

**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 Sitelines 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 UNANIMOUSLY.**

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 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 away from the intersection 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 caliper 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 number 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 foot 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 fabric was 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 clappard 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 in the Staff Review Committee about 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