

**BRUNSWICK PLANNING BOARD
TUESDAY, JUNE 26, 2012**

MEMBERS PRESENT: Chairman Charlie Frizzle, Vice Chair Margaret Wilson, Dann Lewis, 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 June 26, 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: 12-020 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.**

Kris Hultgren introduced the project by reviewing his Memo to the Planning Board dated June 21, 2012 and stated that this proposal was for a medical office building. He stated that the current building is 5,000 square feet and the applicant proposes to add an additional 5,000 square feet of office space with an additional 10,000 square foot field house all to be connected. Kris stated that this development is in the Cooks Corner Zoning District.

MOTION BY MARGARET WILSON TO DEEM THE SKETCH PLAN COMPLETE. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.

Charles Wiercinski, of Sitelines, stated that the current building used to be Radio City then a tattoo parlor and now they propose to create a medical office building. Mr. Wiercinski stated that the proposal involves 78 parking spaces 4 of which are handicapped; this will meet the need of the 10,000 square foot field house as well as what is needed for the office space. Mr. Wiercinski reviewed the landscape plan and stated that what is being proposed is an iron fence along the street frontage of Thomas point road, large street trees and understory plantings as well as foundation planting around the building. There will be trees and bushes in the various islands. Mr. Wiercinski explained that the requirements a sidewalk of placed up against the building could change due to the proximity of Thomas Point road to the building and suggested a 5 (five) foot sidewalk. Sewer and stormwater will come from the existing building. Mr. Wiercinski reviewed elevations and stated that the idea would be brick along the bottom and the roofline would be metal; they have been speaking with the Codes office about doors. Charlie Frizzle asked staff if they had run the calculations to confirm that impervious surface is under the 80% requirement; Kris Hultgren replied that they had run the calculation and it is just under the net increase for a DEP permit and noted that it does trigger a Permit By Rule but it does meet the Cooks Corner requirement.

Margaret Wilson asked if the facility was going to be 2 (two) story or 1 (one) story; Charles Wiercinski replied that it was going to be a 1 (one) story building. Margaret Wilson suggested that they take another look at breaking up the façade and Mr. Wiercinski agreed. Anna Breinich replied that they have spoken about this and she suggested they take a look at colors of the larger building.

Dana Totman asked staff if the proposed parking is compliant with the Cooks Corner standards; Kris Hultgren replied that the parking is compliant since both the addition and the field house will be attached to the existing building; the front that is set back serves as the front façade of the development.

Margaret Wilson asked if the applicant prefers the sidewalk up against the iron fence or following Thomas Point Road. Charles Wiercinski replied that since they are unsure what will happen to Thomas point road, it would make sense to have the sidewalk up against the fence and property line. Charlie Frizzle suggested making it a condition that if Thomas Point road is realigned and settled someday that the sidewalk be finished to the end of the building; Mr. Wiercinski agreed.

Richard Visser stated that he was concerned about the traffic flow from Thomas Point Road to Bath Road. He asked if there is a way to get an exit from Gurnet Road. Mr. Wiercinski replied that they have done a traffic study. He stated that before the addition, the level of traffic would be Level "C" and after the addition, the level of service wouldn't change. He noted that customers can turn around and exit using the movie theater exit/entrance.

Charlie Frizzle opened the meeting to public comment. No public was present and the public comment period was closed.

Margaret Wilson asked for a layout of the Thomas Point intersection for the final plan.

MOTION BY STEVE WALKER TO APPROVE THE SKETCH PLAN AS PROPOSED. SECONDED BY DANA TOTMAN, APPROVED UNANIMOUSLY.

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.

Anna Breinich reviewed her Memo to the Planning Board dated June 21, 2012 and stated that she recommends adding an additional note to Section 203.3 of the Brunswick Zoning Ordinance allowing for the maximum footprints of 3 or more dwelling units not to exceed 8,000 square feet with an individual unit not to exceed 2,500 square feet. Anna stated that the maximum building footprint would include the first floor, decks and additions and garage. Charlie Frizzle asked why have any limit on 1(one) unit when you have already limited the units to 8,000 square feet total? Scott Howard reviewed the history of how the 5,000 square foot dwelling was established and reviewed what they have had to do terms of building 4 (four) units; detached decks and garages are expensive and not what todays buyer is looking for. Mr. Howard stated that the 2,500 square foot per unit

consisted of roughly 1,500 square feet to 1,700 square feet of living space and a 2 car garage and possibly a deck; they feel that 2,500 square feet was reasonable on a single unit basis to meet the basic criteria of what the buyer wants. Charlie stated that he was comfortable with the 8,000 square feet but stated that his preference would be to leave the individual unit maximum out. Dana Totman agreed with Charlie. Margaret Wilson replied that she would want to be more expansive and include all the districts in the Growth Zone and include MU3, MU6, CU4 and CU6 since they must meet the same criteria; if 8,000 square feet is appropriate for one residential zone in the Growth Zone then it should be applied to these 4 (four) as well. Charlie agreed.

Dann Lewis asked if the market is looking for 4 (four) units, why not go with 10,000 square feet? Anna Breinch replied that 10,000 square feet would be double what the maximum is now. Scott Howard stated that they already have some homes built at 10,000 square feet but they have be detached in order to meet the requirements. Charlie Frizzle stated that he would feel comfortable with a 10,000 square foot maximum since it is only referring to residential dwelling units of 3(three) or more and making maximum use of density. Anna replied that if Planning Board decides to set a public hearing they can advertise as 10,000 square feet and if the Board decides to at the hearing to settle on less then they may do so. Anna asked if they wanted to include town residential zones. Charlie suggested leaving them alone at this time and only adding what Margaret suggested. Kris confirmed that they were adding MU3, MU6, CU4 and CU6.

Other

- 7/10 Agenda to include Sketch Plan for Crestview subdivision.
- 7/24 Agenda to include a Public Hearing on a zoning amendment and Final Plan application for Cooks Corner development.
- 7/31 Crestview Final Plan, and possibly 1 other item.

Minutes

No minutes were reviewed at this meeting.

Adjourned

This meeting was adjourned at 7:55 P.M.

Attest



Tonya D. Jenusaitis
Recording Secretary