

**BRUNSWICK PLANNING BOARD
AUGUST 6, 2013**

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

STAFF PRESENT: Anna Breinich

A meeting of the Brunswick Planning Board was held on Tuesday, August 6, 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 # 13-021 – All Pars LLC, Construction of Office and Storage Buildings:

The Planning Board will review and take action on a combined Sketch/Final site plan application submitted by All Pars, LLC, regarding their proposal for a phased development of three 5,000 s.f commercial buildings, with associated parking, infrastructure and landscaping, to be located at 104 Harpswell Road (Assessor's Map U36, Lot 33) in the Mixed Use 6 / Lower Harpswell Road (MU6) Zoning District.

Anna Breinich introduced the project for a combined Sketch/Final site plan application for a phased development of three 5,000 square foot commercial buildings, with associated parking, infrastructure and landscaping, to be located at 104 Harpswell Road. Anna stated that there are existing commercial buildings for Mid Coast Woodworkers who occupy an out building and two sheds. The applicant hopes to be able to change the configuration and add two new structures. Anna noted that this is within the Mere Brook, urban impaired watershed.

Curtis Neufeld, representative of Sitelines, stated that the applicant's intent is to improve the parcel. Curtis reiterated that Mid Coast Woodworkers does lease and work out of this space and in addition, Bowdoin College uses some of this space at times. Curtis stated that the existing facility is past its prime and could be updated, but per the applicant, they wish to improve the value of the parcel by adding a 5,000 square foot storage building for the tenants who currently use the space. Curtis stated that they plan to locate and build the building to the rear of the parcel and in conjunction the stormwater infiltration system; once the infiltration system is up and running, the applicant will move forward with demolition of the buildings and out buildings and construct two more buildings. Curtis stated that the new buildings will be basic frost wall, slab on grade, stick buildings with vinyl siding and white trim. Curtis stated that the rear building is intended to be 14 feet to the eaves with a small portion up front that would be eight feet; the intent is to allow for heating of parts of the building but not be required throughout. Curtis stated that the second building would be for storage and the building up front would be for office spaces and possibly another tenant. Curtis stated that the parcel is roughly two acres in size and is currently non-conforming; as part of the proposed project, the applicant will be making the parcel closer to conforming. Curtis stated that the main entrance will remain on Harpswell Road and reviewed the layout and design.

Curtis Neufeld reviewed the recommendation by the peer review consultant (Sebago Technics) regarding stormwater, who recommended the infiltration system be equipped with a four bay

system; this is one of the methods that the DEP has approved and likes to see for pre sediment or sedimentation removal prior to the infiltration basin. Curtis stated that he designed the system included in the packet having a grass filter strip between the gravel/paved surfaces which is another method approved by the DEP. Curtis stated that the runoff goes in a sheet fashion and he believes that the strip lends itself better to a broadly distributed runoff. Charlie Frizzle asked if the stormwater design that Curtis Neufeld included is going to DEP for review. Curtis replied that this does not go to DEP other than for a Permit By Rule; any project that disturbs more than an acre. Curtis stated that although they are within the Mere Brook watershed, they are reducing the impervious area. Charlie asked staff how they felt with respects to the two proposed solutions to the stormwater problem. Anna Breinich replied that this will still need to be reviewed by John Foster, Director of Public Works, because he would be involved in terms of what is going into the stormwater system. Anna stated that Mr. Foster has already provided some feedback, but that Mr. Foster is away on vacation. Anna stated that what is in front of the Board tonight is a revised set of draft Findings of Fact and everything under 411.5 that is bolded were the substantive changes that were made based on the give-and-take of the two engineers. Ann noted that John Foster should review the four bay versus the strip. Charlie clarified that, if approved tonight, the Board would be leaving the design of the stormwater system to John Foster and Anna replied "yes". Charlie asked Curtis if he was comfortable with this and Curtis replied that he was OK with that decision. Steve Walker asked how wide the grass strip was and Curtis replied that it is about 16 feet before it gets to the basin. Steve asked if the snow storage area located in the back was adequately sized for runoff and Curtis replied that it is.

Steve Walker encouraged the applicant to start discussions with the Town to see if there was any way to move the stockade fencing along the College to the Commons trail in towards the interior of the property five to ten feet in an attempt to better landscape the trail and make it a more user friendly. Steve stated that this is a great opportunity.

Margaret Wilson asked what is meant by cold storage and noted that warehousing is not a permitted use in this zone. Curtis Neufeld replied that what is meant by cold storage is that it is not a heated space for full time occupancy. Curtis stated that this is how the rear part of the building is being used at this time. Margaret clarified that this storage would be separate from the woodworking business which would make it not accessory to. Anna Breinich replied that this didn't come up during Staff Review and that Jeff Hutchinson, Codes Enforcement Officer, is not concerned.

Margaret Wilson clarified that the owners of the parcel are MORROD Inc. Curtis Neufeld replied that MORROD Inc. and All Pars, LLC are both owned by Dan Roderick.

Margaret Wilson asked if there was a reason why the sewer and water service letters were not included in the packet. Curtis Neufeld replied that he believes it is because this is vacation time. Anna Breinich replied that Rob Ponto, who represents the Sewer District, had no issues at the Staff Review meeting.

Richard Visser asked if Jeff Hutchinson's request to realign the first building to allow for pedestrian access as noted in the Staff Review notes was accommodated. Curtis Neufeld replied that they have pushed the building back to allow for this.

Chairman Charlie Frizzle opened the meeting to the public comment period. No comments made and the comment period was closed.

MOTION BY STEVE WALKER THAT THE SKETCH PLAN AND MAJOR DEVELOPMENT FINAL PLAN APPLICATION IS DEEMED COMPLETE. SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.

MOTION BY BILL DANA THAT THE BOARD WAIVE THE FOLLOWING REQUIREMENTS. SECONDED BY RICHARD VISSER APPROVED UNANIMOUSLY.

1. Class A Soil Survey.
2. Profile, cross-section dimensions, curve radii of existing streets.
3. Profile of water and sewer service lines.

MOTION BY DALE KING THAT THE COMBINED SKETCH PLAN AND MAJOR DEVELOPMENT FINAL 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, 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 prior to the issuance of a building permit, the applicant shall receive a Stormwater Permit-by-Rule from the Maine Department of Environmental Protection as required.
3. That prior to the issuance of a building permit, the applicant shall provide a stormwater facility inspection easement, to the satisfaction of the Director of Public Works.
4. That prior to the issuance of a building permit, the applicant shall provide a revised stormwater management plan in accordance with the applicant engineer's Sitelines, PA, responses; a letter to Town Staff dated July 31, 2013 and email to Town Staff dated August 6, 2013, as attached. Such revised plan shall be acceptable to the Director of Public Works.
5. That prior to the issuance of a building permit, the applicant shall provide letters from the Brunswick-Topsham Water District and Brunswick Sewer District confirming capacity to serve the project.

SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

Zoning Ordinance Rewrite Update

- Request for Qualifications issued 7/31/13: Anna Breinich stated that the request is out to hire a consultant to update the Comprehensive Zoning Ordinance. Anna stated that this is just the request for qualifications and once they have reviewed the submitted proposals, they will schedule interview and select a consultant.
- Chapters 4 & 5: Anna Breinich stated that Chapters 4 & 5 are being reviewed and that they may need to review parking once again due to the findings of the parking study. Discussion of fee in lieu.

Other Business

- Next meeting scheduled for September 10, 2013

Adjourned

This meeting was adjourned at 7:41 P.M.

Attest



Tonya D. Jenusaitis
Recording Secretary