last year. The new structure would have a 6,044 square-foot footprint and attach to a 1,728 square-foot building also owned by the church. The building is larger than the previous one but the impacts of the use are similar. The applicant proposes to continue the existing parking scenario by using on-street spaces and a public lot across the street. Traffic impacts are similar too. The church will continue to use town water, sewer and stormwater systems. The applicant presented to the Staff Review Committee on May 14 and the notes of that meeting are in your packet. Church representatives received approval from the Village Review Board for the design of the building on May 15.

The applicant requests a joint sketch/final review at the May 22 meeting.

### **Minutes**

There are two sets of minutes to review and they're part of your packet.

Thank you and please contact the Planning & Development Department with questions.  
725-6660 x222 [khultgren@brunswickme.org](mailto:khultgren@brunswickme.org)



April 11, 2012

1646-7

Kris Hultgren, Town Planner  
 Town of Brunswick  
 28 Federal Street  
 Brunswick, Maine 04011

**Re: Request for Site Plan Approval Extension  
 Major Development Review Approval  
 Maine Street Station, Brunswick, ME  
 Tax Map U16, Lots 1, 1A, 15, 19, and 21**

Dear Kris:

On behalf of JHR Development of Maine, this letter serves as a request for site plan approval extension for Maine Street Station project in Brunswick, ME. This project was a joint effort with the Town of Brunswick for the redevelopment of the Maine Street Station parcel with multiple buildings and uses. This project previously received final approval from the Planning Board on June 24, 2008 and a two year extension of the approvals on April 27, 2010, which would expire on June 23, 2012. Per Section 407.4, A, a two year extension is allowed and is respectfully requested.

This project approval involved the construction of six buildings with a total of approximately 120,650 sq. ft. To date, four of the buildings have been constructed and an amendment was granted to allow a parking lot expansion on Lot 6 to provide parking for Building 4. JHR Development fully intends to complete build out of the project. However, additional time is necessary to complete the remaining buildings and another two year extension to the approval is necessary to pursue these efforts.

We trust that this information is adequate to warrant granting the site plan approval extension as requested. This request is forwarded with the intention of being heard at the Tuesday, May 1, 2012 Planning Board meeting and we look forward to the opportunity to meet with the Board. If you have any questions or require additional information, please do not hesitate to call. Thank you for your assistance with this project.

Very truly yours,

Kevin P. Clark, PLS  
 President

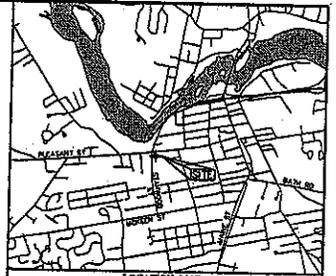
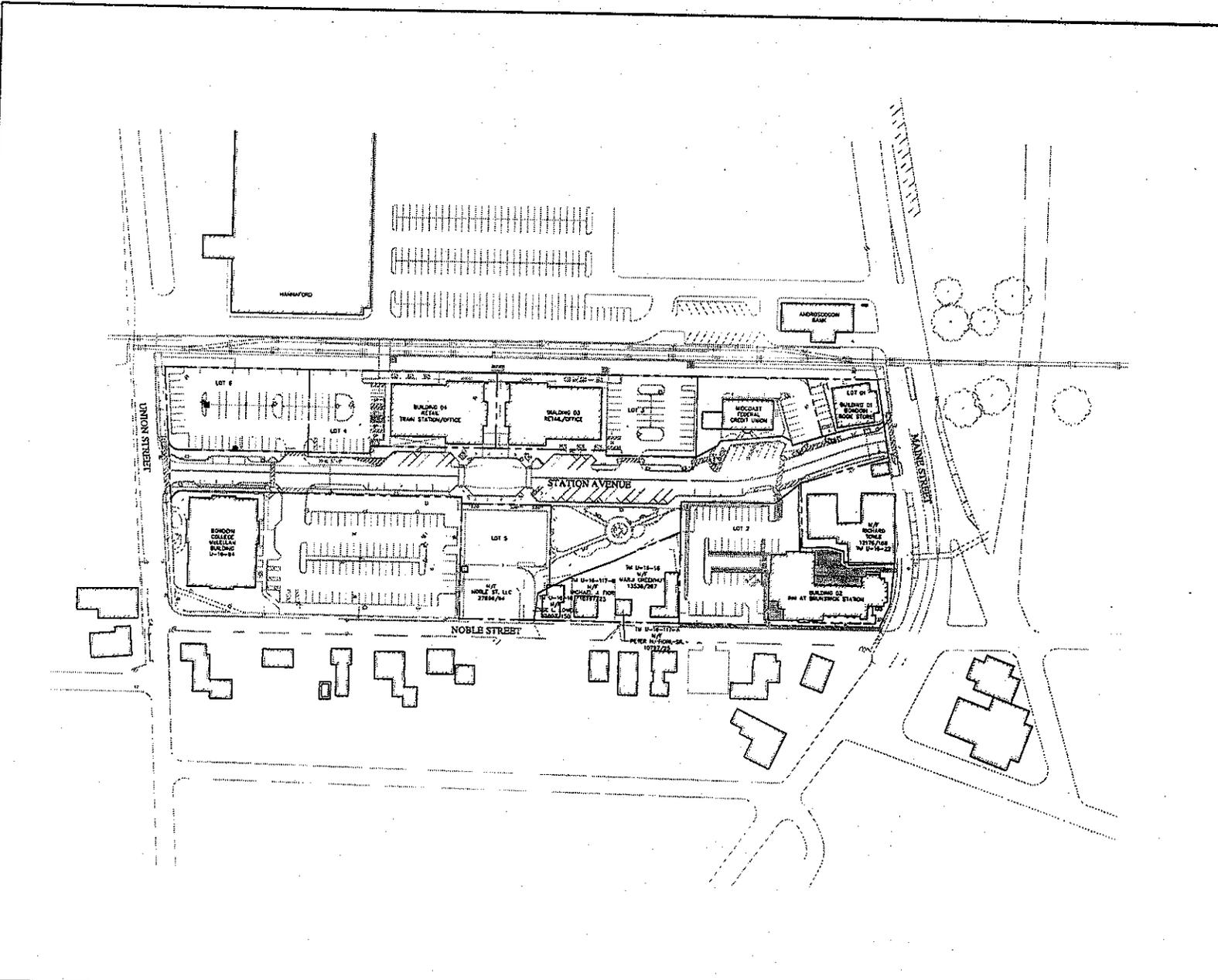
Enclosure

**SITES LINES, PA**

ENGINEERS ■ PLANNERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS

8 Cumberland Street ■ Brunswick, ME 04011 ■ TEL 207-725-1200 ■ FAX 207-725-1114 ■ [www.sitelinespa.com](http://www.sitelinespa.com)

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**GRAPHIC SCALE**  
 1 inch = 50 feet

**MAINE STREET STATION SITE PLAN**  
**UPDATED EXISTING CONDITIONS**

STATION AVENUE  
 BRUNSWICK, MAINE

JHR DEVELOPMENT OF MAINE  
 MARBLEHEAD, MASSACHUSETTS

**SITELINES, PA**  
 ENGINEERS-PLANNERS-SURVEYORS  
 LANDSCAPE ARCHITECTS  
 6 CUMBERLAND STREET, BRUNSWICK, MAE 04011  
 207.725.1200 www.sitelinespa.com

FIELD NO.	SCALE: 1" = 50'	SHEET:
DRAWN BY: BVD	JOB #: 1646	
CITY BY: KDC	23	
DATE: 04/01/12	FILE: 1646-EXISTING.CC	

**MAJOR DEVELOPMENT REVIEW APPLICATION  
UNITARIAN UNIVERSALIST CHURCH  
OF BRUNSWICK RECONSTRUCTION  
15 PLEASANT STREET, BRUNSWICK, MAINE  
TAX MAP 13, LOTS 73 &74**

Prepared For

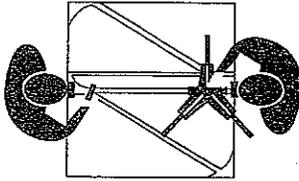
Unitarian Universalist Church of Brunswick  
15 Pleasant Street  
Brunswick, ME 04011

Prepared By

Sitelines P.A.  
8 Cumberland Street  
Brunswick, Maine 04011

May 1, 2012





May 1, 2012

1958-7

Kris Hultgren, Town Planner  
Town of Brunswick  
28 Federal Street  
Brunswick, Maine 04011

**Re: Major Development Review Final Application  
Unitarian Universalist Church of Brunswick Reconstruction  
Tax Map U-13, Lots 73 & 74**

Dear Kris,

On behalf of the Unitarian Universalist Church of Brunswick, Sitelines, PA is pleased to submit eighteen (18) copies of the Major Development Review Final Application Form, drawings, and supporting documentation for the proposed redevelopment of a church and associated infrastructure at 15 Pleasant Street. The applicant is proposing to construct a single story 6,044 s.f. footprint church, which will connect to an existing 1,728 s.f. building to be located at the intersection of Pleasant and Middle Streets. This application includes the application forms, drawings, supporting documents and an application fee of \$824.40.

#### **PROPERTY**

The Unitarian Universalist Church owns two parcels located at 15 Pleasant Street and 5 Middle Street (Tax Map U-13, Lots 73 and 74). Copies of the deeds for the properties have been enclosed. The two parcels consist of 12,064 s.f. (0.28 acres) of area and have frontage on Pleasant Street and Middle Street. The site has previously been developed, and consisted of a two-story church building with a basement and a church office building. Due to a recent fire, the church was demolished for safety reasons. The previous two-story church building had a footprint of 2,374 s.f. The remaining two-story church office building located on the site currently uses a small parking lot adjacent to the building. The property is served by public water, public sewer, natural gas, and overhead electric & communication utilities. The property is located within the Town Center, Maine Street (TC1) Zone, in which religious institutions are permitted.

#### **PROJECT DESCRIPTION**

As noted, the church building previously located on the site was demolished in 2011 due to a fire that badly damaged the structural integrity of the building. As part of the proposed redevelopment, an existing two-story building located on-site will remain and will be integrated into the design of the new church building. In total, the new church building,

## **SITELINES, PA**

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with the existing two-story building, will have a footprint of 7,772 s.f. Parking for the proposed church will be provided from street parking along Pleasant Street and public parking located in the vicinity. The applicant has had discussions with the Town Planner and Codes Enforcement Officer regarding parking requirements for the church. A letter summarizing the parking requirements for the previous and proposed structures was prepared indicating to the Town that additional parking is not warranted for this project. The letter is enclosed with this submission.

The site will be accessed via an existing curb cut from Middle Street and no additional traffic permitting is anticipated for the project. The existing two-story building is presently serviced by the municipal sewer system, which will be modified to service the proposed church addition. New domestic water and fire services will be extended from the municipal water system within Pleasant Street. A new utility pole will be installed along Pleasant Street and three-phase electrical service will be extended underground to the proposed building. The existing building is presently serviced by Maine Natural Gas and no new gas service is required to support the new church addition.

The new church building will be designed by Smith Reuter Lull Architects and total project costs are estimated at \$1.8M. No additional permits from the Department of Environmental Protection (DEP) will be required for this project. Construction is anticipated to begin in Summer 2012 and last for approximately 8 months.

Based on the specifics of the project, it is requested that the Board grant waivers for the following application items:

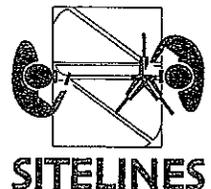
- Class A Soil Survey. The project is located on soils suitable for the proposed use. The site is served by municipal water and sewer, so no wells or subsurface disposal systems will be required, which may necessitate a soils survey.
- Profile, cross-section dimensions, curve radii of existing streets. No changes proposed to Pleasant or Middle Streets.
- Profile of water and sewer service lines. Only service connections are proposed to existing water and sewer mains.

#### **PERFORMANCE STANDARDS**

To facilitate your review of our proposal, the following standards are summarized in accordance with *CHAPTER 5: DEVELOPMENT REVIEW PLAN STANDARDS* of the Ordinance.

#### **501 PRESERVATION OF NATURAL FEATURES AND NET SITE AREA:**

There are no existing features on the site that would be considered of natural, scenic, or historic character to the Town. Due to the proximity of the existing trees to the location of



the previous building, all of the trees located on the site were removed as part of the church building demolition. Landscaping for the site will consist mostly of perennials and shrubs to be planted around the building foundation and walkways. The existing street tree will be replaced by trees that can grow without interference with the overhead utilities.

***502 FLOOD HAZARD AREA:***

The project area is located in Zone C (Areas of Minimal Flooding) of the Flood Insurance Rate Maps (FIRMs) for Cumberland County, Maine. The project area is located on Panel 15 of 35 (Community Panel 2300420015B, Effective June 3, 1986). An excerpt of the applicable FIRM is enclosed. As the site is being redeveloped, the proposed building will be constructed within the approximate limits of the previous building and at grades similar to or higher than previous grades.

***503 STEEP SLOPES AND EMBANKMENTS:***

There are no steep slopes or embankments greater than 25% located on the property.

***504 STORM WATER MANAGEMENT:***

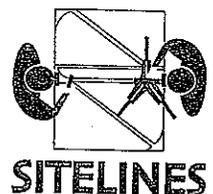
The project is located within the watershed of the Water Street Tributary, which is classified by the DEP as an urban impaired stream. As the project is a redevelopment of existing impervious area and will not result in more than an acre of disturbed area or 20,000 s.f. of new impervious area, no permits from the DEP are required. Runoff from the proposed development will be directed to the existing drainage system within Middle Street. As understood from discussion with Town staff, the drainage system within Pleasant Street has known capacity problems and any additional flow to the system is discouraged.

***505 GROUNDWATER:***

The project will be serviced by public sewer and water. The proposed building will be constructed with a shallow foundation including an underdrain to dewater the areas immediately adjacent to the exterior footing. There are no adverse impacts to groundwater anticipated from this development.

***506 EROSION AND SEDIMENTATION:***

The disturbed areas of the site will be isolated through the use of silt fencing and other measures to minimize the transport of sediment from the site. The project has been designed to incorporate Best Management Practices as outlined in the Maine Erosion and Sediment Control BMPs as published by the Maine Department of Environmental Control, current edition. Specific provisions for permanent and temporary erosion control features have been provided in the construction drawings. The contractor will be bound to meet the performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.



***507 SEWAGE DISPOSAL:***

The proposed building will be serviced by an existing sewer service that previously served the church building. A letter from the Brunswick Sewer District, indicating their ability to serve the project, has been enclosed with this letter.

***508 WATER SYSTEM:***

The water service for the proposed building will be provided from a 1-1/2" domestic service and 6" fire service to be extended from the existing 12" water main within Pleasant Street. A letter has been sent to the Brunswick-Topsham Water District requesting their ability to serve the project. Upon receipt of a response letter, a copy will be forwarded to the town for review.

***509 COMMUNITY FACILITIES IMPACT ANALYSIS:***

The proposed project consists of a reconstruction of a church and represents a demand for community facilities which is consistent with the demand of the previous building. The project is consequently anticipated to have a minimal impact on community facilities.

***510 DEVELOPMENT IMPACT FEES:***

As the project is a redevelopment of an existing church use, it is not anticipated that development impact fees would be required for the project.

***511 DEVELOPMENT OF NEW STREETS:***

There are no new streets proposed for this project.

***512 OFF STREET PARKING:***

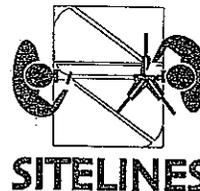
Parking for the proposed church will be provided from street parking along Pleasant Street and public parking located in the vicinity. The applicant has had discussions with the Town Planner and Codes Enforcement Officer regarding parking for the church. A letter, indicating to the Town that additional parking is not warranted for this project, is enclosed with this submission.

***513 CURB CUTS:***

There are no new proposed curb cuts associated with this project. The project proposes to utilize one of the existing entrances off Middle Street. An existing curb cut off Middle Street will be eliminated as a result of this project.

***514 OFF STREET LOADING:***

Off street loading is not applicable to the land use of the proposed project.



***515 APPEARANCE ASSESSMENT:***

The intent of the project architect, Smith Reuter Lull Architects, was to provide a new structure with architectural and visual character that seamlessly integrates the existing two-story building and is appropriate for the proposed use and adjacent neighborhood. Floor plans and elevation views are enclosed for review.

No additional site lighting is proposed for the project.

Landscaping for the site will consist mostly of perennials and shrubs to be planted around the building foundation and walkways. The planting beds will be concentrated at the intersection of Pleasant and Middle Streets.

***516 BUILDING CONFIGURATION:***

The site layout provides the building location by considering both an orientation to Middle Street and the western property line. The front of the building faces toward Middle Street with the sanctuary and steeple for the church located nearest to the intersection of Middle and Pleasant Street. The new church building will be located and orientated similar to the previous church building and will meet all applicable Town Ordinance requirements. The applicant has met with the Brunswick Village Review Board and discussed with them the architecture of the new building. The Village Review Board minutes for their February 23, 2012 meeting, are enclosed with this letter. The Village Review Board is also planning to discuss the building architecture at their next meeting in May, prior to the Planning Board meeting.

***517 PRESERVATION OF HISTORIC RESOURCES:***

There have been no historic resources previously identified on the site. The existing site development does not have historic significance due to its nature, age, and land use.

***518 ACCESS FOR PERSONS WITH DISABILITIES:***

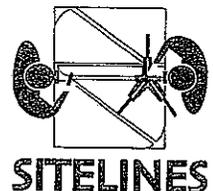
The project will comply in all aspects with the requirements of the ADA in regard to access. The church and the library will share ADA spaces located across Pleasant Street in front of the library.

***519 RECREATIONAL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS:***

As the project is not a residential development, this section is not applicable.

***520 FISCAL CAPACITY:***

The project will be funded in part by capital obtained from the property insurance on the previous building that was destroyed by a fire. The remaining funds for the project will be obtained through a capital campaign and fundraising from church members.



**521 PERFORMANCE GUARANTEE:**

There are no improvements anticipated within the public right-of-way for transportation or utility needs. A performance guarantee is consequently not anticipated unless determined to be required for other needs.

**522 HOME OWNERS/PROPERTY OWNERS ASSOCIATION:**

There is no home owners/property owners association proposed by this project.

**523 PROTECTED CONSERVATION LAND:**

There is no protected conservation land proposed or involved with this project.

**524 NOISE AND DUST:**

Best Management Practices as outlined in the Maine Erosion and Sediment Control BMP's as published by the Maine Department of Environmental Control, will be utilized to control noise and dust during construction. Noise will be limited through the compliance of the site contractor with the standard hours of construction per Section 524.1. Upon construction completion, there are no anticipated impacts with regard to noise or dust. The proposed use will occur almost exclusively within the building.

We look forward to meeting with you and the Planning Board at their May 22, 2012 meeting to review and approve the project. Should you have any questions, please call.

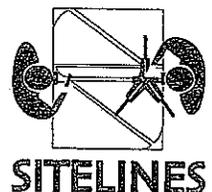
Very truly yours,



Curtis Y. Neufeld, P.E.  
Project Manager

Enclosures

cc: Michael Heath, Unitarian Universalist Church  
Noel Smith, Smith Reuter Lull Architects



Unitarian Universalist Church of Brunswick Reconstruction  
Major Development Review Final Plan Application  
May 1, 2012

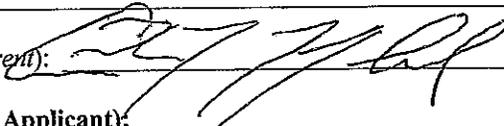
**Attachment A**  
**Application Form & Checklists**

A completed copy of the Major Development Review Final Application Form and Site Plan Checklist is enclosed.

**MAJOR DEVELOPMENT REVIEW  
FINAL PLAN APPLICATION**

1. Project Name: Unitarian Universalist Church of Brunswick Reconstruction
  
2. Project Applicant  
Name: Unitarian Universalist Church of Brunswick, Maine  
Address: P.O. Box 129, 15 Pleasant Street  
Brunswick, Maine 04011  
Phone Number: 207-729-8515
  
3. Authorized Representative  
Name: Sitelines, PA Attn: Curtis Y. Neufeld, P.E.  
Address: 8 Cumberland Street  
Brunswick, Maine 04011  
Phone Number: 207-725-1200 xt 18
  
4. List of Design Consultants. Indicate the registration number, address and phone number Of any engineer, surveyor, architect, landscape architect or planner used:
  1. Engineer: Sitelines, P.A. Attn: Curtis Y. Neufeld, P.E. #9779
  2. Architect: Smith Reuter Lull Architects, 179 Lisbon St, Lewiston, ME (207-786-5623) - Attn: Noel Smith, AIA
  3. Surveyor: Sitelines, P.A. Attn: Bruce Martinson, PLS #2137
  
5. Physical location of property being affected: 15 Pleasant Street & 5 Middle Street
  
6. Lot Size: 12,064 s.f. (0.28 acres)
  
7. Zoning District: TC1 (Town Center, Maine Street)
  
8. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? Owner of the Property  
\_\_\_\_\_  
\_\_\_\_\_
  
9. Assessor's Tax Map U-13 Lot Number 73 & 74 of subject property.
  
10. Brief Description of proposed: The applicant proposes to construct a single-story 6,044 s.f. footprint addition to an existing 1,728 s.f. building located on the site. The building is intended to replace the previous church building located on the site that was damaged by fire.  
\_\_\_\_\_
  
11. Describe Specific Physical Improvements to be Done: A single-story 6,044 s.f. footprint addition to an existing 1,728 s.f. building located on the site.  
\_\_\_\_\_

Owner Signature: \_\_\_\_\_

Applicant Signature (if different):  \_\_\_\_\_

**Required Attachments (by Applicant):**

- Final Plan Check List
- Final Plan Requirements for Open Space Developments (if applicable)
- Request for Waivers (if applicable)
- Required Copies of Final Plan

**Required Attachment (by Planning and Development Department):**

- Listing of all owners of property within 200-foot radius of property under review.

## FINAL PLAN REQUIREMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver P=pending

Item	O	S	NA	W	P	Comments
Name of Development		X				
Scale, date, north point, area, number of lots (if subdivision)		x				
Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed.		X				
Certification by a professional land surveyor that the land has been surveyed and the boundaries established in accordance with the State of Maine Board of Licensure for Professional Surveyors standards for Category 1 (Standard Boundary Survey), conditions 1, 2, or 3.		X				
Existing zoning district and overlay designation.		x				
Names of engineer and surveyor; and professional registration numbers of those who prepared the plan.		x				
Names of current owner(s) of subject parcel and abutting parcels.		x				
Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of 1" equals 50' and vertical scale of 1 inch equals 5 feet, with all elevations referred to in U.S.G.S. datum.				X		Waiver Requested
A general road plan noting circulation, direction, traffic control devices, street lighting and type of lighting proposed.			X			
Existing and proposed easements associated with the development.		x				
Kind, location, profile and cross-section of all proposed drainage facilities, both within the development and outside of it, and a storm-water management plan which includes the submission requirements listed in the storm-water management checklist available in the Planning Department.		X				
Location of features, natural and artificial, such as water bodies, wetlands, streams, vegetation, railroads, ditches and buildings.		X				No water bodies, wetlands, streams railroads or ditches exist on parcel.

Location of existing and proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of any private wells.		X				
Existing and proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability.				X		Waiver Requested (see narrative)
Topography with counter intervals of not more than 2 feet.		x				
A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.				X		Waiver Requested (see narrative)
Location of all existing trees over 10 inches in diameter, locations of tree stands, and a plan showing all trees to be removed as a result of the development proposal.		X				
Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site.			x			No Site Lighting proposed
Existing locations and proposed locations, widths and profiles of sidewalks.		x				Waiver requested for profiles.
Location map.		X				
Approximate locations and dimensions of proposed parking areas.		x				
Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation.			x			No Open Spaces Proposed
Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization.		X				
Reference to special conditions stipulated by the Planning Board, with conditions either set forth in full or on the plan or identified as specific documents filed with the Board.			X			
A wetlands map drawn by a specialist delineating wetland boundaries in accordance with the methods prescribed by the US Army Corps of Engineers.			X			
Dedicated public open spaces, areas protected by conservation easements, and existing and proposed open spaces or recreation areas.			X			

For Open Space Development, a note indicating the total permitted lot count of the entire land tract based upon the destiny standards in this Ordinance, the number of lots created by the Plan, and the numebr of lots permitted to be subdivided in the future, as well as a table showing setback requirements and impervious surface coverage limits for each lot.			X			
Building envelops showing acceptable locations for principal and accessory structures.		X				

### FINAL PLAN/SUPPORTING DOCUMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver P=pending

Item	O	S	NA	W	P	Comments
Documentation of Ownership or contract.		X				
Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which conservation land will be owned, maintained, and protected.		X				
Draft performance guarantee or conditional agreement.			X			Not anticipated
Disclosure of any required permits from the Department of Environmental Protection, Marine Resources, US Army Corps of Engineers, Department of Inland Fisheries and Wildlife, or other agencies, as applicable; or, if a permit has already been granted, a copy of that permit.			X			No State or Federal Permits required
Any additional studies required by the Planning Baord, which are deemed necessary in accordance with this Ordiancne.			X			None anticipated
Storm water management program for the propsoed project prepared by a professional engineer.		X				
A storm water management checklist prepared by the Cumberlnd County Soil and Water Conservation District made availabel at the Brunswick Department of Planning and Development.			X			

An erosion and sedimentation control checklist prepared by the Cumberland County Soil and Water Conservation District.		X				
A statement from the Brunswick-Topsham Water District of conditions under which water will be provided.		X				A letter has been sent to the Water District
A statement from the Brunswick-Topsham Water District of its review and comments on the proposed use if the project involves development within the Aquifer Protection Zone.		X				
A Statement from the Fire Chief recommending the number, size, and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken.		X				
A statement from the Superintendent of the Brunswick Sewer District of the conditions under which the Sewer District will provide sewerage disposal service and approval of the sanitary sewers proposed within the development.		X				
Where a septic system is to be used, evidence of soil suitability.			X			
All applicable materials necessary for the reviewing entity to review the proposal in accordance with the Criteria of Section 411.		X				
A plan of all buildings with new construction or expansion of an existing facility, including type, size, and footprint, floor layout, setback, elevation of first floor slab, storage, and loading areas.		X				
An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, and signage.		X				
A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems.		X				
The size and proposed location of water supply and sewage disposal systems.		X				
A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, location and purpose and type of vegetation.			X			

Unitarian Universalist Church of Brunswick Reconstruction  
Major Development Review Final Plan Application  
May 1, 2012

**Attachment B**  
**Right, Title, and Interest**

A copy of the current deeds are included with this attachment. Also included is a copy of Northland Enterprises, LLC incorporation certificate.

# Know all Men by these Presents

That UNITARIAN UNIVERSALIST ASSOCIATION

a corporation organized and existing under the laws of the State of  
Commonwealth of Massachusetts

and located at Boston

in the County of Suffolk and State of Commonwealth of MA

in consideration of one dollar and other goods and valuable considerations

paid by UNITARIAN UNIVERSALIST CHURCH OF BRUNSWICK, a religious society existing  
under the laws of the State of Maine, situated in Brunswick, County of Cumberland  
and State of Maine

the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain,

sell and convey, and forever quit-claim unto the said UNITARIAN UNIVERSALIST CHURCH  
OF BRUNSWICK,

its successors heirs and assigns forever,

A certain lot or parcel of land situated in the Town of Brunswick, County  
of Cumberland and State of Maine, bounded and described as follows, viz:

Commencing at an iron bolt in the south side of Pleasant Street (said  
bolt being the northwest corner of the Church lot) and running thence westerly  
sixty-nine (69') feet on the South line of Pleasant Street to a bolt at the  
corner of Pleasant and Middle Streets; thence southerly along the east side of  
Middle Street one hundred sixty-two and sixty-five one hundredths (162.65')  
feet to a stake; thence easterly and parallel with Pleasant Street, sixty  
nine (69') feet to a stake; thence northerly and parallel with Middle Street  
one hundred sixty two and sixty-five one hundredths (162.65') feet to the  
bound first named; the same containing twenty-six one hundredths (.26) of an  
acre and being Lot Number 2 on George L. Bose, Plan of May 25, 1881.

Reference is hereby made to Book 6140, Page 180.

The purpose of this deed is to release whatever rights the Grantor herein  
may have under the terms, conditions, reservations, provisions and restrictions  
set forth in deed of Unitarian Universalist Association to Unitarian Universalist  
Church of Brunswick dated March 18, 1983 and recorded in the Cumberland County  
Registry of Deeds in Book 6140, Page 182.

Further reference is made to Book 6140, Page 179 and Book 6140, Page 180.



R.C. THEBERGE, GENERAL CONTRACTING, INC., a Maine corporation, with its registered office in Brunswick, in the County of Cumberland

*Permit  
Hess*

xxxx and State of Maine,

~~(being omitted)~~, for consideration paid,

grant to UNITARIAN UNIVERSALIST CHURCH OF BRUNSWICK, a religious corporation, located in Brunswick, in the County of Cumberland and State of Maine,

with Warranty Covenants the land in Brunswick, Cumberland County, State of Maine.

A certain lot or parcel of land with the buildings thereon, situate on the easterly side of Middle Street in Brunswick, County of Cumberland and State of Maine, and being the southerly half of the dwelling house there being, together with the lot of land on which said house stands, bounded and described as follows:

Beginning on the easterly line of said street, at a point center of said house easterly to land now or formerly of Wilfred H. Thibault; thence southerly by said Thibault's land to land now or formerly of Joseph Paquette; thence westerly by said Paquette's northerly line to said street; thence northerly by said street to the point of beginning.

Being the same premises conveyed to the Grantor herein by deed of Peter W. Clark and Dana F. Clark, dated September 2, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7379, at Page 280.

Recorded  
Cumberland County  
Registry of Deeds  
09/17/91 10:46:27AM  
Robert P. Titcomb  
Register

IN WITNESS WHEREOF, R.C. THEBERGE, GENERAL CONTRACTING, INC. has caused this instrument to be signed in its corporate name, by ROBERT C. THEBERGE, its President and Treasurer, thereunto duly authorized,

~~xxxxxx grant and release all rights by Robert and all other rights~~ ~~xxxxxx wife of said grantor~~

~~xxxxxx~~ this 13<sup>th</sup> day of September, 1991  
R.C. THEBERGE, GENERAL CONTRACTING, INC.  
By: Robert C. Theberge  
Robert C. Theberge, President/Treas.

The State of Maine CUMBERLAND ss. September 13<sup>th</sup> 1991

Then personally appeared the above named ROBERT C. THEBERGE, President and Treasurer of R.C. THEBERGE, GENERAL CONTRACTING, INC.

and acknowledged the foregoing instrument to be his free act and deed, in his said capacity and the free act and deed of said Grantor corporation.

SEAL Before me, J. M. Connolly  
Justice of the Peace - Attorney at Law - Notary Public

76015  
MAINE REAL ESTATE TAX PAID

We, HENRY M. BARIBEAU and ELIZABETH H. BARIBEAU, of Brunswick, County of Cumberland and State of Maine, (being married), for consideration paid, grant to UNITARIAN UNIVERSALIST CHURCH OF BRUNSWICK, A Maine Corporation having a place of business in Brunswick, County of Cumberland and State of Maine,

*Pennell House*

with Warranty Covenants the land in Brunswick, Cumberland County, State of Maine.

A certain lot or parcel of land, with the buildings thereon, situated in Brunswick, County of Cumberland and State of Maine, conveyed by Clarence L. Hitchcock to William S. Harrington by Warranty Deed dated April 24, 1928, recorded in Cumberland County Registry of Deeds in Book 1290, Page 239, and in said Deed bounded and described as follows:

*North half*

"A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Middle Street, so-called, in said Brunswick, being the northerly half of the dwelling house there being, together with the land on which it stands, bounded as follows:

BEGINNING on the easterly line of said Middle Street, at a point opposite the center of said dwelling house and running easterly, on a line through the center of said house, to land of Wilfred H. Thibault; thence northerly by last named land to land of the Universalist Church; thence by last named land to said Middle Street, and thence by said street, southerly to the place of beginning, together with a right of way, on the land lying southerly of said dwelling house from said street to a proposed garage to be erected by the grantee herein and Frank W. Grover, to be used in common with said Grover."

Being the same premises conveyed to the Grantors herein by deed of Alcide Thibeault and Yvonne St. Pierre dated June 20, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6482 at Page 42.

MAINE REAL ESTATE

CUMBERLAND COUNTY

1980 AUG-8 PM 2:43

RECEIVED REGISTER OFFICE OF DEEDS

as grantor and releases all rights by descent and all other rights.

Witness our hands and seals this 1st day of August 1988

*Debra C. Stearn*  
*Bobby A. Husled*  
Henry M. BaribEAU  
Elizabeth H. BaribEAU

The State of Maine, Cumberland ss. August 1, 1988

Then personally appeared the above named

HENRY M. BARIBEAU and ELIZABETH H. BARIBEAU

SEAL

and acknowledged the foregoing instrument to be their free act and deed,

Before me, *Debra C. Stearn*  
Notary Public  
Debra E. Stearn

We, HENRY M. BARIBEAU and ELIZABETH H. BARIBEAU, of Brunswick, County of Cumberland and State of Maine, (being ~~husband and wife~~), for consideration paid, grant to UNITARIAN UNIVERSALIST CHURCH OF BRUNSWICK, A Maine Corporation having a place of business in Brunswick, County of Cumberland and State of Maine,

with Warranty Covenants the land in Brunswick, Cumberland County, State of Maine.

A certain lot or parcel of land, with the buildings thereon, situated in Brunswick, County of Cumberland and State of Maine, conveyed by Clarence L. Hitchcock to William S. Harrington by Warranty Deed dated April 24, 1928, recorded in Cumberland County Registry of Deeds in Book 1290, Page 239, and in said Deed bounded and described as follows:

"A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Middle Street, so-called, in said Brunswick, being the northerly half of the dwelling house there being, together with the land on which it stands, bounded as follows:

BEGINNING on the easterly line of said Middle Street, at a point opposite the center of said dwelling house and running easterly, on a line through the center of said house, to land of Wilfred H. Thibault; thence northerly by last named land to land of the Universalist Church; thence by last named land to said Middle Street, and thence by said street, southerly to the place of beginning, together with a right of way, on the land lying southerly of said dwelling house from said street to a proposed garage to be erected by the grantee herein and Frank W. Grover, to be used in common with said Grover."

Being the same premises conveyed to the Grantors herein by deed of Alcide Thibeault and Yvonne St. Pierre, dated June 20, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6482 at Page 42.

MAINE REAL ESTATE 10000

CUMBERLAND COUNTY  
August 8, 1988

1988 AUG - 8 PM 2:43

RECEIVED  
REGISTRY OF DEEDS

joins as grantor and releases all rights by descent and all other rights.

Witness our hands and seals this 1st day of August 1988

Debra E. Stearn  
Beggy A. Rusler

Henry M. Baribeau  
Elizabeth H. Baribeau

The State of Maine, Cumberland ss. August 1, 1988

Then personally appeared the above named

HENRY M. BARIBEAU and ELIZABETH H. BARIBEAU

and acknowledged the foregoing instrument to be their free act and deed,

Before me, Debra E. Stearn  
~~Justice of the Peace~~ ~~Attorney at Law~~ Notary Public  
Debra E. Stearn

1201 S WARRANTY DEED

My commission expires: 1/16/93

SEAL

Unitarian Universalist Church of Brunswick Reconstruction  
Major Development Review Final Plan Application  
May 1, 2012

**Attachment C**  
**Abutting Property Owners**

A list of abutting property owners is included in this attachment for reference.

ABUTTING PROPERTY OWNERS

MAP-U13 LOT-52  
TERRACE-PLEASANT PLACE LLC  
C/O MARGARET GORTON  
215 W 90<sup>TH</sup> ST  
APT 14G  
NEW YORK, NY 10024

MAP-U13 LOT-53  
BOULAY PROPERTIES LLC  
32 FEDERAL ST  
BRUNSWICK, ME 04011

MAP-U13 LOT-54  
TREWORGY FAMILY LIMITED LIABILITY  
COMPANY  
62 FEDERAL STREET  
BRUNSWICK, ME 04011

MAP-U13 LOT-72  
PLEASANT (13) ST LLC  
13 PLEASANT ST  
BRUNSWICK, ME 04011

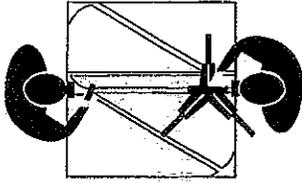
MAP-U13 LOT-76  
OUELLETTE, BEVERLY A  
14 EVERETT ST  
BRUNSWICK, ME 04011

MAP-U13 LOT-104  
BRUNSWICK, TOWN OF  
CAPTAIN JOHN CURTIS MEM LIB  
23 PLEASANT ST  
BRUNSWICK, ME 04011

Unitarian Universalist Church of Brunswick Reconstruction  
Major Development Review Final Plan Application  
May 1, 2012

**Attachment D**  
**Supporting Documents**

Copies of relevant correspondence and documents pertaining to the project are enclosed.



May 1, 2012

1958-2

Mr. Michael Heath  
Chair, Board of Trustees  
Unitarian Universalist Church of Brunswick  
15 Pleasant Street  
Brunswick, ME 04011

**Re: Designation of Agent Authorization  
Unitarian Universalist Church Redevelopment**

Dear Mike:

As required by various approval agencies, please indicate by signing below that Sitalines, PA is authorized to act as agent for the Unitarian Universalist Church of Brunswick for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed Redevelopment of the church building at 15 Pleasant Street and 5 Middle Street in Brunswick, ME.

Sincerely,

  
Curtis Y. Neufeld, P.E.  
Vice President

The undersigned hereby gives Sitalines, PA the authority to act as agent for Unitarian Universalist Church of Brunswick for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.



May 1, 2012

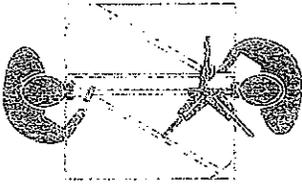
Michael Heath, Chair, Board of Trustees

Date

**SITELINES, PA**

ENGINEERS ■ PLANNERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS

8 Cumberland Street ■ Brunswick, ME 04011 ■ TEL 207-725-1200 ■ FAX 207-725-1114 ■ [www.sitalinespa.com](http://www.sitalinespa.com)



April 11, 2012

1958-7

Kris Hultgren, Town Planner  
Town of Brunswick  
28 Federal Street  
Brunswick, Maine 04011

**Re: Anticipated Parking Requirements  
Unitarian Universalist Church of Brunswick Reconstruction  
Tax Map U-13, Lots 73 & 74**

Dear Kris:

On behalf of the Unitarian Universalist Church of Brunswick, Sitelines, PA is submitting this letter to discuss the anticipated parking requirements for the proposed reconstruction of the church building at 15 Pleasant Street. Based on recent discussions with yourself and Town staff, it is understood that there is concern that with the proposed larger footprint church building, additional parking may be warranted. This letter is intended to address those concerns and clarify why additional parking is not warranted for this project.

The previous two-story church building, which was recently demolished due to a fire that compromised its structural integrity, had a footprint of 2,374 s.f. The applicant is proposing to construct a single-story 6,235 s.f. footprint church, which will connect to the existing 1,660 s.f. building located on the site.

The table below compares the sanctuary/narthex, meeting room, kitchen, office and other room areas for the old and new church buildings. Areas such as bathrooms, kitchens, storage rooms, and hallways were not included in the calculations. The old building is based on best available information and taken to be a good representation. The areas have been rounded off to the nearest 5 s.f.

<i>Summary of Usable Building Area (s.f.)</i>			
	Old Building	New Building	Difference
Sanctuary/Narthex	2,060	2,050	-10
Meeting Room	1,255	675	-580
Office/Multi-Use	670	425	-245
Kitchen	265	330	65
Storage	245	560	315
Other	220	345	-245
Total Usable Area	4,715	4,340	-245

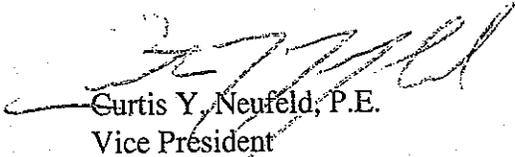
**SITELINES, PA**

ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS  
8 Cumberland Street • Brunswick, ME 04011 • TEL 207-725-1200 • FAX 207-725-1114 • www.sitelinespa.com

Exhibits indicating what areas were used for the tabulations above have been enclosed with this letter. As shown in the table above, the proposed church reconstruction will result in a decrease in the individual room areas, as well as the overall net usable area. As the church reconstruction will result in less usable building area and no parking issue for the old church was known to exist, additional parking for the building will be not necessary. Parking for the church will be provided from street parking along Pleasant and Middle Streets and public parking located in the vicinity. Accessible parking will be available from those across the street at the Curtis Memorial Library.

We request the information presented be reviewed by town staff and a determination made regarding the parking assessment for the new church facilities. We hope you will concur with the analysis and conclude the previous parking arrangement will meet the needs of the new church. We look forward to discussing the project further with you in the future. Should you have any questions, please call or contact me via [cneufeld@sitelinespa.com](mailto:cneufeld@sitelinespa.com).

Very truly yours,



Curtis Y. Neufeld, P.E.  
Vice President

Enclosures

cc: Michael Heath, Unitarian Universalist Church  
Noel Smith, Smith Reuter Lull Architects

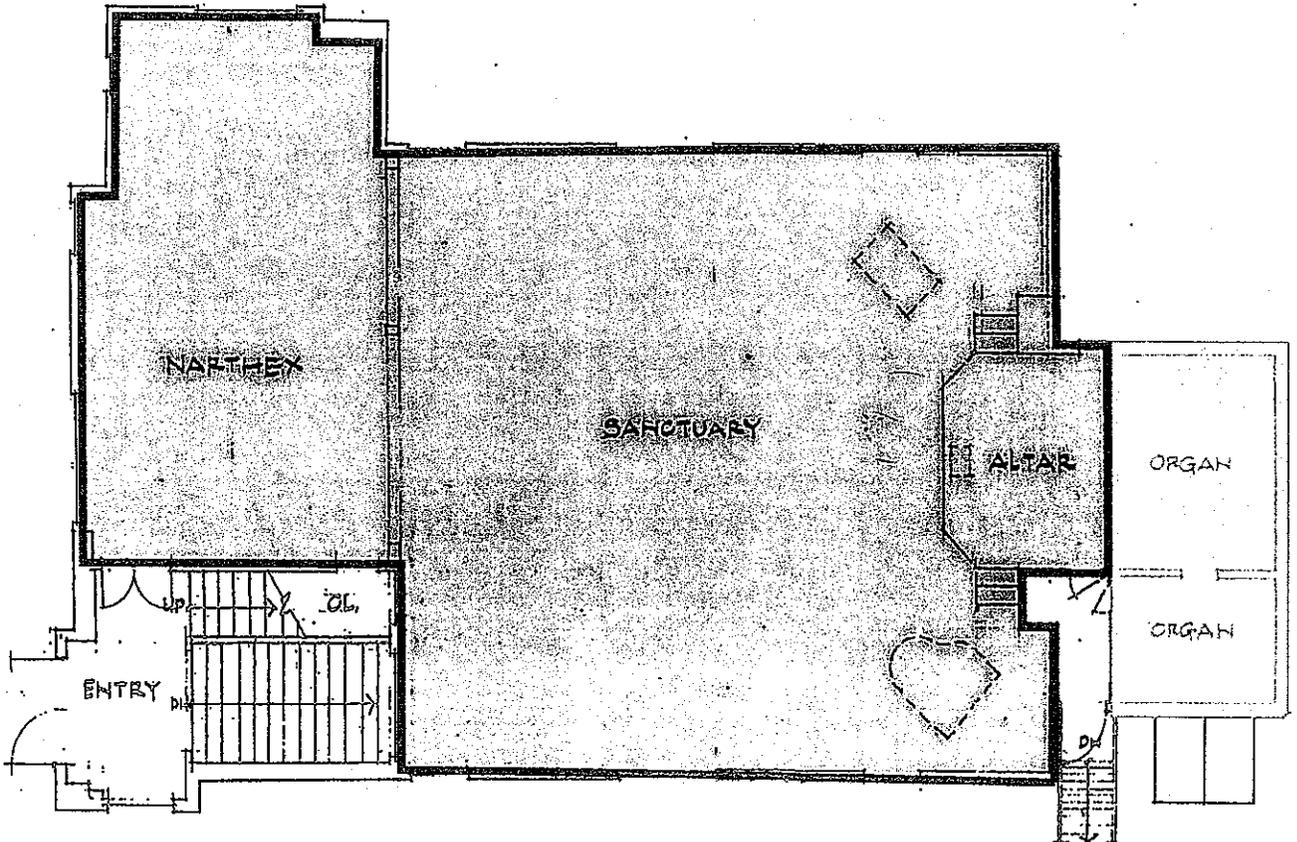
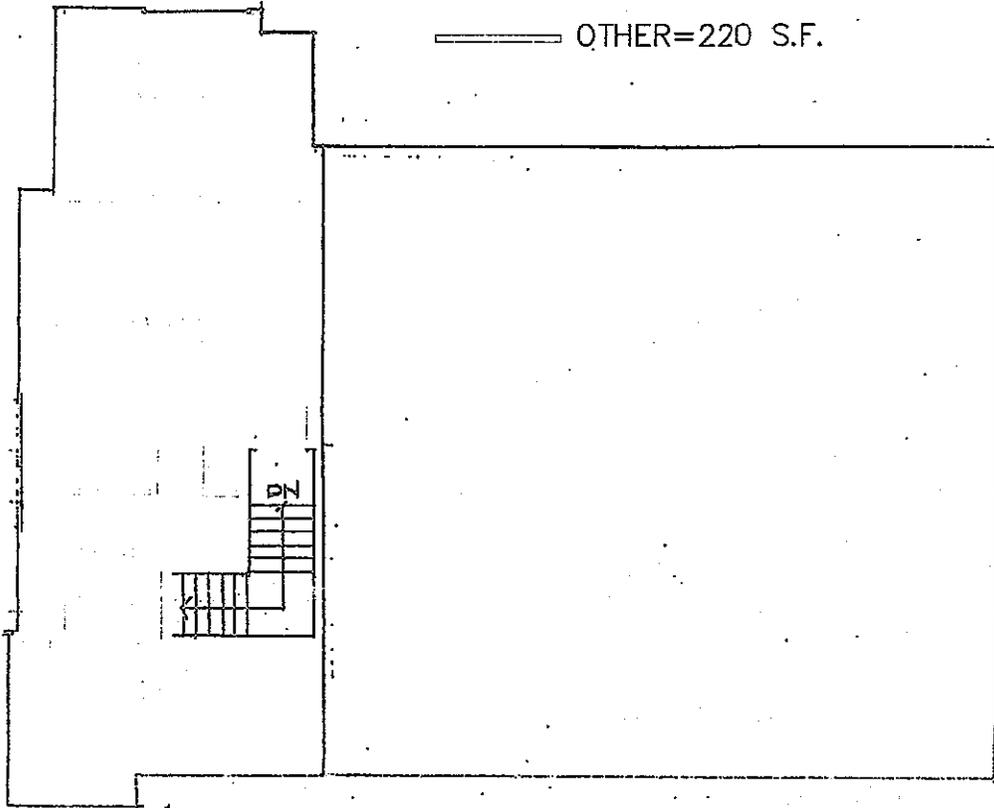


**SITELINES**

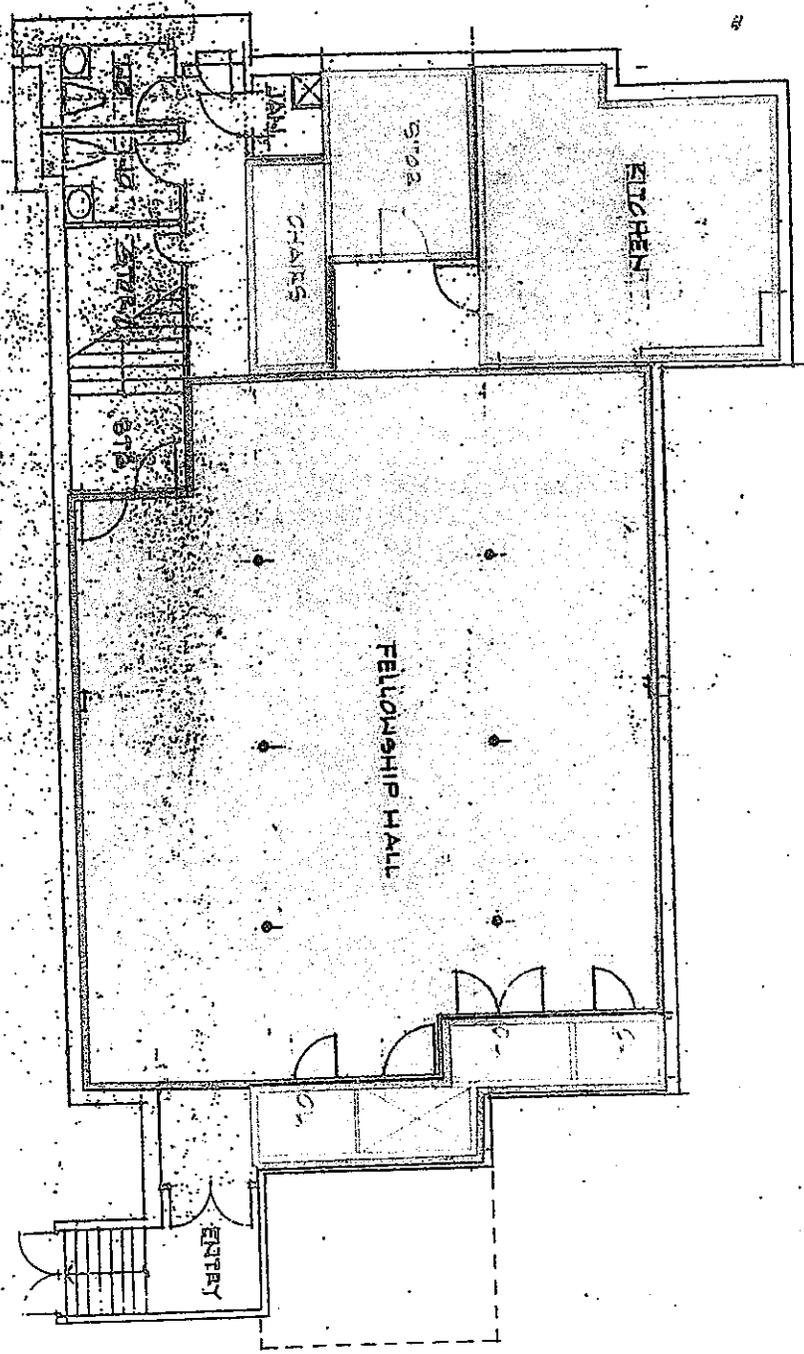
— SANTUARY/NARTHEX=2,060 S.F.

MULTI-USE=670 S.F.

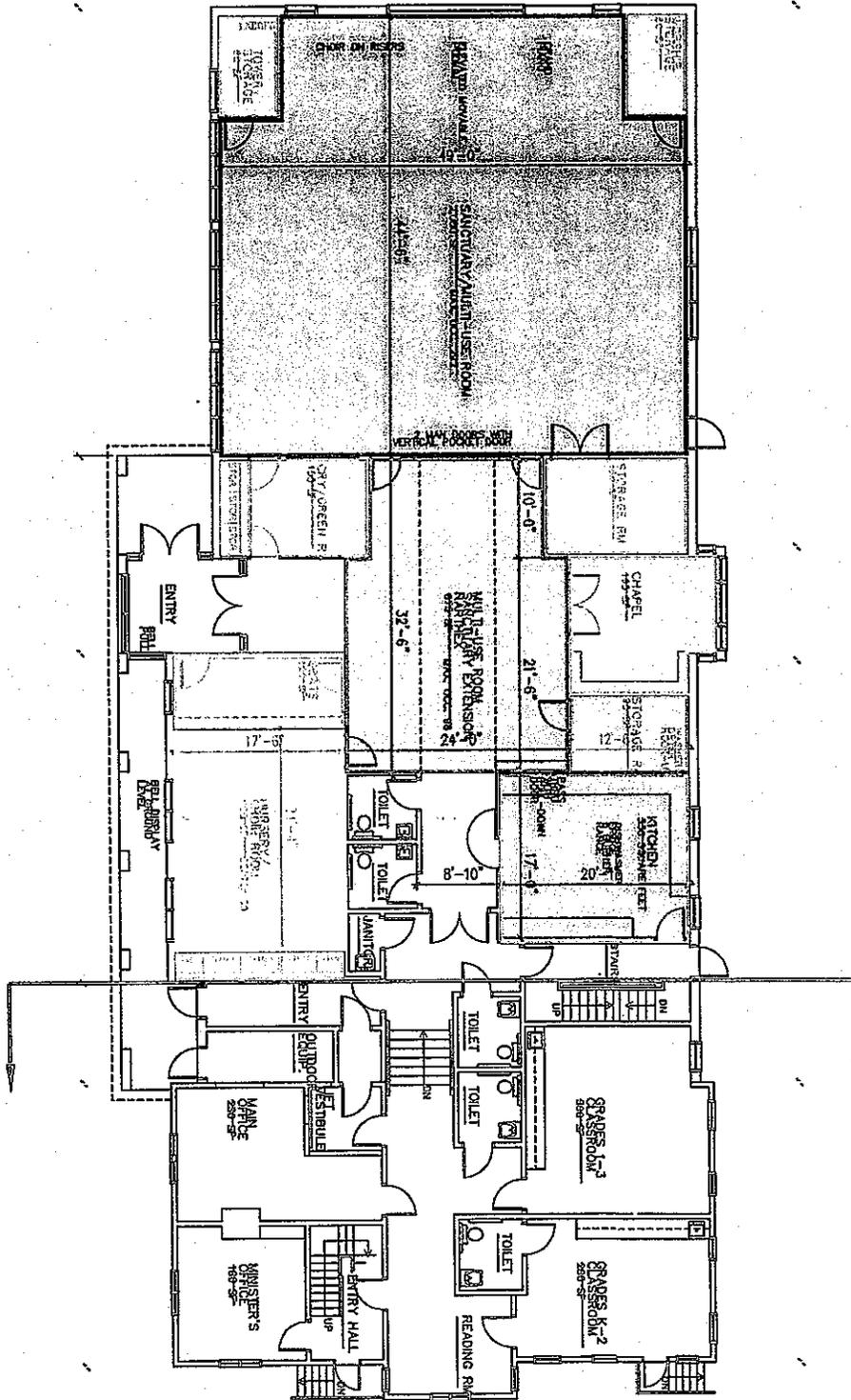
— OTHER=220 S.F.



- FELLOWSHIP HALL=1,255 S.F.
- STORAGE=245 S.F.
- KITCHEN=265 S.F.



- ▬ SANCTUARY/NARTHEX=2,050 S.F.
- ▬ FELLOWSHIP HALL=675 S.F.
- ▬ MULTI-USE=380 S.F.
- ▬ STORAGE=560 S.F.
- ▬ KITCHEN=330 S.F.
- ▬ OTHER=345 S.F.



EXIST. BUILDING

## Brunswick Sewer District

10 PINE TREE ROAD  
BRUNSWICK, MAINE 04011  
[bsd@brunswicksewer.org](mailto:bsd@brunswicksewer.org)

TELEPHONE (207) 729-0148

FAX (207) 729-0149

March 21, 2012

Sitelines, PA  
8 Cumberland Street  
Brunswick, Maine 04011

Attn: Joseph J. Marden, P.E.

Re: Unitarian Universalist Church of Brunswick - Ability to Serve  
15 Pleasant Street/5 Middle Street  
Brunswick, Maine

Subj: Willingness and Capacity to Serve

Dear Joseph:

This is to acknowledge receipt of your request of March 16, 2012 requesting a confirmation of the District's willingness and capacity to serve the above referenced project.

It our understanding the developer proposes to construct a 7,895 SF Church in place of an existing church that was destroyed due to an electrical fire. The project's average daily flow (ADF) is anticipated to be the same as the flows from the previous church.

We have reviewed the material provided and conclude that the project as proposed will not adversely affect facilities of the District. We can state for this reason that the necessary willingness and capacity to serve the project exists throughout all affected components of the District's system.

We would point out here that it will be necessary for the project to secure from the District an entrance permit. That permit will be issued on receipt of application by the project and following our review of construction details proposed. The project may be subject to the District's entrance charge program.

Upon review of the Site Layout and Utility Plan provided, I have the following comments:

1. Project sanitary sewer service line will be privately owned and maintained in accordance with provisions of District Rules & Regulations.
2. The project, prior to any sewer facility construction, will require a sanitary sewer entry permit to discharge to District facilities. Entrance charge, if any, is due upon issuance of permit.
3. All sewer-related construction will be performed to District standards.

## Brunswick Sewer District

10 PINE TREE ROAD  
BRUNSWICK, MAINE 04011  
[bsd@brunswicksewer.org](mailto:bsd@brunswicksewer.org)

TELEPHONE (207) 729-0148

FAX (207) 729-0149

4. All sanitary sewer construction will comply with provisions of the Maine State Plumbing Code.
5. Design and construction of project sanitary sewers will exclude all non-sanitary ground, surface, foundation drain, floor drain, and roof drain waters. Sump pump discharges are not allowed.
6. Horizontal clearance between utility infrastructures will be sufficient to allow future utility maintenance operations without disturbance to adjacent utility infrastructure.

If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

BRUNSWICK SEWER DISTRICT



Robert A. Pontau Jr., PE  
Assistant General Manager

CC: Leonard Blanchette, Brunswick Sewer District  
Lisa True, Brunswick Sewer District  
Wesley Wharff, Brunswick Sewer District  
Kris Hultgren, Town Planner, Brunswick, Maine

## Joseph Marden

---

**From:** Jamie Garland [jgarland@mainenaturalgas.com]  
**Sent:** Monday, March 26, 2012 8:13 AM  
**To:** jmarden@sitelinespa.com  
**Cc:** Roy Lane  
**Subject:** 15 Pleasant Street  
**Attachments:** I\_MNG MAPPING\_Maps 2011\_Working Maps\_Brunswick-Topsham\_Brunswicksheets\_7087ASBUILT-brunswick Model (1).pdf

Joseph,

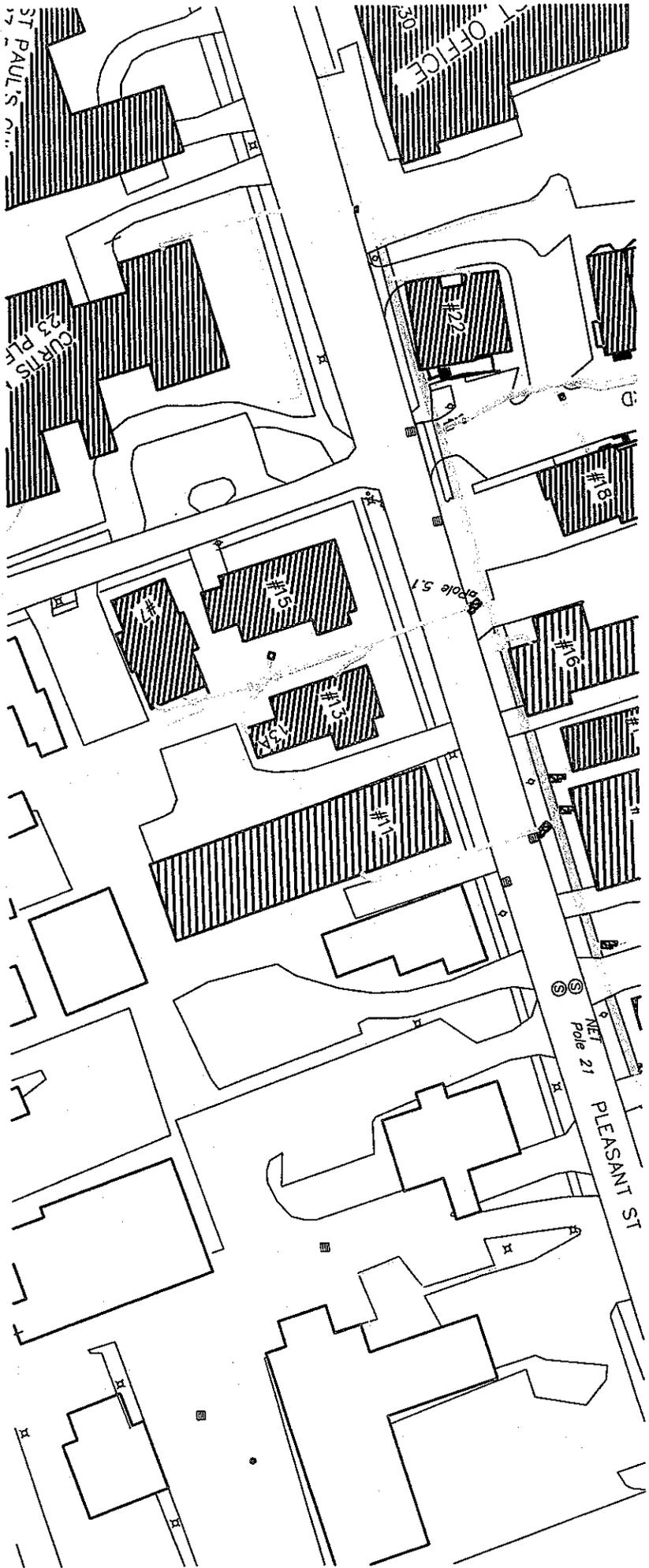
Attached you will find a copy of your record drawing for 15 Pleasant Street. We should be able to reuse the existing service line to the building, however we will need to review the required load prior to confirming this. Once you have this information if you could please forward it to MNG we can confirm the existing service will be adequate.

### Jamie Garland



Gas Engineer  
Office - 207-729-0420 ext 103  
Cell - 207-729-2481

Confidentiality Warning: This e-mail contains information intended only for the use of the individual or entity named above. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering it to the intended recipient, any dissemination, publication or copying of this e-mail is strictly prohibited. The sender does not accept any responsibility for any loss, disruption or damage to your data or computer system that may occur while using data contained in, or transmitted with, this e-mail. If you have received this e-mail in error, please immediately notify us by return e-mail. Thank you.-



ST OFFICE

ST PAUL'S

CURTIS

Pole 51

NET Pole 21

PLEASANT ST

#12

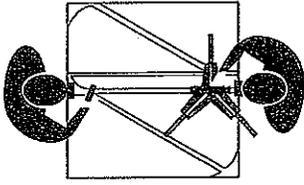
#18

#16

#13

#15

#11



March 16, 2012

1958-4

Mr. Eric Gagnon  
**Brunswick and Topsham Water District**  
PO Box 489  
Topsham, ME 04086

**RE: Water Service**  
*Proposed Church Reconstruction*  
*15 Pleasant Street & 5 Middle Street, Brunswick, Maine*  
*Tax Map U-13 Lots 73 & 74*

Dear Eric:

Enclosed please find a copy of the preliminary Site Utility Plan for the proposed reconstruction of the Unitarian Universalist Church of Brunswick to be located at the intersection of Pleasant and Middle Streets in Brunswick.

As part of the proposed development, the applicant intends to rebuild the church building previously located on the site that was recently demolished due to an electrical fire that badly damaged the structural integrity of the building. An existing two-story building located on-site will remain and will be integrated into the design of the new church building. In total, the new church building, with the existing two-story building, will have a footprint of 7,895 s.f. According to plans received from the water district there are two (2) ¾-inch water services currently serving the existing two-story building. These services are to remain as part of the development. Water service for the proposed church addition will be provided from a 2-inch domestic service and 6-inch fire service to be extended from the existing 12-inch main within Pleasant Street. The ¾-inch water service that was used for the previous church building will be abandoned. Although precise water demands are not available at this time, we anticipate they will be typical of similar size church uses in the area.

Please review the plan and provide any feedback you may have so we can incorporate your comments into the final design. We also request you provide a letter indicating the Brunswick and Topsham Water Districts' "Ability to Serve" the proposed project.

Should you have any questions, please call or contact me via [jmarden@sitelinespa.com](mailto:jmarden@sitelinespa.com).

Very truly yours,

Joseph J. Marden, P.E.  
Project Engineer

Enclosure

**SITELINES, PA**

ENGINEERS ■ PLANNERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS  
8 Cumberland Street ■ Brunswick, ME 04011 ■ TEL 207-725-1200 ■ FAX 207-725-1114 ■ [www.sitelinespa.com](http://www.sitelinespa.com)

## Joseph Marden

---

**From:** Ken Brilliant [kbrillant@brunswickme.org]  
**Sent:** Tuesday, April 17, 2012 2:08 PM  
**To:** Joseph Marden  
**Subject:** RE: 1958-UUCB Church Redevelopment

Joe,

DC Emerson and I both looked at it. Site wise seems fine. Jeff just wanted to make sure that the need for a sprinkler system is addressed.

Kenneth A. Brilliant  
Fire Chief  
Brunswick Fire Dept.  
21 Townhall Place  
Brunswick, Maine 04011  
(207) 725-5541 ext. 11

**From:** Joseph Marden [mailto:jmarden@sitelinespa.com]  
**Sent:** Tuesday, April 17, 2012 12:09 PM  
**To:** Ken Brilliant  
**Subject:** 1958-UUCB Church Redevelopment

Chief Brilliant,

Per our conversation earlier today, attached is the Preliminary Site Plan for the redevelopment of the UUCB Church at the corner of Pleasant and Middle Streets in Brunswick. Architectural elevations are still being developed, but development will include a 7,720 s.f. single-story church building. The new church building will incorporate the existing two-story building located on-site. The building will be sprinklered and will be served by a 6" fire water service off the 12" water main located within Pleasant Street. There is a fire hydrant located on the library side of the intersection of Pleasant and Middle Streets. Please review the Site Plan and let me know any comments or questions you may have.

Thanks,

Joseph J. Marden, P.E.  
Project Engineer  
Sitelines PA  
8 Cumberland Street  
Brunswick, ME 04011  
t (207) 725-1200 xt 12  
f (207) 725-1114  
[www.sitelinespa.com](http://www.sitelinespa.com)

**BRUNSWICK VILLAGE REVIEW BOARD**  
**February 23, 2012**

**MEMBERS PRESENT:** Emily Swan, Janet Roberts, Betsy Marr, Jane Crichton, Brooks Stoddard

**STAFF PRESENT:** Kris Hultgren

Emily opened the meeting at 7:15.

**Workshop:** The Unitarian Universalist Church of Brunswick will present preliminary designs of its new church to be built at 15 Pleasant Street (Map 113, Lot 73)

Michael Heath, Chair of the Board of UUCC updated the Board on the preliminary designs by the architect Noel Smith of Lewiston. Present also from the Church were Jessica Tracy and Dave Damour. The goals of the Church are to use as much natural material as possible. Visibility and full accessibility to all are very important factors. A scale model was provided for the Board that includes a front fully lit glass tower, the materials still to be decided. Mr. Heath indicated that the entrance will be from Middle Street and will have a connection to Pennell House. Plans are for the building to be built on a slab to eliminate the cost of digging a foundation. On the Pleasant Street side of the building they plan to have a round glass window with the possibility of a symbol in the middle. It was thought perhaps a chalice, the symbol of the Unitarian Universalist Church. The placement of the old bell is still undecided due to its very heavy weight and the fact that it requires space to turn around 360 degrees when rung. In addition, the Pennell House will be re-sided to match the new building.

Brooks stated that he believes the Pleasant Street side to be its most important face and suggested there be some additional design consideration.

Michael Heath indicated that they will be planning over the next two months in addition to a Capital Campaign and would hope to break ground in June.

**Review:** The Board reviewed and finalized the information brochure. A discussion was held to determine distribution and suggestions were for the Town Website, local realtors, the Town Hall and Planning Office. Emily said she will work with Jeff Pelletier on the final edits and printing.

**Discussion:** The Board discussed the upcoming National Historic Preservation Month in May. The theme this year is Discover America's Hidden Gems. Jane suggested Fred Kourber's tour of the waterfront which has been successfully done previously and suggested it would be good to do it again. Emily said she would follow up on this idea. The photo contest could be a hidden gem series with the Times Record's participation. It was thought they might be able to display the photos in the Frontier or the library. Dates will be addressed at the next meeting.

**Staff Approvals:**

- 11-39: 60 Federal St. – add three skylights
- 11-40: 1 High St. - fire landing construction
- 11-41: 18 Franklin St. – add an exterior door
- 11-42: 16-18 Oak St. – demolition
- 12-01: 8 Lincoln St. – add a railing

Kris noted that the schedule for the new Police Station is being worked out and he would keep the Board informed.

**Minutes**

**MOTION BY JANE CRICHTON TO APPROVE THE MINUTES OF JANUARY 10, 2012 AS AMENDED. SECONDED BY JANET ROBERTS, APPROVED UNANIMOUSLY.**

**MOTION BY JANE CRICHTON TO APPROVE THE MINUTES OF AUGUST 16, 2011 AS AMENDED. SECONDED BY BETSY MARR, APPROVED UNANIMOUSLY.**

**MOTION BY JANET ROBERTS TO APPROVE THE MINUTES OF OCTOBER 18, 2011 AS AMENDED. SECONDED BY BETSY MARR, APPROVED UNANIMOUSLY.**

**MOTION BY JANET ROBERTS TO APPROVE THE MINUTES OF NOVEMBER 15, 2011 AS AMENDED. SECONDED BY JANE CRICHTON, APPROVED UNANIMOUSLY.**

Meeting adjourned at 8:45 pm.

Attest:

Joan Edwards  
Recording Secretary

## TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that Pleasant (13) St, LLC, its heirs, successors and assigns, hereinafter referred to as Grantor(s), does hereby grant to the Unitarian Universalist Church of Brunswick Maine, hereinafter referred to as Grantee, its successors and assigns, a Temporary Construction Easement over, under, and through the following described real estate, for the sum of One Dollar (\$1.00) and/or other valuable consideration, the receipt of which is hereby acknowledged.

TO WIT:

A 10-foot wide strip of land parallel to the common property line extending from Pleasant Street 104.90 feet as shown on the attached exhibit.

The above described temporary construction easement is to be used for locating, constructing, improving, grading, landscaping and other necessary work, including the operation of equipment, and the movement of a work force, over, upon and across the described easement, together with the right of ingress and egress.

The Grantee agrees to surrender possession of the premises upon the expiration of this temporary easement or any extension thereof, and to leave the premises in substantially the same or better condition than it was on the date this easement was executed. The Grantee shall incur all costs to restore the premises as noted. However, it is understood that minor grading changes may exist upon completion of the project.

This Temporary Easement shall commence upon the date it was executed and shall expire on \_\_\_\_\_, 2012.

This Agreement is binding upon the heirs, executors, administrators, successors and assigns of both parties and it is understood that this Agreement cannot be changed or altered in any way except by writing, legally signed by both parties concerned herewith.

TO THESE COVENANTS, the Grantor(s) does hereby consent and agree.

IN WITNESS WHEREOF, the parties above named have hereunto set their hands this day of \_\_\_\_\_, 2012.

**GRANTOR**

Printed Name: \_\_\_\_\_  
\_\_\_\_\_

**GRANTEE**

Printed Name: \_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGMENT**

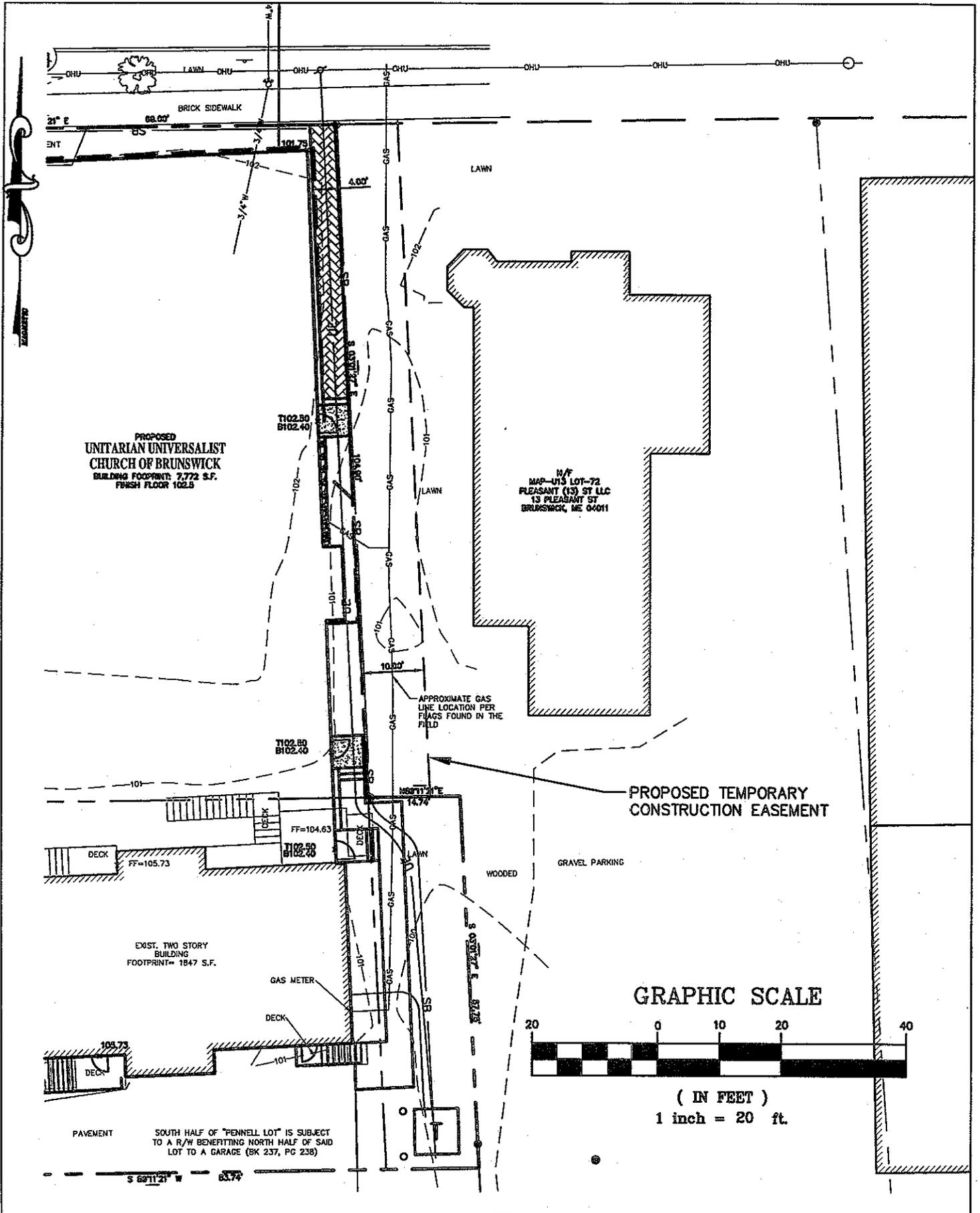
STATE OF MAINE                    )  
  )     ss.  
COUNTY OF CUMBERLAND        )

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2012, before me the undersigned, a Notary Public in and for said County and State came \_\_\_\_\_, who is known to me to be the same person who executed the within instrument of writing, and duly acknowledged the execution of same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

\_\_\_\_\_  
Notary Public

My appointment Expires: \_\_\_\_\_



**SITELINES**  
 ENGINEERS PLANNERS  
 8 CUMBERLAND ST. BRUNSWICK, ME 04011  
 (207) 725-1200 FAX 725-1114

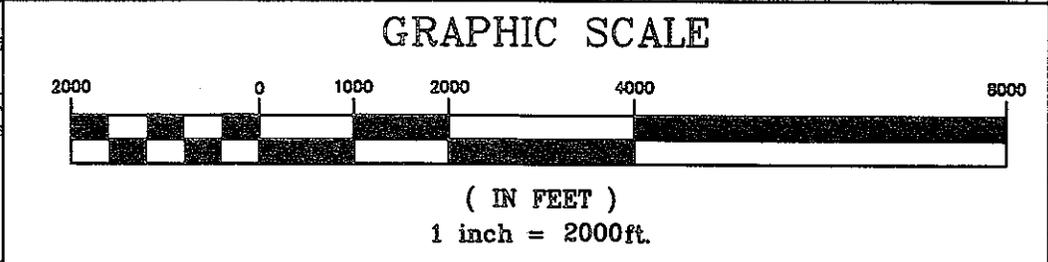
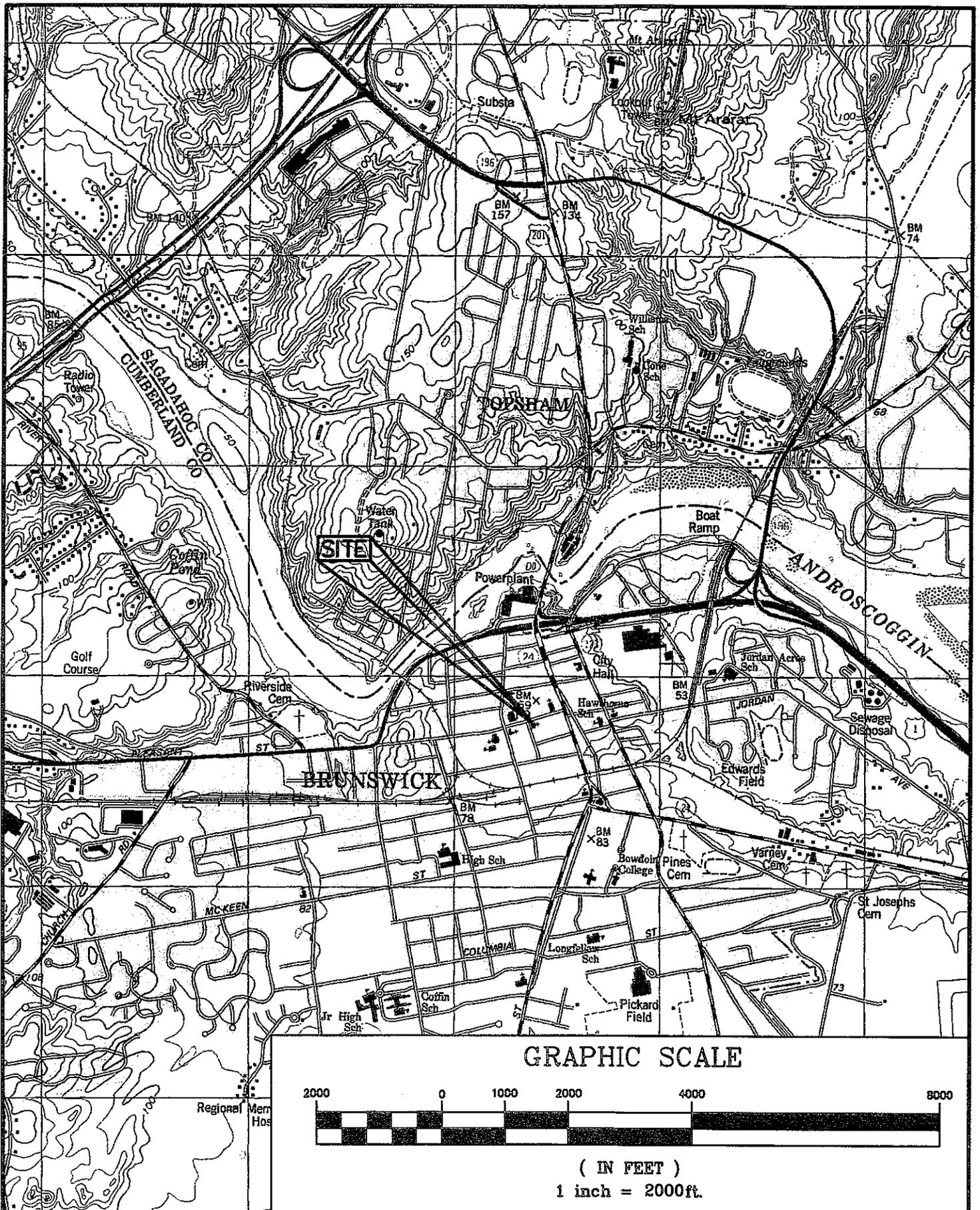
**CONSTRUCTION EASEMENT EXHIBIT**  
**UUCB RECONSTRUCTION PROJECT**  
 BRUNSWICK, MAINE

DATE: 04-30-12
SCALE: 1" = 20'
JOB: 1958
FILE: 1958SITE

SHEET: 1 OF 2

## **Attachment E Supporting Graphics**

This attachment includes supporting materials and graphics for the application. This includes an excerpt of the FEMA flood rate insurance map (FIRM) and reduced size copies of the zoning map and tax maps. An excerpt of the applicable USGS 7.5 minute quadrangle map is provided for reference.

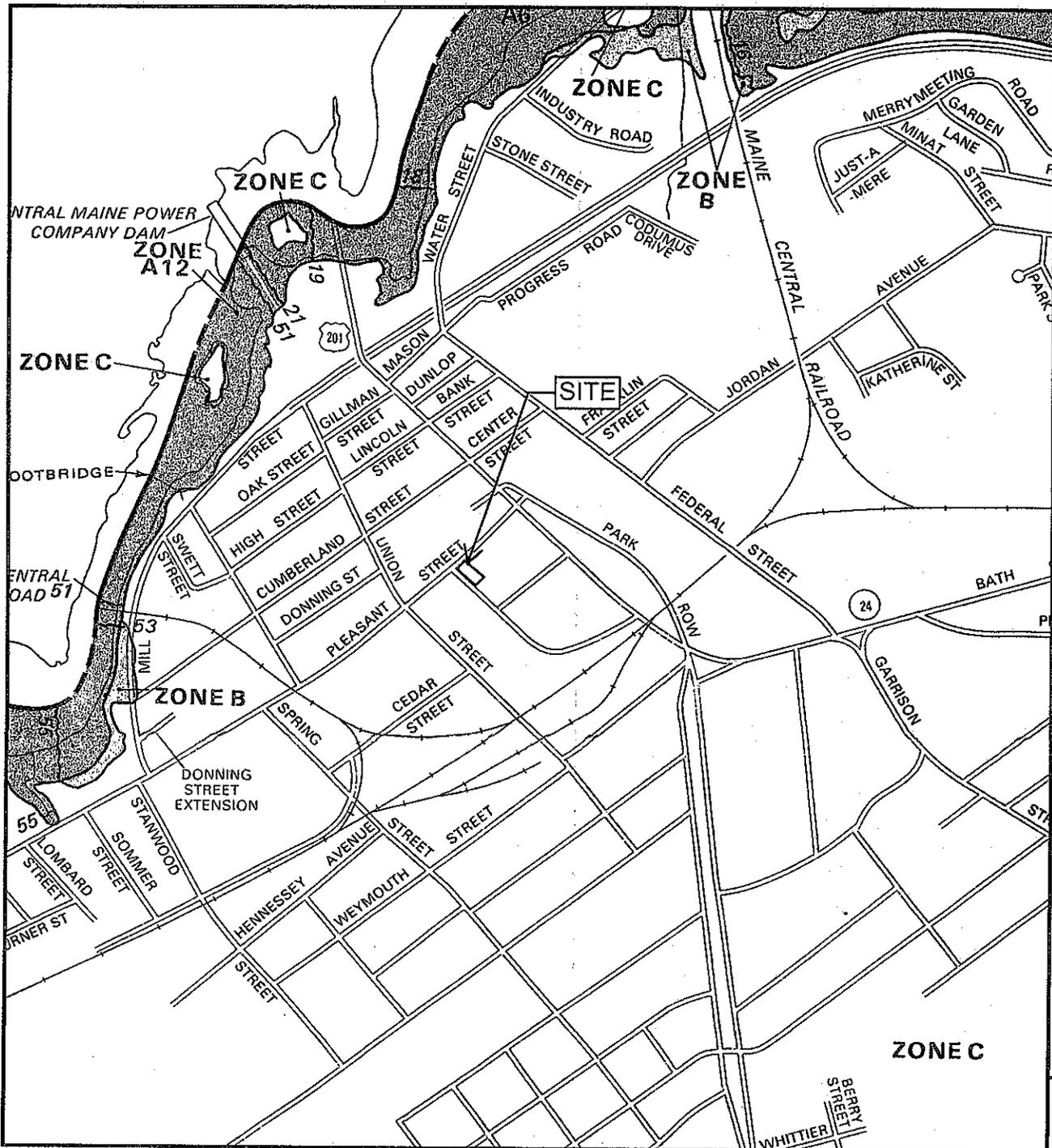


SHEET: 1 OF 1

**SITELINES**  
ENGINEERS PLANNERS  
8 CUMBERLAND ST. BRUNSWICK, ME 04011  
(207) 725-1200 FAX 725-1114

**USGS LOCATION MAP**  
UUCB CHURCH RECONSTRUCTION  
BRUNSWICK, MAINE

DATE: 03/13/2012
SCALE: 1"=2000'
JOB: 1958
FILE: 1958-USGS



APPROXIMATE SCALE

1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
**BRUNSWICK, MAINE**  
CUMBERLAND COUNTY

PANEL 15 OF 35  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

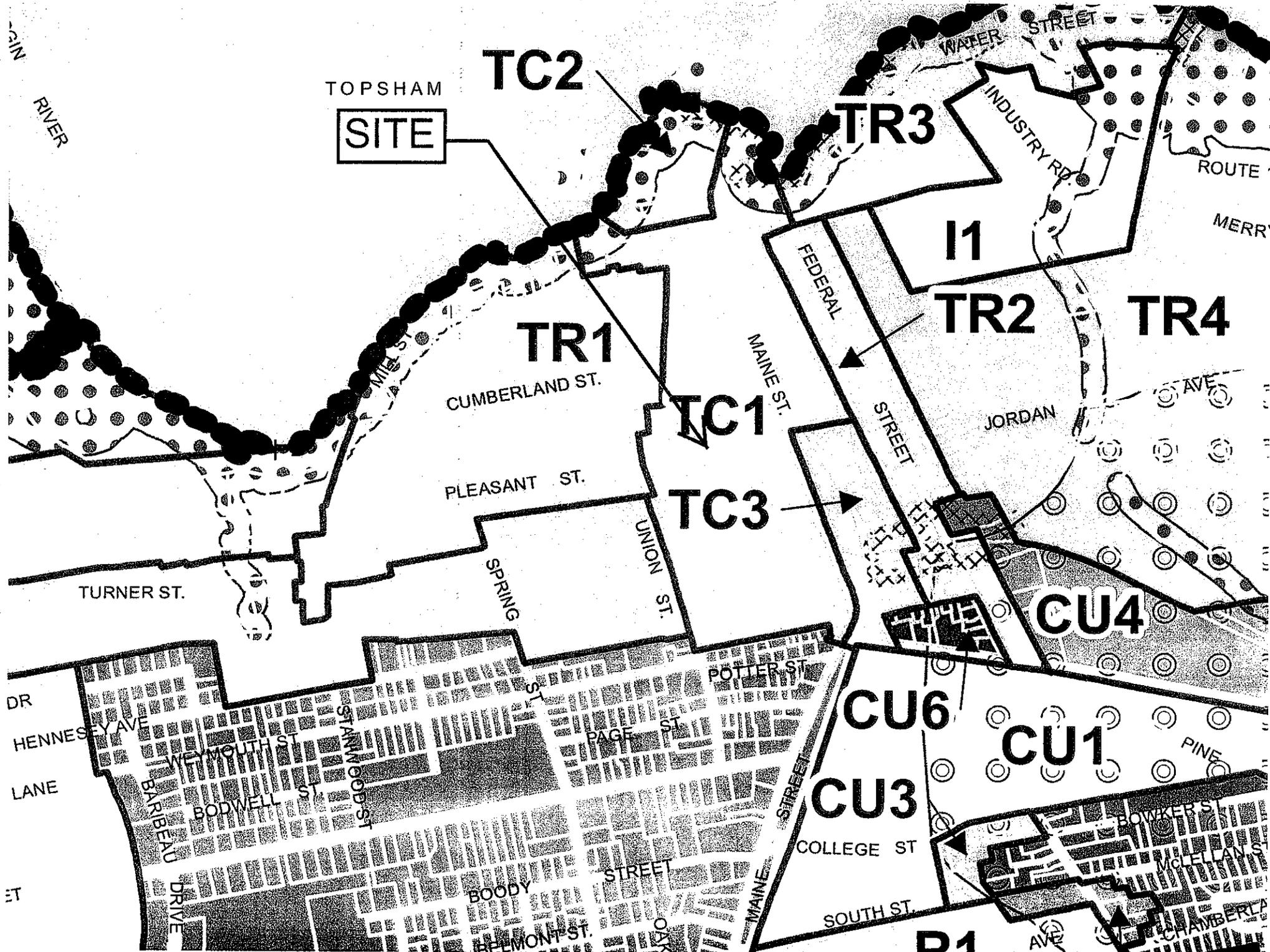
COMMUNITY-PANEL NUMBER  
230042 0015 B

EFFECTIVE DATE:  
JANUARY 3, 1986



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



TOPSHAM

**SITE**

**TC2**

**TR3**

**I1**

**TR2**

**TR4**

**TR1**

**TC1**

**TC3**

**CU4**

**CU6**

**CU1**

**CU3**

**D1**

RIVER

WATER

INDUSTRY RD.

ROUTE

MERR

CUMBERLAND ST.

PLEASANT ST.

TURNER ST.

SPRING

UNION ST.

MAINE ST.

FEDERAL

STREET

JORDAN

DR

HENNESEY AVE

LANE

ET

BARBEAU DRIVE

WILMOUTH ST

BODWELL ST

STANN

BOB ST

BOODY

HELMONT ST.

STREET

PAGE ST

POTTER ST

MAINE STREET

COLLEGE ST

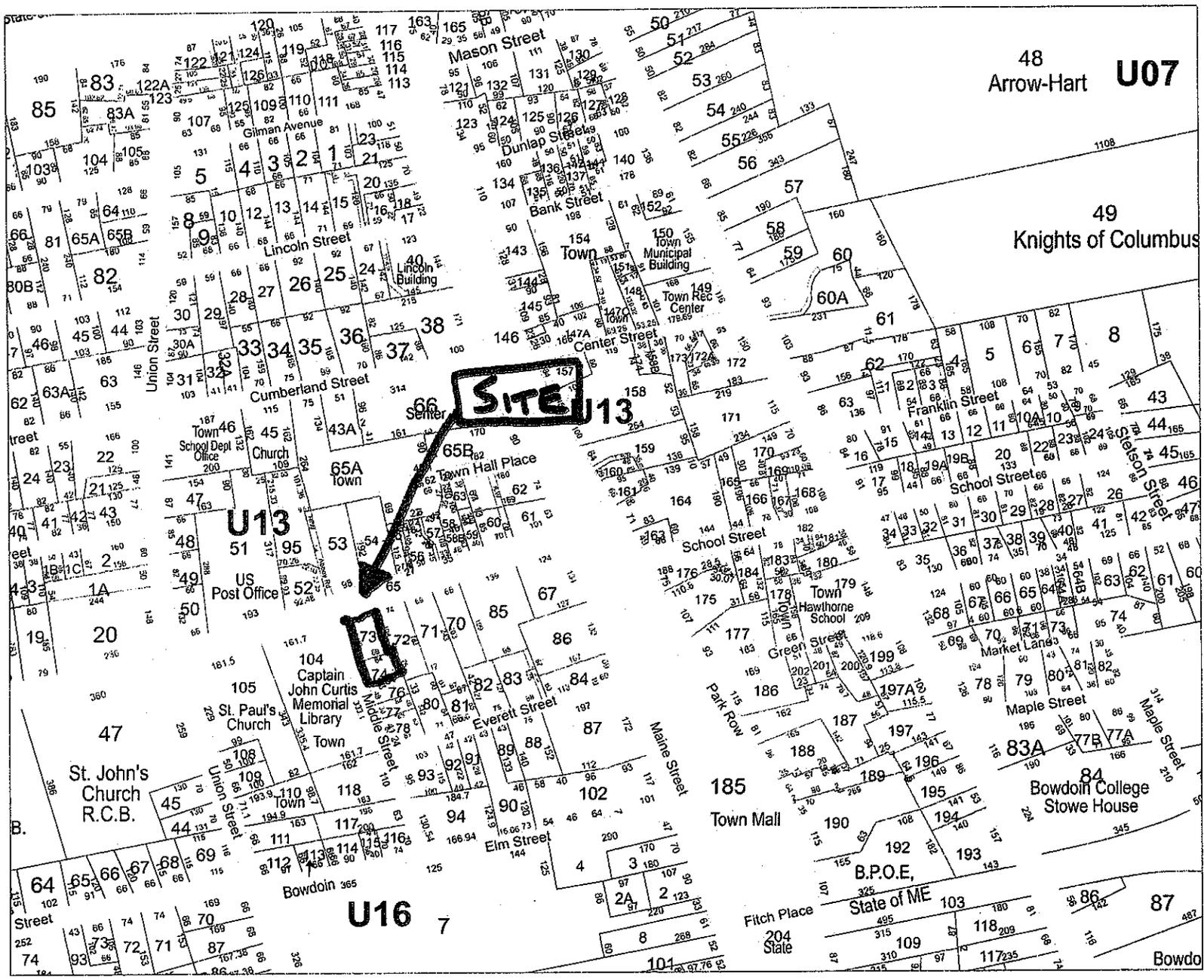
SOUTH ST.

PINE

BOWKER ST

MCLELLAN'S

CHAMBERLA



Town of  
**BRUNSWICK**  
Maine



- Legend**
- Public Road
  - Private Road
  - ROW
  - Water
  - Hydrography Line
  - ROW Property Access
  - Other Road
  - Town Boundary
  - Other Lot Boundary

1 inch = 100 feet

Disclaimer:  
The information is provided as a reasonably accurate source of  
reference, but is not guaranteed and is not to be used for conveyance.  
The Town of Brunswick shall not be held responsible for the accuracy or misuse of this data.  
Copyright, Town of Brunswick

**MAP**  
**U-13**

Revised To: April 1, 2010  
Maps Prepared by:  
Town of Brunswick

Unitarian Universalist Church of Brunswick Reconstruction  
Major Development Review Final Plan Application  
May 1, 2012

**Attachment F**  
**Floor Plan & Elevations**

Architectural floor plans and elevations of the proposed good building are enclosed for reference.

**GENERAL NOTES:**

1. DRAWINGS ARE BASED ON SURVEY AND TOPOGRAPHIC SURVEY INFORMATION FROM MULTIPLE SOURCES BY SITELINES, P.A.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES AND IS NOT TO BE RELIED ON AS BASIS FOR CONSTRUCTION. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AND OBTAIN (1-800-850-5447) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IN AREAS OF POTENTIAL CONFLICTS TEST PITS SHALL BE REQUIRED TO VERIFY EXISTING UTILITY LOCATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. FIN ELEVATIONS OF PROPOSED EXISTING MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FRESH AND CONSIDERED WITH THE GRADING PLANS. ADJUST ALL OTHER FIN ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO THESE GRADES WITHIN LIMITS OF WORK.
4. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, CABLE AND FIRE ALARMS). FINAL DESIGN LIMITS AND LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER AND ARCHITECT.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, TYPES AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. MAKE AN EXISTING UTILITY IS FOUND TO CONTACT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE CONSTRUCTION MANAGER REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
6. THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS AND GRADES BEFORE WORK BEGINS. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH ALL UTILITY LINE CROSSINGS WITH TEST PITS PRIOR TO BEGINNING WORK. CONFLICTS SHALL BE REPORTED IN WRITING TO CONSTRUCTION MANAGER FOR RESOLUTION OF THE CONFLICT.
7. ALL AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL LOCATION AT THE CONTRACTOR'S EXPENSE. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENT SHALL RECEIVE 4 INCHES OF LOAM AND SEED.
8. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY POLE RELOCATION AND FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE, FIRE ALARMS AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
9. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS AND AS SPECIFIED.
10. ALL PROPERTY DEMONSTRATION DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL LOCATION BY A MAJOR REGISTERED LICENSED PROFESSIONAL LAND SURVEYOR (PLS) AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PREPARE AN AS-BUILT PLAN SURVEY SHOWING LOCATIONS OF ALL SURFACE FEATURES AND SUBSURFACE UTILITY STRUCTURES INCLUDING THE LOCATION TYPE, SIZE, AND HEIGHTS.
11. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EXCAVATION OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED DEMONSTRATIONS DURING CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED ONLY UPON THE ESTABLISHMENT OF ALL LANDSCAPED AREAS. ALL WORK SHALL BE IN COMPLIANCE WITH THE ENVIRONMENTAL QUALITY HANDBOOK FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION, AS APPROVED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
13. ALL MATERIALS AND CONSTRUCTION METHODS USED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL LOCAL MUNICIPAL STANDARDS AND MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
14. THE CONTRACTOR IS REQUIRED TO CONTROL GUST DURING CONSTRUCTION. EXPOSED SOIL AREAS SHALL BE SPRINKLED WITH WATER AS NEEDED TO CONTROL GUST EMISSIONS. COVER EXPOSED SOIL AREAS AS QUICKLY AS PRACTICAL TO PREVENT WINDS FROM GENERATING DUST.
15. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
16. ALL SITE STORAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
17. THE CONTRACTOR SHALL ANTICIPATE THAT ORGANIZATION WILL BE DEVELOPED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEMONSTRATIONS AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEMONSTRATIONS.

- LAYOUT NOTES:**
1. ALL DIMENSIONS UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR BUILDING.
  2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
  3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE HALF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
  4. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY; REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
- GRADING AND DRAINAGE NOTES:**
1. UNLESS OTHERWISE NOTED, ALL STORM PIPES SHALL BE IN ACCORDANCE WITH MOST SPECIFICATIONS SECTION 602, PIPE CROWN AND STORM BRIMS, LATEST EDITION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:  
POLYETHYLENE GLYCOL PIPE (PE) - PIPE 18-24 IN. AND 30 IN. 30  
SMOOTH BORE POLYETHYLENE PIPE - PIPE 18-24 IN. AND 30 IN.
  2. TOPSOIL, STORDED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY OWNER. STOCKPILED SOIL SHALL BE SEPARATED, REWORKED AND REWORKED BY AT AN APPROVED DISPOSAL LOCATION OFF SITE.
  3. THE CONTRACTOR SHALL ANTICIPATE THAT DEMONSTRATIONS WILL BE DEMONSTRATED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEMONSTRATIONS AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEMONSTRATIONS.

**PERMITTING REQUIREMENTS:**

AGENCY: TOWN OF BRUNSWICK

PERMITS: SITES PLAN APPROVAL BUILDING

STATUS: PENDING (BY CONTRACTOR)

CALL OR SAVE UTILITY LOCATION  
1-888-344-7233  
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU CAN GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

PREPARED FOR:

# UNITARIAN UNIVERSALIST CHURCH OF BRUNSWICK

15 PLEASANT STREETS  
BRUNSWICK, ME 04011

**UTILITY CONTACTS**

**CODE ENFORCEMENT**

JEFF HUTCHINSON  
TOWN OF BRUNSWICK  
28 FEDERAL STREET  
BRUNSWICK, MAINE 04011  
207-725-6651

**ELECTRIC SERVICE**

CENTRAL MAINE POWER  
PALL DUPERRÉ  
162 CANCO ROAD  
PORTLAND, MAINE 04103  
207-626-2662

**TELEPHONE SERVICE**

FAIRPOINT  
JOHN MCLEAN  
BATH ROAD (P.O. BOX 360)  
BRUNSWICK, MAINE 04011  
207-442-8018

**CABLE SERVICE**

COMCAST CONSTRUCTION OFFICE  
336 BATH ROAD  
BRUNSWICK, MAINE 04011  
207-728-6660

**WATER SERVICE**

BRUNSWICK-TOPSHAM WATER DISTRICT  
ALAN FRASIER, P.E., SUPERINTENDENT  
BOX 580  
BRUNSWICK, MAINE 04011  
207-728-5856

**SANITARY SEWER**

BRUNSWICK SEWER DISTRICT  
LEONARD BLANCHETTE  
10 PINE TREE ROAD  
BRUNSWICK, MAINE 04011  
207-729-0148

**PUBLIC WORKS DEPARTMENT**

JOHN FOSTER, P.E.  
8 INDUSTRY ROAD  
BRUNSWICK, MAINE 04011  
207-725-6654

**BRUNSWICK FIRE DEPARTMENT**

KENNETH BRILLIANT, FIRE CHIEF  
21 TOWN HALL PLACE  
BRUNSWICK, MAINE 04011  
207-725-5541

**PROJECT TEAM**

**CIVIL ENGINEER**

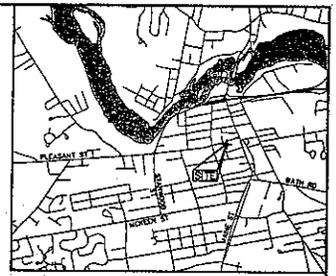
SITELINES P.A.  
ATTN: CURTIS Y. NEUFELD, P.E.  
8 CUMBERLAND STREET  
BRUNSWICK, MAINE 04011  
207-725-1230  
WWW.SITELINESPA.COM

**ARCHITECT**

SMITH REUTER LULL ARCHITECTS  
ATTN: STEPHANIE J. LULL, AIA  
179 LISBON STREET  
LEWISTON, MAINE 04240  
207-786-9223

**SURVEYOR**

SITELINES P.A.  
ATTN: KEVIN CLARK, PLS  
8 CUMBERLAND STREET  
BRUNSWICK, MAINE 04011  
207-725-1230  
WWW.SITELINESPA.COM



LOCATION MAP  
NOT TO SCALE

EXISTING	LEGEND	PROPOSED
IRON MARKER FOUND	5/8" REBAR TYPED WITH AN ALUMINUM CAP READING "TRUCE N. BRUNSWICK - PLS 2137"	
	ORANGE MONUMENT SET	
	CATCH BASIN	
	SEWER MANHOLE	
	FIRE HYDRANT	
	WATER GATE VALVE	
	WATER GATE VALVE	
	WATER SHUT-OFF	
	BLOCK-OFF/CLEAN-OUT	
	UTILITY POLE	
	UTILITY LINE	
	PROPERTY LINE	
	EASEMENTS	
	SETBACK/BUFFER	
	SOLID BOUNDARY	
	METAL BOUNDARY	
	STORM DRAINAGE PLAN FOR (SIZE)	
	SEWER LAYOUT PLAN FOR (SIZE)	
	WATER LAYOUT PLAN FOR (SIZE)	
	UNDERGROUND LAYOUT PLAN FOR (SIZE)	
	SLOPE ARROW	
	CONTOURS	
	TEMPORARY ELEVATION	
	CLEANING LIMIT	
	TREE LINE	
	SIDEWALK MARKER	
	APRIM	
	CONSTRUCTION ENTRANCE	
	PROPOSED PAVEMENT	
	SPOT GRADE	
	GRAVITE CURB	

PLAN SET	
SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	SITE LAYOUT PLAN
C3	GRADING PLAN
C4	UTILITY PLAN
C5	SITE DEVELOPMENT DETAILS
C6	EROSION CONTROL DETAILS & NOTES
L1	LANDSCAPE PLAN

1. 05-01-12 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL. JAM

DATE: 03-12-12

SCALE: 1"=10'

JOB #: 1928

FIELD WK. BY: BWM

DRN BY: SPL

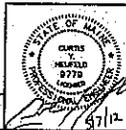
CITY BY: CYN

DATE: 03-12-12

SHEET: C1

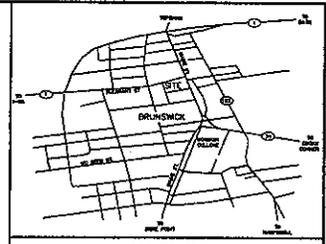
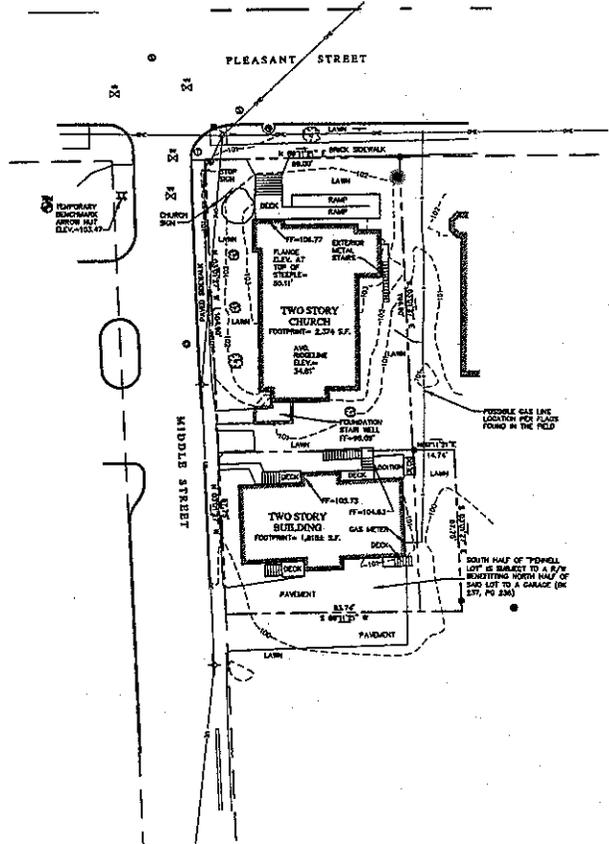
DATE: 1928 COVERDET

NOT FOR CONSTRUCTION



**LEGEND**

- MONUMENT FOUND
- IRON NAILER FOUND
- 1/4" IRON NAILER FOUND WITH AN ALUMINUM CAP BEARING BRUCE W. MARTINSON - PLS 2137 TO BE SET
- BOUNDARY LINE OF SURVEYED PARCEL
- BOUNDARY LINE OF ADJACENT PARCEL (APPROX.)
- ROAD RIGHT OF WAY LINE (APPROX.)
- COMPUTATIONAL TIE LINE
- STONE WALL (APPROX.)
- EDGE OF TRAVELED HWY
- UTY LINE
- UTY# 13 UTILITY POLE WITH NUMBER
- IPF IRON PIPE FOUND
- IPF IRON PIPE FOUND
- DIH DRILL HOLE
- ARBITRARY TRANSFER POINT WITH NUMBER
- ARBITRARY COMPUTATIONAL POINT NUMBER
- DK 10674, PG 192 DEED BOOK & PAGE IN COUNTY REISTRY OF DEEDS
- FR 185, PG 130 DEED BOOK & PAGE IN COUNTY REISTRY OF DEEDS
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY HELD BY
- AC ACRES
- ± MORE OR LESS
- SCREW NAIL/PILE
- LIGHT POLE
- CHAIN BUSH
- WATER SHUT OFF
- HYDRANT
- SIGN
- WATER VALVE
- ELEVATION TEMPORARY BENCH MARK
- TEST PIT



**LOCATION MAP**  
NOT TO SCALE

**NOTES:**

- 1. BDC REFERENCE TO SURVEYED PARCEL:**  
 BK 2142, PG 182  
 BK 2414, PG 277  
 BK 2712, PG 194  
 BK 342, PG 58
- 2. PLAN REFERENCES:**  
 a) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY PREPARED FOR UNITARIAN UNIVERSALIST CHURCH", DATED 04-08-1987, BY COASTAL & WOODLAND, RECORDED IN PB 184, PG 12.  
 b) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY PLUS SELECTED TOPOGRAPHY FOR TOWN OF BRUNSWICK (LIBRARY LOTS), DATED 10-08-1993, BY RAL SPINNEY, RECORDED IN PB 184, PG 430.  
 c) PLAN ENTITLED, "PLAN OF LAND - FOR SOCIETY YACHTING CO. INC.", DATED NOVEMBER, 1944, BY FOLEY, RECORDED IN PB 21, PG 90.  
 d) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY PREPARED FOR UNITARIAN UNIVERSALIST CHURCH", DATED 04-08-1987, BY COASTAL & WOODLAND, RECORDED IN PB 184, PG 12.
- 3. AREA INFORMATION:**  
 12,044 SQ. FT. OR 0.277 ACRES
- 4. TAX MAP REFERENCE:**  
 TAX MAP U-13, LOT 73 & 74.
- 5. BENCH MARK REFERENCE:**  
 BENCHMARKS ARE MARKED (5011) AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
- 6. ROAD INFORMATION:**  
 PLEASANT STREET FRONT-OF-WAY LINE LOCATION IS BASED ON EVIDENCE FOUND (LAYOUT RECORDED IN OLNEY'S RECORDS VOL. 11, PG 77).  
 MIDDLE STREET R/W WIDTH IS 33 FT. PER LAYOUT IN VOL. 4, PG 422. LOCATION IS BASED ON EVIDENCE FOUND.

CUMBERLAND COUNTY REISTRY OF DEEDS:  
 RECEIVED \_\_\_\_\_  
 AT \_\_\_\_\_ AM \_\_\_\_\_ M, AND  
 FILED IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ REGISTER

**SURVEYOR'S CERTIFICATION:**  
 THE PREPARED HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.

STATE OF MAINE  
 BRUCE W. MARTINSON  
 #2137  
 DATE 5-1-2012  
 BRUCE W. MARTINSON, PLS 2137

NOT VALID UNLESS ENDORSED HERE

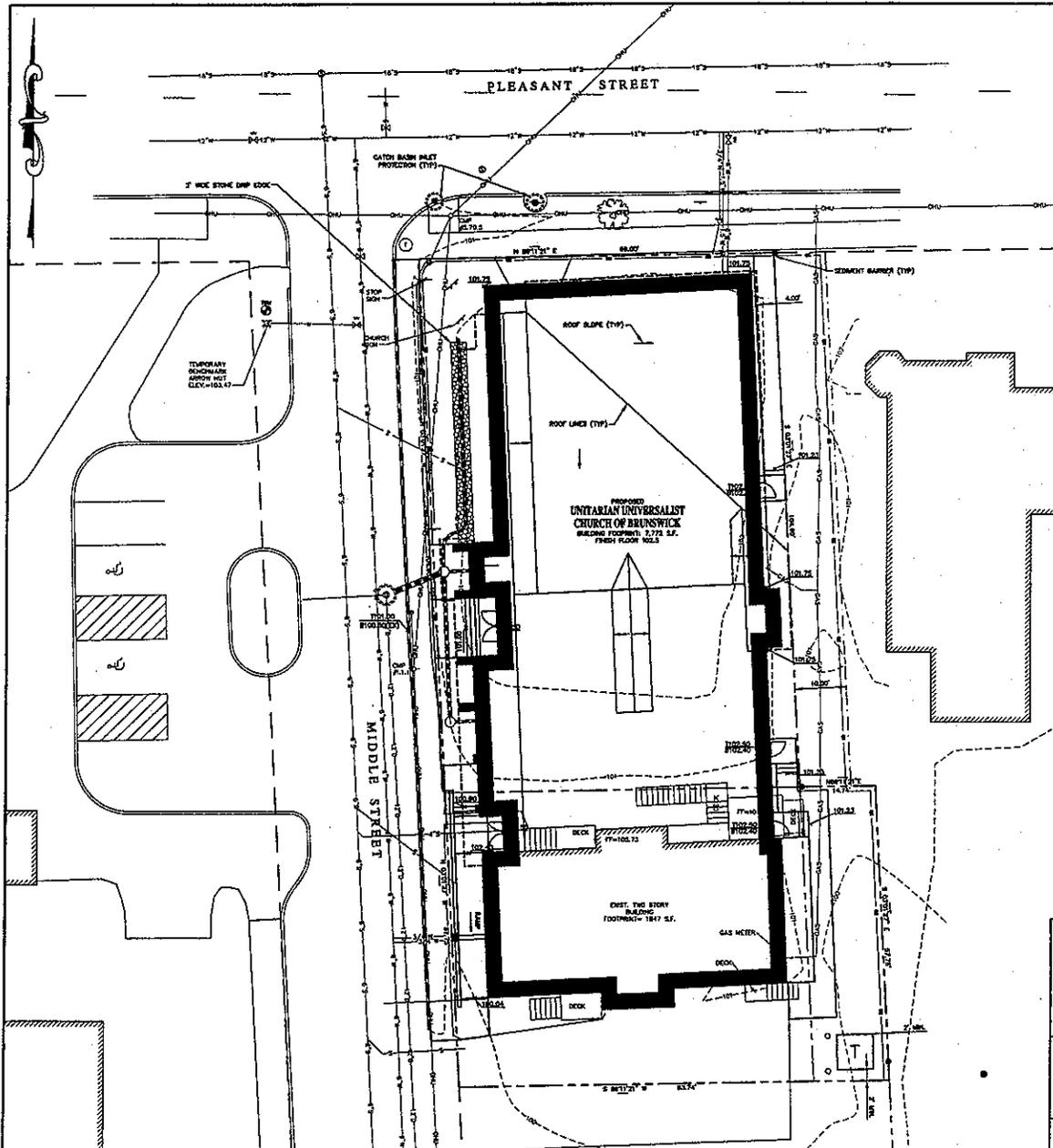
**SURVEY PLAN**  
 of Land of  
 UNITARIAN UNIVERSALIST CHURCH  
 OF BRUNSWICK

15 PLEASANT STREET  
 BRUNSWICK, MAINE 04011

**SITELINES, PA**  
 ENGINEERS • PLANNERS • SURVEYORS  
 8 CLARKLAND STREET, BRUNSWICK, MAINE 04011  
 207.723.1120 www.sitelines.com

FIELD W/C: BWB/SVD/MAC	SCALE: 1"=20'	SHEET#
DRN BY: BWB/MPC/ALP	JOB #: 1935	
CHD BY: BWB	SS:	
DATE: 08-24-11	FILE: 1935SURVEY	

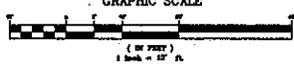


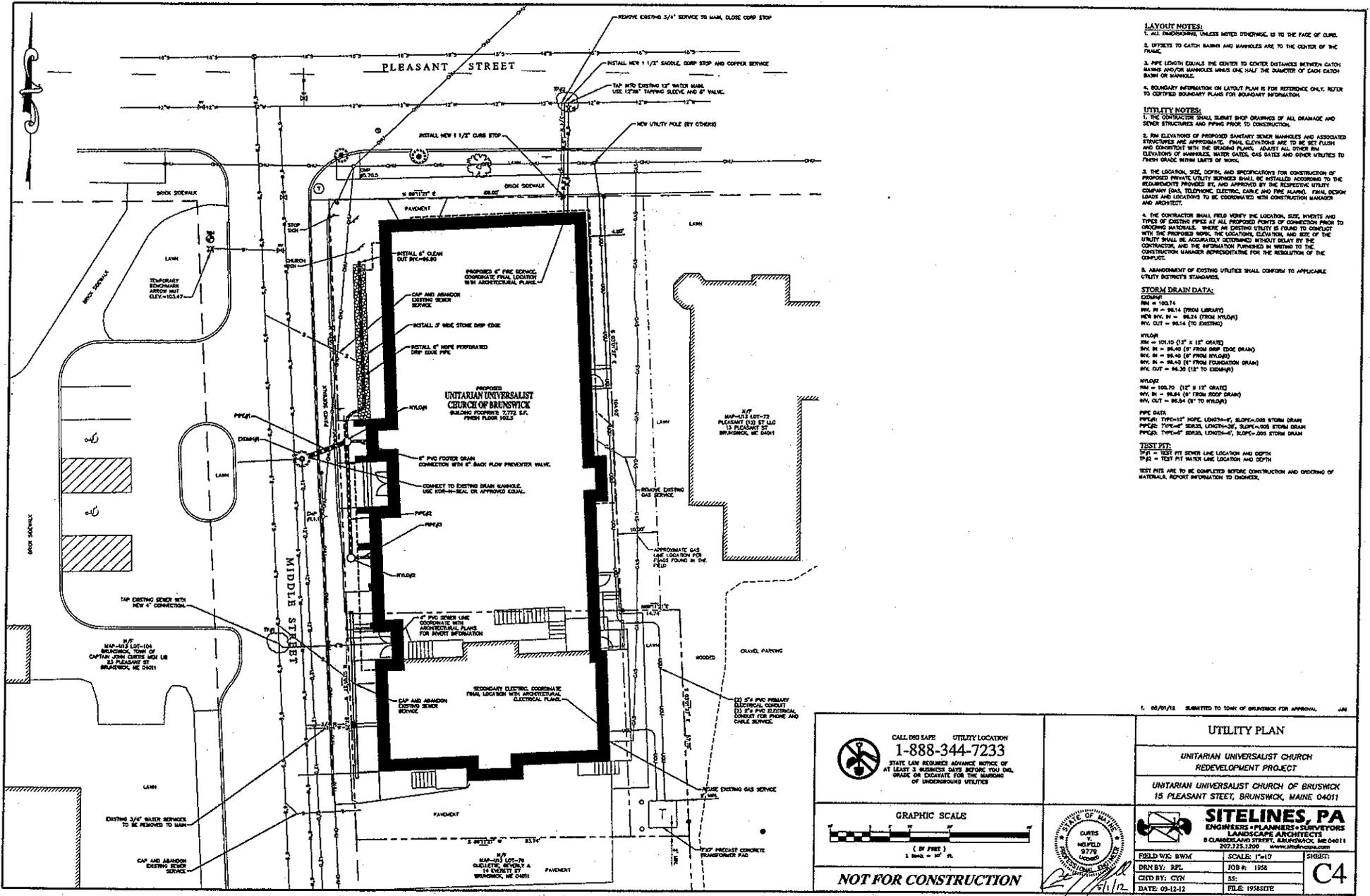


- GRADING AND DRAINAGE NOTES:**
1. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING EFFORTS OR WITHOUT DELAY UPON THEIR COMPLETION, DEPENDING UPON THE SITUATION.
  2. ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED OR DIRECTED.
  3. THE LIMITS OF DISTURBANCE SHALL GENERALLY BE THE MINIMAL EXTENT NECESSARY ONLY TO FULFILL THE WORK SHOWN ON THE DRAWING. SPECIAL CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF COLLECTS AND AREAS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL.
  4. ALL DISTURBED AREAS SHALL BE LOADED AND SEEDED IN ACCORDANCE WITH THE DRAWINGS, UNLESS INTENDED FOR OTHER SURFACE COVER.
  5. PROVISIONS SHALL BE MADE TO MANAGE STORMWATER RUNOFF OR RETAIN IT ON-SITE.
  6. WHERE FINAL GRADING HAS BEEN COMPLETED, SURFACE RESTORATION FOR DISTURBED AREAS SHALL BE COMPLETED AS SOON AS PRACTICABLE. FOR VEGETATION, VEGETATION SHALL BE PROGRESSIVELY ESTABLISHED.
  7. PIPE JOINTS AND STORM DRAINS LATEST REVISION WITH ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:  
SMOOTH BORE POLYETHYLENE PIPE - HOPE H-12 ADS
  8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES AND PIPING PRIOR TO CONSTRUCTION.
  9. FIN ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.

SEE SHEET C4 FOR STORM DRAIN INFORMATION

5. 05/07/12 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL JAM

 <p>CALLIOSAFE UTILITY LOCATION <b>1-888-344-7233</b> STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.</p>	 <p>GRAPHIC SCALE ( IN FEET ) 1 inch = 12' ft.</p>	<p><b>GRADING PLAN</b></p>	
		<p>UNITARIAN UNIVERSALIST CHURCH REDEVELOPMENT PROJECT</p>	
<p><b>NOT FOR CONSTRUCTION</b></p>		<p>UNITARIAN UNIVERSALIST CHURCH OF BRUNSWICK 15 PLEASANT STREET, BRUNSWICK, MAINE 04011</p>	
		<p><b>SITELINES, PA</b> ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS 8 CUMBERLAND STREET, BRUNSWICK, ME 04011 207.725.1200 www.sitelinespa.com</p>	
<p>FIELD WK: BWM SCALE: 1"=10'</p>		<p>DATE: 05-12-12</p>	
<p>DRN BY: RPL JOB #: 1958</p>		<p>SS: <b>C3</b></p>	
<p>CRD BY: CJM</p>		<p>FILE: 195457D</p>	



**LAYOUT NOTES:**

1. ALL DIMENSIONS, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB.
2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES LESS ONE HALF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
4. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY. REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.

**UTILITY NOTES:**

1. THE CONTRACTOR SHALL VERIFY SHOP DRAWINGS OF ALL DRAINAGE AND SEWER STRUCTURES AND PIPING PRIOR TO CONSTRUCTION.
2. FIN ELEVATIONS OF PROPOSED SANITARY SEWER MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND COORDINATE WITH THE EXISTING PLAN. ADJUST ALL OTHER FIN ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE, BEYOND LIMITS OF WORK.
3. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, CABLE AND FIRE ALARM). FINAL DESIGN LAYOUT AND LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER AND ARCHITECT.
4. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO DRAINING MANHOLES. MAKE AN EXISTING UTILITY FIELD TO CONFLICT WITH THE PROPOSED WORK. THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED BEFORE DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE CONSTRUCTION MANAGER REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
5. A RECONSTRUCTION OF EXISTING UTILITIES SHALL CONFORM TO APPLICABLE UTILITY DISTRICT STANDARDS.

**STORM DRAIN DATA:**

**CONCRETE**

FIN = 100.74  
 INV. IN = 96.14 (FROM LIBRARY)  
 NEW INV. IN = 96.24 (FROM INVERT)  
 INV. OUT = 96.14 (TO EXISTING)

**W/DOZE**

FIN = 101.00 (12" X 12" GRADE)  
 INV. IN = 96.40 (5' FROM DWP EDGE DRAIN)  
 INV. IN = 96.40 (5' FROM W/DOZE)  
 INV. IN = 96.42 (5' FROM FOUNDATION DRAIN)  
 INV. OUT = 96.30 (12" TO EXISTING)

**W/DOZE**

FIN = 100.70 (12" X 12" GRADE)  
 INV. IN = 96.04 (5' FROM ROOF DRAIN)  
 INV. OUT = 96.04 (5' TO W/DOZE)

**PIPE DATA:**

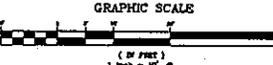
PIPE: TYPE=12" HOPE, LENGTH=45', SLOPE=0.005 STORM DRAIN  
 PIPE: TYPE=4" SERVA, LENGTH=20', SLOPE=0.005 STORM DRAIN  
 PIPE: TYPE=6" SERVA, LENGTH=45', SLOPE=0.005 STORM DRAIN

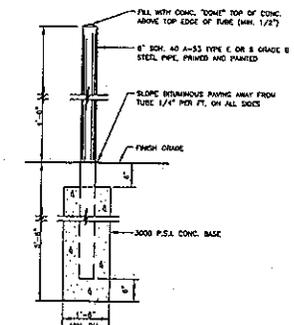
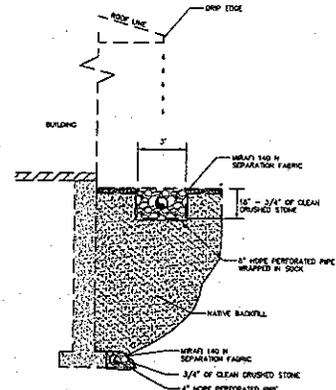
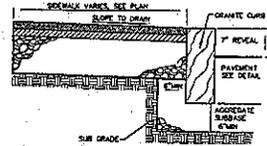
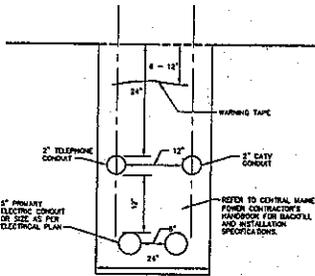
**TEST PITS:**

TP#1 = TEST PIT SEWER LINE LOCATION AND DEPTH  
 TP#2 = TEST PIT WATER LINE LOCATION AND DEPTH

TEST PITS ARE TO BE COMPLETED BEFORE CONSTRUCTION AND ORDERING OF MATERIALS. REPORT INFORMATION TO ENGINEER.

1. 08/01/12 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL. JAM

 <p>CALL OR SAFE UTILITY LOCATION  <b>1-888-344-7233</b>          STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 2 BUSINESS DAYS BEFORE YOU DRILL, GRADE OR EXCAVATE FOR THE PURPOSE OF UNDERGROUND UTILITIES</p>	<b>UTILITY PLAN</b> UNITARIAN UNIVERSALIST CHURCH REDEVELOPMENT PROJECT UNITARIAN UNIVERSALIST CHURCH OF BRUNSWICK 15 PLEASANT STREET, BRUNSWICK, MAINE 04011											
	 <p>GRAPHIC SCALE          (BY FEET)          1 inch = 10' ft.</p>											
<p><b>NOT FOR CONSTRUCTION</b></p>	 <p><b>SITELINES, PA</b>          ENGINEERS + PLANNERS + SURVEYORS          LANDSCAPE ARCHITECTS          8 CLAMBERLAND STREET, BRUNSWICK, ME 04011          207.725.1200 www.sitelinespa.com</p>											
	<table border="1"> <tr> <td>FIELD BY: BWAJ</td> <td>SCALE: 1"=10'</td> <td>SHEET:</td> </tr> <tr> <td>DRN BY: RPL</td> <td>JOB #: 1554</td> <td rowspan="2"><b>C4</b></td> </tr> <tr> <td>CITY BY: CTY</td> <td>SS:</td> </tr> <tr> <td>DATE: 03-12-12</td> <td>FILE: 1554SITE</td> <td></td> </tr> </table>		FIELD BY: BWAJ	SCALE: 1"=10'	SHEET:	DRN BY: RPL	JOB #: 1554	<b>C4</b>	CITY BY: CTY	SS:	DATE: 03-12-12	FILE: 1554SITE
FIELD BY: BWAJ	SCALE: 1"=10'	SHEET:										
DRN BY: RPL	JOB #: 1554	<b>C4</b>										
CITY BY: CTY	SS:											
DATE: 03-12-12	FILE: 1554SITE											

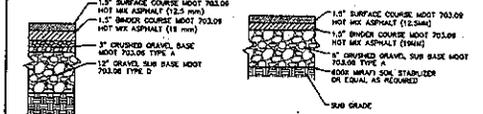
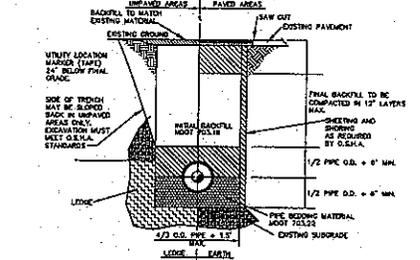
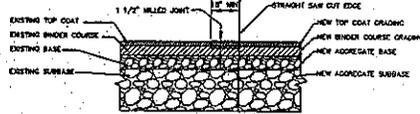
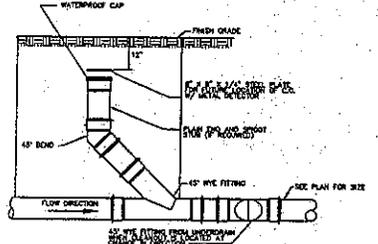


**A** PRIMARY UTILITY TRENCH  
N.T.S.

**B** BITUMINOUS CONCRETE WALK W/ GRANITE CURB  
N.T.S.

**C** DRIVEWAY INFILTRATION DETAIL  
N.T.S.

**D** TYPICAL BOLLARD DETAIL  
7/8" S.

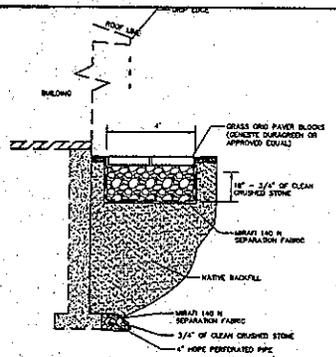
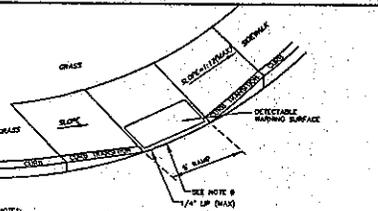


**E** SHOWER CLEAN OUT DETAIL  
N.T.S.

**F** PAVEMENT SAW CUT SECTION "FULL DEPTH RECONSTRUCTION"  
N.T.S.

**G** TYPICAL PIPE TRENCH DETAIL  
N.T.S.

**H** TYPICAL PAVEMENT SECTION  
N.T.S.



NOTES:  
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (15 MIL).  
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.  
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.  
4. A MINIMUM OF 3 FEET CLEARANCE SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (E.G. HYDRANT, UTILITY POLE, TREE TRUNK, SIGN, ETC.).  
5. CURB TREATMENT SHALL BE GRASS TO PREVENT FROTHING.  
6. SLOPE OF RAMP SHALL BE GRADED TO PREVENT FROTHING.  
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.  
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 3' IN WIDTH (EXCLUDING CURBS) A 2" WIDE RAMPING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.  
9. ELIMINATE ALL CURBS AT RAMPS (OTHER THAN VERTICAL CURBS), WHICH SHALL BE SET FLUSH WITH THE WALKWAY.  
10. SEE PLAN FOR SIZE.

**G** GRASS PAVER INSTALLATION  
N.T.S.

**I** TOP-DOWN SIDEWALK RAMP  
N.T.S.

NOT FOR CONSTRUCTION



1. 05-01-12 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL RPL

**SITE DEVELOPMENT DETAILS**

PROJECT: UNITARIAN UNIVERSALIST CHURCH REDEVELOPMENT PROJECT

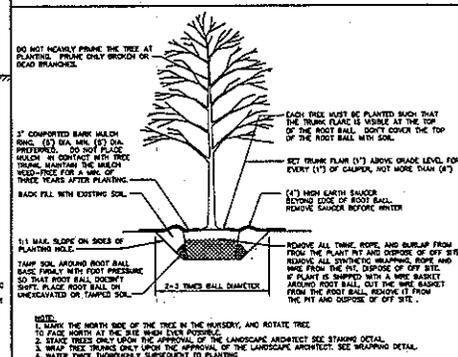
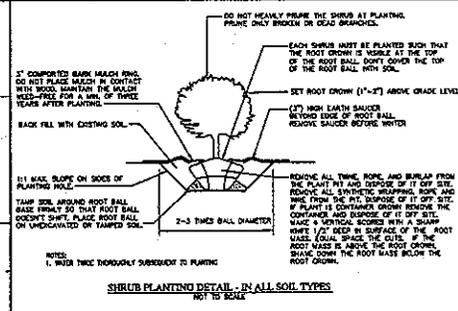
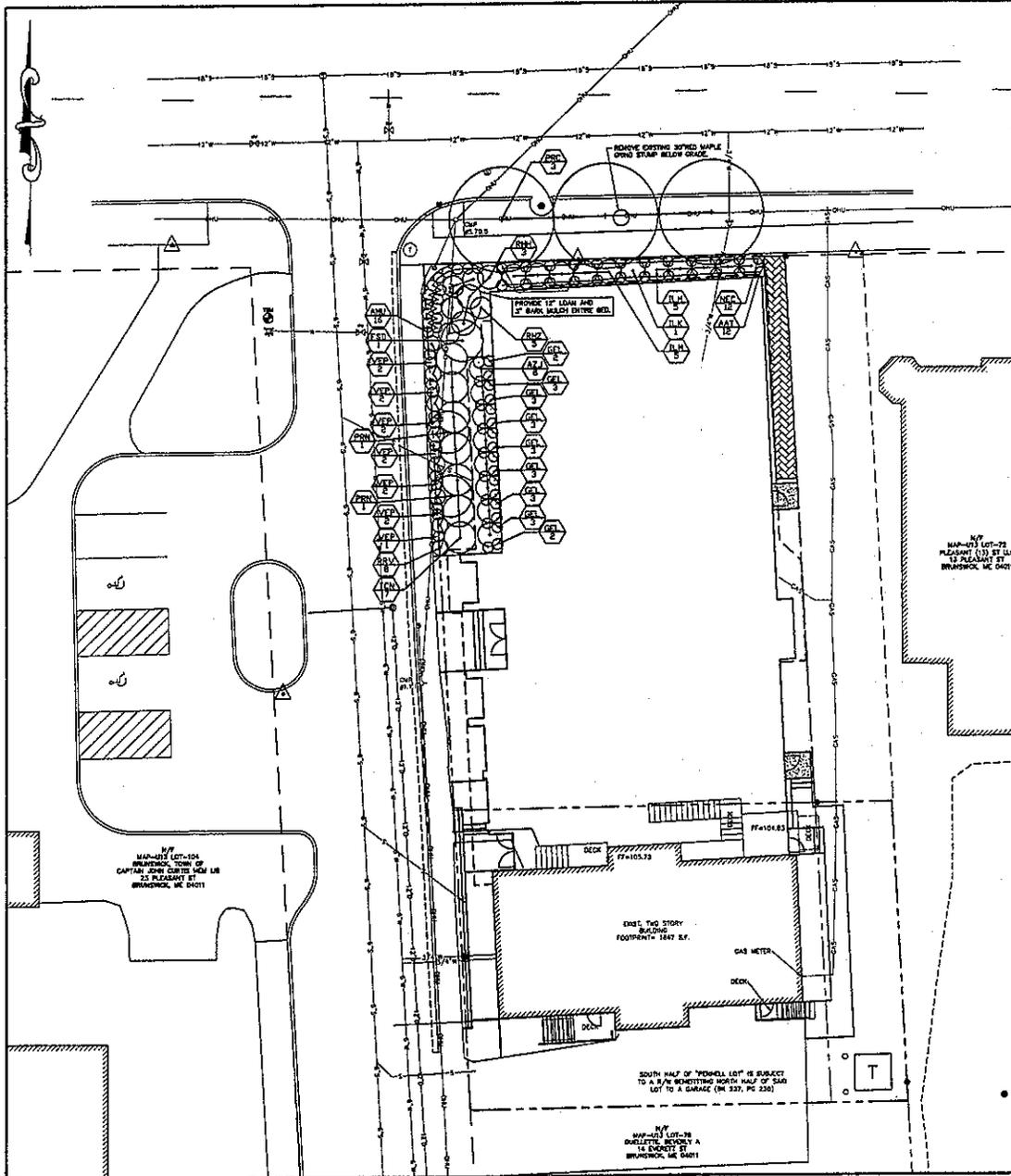
OWNER: UNITARIAN UNIVERSALIST CHURCH OF BRUNSWICK 15 PLEASANT STREET, BRUNSWICK, MAINE 04011

**SITELINES, PA**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
8 CUMBERLAND STREET, BRUNSWICK, ME 04011  
207.725.1100 www.sitelinespa.com

FIELD WK: BYM SCALE: 1"=10' SHEET:  
DRN BY: RPL JOB #: 1958  
CHD BY: CVN SS:  
DATE: 03-12-12 FILE: 1958-COVERDET

**C5**

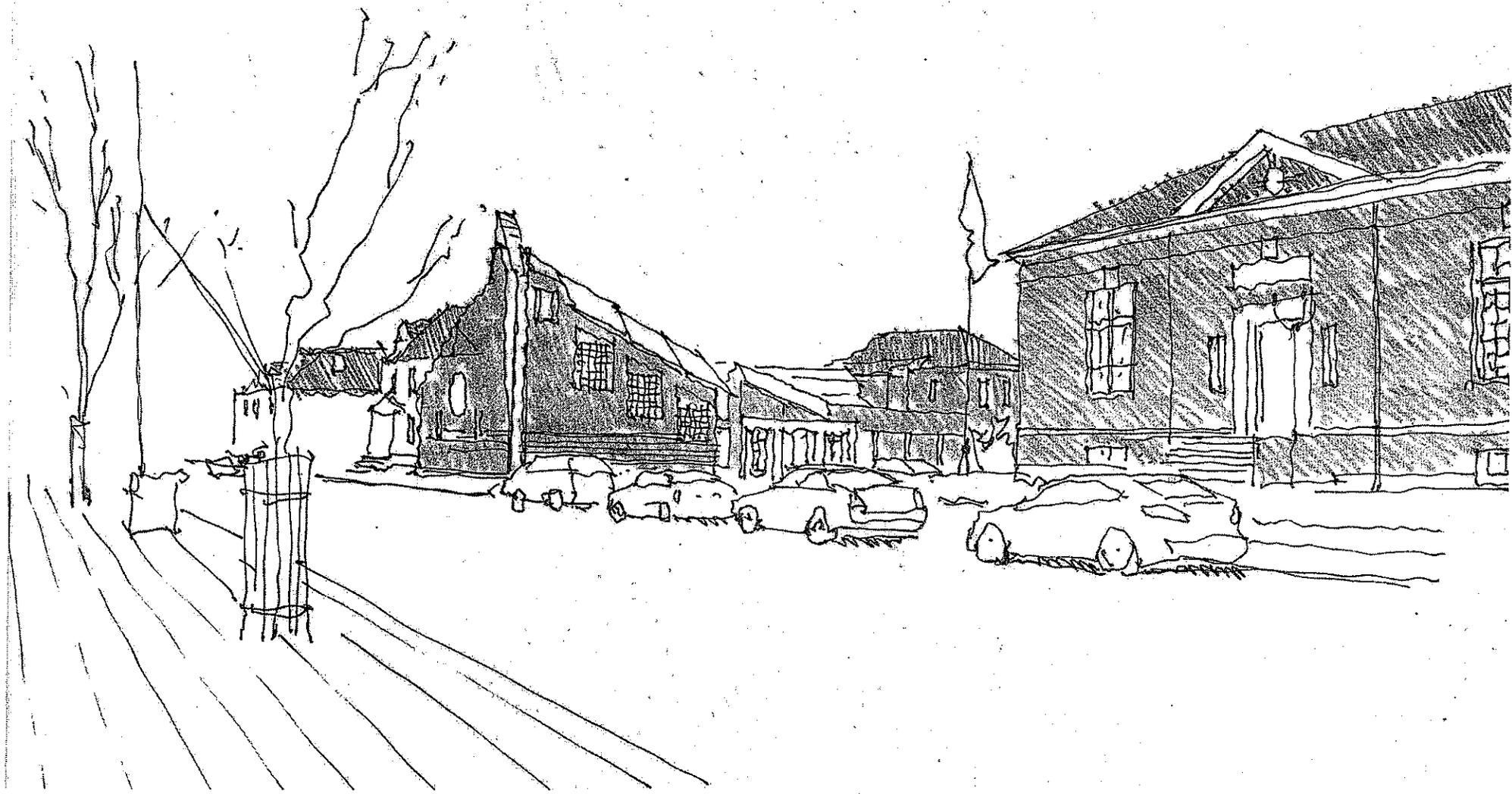




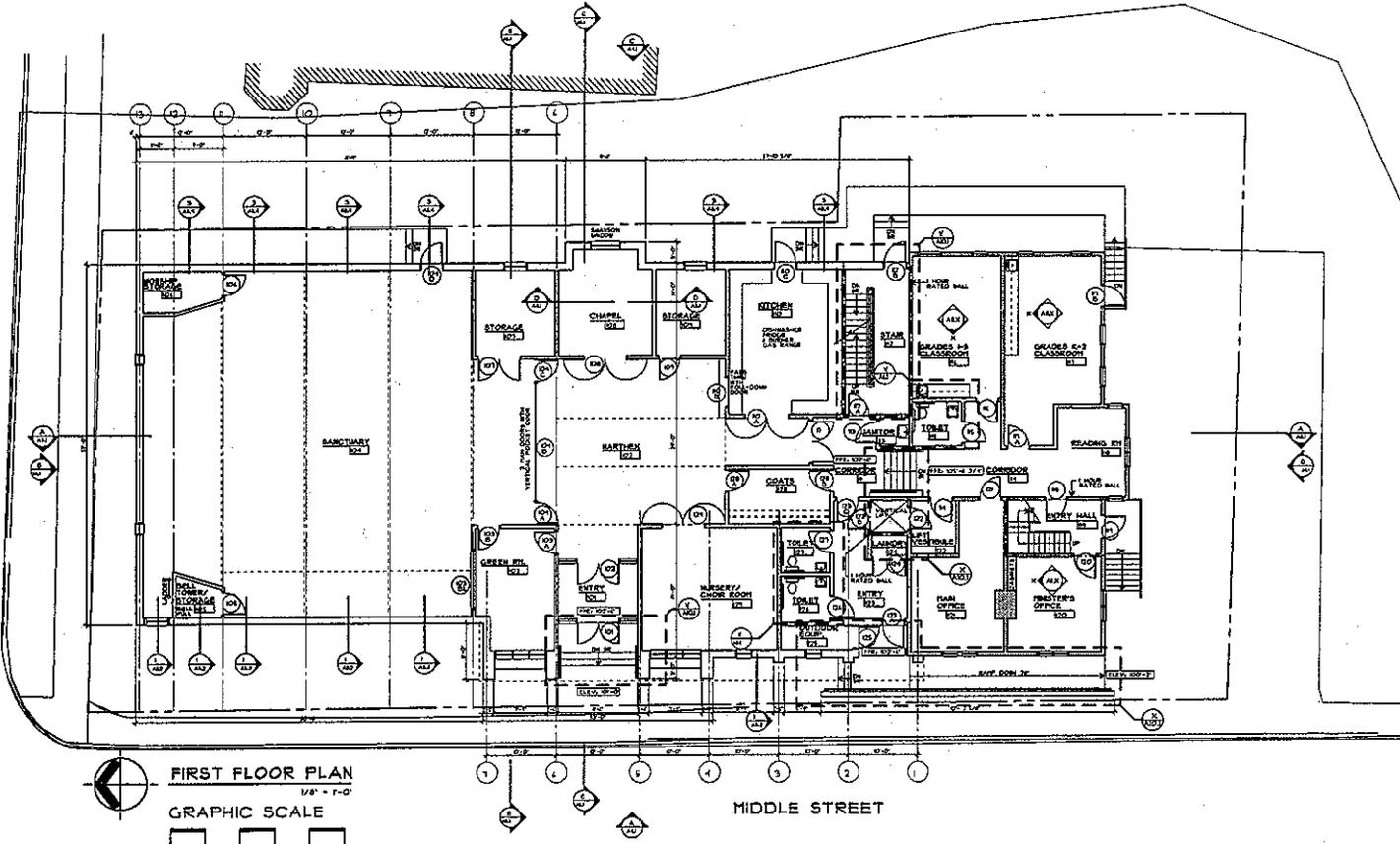
- ### PLANTING NOTES
- Composted bark mulch shall be spread on all shrub beds and tree pits 3" deep but not touching the trunk. New shrub beds shall have been covered to a depth of 12".
  - Plant material shall conform to all ways to the minimum standards set forth in The American Standards for Nursery Stock, published by the American Association of Nurserymen, 233 Southern Building, Washington, D.C. The following sections shall apply: Section 1, Section 2, Section 3, Section 5, and Section 11.
  - No fertilizer shall be applied to new plantings. Only Super-Thorpene may be used to prevent rotting.
    - In the first spring subsequent to new plantings, fertilizer new trees and shrubs. The fertilizer shall be 20-10-5 Agriform planting tables in 21 gram size for trees and 10 gram size for shrubs. Plant tables in soil drills equal spaced at the plant length deep line. Provide 20 grams of fertilizer for each 1/2 inch of surface of new stock at the base and 10 grams of fertilizer for each 1/2 inch of shrub height or spread. Back fill the holes. Repeat the fertilizer application after 24 months.
    - In the spring, fertilize perennials and herbaceous plants. The fertilizer shall be Osmocote-Plus 15-9-11 (6 mos.). Apply at a rate of 1 Tbs. (15 grams) per 2 gallon size or 4 sq. ft. of plant bed. Incorporate well into the surface mulch.
    - For established lawn areas, fertilized once per season. Spring fertilizer shall be Scotts Turf Builder with Chelated Control 30-3-4. Midseason fertilizer shall be Scotts Turf Builder Plus 2 with Iron and Manganese 28-3-3. Fall fertilizer shall be Scotts Winterizer Lawn Food 22-3-14. Apply fertilizers at a rate of 5 pounds per 1,000 sq. ft. or as required by soil tests. Only apply to soil tests. Lawn areas may be treated in the fall with potassium ground limestone at a rate of 50 pounds per 1,000 sq. ft. or as determined by soil testing.
  - Any substitute for plant material species or size must be consulted with and approved by the Landscape Architect and the Client. The plant substitute shall have precedence over any conditions with plant quantities on the plan. Notify the Landscape Architect of any condition.
  - All grading and construction must be complete before planting can be initiated.
  - The Landscape Architect shall approve plant species prior to planting. The Landscape Contractor shall notify the project Landscape Architect 7 days prior to layout and installation.
  - Installation of plant material and lawn shall be in accordance with part 1, 2, 3 and 4 of the Maine Nurserymen's Association Landscape Contract Specifications, Dec. 1993. Evergreen trees 8" and taller must be staked.

Date: May 2, 2012

PLANT SCHEDULE			
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY. SIZE
Tree:			
FR30	Fragaria virginiana	Strawberry	3" 2"
FR32	Fragaria virginiana	Strawberry	3" 2"
FR34	Fragaria virginiana	Strawberry	3" 2"
FR36	Fragaria virginiana	Strawberry	3" 2"
FR38	Fragaria virginiana	Strawberry	3" 2"
FR40	Fragaria virginiana	Strawberry	3" 2"
FR42	Fragaria virginiana	Strawberry	3" 2"
FR44	Fragaria virginiana	Strawberry	3" 2"
FR46	Fragaria virginiana	Strawberry	3" 2"
FR48	Fragaria virginiana	Strawberry	3" 2"
FR50	Fragaria virginiana	Strawberry	3" 2"
FR52	Fragaria virginiana	Strawberry	3" 2"
FR54	Fragaria virginiana	Strawberry	3" 2"
FR56	Fragaria virginiana	Strawberry	3" 2"
FR58	Fragaria virginiana	Strawberry	3" 2"
FR60	Fragaria virginiana	Strawberry	3" 2"
FR62	Fragaria virginiana	Strawberry	3" 2"
FR64	Fragaria virginiana	Strawberry	3" 2"
FR66	Fragaria virginiana	Strawberry	3" 2"
FR68	Fragaria virginiana	Strawberry	3" 2"
FR70	Fragaria virginiana	Strawberry	3" 2"
FR72	Fragaria virginiana	Strawberry	3" 2"
FR74	Fragaria virginiana	Strawberry	3" 2"
FR76	Fragaria virginiana	Strawberry	3" 2"
FR78	Fragaria virginiana	Strawberry	3" 2"
FR80	Fragaria virginiana	Strawberry	3" 2"
FR82	Fragaria virginiana	Strawberry	3" 2"
FR84	Fragaria virginiana	Strawberry	3" 2"
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FR94	Fragaria virginiana	Strawberry	3" 2"
FR96	Fragaria virginiana	Strawberry	3" 2"
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FR100	Fragaria virginiana	Strawberry	3" 2"
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FR302	Fragaria virginiana	Strawberry	3" 2"
FR304	Fragaria virginiana	Strawberry	3" 2"
FR306	Fragaria virginiana	Strawberry	3" 2"
FR308	Fragaria virginiana	Strawberry	3" 2"
FR310	Fragaria virginiana	Strawberry	3" 2"
FR312	Fragaria virginiana	Strawberry	3" 2"
FR314	Fragaria virginiana	Strawberry	3" 2"
FR316	Fragaria virginiana	Strawberry	3" 2"
FR318	Fragaria virginiana	Strawberry	3" 2"
FR320	Fragaria virginiana	Strawberry	3" 2"
FR322	Fragaria virginiana	Strawberry	3" 2"
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FR326	Fragaria virginiana	Strawberry	3" 2"
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FR344	Fragaria virginiana	Strawberry	3" 2"
FR346	Fragaria virginiana	Strawberry	3" 2"
FR348	Fragaria virginiana	Strawberry	3" 2"
FR350	Fragaria virginiana	Strawberry	3" 2"
FR352	Fragaria virginiana	Strawberry	3" 2"
FR354	Fragaria virginiana	Strawberry	3" 2"
FR356	Fragaria virginiana	Strawberry	3" 2"
FR358	Fragaria virginiana	Strawberry	3" 2"
FR360	Fragaria virginiana	Strawberry	3" 2"
FR362	Fragaria virginiana	Strawberry	3" 2"
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FR370	Fragaria virginiana	Strawberry	3" 2"
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FR390	Fragaria virginiana	Strawberry	3" 2"
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FR436	Fragaria virginiana	Strawberry	3" 2"
FR438	Fragaria virginiana	Strawberry	3" 2"
FR440	Fragaria virginiana	Strawberry	3" 2"



PLEASANT STREET



FIRST FLOOR PLAN  
1/8" = 1'-0"

GRAPHIC SCALE



MIDDLE STREET

UU Church of Brunswick  
15 PLEASANT STREET  
BRUNSWICK, MAINE



SMITH REUTER LATT  
ARCHITECTS

179 Lisbon St.  
Lewiston, ME 04240  
207.786.5623 voice/fax

822 Grover Hill Rd.  
Bethel, ME 04217  
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info@smithreuter.com

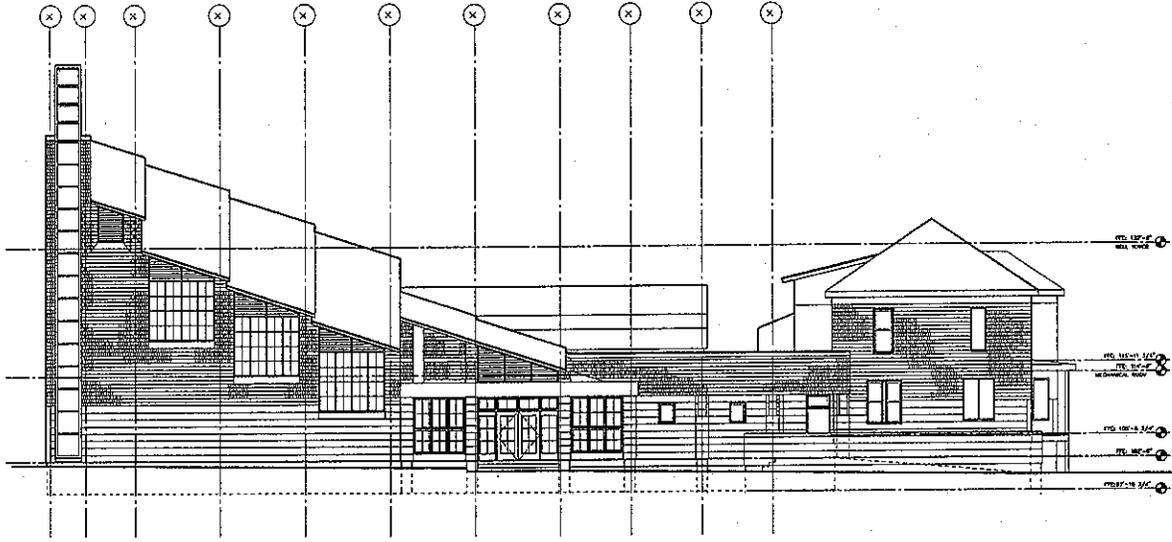
FIRST FLOOR PLAN

161-2

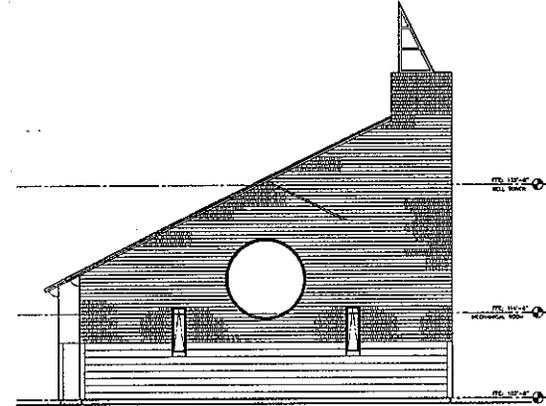
5/9/12

A1.3

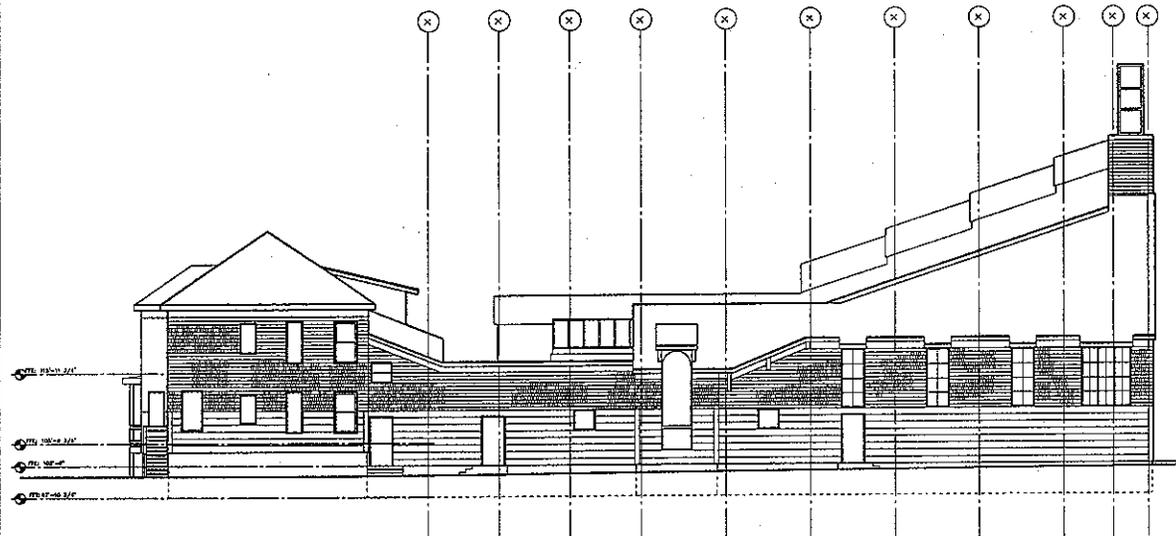
PROGRESS PRINT  
NOT FOR CONSTRUCTION



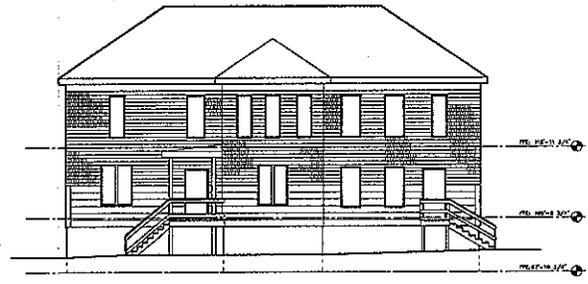
Ⓐ MIDDLE STREET ELEVATION  
1/8" = 1'-0"



Ⓑ PLEASANT STREET ELEVATION  
1/8" = 1'-0"



Ⓒ EAST ELEVATION  
1/8" = 1'-0"



Ⓓ SOUTH ELEVATION  
1/8" = 1'-0"

UU Church of Brunswick  
15 PLEASANT STREET  
BRUNSWICK, MAINE



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207.824.7237 voice/fax  
info@smithreuter.com

EXTERIOR ELEVATIONS

161.3  
5/9/12

A4.1

PLEASANT STREET FOUNDATION



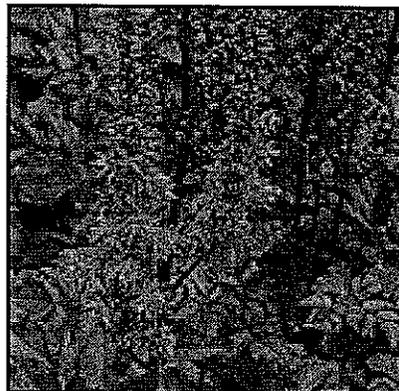
©2010 Hortipia, Inc.

*Nepeta subsessilis*  
Japanese Catmint



©2010 Hortipia, Inc.

*Nepeta subsessilis*

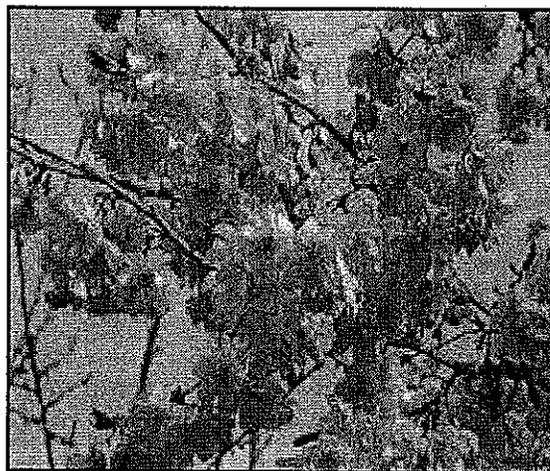
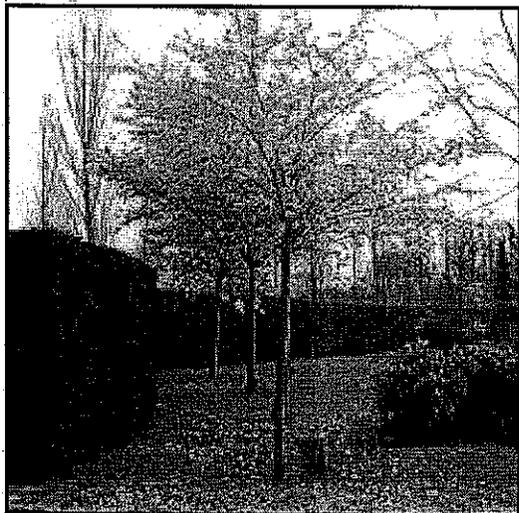


*Astilbe chinensis 'Purpurkerze'*  
Purple Candle Astilbe



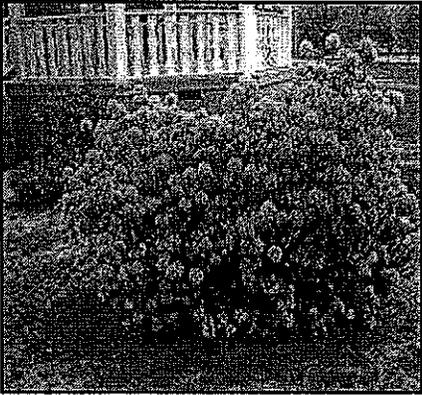
*Ilex x meserveae 'Castle Wall'*  
Castle Wall Blue Holly

PLEASANT STREET TREE

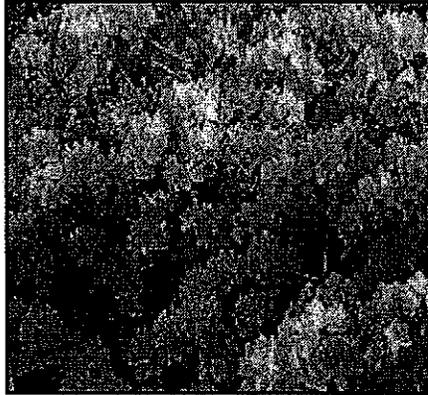


*Prunus x Accolade*  
Accolade Flowering Cherry

FRONT CORNER MASSING



*Rhododendron Aglo*



*Rhododendron Bubblegum*



*Amsonia tabernaemontana 'Blue Ice'*  
*Blue Ice Blue Star*

MIDDLE STREET FOUNDATION

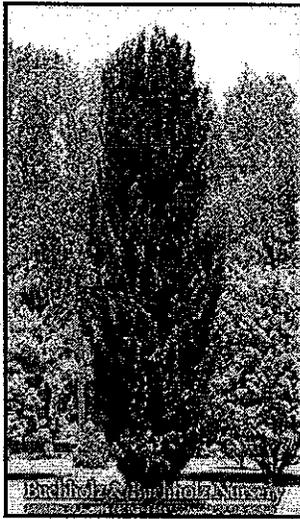


*Azalea schleppenbachii*  
*Royal Azalea*

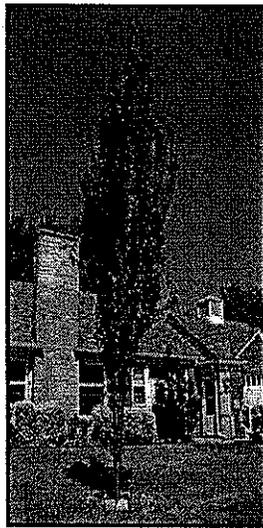


*Geranium cantabrigiense 'Biokovo'*  
*Biokovo Cranesbill*

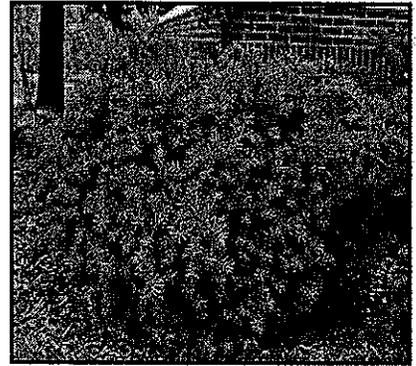
MIDDLE STREET BORDER



*Fagus sylvatica 'Dawyck Purple'*  
Columnar Purple European Beech



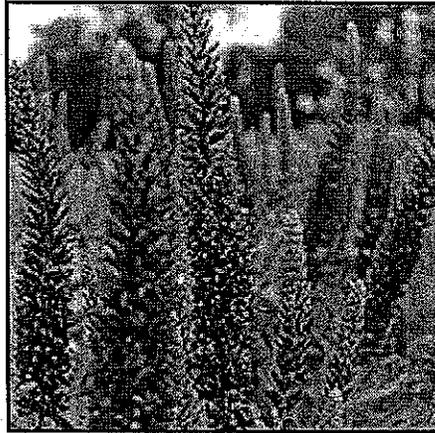
*Prunus x 'Crimson Point'*  
Columnar Purple Cherry



*Taxus cuspidata 'Nigra'*  
Dark Spreading Yew



*Rosa oso easy 'Paprika'*  
Oso Easy Paprika Rose



*Veronica spicata 'Goodness Grows'*  
Dwarf Purple Speedwell

**Draft Findings of Fact  
Unitarian Universalist Church  
Major Site Plan Final Review  
Review Date: May 22, 2012**

**Project Name:** Unitarian Universalist Church

**Case Number:** 12-015

**Tax Map:** Map U13, Lots 73 & 74

**Applicant:** Unitarian Universalist Church of Brunswick, Me  
15 Pleasant St  
Brunswick , Maine 04011

**Authorized Representative:** Curt Neufeld, PE  
Sitelines, PA  
8 Cumberland Street  
Brunswick, Me 04011

**Motion #1 – That the major development review application is deemed complete.**

**PROJECT SUMMARY**

The Unitarian Universalist Church of Brunswick, Maine is proposing to rebuild its church that burned down in 2011. The new church will connect to an existing building also owned by the church called the Pennell House. The main entrance of the church will be on Middle St instead of Pleasant St.

The development is located in the Town Center 1 (TC1) Zoning District and within the town's Growth Area. It will be serviced by the town's water and sewer system. The project meets Zoning Ordinance use, space and bulk standards.

The applicant requests a joint Sketch Plan and Final Plan approval by the Planning Board.

The following waivers have been requested by the applicant:

1. Section 412.2.B.8 – Name, location and width of paving for proposed roads
2. Section 412.2.B.14 – Location of proposed cross section of sanitary sewers
3. Section 412.2.B.16 – Class A Soil Survey

Staff recommends approval of the requested waiver.

## **Review Standards from Section 411 of the Town of Brunswick Zoning Ordinance**

### **411.1 Ordinance Provisions**

The property is located in the Town Center (TC1) Zoning District. A religious institution is an allowed use within this district. All dimensional and lot configuration requirements are met. The proposed development complies with all applicable standards of the Town Center 1 Zoning District. *The Board finds that the provisions of Section 411.1 are satisfied.*

### **411.2 Preservation of Natural Features**

There are few natural features on the site. Most of the vegetation including trees and shrubs were destroyed during the fire and subsequent demolition of the previous church. There are no steep slopes on the property, it is not within a flood hazard area and no part of the land is within a Natural Resource Protection Zone. The development does not occur within or cause harm to any land which is not suitable for development. *The Board finds that the provisions of Section 411.2 are satisfied.*

### **411.3 Surface Waters, Wetlands and Marine Resources**

No water bodies, streams, wetlands or vernal pools are identified on the site. The development will not adversely affect the Mare Brook watershed or the water quality of Casco Bay or its estuaries. *The Board finds that the provisions of Section 411.3 are satisfied.*

### **411.4 Flood Hazard Areas**

Based on the Flood Insurance Rate Map, community panel # 230042 0010 B, effective date, 1/3/1986, the project site is located within Zone C, described as areas of minimal flooding and outside the regulatory 100-year flood zone. The development activity does not occur within a FEMA flood hazard area and therefore minimizes any risk of flooding. *The Board finds that the provisions of Section 411.4 are satisfied.*

### **411.5 Stormwater Management**

The project is located within the Water Street tributary which is classified as an Urban Impaired Stream; however, no additional state permitting is required because the project does not include more than 20,000 sf of new impervious surface or more than an acre of disturbed area. The project will connect to the town's existing stormwater system and have similar impacts as the previous building. The project satisfies the recommended stormwater quality standards described in the Storm Water Management for Maine: Best Management Practices, published by the State of Maine Department of Environmental Protection, as amended. *The Board finds that the provisions of Section 411.5 are satisfied.*

### **411.6 Groundwater**

The project will be served by the town's municipal water system. No activities are proposed or anticipated that will extract groundwater for commercial purposes. The Board finds that the development will not, alone or in conjunction with existing activities;

adversely affect the quality or quantity of groundwater. *The Board finds that the provisions of Section 411.6 are satisfied.*

#### **411.7 Erosion and Sedimentation Control**

The project has been designed to incorporate Best Management Practices as outlined in the Maine Erosion and Sediment Control BMPs as published by the Maine DEP, current edition. This includes silt fencing and other measures to minimize transport of sediment from the site. Specific provisions for permanent and temporary erosion control features have been provided on the Final Plan. The proposed development will not cause unreasonable soil erosion or reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results. *The Board finds that the provisions of Section 411.7 are satisfied.*

#### **411.8 Sewage Disposal**

The project will be served by the town's sewer system. A letter from the Brunswick Sewer District confirming capacity to serve the project was submitted. *The Board finds that the provisions of Section 411.8 are satisfied.*

#### **411.9 Water Supply**

The project will be served by the town's municipal water system. A letter from the Brunswick-Topsham Water District confirming capacity to serve the project was submitted. *The Board finds that the provisions of Section 411.9 are satisfied.*

#### **411.10 Aesthetic, Cultural and Natural Values**

The project received approval from the Village Review Board on May 15, 2012 and it found that the design of the building maintains the cultural character of the neighborhood. The proposed project will not have any undue adverse effect on the scenic or natural beauty of the area, historic sites, or significant wildlife habitat identified by the Maine Department of Environmental Protection and Inland Fisheries & Wildlife or by the Town of Brunswick, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline. *The Board finds that the provisions of Section 411.10 are satisfied.*

#### **411.11 Community Impact**

The project is a reconstruction of a church and the impacts on community services is anticipated to be similar to the previous church. The Brunswick Sewer District and Brunswick-Topsham Water District have confirmed their capacity to serve the project. The Public Works Director confirmed that no solid waste impact fee is required due to the same use as the previous building. The town's emergency services are able to adequately serve the location and no significant impact on school enrollment is anticipated as a result of the project. Overall, municipal resources are available to service the project. *The Board finds that the provisions of Section 411.11 are satisfied.*

#### **411.12 Traffic**

The development is located at 15 Pleasant St. Most of the traffic to the site happens on Sunday's when church services are scheduled. The traffic to the site is not anticipated to

be different than the previous church use. The parking for the development is also anticipated to be similar to the previous use. The proposed development will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing and the traffic associated with the development shall maintain level of service within 200 feet of any existing curb cut. *The Board finds that the provisions of Section 411.12 are satisfied.*

#### **411.13 Pedestrian and Bicycle Access and Safety**

The Board finds that the development will accommodate bicyclists and addresses pedestrian access, safety and circulation within the site. *The Board finds that the provisions of Section 411.13 are satisfied.*

#### **411.14 Development Patterns**

The use of the property will be a church and is located in the town's Growth Area. The surrounding properties are commercial, residential and civic. The project will utilize public water and sewer service. The development is consistent with the surrounding properties on Pleasant St and consistent with the previous use of the lot. As proposed, the development is respectful of Brunswick's historic development pattern and will have no adverse impact on adjacent residential areas. *The Board finds that the provisions of Section 411.14 are satisfied.*

#### **411.15 Architectural Compatibility**

The development was reviewed and the architecture approved by the Village Review Board on May 15, 2012. The design of the church enhances the architecture of the town and is compatible with its surroundings in terms of size, scale, mass and design. *The Board finds that the provisions of Section 411.15 are satisfied.*

#### **411.16 Municipal Solid Waste Disposal**

The project is the same use and functions. As a result, the Director of Public Works is not requiring a solid waste impact fee. The development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste. *The Board finds that the provisions of Section 411.16 are satisfied.*

#### **411.17 Recreation Needs**

The development will not cause an unreasonable burden on the municipality's ability to provide recreational services. No recreation impact fee is required for this nonresidential use. *The Board finds that the provisions of Section 411.17 are not applicable.*

#### **411.18 Access for Persons with Disabilities**

The development shall comply with the Americans with Disabilities Act as applicable, which will be reviewed as part of the building permit application. *The Board finds that the provisions of Section 411.18 are satisfied.*

#### **411.19 Financial Capacity and Maintenance**

The project will be funded in part by capital obtained from the property insurance on the previous building that was destroyed by fire with the remaining amount covered through a capital campaign. The church and has adequate financial and technical capacity to complete the project, and that once it is completed, the project is expected to have adequate resources to maintain itself. *The Board finds that the provisions of Section 411.19 are satisfied.*

**411.20 Noise and Dust**

Best Management Practices as outlined in the Maine Erosion and Sediment Control BMP's published by the Maine Department of Environmental Control, will be utilized to control dust during construction. Noise will be limited through the compliance of the site contractor with the standard hours of construction per Section 524.1. Upon construction completion, there are no anticipated impacts with regard to noise or dust. *The Board finds that the provisions of Section 411.20 are satisfied.*

**411.21 Right, Title and Interest**

The Unitarian Universalist Church owns the subject properties giving them sufficient right, title and interest to develop the land. *The Board finds that the provisions of Section 411.21 are satisfied.*

**411.22 Payment of Application Fees**

The applicant has paid all applicable development review application fees. *The Board finds that the provisions of Section 411.22 are satisfied.*

**DRAFT MOTIONS  
UNITARIAN UNIVERSALIST CHURCH  
CASE NUMBER  
12-015**

**Motion 2:** That the Board waives the following requirements:

1. Section 412.2.B.8 – Name, location and width of paving for proposed roads
2. Section 412.2.B.14 – Location of proposed cross section of sanitary sewers
3. Section 412.2.B.16 – Class A Soil Survey

**Motion 3:** That the Sketch and Final Plan is approved with the following conditions:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.

\* Please note that site plan approvals by the Planning Board shall expire at the end of two years after the date of Final Plan approval unless all construction has been completed by that date (Section 407.4.B of the Brunswick Zoning Ordinance).



# TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT  
28 FEDERAL STREET  
BRUNSWICK, ME 04011

ANNA M. BREINICH, AICP  
DIRECTOR OF PLANNING & DEVELOPMENT

PHONE: 207-725-6660  
FAX: 207-725-6663

## STAFF REVIEW COMMITTEE

### Meeting Notes

5/14/12

1. **Case Number: 12-015, Unitarian Church Construction:** The Committee will review and comment on a joint **Sketch Plan and Final Plan** application submitted by the Unitarian Universalist Church of Brunswick, Maine to construct a single-story 6,044 square foot footprint addition to an existing 1,728 square foot building located on the site; (**Assessor's Map U13 Lot 73 & 74**) in the **Town Center 1 (TC1) Zoning District**.

In attendance: Cathy Donovan (Assessing), Jeff Hutchinson (Codes Enforcement), Jeff Emerson (Fire Department), Rob Pontau (Sewer Department), Kris Hultgren (Planning Department)

Applicant: Representing the Unitarian Church – Curt Neufeld P.E

Curt Neufeld presented the project to the Committee.

Cathy Donovan, Jeff Emerson and Curt Neufeld discussed the addressing of the property. The address will be Middle St instead of Pleasant St because the front entrance of the church is changing to Middle St.

Rob Pontau reviewed the sewer connection process. Curt Neufeld contacted the Sewer Department and received a willingness to serve letter.

Jeff Emerson asked about any design changes to the Pennellville House that will now connect to the new church. He noted that there may be a need for additional fire protection of nearby buildings during construction. Jeff Emerson asked that the architect contact him and Carl Adams, the town's building inspector, to finalize construction details.

Jeff Hutchinson asked the applicant to provide information about the height of the previous church building. The district height standard is 40'. Jeff Hutchinson also reminded the applicant that a new energy code is applicable and to give his office a call with questions.

Kris Hultgren confirmed that only required entry/exit lighting will be part of the new building. The project does not anticipate the need for a performance guarantee as no work within the town's right of way is expected.

## Kris Hultgren

---

**From:** Peter Baecher  
**Sent:** Monday, May 14, 2012 12:05 PM  
**To:** Kris Hultgren  
**Subject:** Universalist Church landscaping

Hi Kris,

Sorry I was unable to attend the Staff Review meeting earlier today. However, I did examine the landscape plan last Friday and was impressed with it. Unless site concerns were raised at the review meeting that I should be aware of, I had no qualms with the design, species of plants, or quantities of plants selected.

By the way, I did notice that they propose to take down the red maple that is currently growing in front of the lot. This tree is and has been problematic under the wires, so I thought I should mention that I am aware of and approve of their proposal to take this tree down and install 3 Accolade Cherry trees in the esplanade there.

Please let me know if there are other concerns you would like me to look at.

Thanks.

Peter

Peter Baecher, Parks and Facilities Manager/Town Arborist  
Brunswick Parks and Recreation Department  
30 Federal Street  
Brunswick, ME 04011

Phone: 207-725-6656

Fax: 207-725-0148

email: [pbaecher@brunswickme.org](mailto:pbaecher@brunswickme.org)



## The Unitarian Universalist Church of Brunswick

The Reverend Sylvia Stocker, Minister  
The Reverend J. Bradbury Mitchell, Minister Emeritus  
Nicole Shanks, Director of Religious Education

May 6, 2012

Mr. Kris Holtgren  
Town of Brunswick Planning Dept.  
28 Federal Street  
Brunswick, ME 04011

Dear Mr. Holtgren,

At the request of Curt Neufeld with the submission of the site plan for the UUCB construction project on Pleasant and Middle Streets, this letter and attached financial statements documents the financial capacity of UUCB to complete the proposed project.

Funding for the building work comes from three major sources: the insurance settlement following the fire, fundraising events and our Capital Campaign.

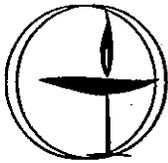
The attached financial statement and balance sheet list proceeds from our insurance claim with Church Mutual. Money received to date comes to about \$1.05 million. We anticipate a future payout of approximately \$455,000 in additional funds held in reserve by Church Mutual pending a signed construction contract and documentation of code upgrades in the project. In our case these would include fire suppression, ADA access features, electrical and security features. We have used approximately \$76,000 for demolition and mitigation of the original site. The balance of capacity from the insurance claim nets about **\$1.43 million** for construction.

Fundraising events and solicitation of donations from outside groups (other churches in Maine and through the Unitarian Universalist Association of Congregations in New England and around the country) have brought in about \$51,000 in funds for use in the building. Fundraising activities continue and we anticipate about **\$60,000** in this category of funding.

The congregation has been engaged in a Capital Campaign to support rebuilding. Initial steps in January led to conducting a feasibility study in March and the congregation approving a 3-year campaign goal in

Church: 15 Pleasant Street  
Office: 7 Middle Street  
Mail: PO Box 129 · Brunswick, ME 04011

Phone & Fax: (207) 729-8515  
Email: [uubruns@gwi.net](mailto:uubruns@gwi.net)  
Website: [www.uubrunswick.org](http://www.uubrunswick.org)



## The Unitarian Universalist Church of Brunswick

The Reverend Sylvia Stocker, Minister  
The Reverend J. Bradbury Mitchell, Minister Emeritus  
Nicole Shanks, Director of Religious Education

April. Our "legacy goal" is \$750,000 and our "stretch goal" is \$850,000. The quiet phase of the campaign is now complete and as we announced the "public phase" on May 5, the campaign had already received \$63,000 and has committed pledges of more than \$700,000. The early enthusiastic response of the first third of our members and friends provides strong evidence that we will be able to achieve our stretch goal, and perhaps more. With Capital Campaign expenses coming to \$7,300 we are anticipating a net of **\$842,700** in Capital Campaign Funds for building.

In addition to funds anticipated exclusively for the building project, the congregation has other resources that could be tapped if needed. The attached list of Selected Statistics itemizes other assets of UUCB, including property we own on Gurnett Road and our Long Term Investment Portfolio. We are committed to complete our building project debt-free, but if for some reason we need to take out a mortgage, or need to get a bridge loan while pledges are completed over the 3-year Capital Campaign, our assets are strong and should position us well for securing additional institutional funding.

Although we won't send our construction documents out to bid until early June, the preliminary building budget is in the range of \$2 million to \$2.2 million. The architect is specifying several aspects of the project as "alternates" so that we will have some flexibility in adjusting the scope of the project if the bid price exceeds the congregation's willingness to commit funds beyond our cash-on-hand. Our church leadership is confident in our capacity to create a facility that will be an asset to further our mission and serve the wider community for many, many years.

If you have questions, or if I can help in any other way, please contact me.

Sincerely,

Michael Heath, Chair  
UUCB Board of Trustees

207-449-7692 (cell phone)  
mheath@gwi.net

*encl.*

Church: 15 Pleasant Street  
Office: 7 Middle Street  
Mail: PO Box 129 · Brunswick, ME 04011

Phone & Fax: (207) 729-8515  
Email: [uubruns@gwi.net](mailto:uubruns@gwi.net)  
Website: [www.uubrunswick.org](http://www.uubrunswick.org)

UUCB FIRE AND CONSTRUCTION RELATED INCOME AND EXPENSE TO DATE  
WITH INCOME PROJECTIONS  
as of May 6, 2012

*MW*  
*5-6-12*

**INCOME**

<b>Insurance Coverage/Settlement</b>	
Insurance Proceeds, Raymond James	\$ 872,559
Church Mutual - Advance for damages	50,000
Church Mutual - Policy Limit - Extra Expense/Income	10,000
Church Mutual - Reimbursement for Sal's Clothing Restoration	<u>1,355</u>
subtotal Insurance Received	933,914
<b>Fundraising</b>	
Swanson Window Restoration	4,600
Concert Income	5,595
Pipe Organ Sales	330
Brick Sales	191
Interest Income	20
Contributions	38,957
NNED of the UUA - Chalice Lighter Grant	<u>1,287</u>
subtotal Fundraising Received	50,980
<b>Capital Campaign</b>	
subtotal CC received	<u>63,100</u>

**Income Received** **1,047,994**

**RECEIVABLES**

<b>Insurance Coverage/Settlement</b>	
Contingent Additional Insurance Proceeds	355,000
Contingent Additional Insurance Proceeds - Upgrades	<u>100,000</u>
Subtotal Insurance Receivable	455,000
<b>Fundraising (additional projected)</b>	9,000
<b>Capital Campaign (additional projected)</b>	<u>786,900</u>
<b>Income Receivable</b>	<b>1,250,900</b>

**PROJECTED TOTAL INCOME** **2,298,894**

**EXPENSE**

<b>Site Preparation</b>	
Site Fill	11,500
Direct Cost - Demolition & Storage	4,850
Reimbursed Expense - Structural Engineering Costs - Robert Gore St	2,530
Construction Management - 10% of Gross - AQM Asbestos Testing	130
Construction Management - 10% of Gross - RJ Enterprises (Asbestos)	585
Construction Management - 10% of Gross - SVM (Selective Demo &	485
Construction Management - 10% of Gross - Ray Labbe (demolition)	<u>3,211</u>
Site Prep Expenses	23,291
<b>New Building Other</b>	
Progress invoice - 5% of agreement (50% of schematic design phase	7,000.00
Progress invoice - 5% of agreement (Balance of design phase fee of	7,000.00
Progress invoice - Design Development 20% of design phase fee of	7,000.00
Milage for 6 mtgs & 2 site visits = 45 miles @ \$.55 = 24.75 x 8 mtgs	198.00
Completion of Design Phase; Design Development Phase of \$35,00	28,000.00
Milage for 3 mtgs = 45 miles @ \$.55 = 24.75 x 3 mtgs	74.25
Building Permit/Application	<u>824.40</u>
Total Nnew Building Other	50,096.65
<b>Fire displacement Costs</b>	
Rent for September and October	1,000.00
November Lease Payment	500.00
Surveying Services related to construction of new church	2,500.00
Invoice 201168 - 25% of project complete	4,000.00
Invoice 201181 - 75% of project complete	8,000.00
3 hrs Childcare for Friday Oct 21 Recovery Team Pot Luck	45.00
3 hrs Childcare for Recovery Team Pot Luck	22.50
Preperation of report and damage assessment of pipe organ for ins	100.00

**Unitarian Universalist Church of Brunswick**

**Selected Statistics**

**As of May 6, 2012**

UUCB Has no Debt or Mortgage

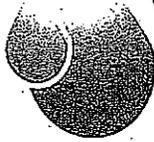
Credit Card Balances are Paid in Full Monthly

Annual Operations Budget is Balanced

**Asset Valuations**

Pleasant Street Site (estimated)	\$ 200,000
Gurnett Road Land (estimated)	200,000
Long term Investment Portfolio	311,000
Fire Related Liquid Investemnt Acct	872,559
Fire Related Money Market Investments	21,000
Fire Related Insurance Receivables	455,000
Capital Campaign Received & Estimated Receivable	<u>850,000</u>
Total Asset valuations	<u>\$ 2,909,559</u>

BRUNSWICK & TOPSHAM  
WATER DISTRICT



Alan J. Frasier, PE  
General Manager

Craig W. Douglas, PE  
District Engineer

PO Box 489  
Topsham, Maine 04086  
Telephone (207) 729-9956  
Fax (207) 725-6470

Daniel O. Knowles, CPA  
Director of Finance and  
Data Management Systems

William G. Alexander, Jr.  
Operations Manager

May 1, 2012

Joseph J. Marden, P.E.  
Sitelines  
8 Cumberland Street  
Brunswick, ME 04011  
Via email: [jmarden@sitelinespa.com](mailto:jmarden@sitelinespa.com)

RE: Church at Pleasant and Middle Street Reconstruction; Brunswick

Dear Mr. Marden:

This letter is to inform you that the District has the ability to serve the referenced project, and will provide service in accordance with Maine Public Utilities Commission and Brunswick & Topsham Water District Rules and Regulations.

Service must be taken from a public main in the street on which the property fronts. According to your preliminary utility plan, a new 2" domestic service and 6" fire service is required for the project. In order to properly size the water meter and verify the new domestic service line size is adequate, the District requires the customer to provide us with the estimated peak flow in gallons per minute.

The District requires the customer or its authorized agent to make application for service for all new service and meter installation requests. An application form is enclosed for your convenience. Again, we require that the customer provide us with the estimated peak domestic demand so that we may properly size the meter. If sprinklers are proposed, the sprinkler system designer should specify the service size required.

Please keep us informed as this project progresses. If you have any questions, please call.

Yours truly,

Eric Gagnon  
Engineering Technician

Enc.

Cc: Craig Douglas

**Approved Findings of Fact  
Unitarian Universalist Church  
Certificate of Appropriateness  
Village Review Board  
Review Date: May 15, 2012**

**Project Name:** Unitarian Universalist Church  
**Case Number:** VRB – 12-002  
**Tax Map:** Map U13 Lot 73  
**Applicant:** Unitarian Universalist Church of Brunswick  
15 Pleasant St  
Brunswick, Maine

**PROJECT SUMMARY**

The Unitarian Universalist Church of Brunswick submitted an application for a Certificate of Appropriateness to construct a church at 15 Pleasant Street. The applicant reviewed preliminary plans with the Board on February 23, 2012.

The property is located in the Town Center 1 (TC1) District and Village Review Overlay Zone.

The church site plan will be reviewed by the Planning Board prior to construction.

**Review Standards from Section 216.9 of the Town of Brunswick Zoning Ordinance**

**216.9.A. Buildings and Other Structures**

- 1.a) *To the greatest practical extent, structures that contribute to the character of the Village Review Zone shall remain unaltered. New construction is proposed for the parcel at 15 Pleasant St. The Board finds the provisions of Section 216.9.A.1.a. are not applicable.*
  
- 1.b) *Any alteration of existing properties shall be compatible with their historic character, as well as with any surrounding properties. The design of the new church represents a compatible alteration to the existing property at 15 Pleasant St. as a church building previously occupied the parcel. The new building will complement the existing historic character of the area. The Board finds the provision of Section 216.9.A.1.b. is satisfied.*

- 1.c) *New construction shall be compatible with surrounding historic properties. The design of the new church is compatible with surrounding properties including the library to the west and the post office to the northwest. The Board finds the provision of Section 216.9.A.1.c. is satisfied.*
- 1.d) *All Certificates of Appropriateness for new construction, alterations or demolition shall be in accordance with applicable requirements of both this ordinance and the US Secretary of Interior's Standards for Rehabilitation of Historic Buildings. The design of the new church is in accordance with applicable requirements of both this ordinance and the US Secretary of Interior's Standards for Rehabilitation of Historic Buildings. The Board finds the provision of Section 216.9.A.1.d. is satisfied.*
- 1.e) *The Village Review Board's application of the US Secretary of Interior's Standards will be in accordance with the Board's Design Guidelines. The Village Review Board's application of the US Secretary of Interior's Standards is in accordance with the Board's Design Guidelines. The Board finds the provision of Section 216.9.A.1.e. is satisfied.*

**APPROVED MOTIONS**  
**15 Pleasant St**  
**Case Number 12-002**

**Motion 1:** That the Certificate of Appropriateness application is deemed complete.

**Motion 2:** That the Board approves the Certificate of Appropriateness for a new church at 15 Pleasant Street as outlined in the application with the following condition:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

**BRUNSWICK PLANNING BOARD  
TUESDAY, MARCH 13, 2012**

**MEMBERS PRESENT:** Chairman Charlie Frizzle, Vice Chair Margaret Wilson, Dana Totman (arrived at 7:10), Richard Visser and Steve Walker

**STAFF PRESENT:** Anna Breinich, Kris Hultgren

A meeting of the Brunswick Planning Board was held on Tuesday, March 13, 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 12-008 – Hanger 5 Special Permit – The Board will hold a public hearing on a **Special Permit** application submitted by the Midcoast Regional Redevelopment Authority to allow for events, exhibits and assemblies in Hanger 5 at 112 Orion Street Unit 1. (**Assessor's Map 40 Lot 0**) in the **Base Reuse Zone and Aviation Related Business Sub-district**.

Kris Hultgren began by reviewing his Memo to the Planning Board dated March 9, 2012 and stated that this application is to add a special events use to the the former Brunswick Naval Air Station, Hanger 5. Kris stated that this application is complete and noted that there has been no public comment regarding this application prior to the meeting.

Dave Markovchick, Economic Development Manager for Maine Regional Redevelopment Authority (MRRA), stated that they would like to have the special events use in Hanger 5 as an interim use until the facility is leased out to an aeronautical firm. Dave stated that the facility is 90,000 square feet of open space that is in demand in southern/ midcoast Maine and they would like the opportunity to produce some revenue for MRRA and to all for public benefit. Dave stated that this permit would allow for special events such as exhibits and assemblies.

Charlie Frizzle asked staff if this was before the Planning Board because it is a use not listed in the Brunswick Zoning Ordinance or the Base Conveyance; Kris Hultgren replied that Charlie was correct.

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

Margaret Wilson asked what the thinking was in terms of interim. Dave Markovchick reapplied that an example would be a boat show; none would be long standing.

**MOTION BY MARGARET WILSON THAT THE SPECIAL PERMIT IS DEEMED COMPLETE. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

**MOTION BY STEVE WALKER THAT THE SPECIAL PERMIT IS APPROVED WITH THE STANDARD CONDITION. SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.**

**MOTION BY RICHARD VISSER THAT THE DEVELOPMENT REVIEW APPLICATION IS DEEMED COMPLETE. SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.**

**MOTION BY STEVE WALKER THAT THE DEVELOPMENT REVIEW APPLICATION IS APPROVED WITH THE STANDARD CONDITION. SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.**

Dana Totman arrived to meeting at 7:10 P.M.

**Workshop:** The Board will review and comment on changes to Chapter 4 of the Zoning Ordinance.

Margaret Wilson reviewed the history of the changes made at previous workshops and asked the board if this version reads better/easier and to look at grammar and numbering. Margaret stated that text which was free standing and is substantive has been included in the Development Review Table. Anna Breinich stated that staff has reviewed Chapter 4 of the Zoning Ordinance and attempted to remove information not needed/redundant. Anna stated that the other focus has been to streamline the process. Anna reviewed her handout, Chapter 4 Revisions, and noted that the substantive changes included:

- Removal of Master Plan Requirement for streamlined plan submission.
- Made vesting clearer: begins as a Planning Board action to determine completeness of application.
- Revised Common development plan.

Anna stated that once the Planning Board has done their final review of Chapter 4, it will be sent to the Town Attorney for legal review; the intent is that Chapter 4 and Chapter 5 of the ordinance can stand alone as the Planning Board moves on to revising the remaining chapters of the ordinance.

Margaret Wilson advised the Board that this is the time to forward to staff any grammar and formatting issues. Margaret reviewed changes in the Development Review Table and stated that the text which previously followed the table has been taken out and placed within the chart. Steve Walker replied that the changes look great but noted that it is odd that the Natural Resource Protection Zone (NRPZ) is not necessarily a use but an overlay and suggested that a blanket statement be added asking applicants to check overlay standards for other performance standards. Anna Breinich replied that it is impact criteria that will trigger review and it was decided that staff would review this area again and develop some examples. Dana Totman asked if this rewrite would be an opportunity to increase impervious surface areas for lots being redeveloped; Dana stated that there is no reference to existing impervious surface. Kris Hultgren suggested adding the word "net" impervious surface into the impervious surface threshold. Dana replied that this may not

be the best way to handle this and stated that there lies opportunity to increase impervious surface. Margaret stated that wording can be added and highlighted; wording to be added to next reiteration for review.

Charlie Frizzle pointed out that in the current Brunswick Ordinance, 1-2 multifamily dwelling units do not require development review, 3-5 units require Minor Development Review; six (6) or more dwelling units are not addressed. Charlie Stated that in the Brunswick Conveyance ordinance, less than 10 units do not require development review and greater than 10 require Major Development Review. Charlie stated that in the current draft, Brunswick Ordinance has been relaxed and now mimics the Brunswick Conveyance ordinance somewhat. 1-10 multifamily dwelling units require Minor Development Review and 10 or more require Major Development Review.

Charlie Frizzle stated that this draft is not ready to be sent to Town Council and suggested scheduling another workshop so that members have another chance to make changes. Charlie asked members to forwards non substantive changes along to staff and to bring any substantive changes to the next workshop scheduled for March 27<sup>th</sup>.

Other

No other business.

Minutes

**MOTION BY CHARLIE FRIZZLE TO APPROVE THE MINUTES OF MARCH 23, 2010. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY BY THOSE PRESENT.**

**MOTION BY DANA TOTMAN TO APPROVE THE MINUTES OF JANUARY 24, 2012. SECONDED BY CHARLIE FRIZZLE, APPROVED UNANIMOUSLY.**

**MOTION BY RICHARD VISSER TO APPROVE THE MINUTES OF FEBRUARY 7, 2012. SECONDED BY DANA TOTMAN, APPROVED UNANIMOUSLY BY THOSE PRESENT.**

Adjourned

This meeting was adjourned at 8:20 P.M.

Attest

Tonya D. Jenusaitis  
Recording Secretary

**BRUNSWICK PLANNING BOARD  
TUESDAY, MARCH 27, 2012**

**MEMBERS PRESENT:** Chairman Charlie Frizzle, Vice Chair Margaret Wilson, Dana Totman, Richard Visser and Steve Walker

**STAFF PRESENT:** Anna Breinich

A meeting of the Brunswick Planning Board was held on Tuesday, March 27, 2012 at Hawthorne School, 46 Federal Street. Vice Chair Margaret Wilson called the meeting to order at 7:00 P.M.

**Workshop:** The Board will review and comment on changes to Chapter 4 of the Zoning Ordinance.

Margaret Wilson began by reminding the Board members that Chapter 4 will not be ready for public comment/review until the completion of Chapter 5; once Chapters 4 & 5 are complete, there will be a legal review followed by a public hearing and then if no other changes are necessary both chapters will be forwarded to Town Council.

Changes / discussions included:

- Section 401.1.a.6, Activities not Subject to Development Review: Charlie Frizzle stated that this should refer to Section 404.1, Minor Development Review Procedure. Margaret Wilson asked if site plans stand alone or if there is a threshold; Anna Breinich replied that this still needs to go through legal review. Anna stated that there are provisions for site plans and how long they are valid in the ordinance; for submittal requirements they are handled the same way as thresholds. Margaret Wilson asked Dana Totman what he thought about increasing impervious surface; Charlie Frizzle replied that he would prefer to take this matter up at another time rather than slow the process down and Dana agreed with Charlie. Dana stated that he stills sees this as an opportunity to increase impervious surface for redevelopment. Anna replied that they will need to be careful about this area and noted that she will ask the Town Attorney how grandfathering is handled as State Law. Margaret replied that the State may regulate but feels that this may be a good area to incentivize.
- Table 401.2, Natural Resource Protection Zone: Margaret Wilson asked if the threshold is met why it does not meet the level of Major Development Review and Anna Breinich replied that she would have staff double check. Charlie Frizzle stated that instead of expanding this table to include all the overlay zones, he suggested creating a new section, 401.2.C, Overlay Zones, that refers to following sections of the ordinance for restrictions / limitations in Overlay Zones. Steve Walker agreed and stated that this would be the cleanest way to add overlay restrictions. Margaret asked if this will impact subdivision requirements and Anna replied that she did not want to address this at this time and would prefer to wait until they work on the Overlay Zones.

- Staff Review: Dana Totman stated that Staff Review consists of 11 members and only requires a quorum of three (3) with a majority approval. He stated that he would prefer an approval vote of three (3). Charlie Frizzle, Margaret Wilson and Richard Visser agreed and it was decided that a Staff Review quorum could remain at three (3) and when voting shall require three (3) affirmative votes when approving.
- Section 404.1, Minor Development Review Procedure: Margaret Wilson stated that this section was missing the introduction paragraph.
- Charlie Frizzle reminded Anna Breinich to define / look-into a definition of Final Plan.
- Page 11, Section 405.2, Delegation Approval Process: Anna Breinich asked if Board members were comfortable with the proposed language. Margaret Wilson stated that this is new to Brunswick and they want to make sure that all members are comfortable with this concept. Charlie Frizzle noted that this was very similar the way that Brunswick Station was handled.
- Page 18, Section 416, Revisions to Approved Plans: Margaret Wilson stated that they should eliminate subsection D and make it the introduction language.
- Table 406, Development Review Time Requirements: Anna Breinich stated that at this time the ordinance requires 18 copies and it was asked at an earlier meeting if this amount was really needed. Anna stated that at this time, staff would still prefer to ask for 18 copies but could reduce it for smaller scale development. It was decided that 18 hard copies will remain but that the language will ask for, not require, a digital copy as well.
- Anna Breinich, Steve Walker and Margaret Wilson discussed that Sections 411 and 511 requirements need to be reflected in the Submission Requirements Table.

Election of Planning Board Officers

**MOTION BY RICHARD VISSER TO RETAIN CURRENT OFFICERS  
CHARLIE FRIZZLE AS CHAIR AND MARGARET WILSON AS VICE CHAIR,  
SECONDED BY STEVE WALKER, APPROVED UNANIMOUSLY.**

Other

- Anna Breinich stated that Mike Line with JHR Development will be coming in soon to ask for another site plan extension.

Minutes

**MOTION BY CHARLIE FRIZZLE TO APPROVE THE MINUTES OF  
FEBRUARY 28, 2012. SECONDED BY DANN LEWIS, APPROVED  
UNANIMOUSLY.**

Adjourned

This meeting was adjourned at 8:20 P.M.

Attest

Tonya D. Jenusaitis  
Recording Secretary