



**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, June 12, 2012**  
**7:00 P.M.**

1. **Case Number: 12-017 Atlantic Coast Towing:** The Board will hold a public hearing on a Special Permit application submitted by Rachel and Charles Louder for a towing service on a parcel located at 84 Old Bath Road (**Assessor's Map 45, Lot 2A**) in the **Mixed Use 1 (MU1) Zoning District.**
2. Minutes
3. Other Business

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.

**APPLICATION/CHECK LIST  
SPECIAL PERMIT FOR UNCLASSIFIED AND OMMITTED USES  
BRUNSWICK PLANNING BOARD**

1. Applicant:

Name: Rachel Lounder + Charles Lounder  
Address: 64 Water St.  
Brunswick, ME 04011  
Phone #: 207-751-6414

2. Business:

Name: Atlantic Coast Towing  
Address: 64 Water St.  
Brunswick, ME 04011  
Phone #: 207-751-6414

3. Property/Building Owner:

Name: Rachel + Charles Lounder  
Address: 84 Old Bath Rd  
Brunswick, ME 04011

4. Assessor's Tax Map # 45 Lot # 2A of subject property.

5. Zoning District MU-1

6. Street Address of Parcel(s) For Consideration: 84 Old Bath Rd.

7. Planning Area (See Appendix I): pg. 168 A2.2

Owner Signature: Rachel Lounder

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

**SUBMISSION REQUIREMENTS**

- Site Plan. If copies are greater than 11" x 17", submit 17 copies of all materials. Otherwise, one copy is sufficient. Site plan should include all elements indicated in the application packet.

On this form, or on a separate letter to the Planning Board, please indicate your responses to the following:

1. How does your application further the Planning Goals for the Planning Area in which your property is located. Please indicate each of the Planning Area Goals with your response.

This is a small scale commercial company on a larger lot with buffers, which is encouraged in this area.

2. How many square feet of space is the proposed use going to occupy? 7,315'

Is this use to be located within an existing structure? NO If a new structure(s) is proposed how many square feet is the structure(s)? 1650 sq. Ft. The building would be 30'x40' + 15'x30' total

3. How many people are to be employed at this site should the Special Permit be granted?

4

4. If this involves a residential component, how many dwelling units are proposed? 0

5. How many customers are likely to use the site during the course of a day? 1 week?

3. Please anticipate peak demand. Only if we towed something there, would someone need to come pick it up + most vehicles are towed to other business

6. How many service vehicles per week do you anticipate? 1

7. What are the sizes of vehicles that will service the business should the Special Permit be granted? 2 Flatbed tow trucks 30'x9' + 1 wrecker tow truck 18'x9' and a light service pickup truck so 4 vehicles altogether.

8. If you are reusing a structure, demonstrate the mutual benefits associated with your application request. (In other words, how will this project provide a benefit to its larger area in spite of the fact that it may be occurring within a pre-existing structure that is generally larger than typically found. We are not reusing a structure, but will use the existing home to live in and do what little secretarial work is needed. Most of the business will be conducted in a new garage to be built.

9. Explain how this application enhances or further maintains a pedestrian oriented character for the larger neighborhood. MU-1 Planning area for zoning district does not strive for pedestrian oriented character.

475'

Woods  
+ Fields

Lot  
2A

Existing  
Horse  
Barn

Existing  
House



Existing driveway

275' road front

# 84

70' New driveway 5h  
age

237'

Old Bath Road





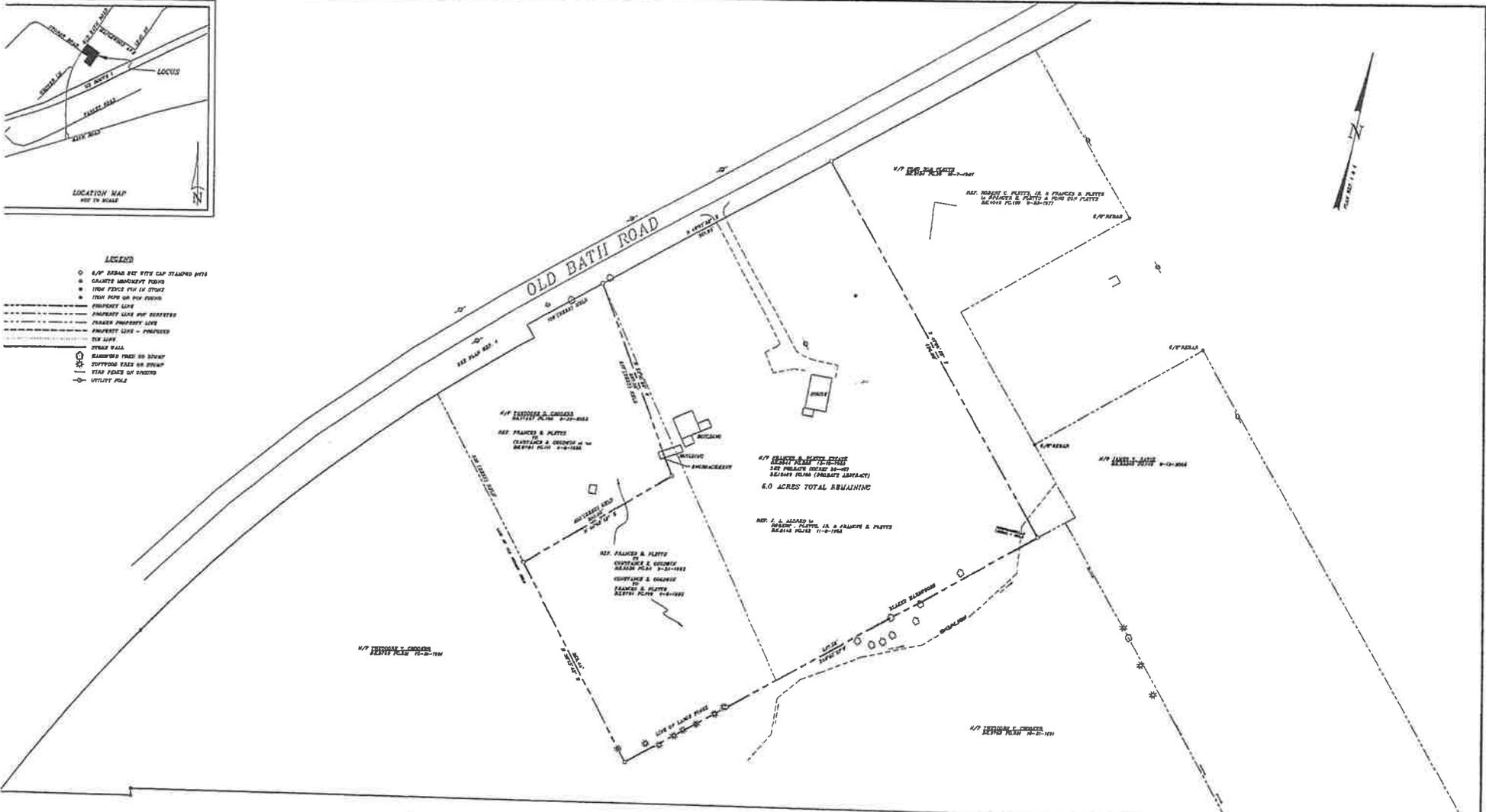
**84 Old Bath Rd**

**Town of  
Brunswick, Maine**

*This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.*



- LEGEND**
- 6"Ø BARS SET 5'12" CAP STAMPED WITH
  - GALVANIZED IRONSTONE PILES
  - IRON PILES 12"Ø IN DIAMETER
  - ▲ IRON PILES 18"Ø IN DIAMETER
  - ◆ IRON PILES 24"Ø IN DIAMETER
  - PROPERTY LINE PER DEEDS
  - - - - - FENCED PROPERTY LINE
  - - - - - PROPERTY LINE - PROPOSED
  - - - - - TIE LINE
  - OTHER WALL
  - BOUNDARY MARKERS ON SURFACE
  - TOPPOED PILES OR SPURS
  - TIE MARKERS OF OWNERS
  - UTILITY PILES



**NEW ROUTE 1**

- REFERENCE PLANS**
- 1) FENCED-IN LANE OF LARRY CONRAD FARMY FIELD AND OLD BATH ROAD, DATED FEBRUARY 15, 1914 BY EARLY DEEDS RECORDING, LLC (10-14-14)
  - 2) HANFORD MAPS, MAPS 2004 PLAN SEPARATING WATER PROPERTY & TIE BY BRYAN H. KENNEDY AND EARLY DEEDS
  - 3) HANFORD MAPS, MAPS 2004 PLAN SEPARATING WATER PROPERTY & TIE BY BRYAN H. KENNEDY AND EARLY DEEDS
  - 4) MAINE STATE BUREAU OF CONSTRUCTION ARCHITECTURAL PLAN DATED JULY 1914, S.M.C. FILE 14-102

- NOTES**
- 1) THE LINE OF OLD BATH ROAD SHOWN ON THIS PLAN IS BASED ON A SURVEY OF 1914 WHICH INDICATES THE POSITION OF BOUNDARIES THAT MAY NOT YET BE FOUND IN THE FRONT OF THE SURVEYED PROPERTY.

**CERTIFICATION TO GREGORY H. PLETTS**  
 TO THE BEST OF MY KNOWLEDGE AND BELIEF I HEREBY CERTIFY TO THE TRUTH AND ACCURACY OF THE FOREGOING SURVEY AND THE PLANNED ERECTURE.

1) NO SEPARATE DEEDS

**RECORDING INFORMATION**  
 STATE OF MAINE, \*  
 COUNTY REGISTRY OF DEEDS

FILE NO. \_\_\_\_\_

BY \_\_\_\_\_



**STANDARD BOUNDARY SURVEY**  
 LAND OF **FRANCES B. PLETTS ESTATE**  
 OLD BATH ROAD (RECORD OWNER)  
 BRUNSWICK, MAINE  
 SCALE: 1" = 50' DATE: JUNE 5, 2012  
 FOR **GREGORY H. PLETTS**  
 BY **BRIAN SMITH SURVEYING, INC.**  
 214 MAIN STREET, BRUNSWICK, MAINE 04015  
 603-753-1500  
 BSM@BRIANSMITHSURVEYING.COM

**NOTIFICATION  
SPECIAL PERMIT APPLICATION  
FOR UNCLASSIFIED AND OMMITTED USES**

Pursuant to Section 701 of the Brunswick Zoning Ordinance, land uses that are neither permitted nor prohibited may be considered by the Planning Board, subject to a Special Permit. Notice is required to be forwarded to any property owner within 200 feet of the lot boundaries of the proposed permit.

Applicant: Charles Lounder + Rachel Lounder

Business Name: Atlantic Coast Towing

Proposed Land Use: Towing Business at Home

Street Address of Property: Old Bath Road

Zoning District of Property: U-1

The Planning Board will conduct a PUBLIC HEARING on this Special Permit application on \_\_\_\_\_. As a person entitled to notice, you may submit comments on the proposal to the Planning Board, or may provide testimony at the Public Hearing. The Planning Board may deny the Special Permit if it finds that, based on evidence provided by persons entitled to notice that the proposal shall 1) adversely effect the enjoyment or use of your property; or 2) that the proposal will devalue such property.

The application is on file at the Planning Office. For further information contact 725-6660.

**Draft Findings of Fact  
Special Permit (Section 701)  
Atlantic Coast Towing  
Planning Board Review Date: June 12, 2012**

**Project Name:** Atlantic Towing  
**Case Number:** 12-017  
**Tax Map:** Map 45, Lot 2A  
**Applicant:** Rachel and Charles Launder  
64 Water St  
Brunswick, Maine 04011

**PROJECT SUMMARY**

**Case No. 12-017 Atlantic Coast Towing:** The Board will hold a public hearing on a Special Permit application submitted by Rachel and Charles Lounder for a towing service on a parcel located at 84 Old Bath Road (**Assessor's Map 45, Lot 2A**) in the **Mixed Use 1 (MU1) Zoning District**.

Atlantic Coast Towing proposes to move its operations from 64 Water Steet in Brunswick to 84 Old Bath Road. This type of use is omitted from the use table and requires a Special Permit. The project is located in the Mixed Use 1 zoning district and within the Rural Residential Planning Area and within the town's growth zone. The applicant is seeking permission for the use before applying for Minor Development Review.

**Motion 1:** That the Special Permit application is deemed complete.

**Review Standards from Special Permits Section 701.2 of the Town of Brunswick  
Zoning Ordinance**

The following standards set forth herein shall be applied, where applicable, by the Planning Board when considering an application for Special Permit. The burden of proof of compliance with these standards rests solely with the applicant.

**A2.1 Rural Residential Planning Areas**

1. The purpose of Rural Residential Planning Area is to allow low-density residential and compatible non-residential uses in rural areas where

agriculture is not the predominant use. Small-scale commercial uses are encouraged where they will not adversely affect nearby residential uses. High-impact and large-scale commercial uses are discouraged.

2. Rural Residential Planning Areas includes the following zoning districts: CR (Country Residential) and MU1 (Lower Old Bath Road) Districts.

*The development proposes a towing business to the property located at 84 Old Bath Road in the MUI Zoning District. This type of use is appropriate for the Rural Residential Planning Area because it is a small scale commercial use in an area where this type of activity is encouraged.*

*The Planning Board finds the proposed use furthers the planning goals of the Rural Residential Planning Area.*

- A. The application is compatible in scale to its surroundings. In making this finding, the Planning Board shall consider the size and mass of buildings where new structures are being proposed, the number of employees, residents or customers, and the size and number of vehicles servicing the use. Notwithstanding the foregoing, when the Special Permit is proposed for a pre-existing structure, the Planning Board may find that the proposed use is compatible with its surroundings, even though it is out of scale and design with such surrounding properties if the applicant can demonstrate that the proposal will achieve mutual benefits without compromising any of the standards found in this ordinance.**

*The new use proposes a 40'x45' garage where the primary functions of the business will happen. There are other similar sized buildings in the area. This building is compatible in scale to its surroundings. The business will employ four people.*

*The Planning Board finds that the use is compatible with the scale of surrounding development.*

- B. The application is harmonious in design to its surroundings. In making this finding, the Planning Board shall consider building and window proportions, roof-lines, spacing of doors and windows, as well as orientation to public streets.**

*The size of the garage that will house the primary functions of the business is not out of scale with other businesses in the area. The construction of the building will be subject to Minor Development Review.*

*The Planning Board finds the application is harmonious in design and compatible to the surrounding area.*

**C. The application further maintains or enhances a pedestrian oriented character in planning districts where such character is encouraged.**

*The Rural Residential Planning Area does not explicitly encourage a pedestrian oriented character. The existing pedestrian character of the area will be maintained.*

*The Planning Board finds that the application maintains the pedestrian character in the MUI Planning District.*

**D. The application will not violate any standard of this Ordinance.**

The proposed development will not violate any standard in the Zoning Ordinance.

*The Board finds that the application will not violate any standard in the Zoning Ordinance.*

**Notwithstanding the foregoing, the Planning Board shall deny an application for a Special Permit if, in its determination, substantive, objective evidence from one or more persons entitled to notice is presented that reasonably demonstrates that:**

- 1. The proposal will adversely affect the enjoyment or use of that person's property; or**
- 2. The proposal will devalue such property.**

*The Board finds that no person entitled to notice has presented substantive, objective evidence reasonably demonstrating that the proposed development will adversely affect the enjoyment of that person's property or that it will devalue such property.*

**Development Review Submission Requirements, Waivers, Sketch and Final Plan Approval.**

Proposals requiring a Special Permit are also require Development Review approval. Upon final review and approval of the development review application by the Planning Board, the applicant will demonstrate that the project meets the requirements of the Zoning Ordinance.

**Draft Motions**

**Motion 2:** That the Special Permit 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.

### **Planning Board Denial of Special Permits**

If the Planning Board denies an application for Special Permit, the Planning Board's decision is not subject to any appeal. However, the applicant may apply to the Town Council for a zoning amendment as provided for by Section 108 of the Town of Brunswick Zoning Ordinance.

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

**MEMBERS PRESENT:** Chairman Charlie Frizzle, Vice Chair Margaret Wilson, Dann Lewis, 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 still 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 a minimum of 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, Common Development 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 to 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

**BRUNSWICK PLANNING BOARD  
TUESDAY, MAY 22, 2012**

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

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

A meeting of the Brunswick Planning Board was held on Tuesday May 22, 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.

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

Kris Hultgren reviewed his Memo to the Planning Board dated May 17, 2012 and stated that the developers are requesting an extension of their site plan and subdivision approvals. He stated that the plan was originally approved in June, 2008 and a site plan extension was granted in 2010. Kris stated that they are seeking another 2 (two) year site plan extension along with a subdivision extension good for 5 (five) years. Kris stated that Kevin Clark from Sitalines for JHR Development was present to answer any questions; no questions were asked.

**MOTION BY DANA TOTMAN TO APPROVE THE EXTENSION OF THE BRUNSWICK STATION SITE PLAN FOR 2 (TWO) YEARS AND THE BRUNSWICK STATION SUBDIVISION PLAN FOR 5 (FIVE) YEARS. SECONDED BY JEFF PETERS, APPROVED UNANIMOUS.**

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

Village Review Members Present: Chair Emily Swann, Vice Chair Janet Roberts, Betsy Marr, Laurie Leader arrived at 7:10 and Brooks Stoddard arrived at 7:15

Brett Donham from Donham & Sweeny Architects also representing Douglass Richmond Architects stated that he has met with the Police Department Building Committee roughly ten times for design review and noted that the building designs and layout represent the most appropriate way to put this use on this site located at the corner of Stanwood Street and Pleasant Street. Mr. Donham stated that he is here tonight to identify any adjustments in the design that may steer the committee in another direction or affect the cost estimate of the building. He explained that the intent is to present to the Building Committee on their June 12<sup>th</sup> the most accurate cost estimate possible.

Mr. Donham presented a power point presentation to the Planning Board and the Village Review Board.

Chairman Charlie Frizzle of the Planning Board asked members if they had questions. Richard Visser asked if the entrance and exits were placed as far back as possible. Mr. Donham stated that the Stanwood entrance/exit is as far back as possible and added that there are intentions that a slip lane will be added in the future. Mr. Donham stated that the entrance/exit on Pleasant Street is being effected by the location of a 30 caliber Oak Tree which they wish to retain. Emily Swann of the Village Review Board stated that it is appropriate that they intend on keeping the large shady trees as they set tone and continuity.

Margaret Wilson of the Planning Board asked about expansion space and Mr. Donham replied that there is expansion included in the layout; some of the furniture located on the first floor can be removed and in the future expanding out the back and front will be manageable with the current setbacks but noted that they may run into issues with the footprint.

Brooks Stoddard of the Village Review Board commended the architects for the care that they have put into the design of the building.

Dana Totman of the Planning Board, asked if the parking area to the east was a circle or if people will have to go back south to exit. Mr. Donham replied that people will need to go back south and go out the main entrance and noted that people parking there will be employees. Dana stated that in reference to the exits/entrances, if the lower portion of Pleasant Street were to become two-way, issues may arise for those attempting to make a left hand turn into the parking lot, but noted that there isn't typically a lot of traffic going into a police station. Mr. Donham stated that they currently envision the Stanwood Street entrance/exit as the entrance/exit for the Police.

Betsy Marr of the Village Review Board suggested that the window trim be dark green instead of white. Mr. Donham replied that he will note this suggestion for the Building Committee to consider.

Margaret Wilson of the Planning Board stated that she is worried about headlights and the neighbors at night and noted that there will be a fair amount of initial plants but that they will be small in the beginning; she would like consideration for a sweep if people do not exit from the far east. Mr. Donham replied that he will take another look but noted that there are fewer employees exiting/entering for the night shift. Mr. Donham noted that the house located in the lower southeast corner is raised quite a bit, but he will check again.

Janet Roberts of the Village Review Board noted that the Pleasant Street side overhang seems to break up the massing of the building but that it is very utilitarian; she asked what other designs will be available. Mr. Donham replied that there are many options available as well as smaller improvements that will be made as they move further into the process.

Jeff Peters of the Planning Board stated that he would like to see another traffic study through the intersection. He stated that he would like to see how the traffic impact / pattern will be affected on Stanwood Street with the anticipated police entrance/exit location.

Steve Walker noted that the front setbacks seem roomy and asked if it would make sense to bump the building closer to the street. Mr. Donham stated that the Building Committee asked them to look at this and show the committee what the building would look like creeping closer to the street, but noted that they have been asked to leave space at the corner to leave room for a future roundabout.

Chairman Charlie Frizzle of the Planning Board opened the meeting to the public hearing.

Rita Worthing stated that the hip roof helps reduce the mass of the building. She stated that she originally felt that the building should be closer to the street, but with the financing situation she realized that the building couldn't be so close in order to keep the massing down.

Chairman Charlie Frizzle of the Planning Board closed the public hearing.

Chairman Charlie Frizzle of the Planning Board closed the joint workshop with the Village Review Board.

**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.**

Kris Hultgren reviewed his Memo to the Planning Board dated May 17, 2012 and stated that this proposal is to replace the building burnt down in 2011. The proposed structure would attach to an existing 1,728 square building and would have a footprint of 6,044 square feet. Kris stated that the applicant plans to use existing parking with similar traffic impacts as the former building. Kris noted that the applicant received approval from the Village Review Board for the design of the building at their meeting of May 15, 2012.

Kurt Neufeld from Sitelines stated that in 2011 the church sustained substantial structural damage due to 100 year old faulty wiring. He stated that after considering moving to church owned property on Gurnet Road, they realized that the church was fabric in the downtown area. Kurt stated that the original location is small and they intend to take what was a two-story church to a one-story church with useful area. The changes to the location will include a landscaping change on the corner of Pleasant and Middle Street with 3 (three) new trees, bushes and shrubs. Kurt stated utilities are all set and Central Maine Power will drop a new line; they are currently seeking to place the lines on Middle Street underground. The entrance will be located on Middle Street. Kurt reviewed the

building plans and the location where they intend to join the new addition to the Pennell House. He stated that elements of the design include a frosted glass tower, the existing bell in the bell loft, rose window, highlight windows on the sides, green roof with plants, and clapped siding.

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

Richard Visser noted that there was a fair amount of discussion on parking and asked how many the sanctuary seats. Kurt Neufeld replied that he believed it seats roughly 250 people and noted that the new design is much more efficient than the old church. Richard stated that usually a church is considered full at 70% with roughly 2.3 persons per vehicle; in the past this has been workable, but asked staff if there needs to be any waivers since it is new construction. Kris replied no and stated that the Codes Enforcement Officer and Planning Staff met with the applicant specifically about parking and based on the analysis of the old building square footage and the new building square footage, along with the fact that the sanctuary is technically smaller, the grandfathering clause still applies.

Steve Walker noted that in the Village Review Board notes for Pleasant Street, they asked Sitelines to look into adding an eyebrow and asked if this was added. Kurt Neufeld replied that it was added.

Chairman Charlie Frizzle opened the public hearing; no public present and the public hearing was closed.

**MOTION BY STEVE WALKER THAT THE BOARD WAIVE 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

**SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.**

**MOTION BY STEVE WALKER THAT THE SKETCH AND FINAL PLAN IS APPROVED WITH THE FOLLOWING CONDITION.**

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and material submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing official, 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.

**SECONDED BY DANA TOTMAN, APPROVED UNANIMOUSLY.**

Other

No other business.

Minutes

**MOTION BY MARGARET WILSON THAT THE MINUTES OF MARCH 13, 2012 BE APPROVED. SECONDED BY RICHARD VISSER, APPROVED AMONG THOSE PRESENT.**

Adjourned

This meeting was adjourned at 8:40 P.M.

Attest

Tonya D. Jenusaitis  
Recording Secretary