



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 26, 2012
7:00 P.M.**

1. **Case Number: 12-020 Medical Office Building:** The Board will review a sketch plan application submitted by Priority Group, LLC to construct a medical office building at 14 Thomas Point Road (**Assessor's Map CC1, Lots 26 & 42**) in the **Cooks Corner (CC) Zoning District**.
2. **Workshop:** The Board will review a proposal to increase the maximum footprint of structures in the Residential 3, 4, 5, 6 and 7 Zoning Districts.
3. Minutes
4. 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.

MEMO

To: Planning Board
From: Kris Hultgren, Town Planner
Date: June 21, 2012
Subject: Planning Board Meeting: June 26, 2012

This memo provides information about the agenda in advance of the Board's June 26, 2012 meeting.

Case Number: 12-020 Medical Office Building: The Board will review a sketch plan application submitted by Priority Group, LLC to construct a medical office building at 14 Thomas Point Road (**Assessor's Map CC1, Lots 26 & 42**) in the **Cooks Corner (CC) Zoning District**.

The Board will review a sketch plan that proposes a 15,000 square foot addition to an existing building at 14 Thomas Point Road with 78 parking spaces. Medical offices and a field house for physical therapy are the intended uses. This project is proposed in the Cooks Corner Zoning District and the Cooks Corner Design Standards apply. A copy of the Design Standards is available through the town's website here: <http://www.brunswickme.org/departments/planning-development/plans-reports-other-documents/>

The Staff Review Committee met about the project on June 18. A copy of the meeting notes is part of this packet.

Staff finds the sketch plan application complete.

Draft Motion 1: The Planning Board finds the sketch plan application complete.

Draft Motion 2: The Planning Board approves the sketch plan as proposed.

If the Board approves the sketch plan staff will schedule the final plan review once the additional submission requirements are provided by the applicant.

Workshop: The Board will review a proposal to increase the maximum footprint of structures in the Residential 3, 4, 5, 6 and 7 Zoning Districts.

Please see the attached memo from Anna Breinich.

Minutes

No minutes are part of the packet.

Thank you and please contact the Planning & Development Department with questions.
725-6660 x222 khultgren@brunswickme.org



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

6/18/12

1. **Case Number: 12-020 Medical Office Building:** The Committee will review and comment on a sketch plan application submitted by Priority Group, LLC to construct a medical office building at 14 Thomas Point Road (**Assessor's Map CC1, Lots 26 & 42**) in the **Cooks Corner (CC) Zoning District**.

In attendance: Cathy Donovan (Assessing), Jeff Hutchinson (Codes Enforcement), Rob Pontau (Sewer Department), Kris Hultgren (Planning Department), Anna Breinich (Planning & Development)

Applicant: Jim Howard, Wes Thames, Curt Neufeld P.E

Curt Neufeld presented the project to the Committee. He reviewed the site plan noting an additional entrance to the site, the additions to the existing structure, utility and stormwater information. He noted that all stormwater will be retained on site.

Rob Pontau of the Sewer Department noted that a sewer permit for the net increase is required. He also asked the applicant to note if any biomedical waste will be used and how it will be disposed. Rob does not anticipate a problem with issuing a capacity of serve letter.

Jeff Hutchinson asked about parking. The applicant meets the standard if the office building standard of 3 spaces per 1,000 sf is used. The field house portion will not all be considered a medical office use as physical therapy will use much of the space but no one anticipates a parking problem.

Anna Breinich asked about a sidewalk in front of the structure on Thomas Point Road as required by the Cooks Corner Design Standards. The applicant and staff discussed the lack of room in the front of the building and also noted that the realignment of Thomas Point Road may happen which would provide a better opportunity to fit in a sidewalk. The Planning Board must waive the requirement that a sidewalk be installed in the front of the building in the Cooks Corner Zone.

The applicant and staff discussed landscaping. A landscaping plan isn't required until final plan review but the applicant may submit one for sketch plan. The applicant assured staff that the site will be well landscaped. Peter Baecher will review the landscaping plan once submitted.



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A traffic study was conducted by Diane Moribito to assess the level of service at the Thomas Point Road and Bath Road intersection. The traffic study, which needs to be submitted for final plan review, showed that the level of service will remain a "C" once the development is built out.

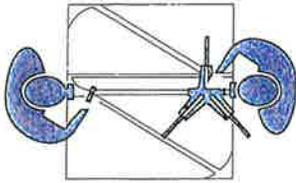
Kris Hultgren noted that bike facilities are part of the CC Design Standards and the applicant said they would include one on an updated plan. A stockade fence will be around the dumpster instead of the slatted chain link fence shown on the first sketch plan.

For sidewalk installations, the Cooks Corner Design Standards require "concrete pavers or other decorative materials" for this section of Thomas Point Road.

Crosswalks are required at the entrance driveways and the applicant will add those to the plan.

The Cooks Corner Design Standards require that 10-15% of the parking lot be landscaped and the applicant agreed to include this calculation on their next plan.

The Planning Board will review the sketch plan at its June 26 meeting.



June 5, 2012

2052-7

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

Re: **Sketch Plan Application**
PROPOSED MEDICAL OFFICE DEVELOPMENT
14 THOMAS POINT ROAD, BRUNSWICK, MAINE
Tax Map CC1, Lot 26 & 42

Dear Kris:

Enclosed please find ten (10) copies of a Sketch Plan Application and supporting materials for the development of a medical office building and field house, with associated parking, infrastructure and landscaping to be located along Thomas Point Road. Priority Group, LLC proposes to expand the existing commercial building located on the site and construct an attached field house building to be used for rehabilitation facilities. The proposed building expansion, and attached field house, will be single-story buildings without basements. This letter is intended to summarize the project in order to facilitate the review process.

PROPERTY

Priority Group, LLC owns or is under contract to purchase, two parcels of land located at 14 Thomas Point Road. The two parcels contain 1.79± acres and both parcels have frontage on Thomas Point Road. The proposed site has previously been developed, and is currently occupied by a 1.5-story 5,000 s.f. footprint commercial building and associated infrastructure. The building was originally occupied by a "Radio City" store, and is now partially occupied by a tattoo parlor. The existing improvements result in approximately 17,235 s.f. of impervious area. The property is located in the Cook's Corner Center Zone (CC), in which Professional Office is a Permitted Use.

SITE DESIGN

As part of the proposed development, the existing 5,000 s.f. commercial building will be expanded by 5,000 s.f. and an attached 10,000 s.f. footprint field house will be constructed. The existing parking lot will be reconstructed and enlarged in order to accommodate the parking demand for the additional buildings. The current design, including all phases, represents approximately 60,369 s.f. of impervious surface, or an increase of 43,088 s.f. The development provides a total of 78 parking spaces, including four (4) ADA compliant spaces. The site will be accessed via an existing driveway curb cut and a proposed curb cut from Thomas Point Road.

As the project disturbs more than one acre of area, but results in less than an acre of new impervious area, a Stormwater Permit-by-Rule will be required for the project. A copy of the application will be forwarded to the Town upon completion.

SITELINES, PA

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

Stormwater runoff from the existing development is directed to a shallow basin located to the rear of the parcel for infiltration. This basin was observed to be empty after recent rainfalls in excess of six (6) inches of precipitation, providing evidence the soils are well suited for infiltration. Stormwater runoff for the proposed redevelopment will be collected and retained on-site, where it will be directed to a new subsurface infiltration system. No connection will be made to the storm drain system in Thomas Point Road. A geotechnical study will be completed to confirm the capacity of the existing soils for infiltration and guide the final design. The Geotechnical Report, Stormwater Management Plan, and supporting calculations will be submitted with the Final Plan Application.

Based on the specifics of the project, the applicant will request waivers for the following application items:

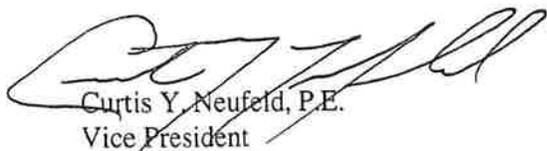
- Class A Soil Survey. The project is located on soils suitable for the proposed use. The site is served by municipal water and sewer, so no wells or subsurface disposal systems will be required, which may necessitate a soils survey.
- Profile, cross-section dimensions, curve radii of existing streets.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

SUMMARY

We trust that this information satisfactorily addresses the requirements for Sketch Plan Review and we look forward to meeting with you and the Planning Board at their June 26, 2012 meeting to gain their approval.

We appreciate your assistance with this project. Should you have any questions, please call or contact me via cneufeld@sitelinespa.com.

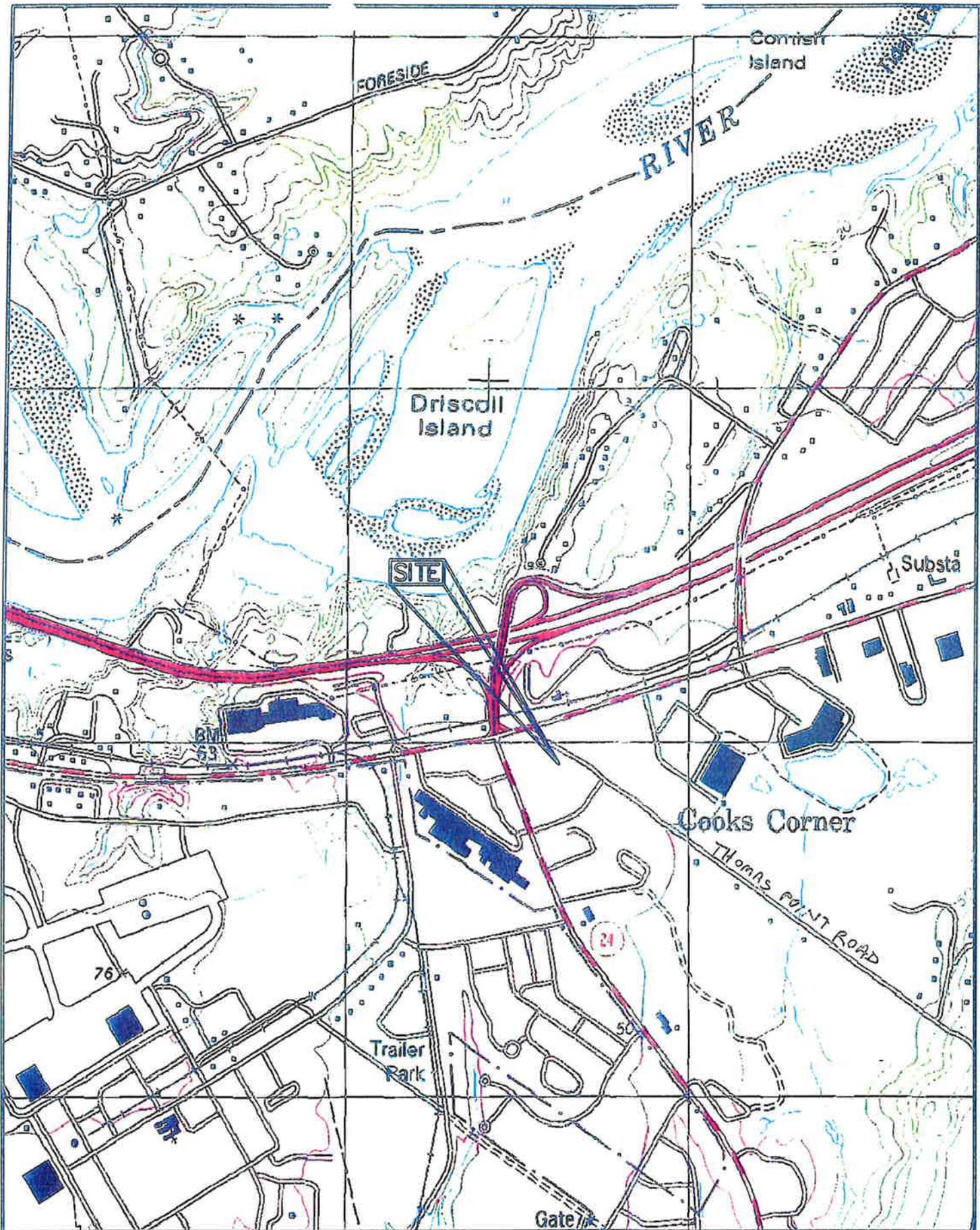
Very truly yours,


Curtis Y. Neufeld, P.E.
Vice President

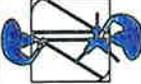
Enclosures

cc: Jim Howard, Priority Group





SHEET: 1 OF 1



SITELINES
ENGINEERS PLANNERS

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

USGS LOCATION MAP
 PROPOSED MEDICAL OFFICE DEVELOPMENT
 PRIORITY GROUP, LLC
 14 THOMAS POINT ROAD

DATE: 5/25/12
SCALE: NOT TO SCALE
JOB: 2052
FILE: 2052-USGS

**MAJOR DEVELOPMENT REVIEW
SKETCH PLAN APPLICATION**

1. Project Name: Medical Office Development

2. Project Applicant
Name: Priority Group, LLC c/o Jim Howard
Address: 2 Main Street
Topsham, Maine 04086
Phone Number: 207-373-1251

3. Authorized Representative
Name: Sitelines, P.A. Attn: Curtis Y. Neufeld, P.E.
Address: 8 Cumberland Street
Brunswick, ME 04011
Phone Number: 207-725-1200 ext. 18

3. List of Design Consultants. Indicate the registration number, address and phone number
Of any engineer, surveyor, architect, landscape architect or planner used:
 1. Engineer: Curtis Y. Neufeld, PE #9779, Sitelines, P.A., 207-725-1200 ext. 18
 2. Surveyor: Kevin P. Clark, PLS #2245 Sitelines, P.A., 207-725-1200 ext. 14
 3. Architect: Mark Senglemann, ALPHAArchitects, 207-761-9500

5. Physical location of property being affected: 14 Thomas Point Road

6. Lot Size: 1.79 acres

7. Zoning District: CC

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? Refer to Cover Letter

9. Assessor's Tax Map CC1 Lot Number 26 & 42 of subject property.

10. Brief description of proposed use: Refer to Cover Letter

11. Describe specific physical improvements to be done: Refer to Cover Letter

Owner Signature: _____

Applicant Signature (if different):  (AGENT)

Required Attachments (by Applicant):

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

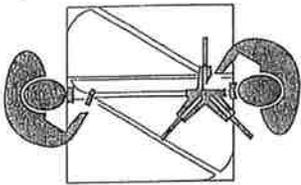
Required Attachment (by Planning and Development Department):

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

SKETCH PLAN REQUIREMENTS

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

Item	O	S	NA	W	P	Comments
Indicate Variances Granted			X			
Indicate Special Permits			X			
Indicate Special Exceptions			X			
Date, north point, scale		X				
Land area, existing use of the property, location of proposed development, locations reserved for future development		X				
Tentative rights-of-way locations, lot lines, lot numbers, lot areas		X				
Estimated soil boundary locations from the Soil Conservation Service Medium Intensity Soil Survey noting areas of severe and very severe soil limitations		X				
Existing natural, topographical, and cultural features including areas of steep slopes, bedrock outcrops, ponds, streams, aquifers, and other water bodies, wetlands, groundwater recharge areas, slumps, flood hazard areas, trees, and other vegetation, excavation sites, stone walls, net site area, historic and archeological sites, structures, or districts, and any other pertinent features.		X				
Tentative locations of proposed structures, owners of existing structures, and neighboring land uses		X				
Special conservation and recreation areas			X			
Location map		X				
Zoning information, including the zoning district(s) in which the property is located and the location of any overlay zones depicted on the plan.		X				
Any conditions imposed by previous development on the site.		X				None Imposed.
Other information Planning Board/Staff Review Committee deems necessary to conduct an informed review.			X			
Letter of consent signed by property owner authorizing the development review application in cases where applicant is not the owner of the property.			X			
Application Fee		X				Provided under separate cover
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1			X			
Open Space Development: Request for Bonus Density			X			



May 29, 2012

2052-2

Mr. Wes Thames
Priority Group, LLC
2 Main Street
Topsham, ME 04086

Re: Designation of Agent Authorization
Medical Office Development, 14 Thomas Point Road, Brunswick, ME 04011

Dear Wes:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Priority Group, LLC, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed Medical Office Development to be located at 14 Thomas Point Road in Brunswick, ME.

Sincerely,

Joseph J. Marden, P.E.
Project Engineer

The undersigned hereby gives Sitelines, PA the authority to act as agent for Priority Group, LLC, for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

Wes Thames, Vice President; Construction

5/29/12

Date

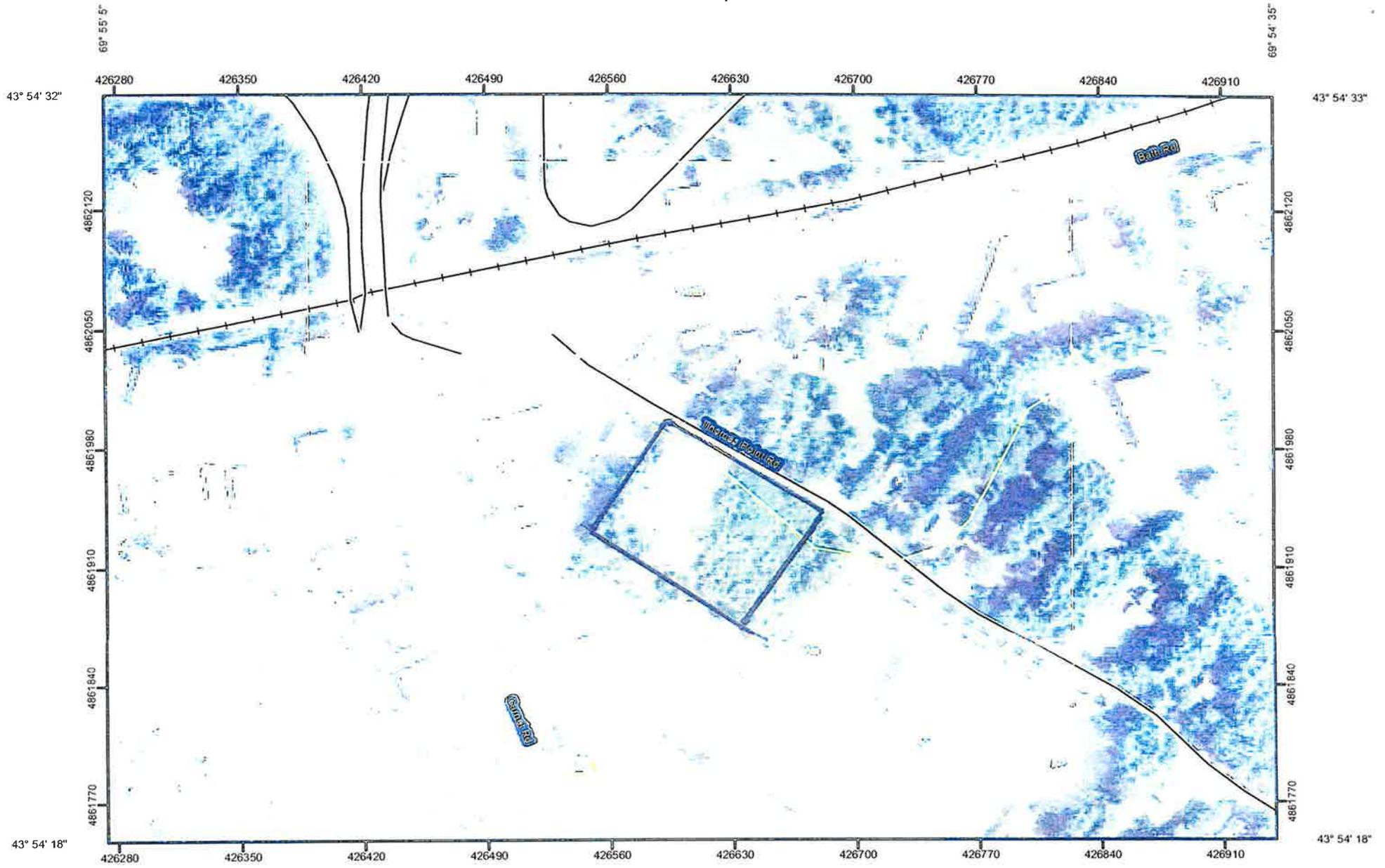
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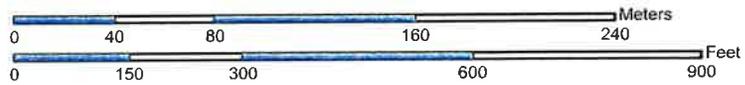


**Project location:
14 Thomas Point Road**

Custom Soil Resource Report Soil Map



Map Scale: 1:3,160 if printed on A size (8.5" x 11") sheet.



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)		Very Stony Spot
Area of Interest (AOI)		Wet Spot
Soils		Other
Soil Map Units		
Special Point Features	Special Line Features	
		Gully
		Short Steep Slope
		Other
	Political Features	
		Cities
	Water Features	
	Streams and Canals	
	Transportation	
		Rails
		Interstate Highways
		US Routes
		Major Roads
		Local Roads
		
		
		
		
		
		
		
		

MAP INFORMATION

Map Scale: 1:3,160 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 19N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
 Survey Area Data: Version 7, Jan 8, 2009

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Au	Au Gres loamy sand	0.1	0.2%
Wa	Walpole fine sandy loam	13.4	34.6%
WmB	Windsor loamy sand, 0 to 8 percent slopes	25.3	65.2%
Totals for Area of Interest		38.8	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If

Custom Soil Resource Report

intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Cumberland County and Part of Oxford County, Maine

Au—Au Gres loamy sand

Map Unit Setting

Elevation: 200 to 1,800 feet

Mean annual precipitation: 34 to 50 inches

Mean annual air temperature: 41 to 45 degrees F

Frost-free period: 90 to 130 days

Map Unit Composition

Au gres and similar soils: 85 percent

Description of Au Gres

Setting

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: About 0 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Low (about 3.6 inches)

Interpretive groups

Land capability (nonirrigated): 4w

Typical profile

0 to 10 inches: Loamy sand

10 to 32 inches: Loamy sand

32 to 65 inches: Sand

Wa—Walpole fine sandy loam

Map Unit Composition

Walpole and similar soils: 85 percent

Description of Walpole

Setting

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Custom Soil Resource Report

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 5.7 inches)

Interpretive groups

Land capability (nonirrigated): 4w

Typical profile

0 to 8 inches: Fine sandy loam
8 to 20 inches: Fine sandy loam
20 to 65 inches: Gravelly loamy sand

WmB—Windsor loamy sand, 0 to 8 percent slopes

Map Unit Setting

Elevation: 300 to 2,200 feet
Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 70 to 160 days

Map Unit Composition

Windsor and similar soils: 85 percent

Description of Windsor

Setting

Landform: Outwash terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.3 inches)

Interpretive groups

Land capability (nonirrigated): 3s

Typical profile

0 to 6 inches: Loamy sand

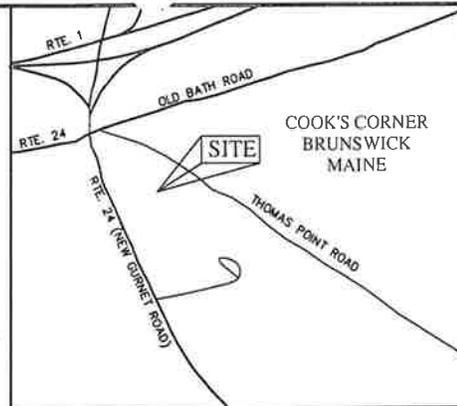
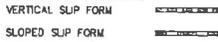
6 to 26 inches: Loamy sand

26 to 65 inches: Gravelly sand

SIGN LEGEND:



CURBING LEGEND:



LOCATION MAP
NOT TO SCALE

PLAN REFERENCE:

- "BOUNDARY AND TOPOGRAPHIC PLAN OF LAND OF PRIORITY HOLDINGS, LLC - THOMAS POINT ROAD, BRUNSWICK, MAINE" DATED MARCH 3, 2005 PREPARED BY DIRIGO LAND SERVICES, INC. OF BATH, MAINE
- "PLAN OF STANDARD BOUNDARY SURVEY PROPERTY OF: DEVELOPERS DIVERSIFIED COOKS CORNER, LP ET AL GURNET ROAD (ROUTE 24) & THOMAS POINT ROAD BRUNSWICK, MAINE. FOR: DEVELOPERS DIVERSIFIED COOKS CORNER, LP OF CLEVELAND, OHIO" PREPARED BY PAUL ROUPPE JR. PLS #1155 OF MONMOUTH, MAINE DATED MARCH 11, 1995

GENERAL NOTES:

- THE SITE IS OWNED BY, OR UNDER CONTRACT BY, PRIORITY GROUP, LLC AND CONSISTS OF THE FOLLOWING LOTS:
 (A) TAX MAP CCI LOT 26 BOOK 20892 PAGE 301 PER TOWN OF BRUNSWICK TAX ASSESSORS DATABASE
 (B) TAX MAP CCI LOT 42 BOOK 27386 PAGE 294 PER TOWN OF BRUNSWICK TAX ASSESSORS DATABASE
- AREA OF EXISTING LOT:

EXISTING IMPERVIOUS:	82,258 S.F.	1.89 ACRES
EXISTING LANDSCAPING:	17,236 S.F.	0.40 ACRES
EXISTING IMPERVIOUS:	65,022 S.F.	1.49 ACRES
FINAL IMPERVIOUS:	60,369 S.F.	1.38 ACRES
FINAL LANDSCAPING:	21,888 S.F.	0.50 ACRES
NET NEW IMPERVIOUS:	43,088 S.F.	0.99 ACRES
- BENCHMARK INFORMATION:
- FLOOD ZONE INFORMATION:
 PROJECT IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 15 OF 35 (COMMUNITY PANEL 230042-0015-B; EFFECTIVE DATE JANUARY 3, 1986)
- PARKING:
 4 HANDICAP PARKING SPACES
 74 PARKING SPACES
 78 TOTAL PARKING SPACES

LAYOUT NOTES:

- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR BUILDING.
 - OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
 - 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.
 - BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
 - ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
 - ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - COORDINATE SITE WORK WITH ARCHITECTURAL DRAWINGS INCLUDING BUILDING FEATURES AND FOUNDATION PLAN.
- SEE SHEET C4 FOR UTILITY PLAN
 SEE SHEET C5 FOR DRAINAGE AND GRADING PLAN
 SEE SHEET L1 FOR LANDSCAPING PLAN
 SEE SHEET L3 FOR LIGHTING PLAN

1. 06-03-12 SUBMITTED SKETCH PLAN TO THE TOWN OF BRUNSWICK RPL

TITLE:

SITE LAYOUT PLAN

PROJECT:

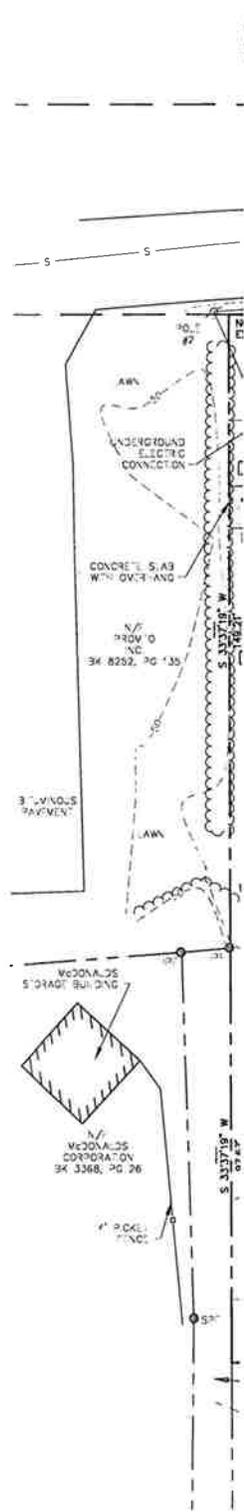
**PROPOSED MEDICAL OFFICE BUILDING
 THOMAS POINT ROAD, BRUNSWICK, MAINE**

OWNER:

**PRIORITY GROUP LLC
 2 MAIN STREET, TOPSHAM, MAINE**

SITELINES, PA
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
 8 CUMBERLAND STREET, BRUNSWICK, ME 04011
 207.725.1200 www.sitelinespa.com

FIELD WK BWM	SCALE: 1" = 20'	SHEET: C3
DRN BY: RPL	JOB #: 2052	
CH'D BY: CYN	SS:	
DATE: 05-31-12	FILE: 2052-SITE-LAYOUT	



ZONING INFORMATION:

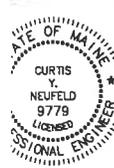
REFERENCE: TOWN OF BRUNSWICK ZONING ORDINANCE	
CRITERIA:	REQUIRED:
ZONE: CC (COOKS CORNER CENTER)	
MIN. LOT AREA	15,000 S.F.
DIMENSION REQUIREMENTS:	
1.) MIN. LOT WIDTH	60' (IF COMPATIBLE WITH SECTION 513)
2.) YARD DEPTHS:	
FRONT	25' MAX. (ON THOMAS POINT ROAD)
REAR	15 FT
SIDE	NONE
3.) BUILDING HEIGHT	MAX. 40 FT
MAXIMUM IMPERVIOUS SURFACE COVERAGE	80%
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE	50,000 S.F.

APPROVAL
 TOWN OF BRUNSWICK PLANNING BOARD

DATE:

CHAIRMAN:

RY



X:\LAND PROJECTS\2005\200505\200505 SITE LAYOUT DWG. C3 SITE LAYOUT PLAN. 052012 10:33:50 AM RCB

SIGN LEGEND:

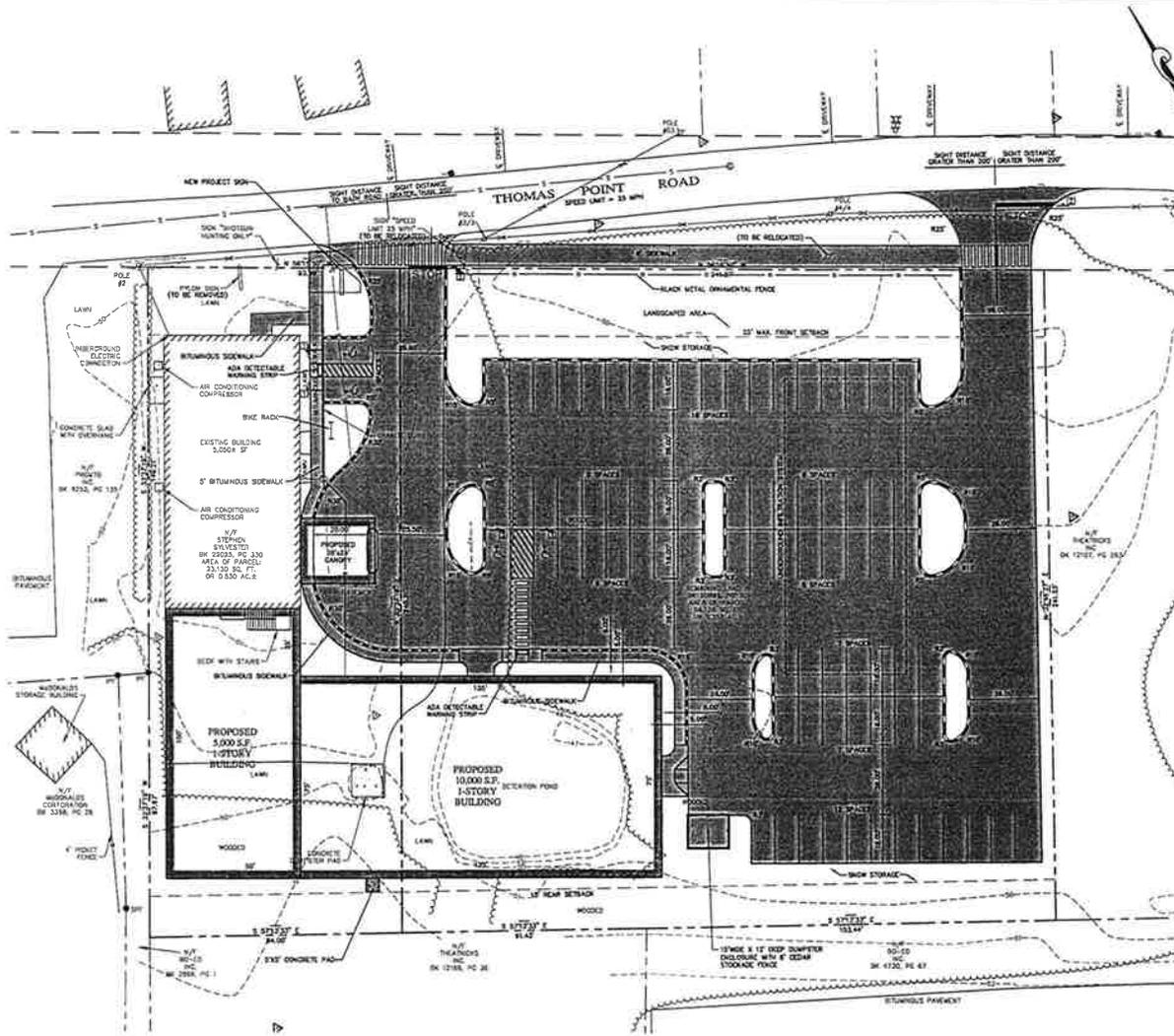


CURBING LEGEND:



VERTICAL SLP FORM

SLOPED SLP FORM



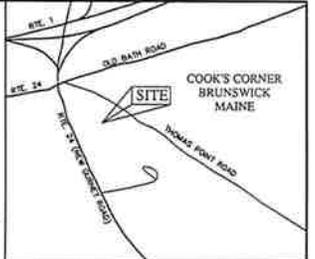
ZONING INFORMATION:

REFERENCE	REMARKS
TOWN OF BRUNSWICK ZONING ORDINANCE	
FORM CC (CORNERS CORNER CENTER)	
MIN. LOT AREA	10,000 S.F.
MINIMUM REQUIREMENTS	
13 MIN. LOT WIDTH	60' OF COMPATIBLE WITH SECTION 51-A
22 MAX. DEPTH	25' MAX. (ON THOMAS POINT ROAD)
FRONT	15 FT
REAR	NONE
SIDE	NONE
33 BUILDING HEIGHT	MAX. 40 FT
MAXIMUM IMPERVIOUS SURFACE COVERAGE	50%
MINIMUM BUILDING FOOTPRINT AREAS COVERAGE	50,500 S.F.

APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

DATE: _____

CHAIRMAN: _____



PLAN REFERENCE:

- BOUNDARY AND TOPOGRAPHIC PLAN OF LAND OF PRIORITY HOLDINGS, LLC - THOMAS POINT ROAD, BRUNSWICK, MAINE DATED MARCH 3, 2016 PREPARED BY DROOD LAND SERVICES, INC. OF BATH, MAINE.
- PLAN OF STANDARD BOUNDARY SURVEY PROPERTY OF DEVELOPERS OVERSEEN GOODS CORP., LP ET AL SURVEY ROAD (ROUTE 54) & THOMAS POINT ROAD, BRUNSWICK, MAINE, FOR DEVELOPERS OVERSEEN GOODS CORP., LP OF CLEVELAND, OHIO PREPARED BY PAUL ROUPP JR. PLS #1163 OF MONMOUTH, MAINE DATED MARCH 11, 1998.

GENERAL NOTES:

- THE SITE IS COVERED BY, OR UNDER CONTRACT BY, PRIORITY GROUP, LLC AND CONSISTS OF THE FOLLOWING LOTS:
 - (A) TAX MAP CD3 LOT 28 BOOK 20922 PAGE 301 PER TOWN OF BRUNSWICK TAX ASSESSORS DATABASE
 - (B) TAX MAP CD3 LOT 42 BOOK 23388 PAGE 284 PER TOWN OF BRUNSWICK TAX ASSESSORS DATABASE
- AREA OF COVERING LOT: 82,208 S.F. 1.88 ACRES
 EXISTING IMPERVIOUS: 17,238 S.F. 0.40 ACRES
 EXISTING LANDSCAPING: 65,000 S.F. 1.49 ACRES
 FINAL IMPERVIOUS: 83,368 S.F. 1.98 ACRES
 FINAL LANDSCAPING: 43,838 S.F. 0.99 ACRES
 NET NEW IMPERVIOUS: 66,130 S.F. 1.49 ACRES

3. BENCHMARK INFORMATION:

- FLOOD ZONE INFORMATION:
 PROJECT IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 15 OF 35 (COUNTY PANEL 33004-005-15) EFFECTIVE DATE JANUARY 3, 1983.

5. PARKING:

- 4 HANDICAP PARKING SPACES
- 23 PARKING SPACES
- 19 TOTAL PARKING SPACES

LAYOUT NOTES:

- ALL DIMENSIONS, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR BUILDING.
- OBJECTS TO CATCH BASINS AND MANHOLES ARE TO THE CORNER OF THE FRAME.
- 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.
- BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY. REFER TO CONTROLLED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
- ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMP AND BENCHES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
- ALL SITE BORING AND PAVEMENT MARKERS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- COORDINATE SITE WORK WITH ARCHITECTURAL DRAWINGS INCLUDING BUILDING FEATURES AND FOUNDATION PLAN.
- SEE SHEET C4 FOR UTILITY PLAN
- SEE SHEET C5 FOR GRASSING AND GRADING PLAN
- SEE SHEET L1 FOR LANDSCAPING PLAN
- SEE SHEET L3 FOR LIGHTING PLAN

1. 06-10-13: SUBMITTED SHEET PLAN TO THE TOWN OF BRUNSWICK. RPL

SITE LAYOUT PLAN

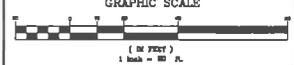
PROJECT: PROPOSED MEDICAL OFFICE BUILDING
THOMAS POINT ROAD, BRUNSWICK, MAINE

OWNER: PRIORITY GROUP LLC
2 MAIN STREET, TOPSHAM, MAINE

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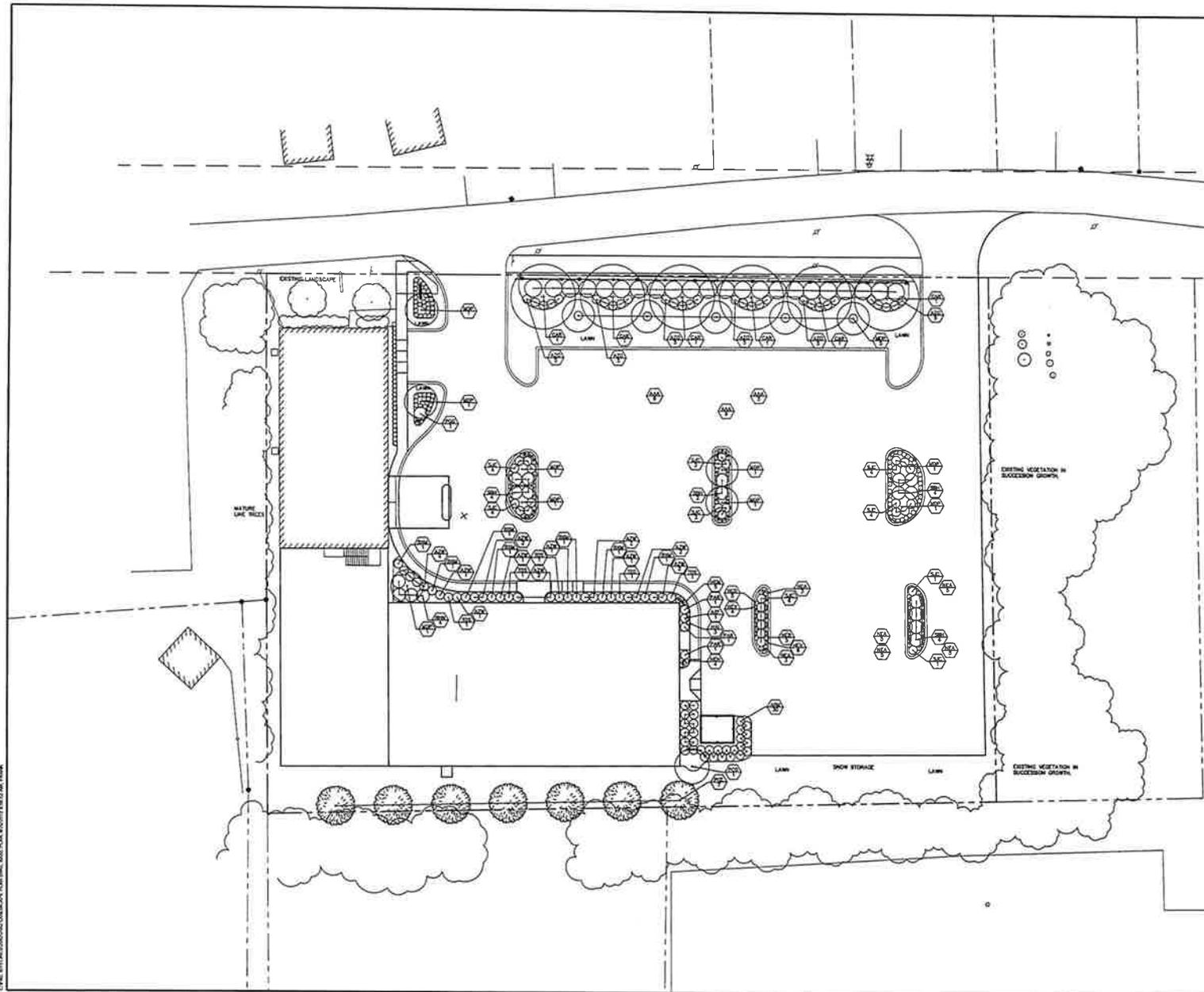
FIELD WKS: BWM	SCALE: 1" = 20'	C3
DESIGN BY: RPL	JOB #: 2032	
CHECKED BY: CYN	DATE: 05-31-13	
FILE: 2032-SITE-LAYOUT		

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



NOT FOR CONSTRUCTION





PLAN REFERENCE:
 1. BOUNDARY AND TOPOGRAPHIC PLAN OF LAND OF PRIORITY HOLDINGS, LLC - THOMAS POINT ROAD, BURLINGTON, MAINE DATED MARCH 3, 2009 PREPARED BY DRINGO LAND SERVICES, INC. OF BATH, MAINE
 2. "PLAN OF STANDARD BOUNDARY SURVEY PROPERTY OF DEVELOPERS SHORWOOD COOKS CORNER LP ET AL CORNER ROAD ROUTE 231 & THOMAS POINT ROAD BURLINGTON, MAINE, FOR DEVELOPERS SHORWOOD COOKS CORNER, LP OF CLEVELAND, OHIO PREPARED BY PAUL ROUPP JR. PLS #168 OF MONMOUTH, MAINE DATED MARCH 11, 1988

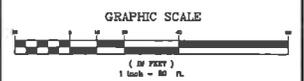
ZONING INFORMATION:
 ZONE: OC (COOKS CORNER CENTER)
 THE FOLLOWING DIMENSIONAL STANDARDS SHALL APPLY IN THE COOKS CORNER CENTER DISTRICT:
 (A) MINIMUM LOT SIZE: 15,000 S.F.
 (B) MINIMUM LOT WIDTH: 60' (IF COMPATIBLE WITH SECTION 81.1)
 (C) TRAIL WIDTH:
 (1) FRONT = 25' MAX. (ON THOMAS POINT ROAD)
 (2) REAR = 15'
 (3) SIDE = NONE
 (D) MAXIMUM BUILDING HEIGHT = 40'
 (E) MAXIMUM IMPERVIOUS SURFACE COVERAGE = 50%
 IMPERVIOUS SURFACE COVERAGE PROPOSED = 50,000 S.F.
 (F) MAXIMUM BUILDING FOOTPRINT PER STRUCTURE = 50,000 S.F.

GENERAL NOTES:
 1. THE SITE IS OWNED BY OR UNDER CONTRACT BY PRIORITY GROUP, LLC AND CONSISTS OF THE FOLLOWING LOTS:
 (A) TAX MAP ODD LOT 28 BOOK 3382 PAGE 281 PER TOWN OF BURLINGTON TAX ASSESSORS DATABASE
 (B) TAX MAP ODD LOT 41 BOOK 3386 PAGE 284 PER TOWN OF BURLINGTON TAX ASSESSORS DATABASE

2. AREA OF EXISTING LOT = 1.79 AC.

3. WINDSHIELD INFORMATION:
 PROJECT IS LOCATED IN ZONE C (AREAS OF ANNUAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PARCEL 15 OF 33 (COMMUNITY PANEL 230042-0015-R; EFFECTIVE DATE JANUARY 3, 1986)

4. PARKING:
 3 HANDICAP PARKING SPACES
 22 STANDARD SPACES
 NO TOTAL PARKING SPACES



PROGRESS PLOT
 LANDSCAPE PLAN

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 8 CUMBERLAND STREET, BURLINGTON, ME 04011
 207.255.1250 www.sitelines.com

FIELD NO.:	SCALE:	SHEET:
DRAWN BY:	DATE:	
CHECKED BY:	FILE:	
DATE:	FILE: 2012 LANDSCAPE PLAN	

C:\WORK\2012\20120308\LANDSCAPE\PLAN\001.MXD: MAIN PLAN: PROJECT: 20120308.PLAN



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

June 21, 2012

To: Brunswick Planning Board
From: Anna Breinich, AICP
Subject: Proposed amendment to Section 203.3 Additional Requirements, Brunswick Zoning Ordinance

An issue regarding the current maximum building footprint for all Residential Zoning Districts was brought to my attention in 2008 by Scott Howard, developer of Botany Place. At that time, I requested Mr. Howard to delay submitting a formal request as we were anticipating a total rewrite of the zoning ordinance. The issue at hand is a maximum building footprint of 5,000 square feet for any use/structure permitted within all Residential Zoning Districts. In Residential Districts 3, 4, 5, 6, and 7, dwellings of 3 or more units are permitted, yet cannot exceed 5,000 square feet. In addition, other non-residential permitted uses such as religious institutions, are limited to a maximum building footprint of 5,000 square feet. While the intent at the time of adoption may have been to keep all one scale of development, the one-size-fits-all maximum building footprint does not work for many of the uses.

Due to the recent increase in housing demand, Mr. Howard is now formally requesting a zoning amendment to address this long-standing maximum building footprint issue, specifically as it relates to the construction of triple and quad units at Botany Place. While increasing footprints will slightly decrease proposed density, it will allow for flexibility in unit offerings.

As you know, the planning staff is now winding up revisions to the development review-focused chapters (Chapters 4 and 5) and is currently seeking funding to complete the remainder of the zoning ordinance. If successful in obtaining funding, we anticipate completion of the draft ordinance in late 2013. At that time, we will extensively revise all zoning district provisions consistent with the goals of the Comprehensive Plan.

As an interim measure, the planning staff respectfully requests Planning Board consideration to amend the Brunswick Zoning Ordinance, adding a new provision under Section 203.3, Additional Requirements, to the dimensional and density table for all Residential Districts, to read as follows:

203.3.B. Maximum Building Footprints for Dwelling, 3 or More Units: Where permitted, structures of 3 or more dwelling units shall not exceed 8,000 square feet in building footprint, with no individual unit exceeding 2,500 square feet.

The above amendment will address the immediate issue and is consistent with Comprehensive Plan.

Thank you for your consideration. I will be available at the Planning Board meeting to discuss.

cc: Gary Brown
Kris Hultgren
Jeff Hutchinson