

**BRUNSWICK PLANNING BOARD  
APRIL 2, 2013**

**MEMBERS PRESENT PLANNING BOARD:** Chair Charlie Frizzle, Vice Chair Margaret Wilson, Bill Dana, Dale King, Dann Lewis, and Richard Visser

**STAFF PRESENT:** Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, April 2, 2013 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

**Case Number: 13-007 – Atlantic Coast Towing:** The Planning Board will review and take action on a Major Review Application submitted by Atlantic Coast Towing regarding a request to establish a towing business and impoundment yard located at 84 Old Bath Road (Assessor's Map 45, Lot 2A) in the Rural Mixed Use 1 (MU1) Zoning District.

Jeremy Doxsee stated that in June of 2012, the applicant was granted special permit approval by the Board to relocate its towing business from 64 Water Street to 84 Old Bath Road. Jeremy stated that the applicant is also seeking major review approval to create a 180 square foot gravel driveway leading to the impoundment yard. Jeremy stated that a 900 square foot garage is also being proposed at this time with a larger 1,920 square foot garage to be constructed in the future. Jeremy stated that there are no significant resources on this property and noted that Staff Review Committee reviewed this application at their March 7, 2013 meeting.

Jeremiah Raitt, Surveyor, added that the applicants have prepared an aerial overlay of the property with property lines and location of the garage and shed.

Staff Review meeting of March 7, 2013, bullet number two, states that the applicant will need to provide details of the proposed garages, including colors, materials, and height. Charlie Frizzle noted that included in the packet, they have a sketch for a 28x28 square foot garage even though the garage will be for 32x28 square feet, but no sketch for the second larger garage proposed to be 32x60 square feet. Charlie asked if staff had any more information for the second forthcoming garage. Jeremy Doxsee replied that it was his understanding that the second garage would be of similar design with a different footprint. Jeremiah Raitt replied that in speaking with Rachel and Charles Louder, it was his understanding that it would be similar stick construction. Jeremiah stated that it is also his understanding that if the smaller garages suits their needs they may not construct the larger garage. Charlie replied that in keeping with Staff Review, a condition should be added that prior to the start of construction on the second garage, detailed plans should be submitted to staff for review and approval. Margaret Wilson replied that with a 28x32 sketch, the Board usually likes more information such as windows so they know what the building looks like. Jeremiah replied that that he believes that they are going to paint the building blue/grey, similar to the other buildings with double hung windows. Jeremiah stated that the sketch provided to the Board was all that was given to him by the applicant. Margaret asked Jeremy if staff felt that the applicant completed what was asked of them in terms of height and building requirements. Jeremy replied that staff felt that the applicant met the minimum in terms

of construction materials as noted in the Findings of Fact. Jeremy stated that it is proposed to be 24 feet maximum so probably 2 story, and blue with double hung windows; Jeremy stated that they can condition that more information be provided if the Board wishes. Margaret asked what the maximum height was. Jeremiah replied that according to the Codes office, maximum height is 40 feet. Charlie Frizzle replied that for the 28x32 garage, the Board has enough information and that it is unlikely that a 28x32 foot building is going to exceed that height limit, but still believes that a detailed sketch be provided for the 32x60 foot building prior to construction. Margaret asked what they will be using for lights. Jeremiah replied that there will be a garage door light and that lighting would be more typical of a residential structure. Bill Dana stated that he believes it was stipulated that the lighting would be on motion sensors. Margaret asked about the 150 feet of buffered woodland and asked if it was off of Bath Road. Jeremy replied that it is located at the rear of the property and noted that the property slopes off; he was thinking about the direction of any runoff to the southeast. Margaret asked if there were any residences nearby and noted that Crooker was on both sides of the property. Jeremy replied that there are no residences to the south. Jeremiah stated that there is a residence across the street.

Chariman Charlie Frizzle opened the meeting to public comment, hearing none the public comment period was closed.

**MOTION BY DANN LEWIS THAT THE COMBINED SKETCH PLAN AND MAJOR DEVELOPMENT FINAL PLAN APPLICATION IS DEEMED COMPLETE. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

**MOTION BY DALE KING THAT THE SKETCH PLAN AND MAJOR DEVELOPMENT PLAN APPLICATION 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, their 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 review and approval in accordance with the Brunswick Zoning Ordinance.

2. Prior to issuance of a Building Permit, a detailed sketch of the 32' X 60' second garage shall be submitted to the Planning Department, for review and approval by the Director of Planning.

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

Other

No other business.

Minutes

No minutes were approved at this meeting.

Adjourned

This meeting was adjourned at 7:20 P.M.

Attest



Tonya D. Jenusaitis  
Recording Secretary