

**BRUNSWICK PLANNING BOARD  
OCTOBER 2, 2012**

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

**STAFF PRESENT:** Anna Breinich

A meeting of the Brunswick Planning Board was held on Tuesday October 2, 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: : 12-030 Brunswick Police Station:** The Board will continue its review from the September 25, 2012 meeting and take action on a **Final Plan** application submitted by the Town of Brunswick to construct a police station at 1 & 3 Stanwood Street and 81 & 85 Pleasant St (**Assessor's Map U15, Lots 74,75,76,77**) in the **Town Residential 1 Zoning District**.

Anna Breinich reminded the Board that they had tabled the Final Plan review pending review of the traffic study which has since been provided. Anna stated that since the last meeting, staff has also received an email from Matt Phillips which addresses the tree protection plan and this has also been provided for review; this was previously listed as a condition of approval. Charlie Frizzle noted that one of the determinants in the traffic study classified as "F" is the delay times and noted that although the intersection itself will remain an "F"; the delay time due to the new lane is being reduced significantly. Margaret Wilson noted that she was happy to see that this intersection does not have a high number of accidents and noted that the slip lane being added on Stanwood is going to be straight ahead and right turning. Jeff Peters asked if the number of estimated trips just included the employees and the number of people going to the station or does it include the cruisers in and out during the day. Curt Neufeld, from Sitelines, stated that he understood that it was the peak hours generated by the cruisers and employee shift changes. Jeff noted that the report recommends that access to the property always be from taking a right hand turn and asked if the report address how the traffic will be impacted in the neighborhood and not just at the corner. Curt replied that this studies focus is probably more on the intersection. Dana Totman stated that he watched part of the Town Council meeting of 10/1/12 and there was discussion about the Baribeau Drive/McKeen Street intersection and the school bus accident; he stated that the concern is the domino effect this traffic will have and worth noting. Town Manager, Gary Brown, stated that there was no discussion with the Town Engineer and Town Council as to whether or not they think that McKeen Street warrants any improvements at this time. Manager Brown suggested that in terms of the patrol vehicles being out on patrol, you will never see all cruisers coming from the same direction as they will be returning from one of the Town's four quadrants. Margaret stated that she felt and still feels that the speed limit on McKeen should be 25mph from Harriet Beecher Stowe Elementary to Baribeau Drive. Manager Brown replied that the speed limit is decided by the State; Margaret suggested that they request this change. Richard Visser agreed with Margaret about reducing the speed limit beginning at Baribeau Drive. Anna reminded the Board that in the past this lot has been retail which tends to generate more traffic than the police station will and noted that the traffic report gives no credit to the existing turning movements.

Charlie Frizzle suggested that the tree protection condition remain as it provides assurance that the trees will be protected before construction commences. Charlie stated that the photometric condition can be removed as the plan has been reviewed by the Town Engineer.

**MOTION BY STEVE WALKER THAT THE SKETCH AND FINAL PLAN BE 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.
2. That tree protection measures as detailed on sheet L1 be implemented before site work commences, and necessary pruning of existing trees and new plantings be performed in consultation with the Town Arborist.

**SECONDED BY RICHARD VISSER.**

Dana Totman stated that he had read that there were some soil challenges the police station was currently facing; Charlie Frizzle replied that they have found more organics in the soil than what was anticipated which makes it less stable in terms of the foundation. Charlie stated that they have decided to use a solid slab foundation instead of a perimeter foundation. Dana Totman pointed out that the board was not requiring a soil study in terms of drainage and sewage, but asked if the town had what they needed to make their decisions. Charlie replied that they do now in respects to the building.

**MOTION APPROVED UNANIMOUSLY.**

Other

- Charlie Frizzle stated that the Town Council has asked that the Planning Board review and make recommendation to demolition permits within the Village Review Zone. He stated that the request is towards the demolition aspect only. A workshop will be scheduled with the Village Review Board (VRB) to get their comments as to what the Town Council has charged the Planning Board to do. Jeff Peters asked what exactly it is that they are being charged to do; Charlie replied that they are to look at the ordinance that guides the VRB; the manner in which they conduct their business and the guidelines they are given via the ordinance. Charlie stated that there have been complaints that the process is too long and too cumbersome so the Board will want to look at the process and also the guidance which guides the VRB. Dana Totman stated that it feels as though they are heading towards a governance towards the ordinance with this issue. Margaret Wilson stated that this doesn't fit into the process in bits and pieces but it is something we have been asked to do. Margaret stated that part of the Comprehensive Plan asks that the Board review the VRB boundary; Anna replied that all of the overlays need to be

reviewed and the VRB overlay is part of Section 216.10 in the Ordinance. Dana stated that he understands the boundary aspect but just not the process. Charlie asked that the Board members review this section of the ordinance in preparation for the joint workshop. Margaret replied that she needs to know what some of the problems are; Curt Neufeld replied that in an application he had submitted, there was debate on some of the criteria as some is difficult to meet or too subjective. Curt suggested that either an applicant or representative be invited to a workshop so that they can voice what they perceive to be some of the issues. Manager Brown stated that the Board will be provided with the dates of some of the VRB meetings so that they can view the interaction between the VRB and the applicants and how they are both struggling. Jeff Peters stated that it would be helpful if they received bullet points from council as to exactly what it is that the Board is to be looking at. Charlie replied that it is limited to the process of demolition only. Dana replied that if they can assist to tighten up the standard then great but noted that some issues may still drag on. (Please also refer to the Town Council meeting of 10/1/12)

Minutes

**MOTION BY MARGARET WILSON TO APPROVE THE MINUTES OF JULY 31, 2012. SECONDED BY STEVE WALKER, APPROVED UNANIMOUSLY.**

Adjourned

This meeting was adjourned at 7:36 P.M.

Attest



Tonya D. Jenusaitis  
Recording Secretary