

**BRUNSWICK PLANNING BOARD
MARCH 5, 2013**

MEMBERS PRESENT PLANNING BOARD: Chair Charlie Frizzle, Vice Chair Margaret Wilson, Dann Lewis and Richard Visser

STAFF PRESENT: Anna Breinich and Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, March 5, 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: 13-004 – Duck Cove Subdivision: The Planning Board will review and take action on a Major Review Application regarding a request to merge 2 lots into 1 lot of record. An application to subdivide was approved in 2011 by the previous owner; located at 138 Coombs Road (**Assessor's Map 38, Lot 149**) in the FF3 (Farm Forest / New Meadows River Area) Zoning District.

Jeremy Doxsee stated that the original Duck Pond Subdivision was created in 1977 and amended in 2005, 2008 and in 2011. Jeremy stated that unbeknownst to the current owners, the 2011 subdivision was approved while they were under contract to purchase the property and it was not until the closing that they realized the property had been subdivided; the applicant wishes to merge the lots for privacy and to lower their property tax bill.

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

MOTION BY MARGARET WILSON THAT THE FINAL PLAN BE DEEMED COMPLETE. SECONDED BY CHARLIE FRIZZLE, UNANIMOUSLY.

MOTION BY DANN LEWIS THAT THE PLANNING BOARD WAIVES THE FOLLOWING REQUIREMENTS:

1. 412.2.B.15 – Topography with 2 foot contour intervals
2. 412.2.B.16 – Class A Soil Survey
3. 412.2.B.17 – Location of trees over 10 inches in diameter

SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

MOTION BY DANN LEWIS THAT THE PLANNING BOARD GRANTS FINAL PLAN APPROVAL 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. Label the building envelope on the plan and include the building envelope symbol in the Legend.

SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.

22 Pleasant Street– Expansion of Tao Restaurant: The owners of the Tao Restaurant have requested a workshop with the Planning Board regarding their potential expansion of the existing restaurant, including construction of additional apartment units and parking. In accordance with §405.1.B., the applicant is seeking guidance from the Planning Board on the use of provisional parking standards.

Jeremy Doxsee introduced the project and stated that the applicant John and Cecelia are in the process of developing a site plan of Tao with the possibility of expanding and adding residential units with a structured parking garage below; the applicant would be unable to satisfy the parking requirement but would be interested in shared parking. Jeremy reminded members that this was a workshop and that nothing would be approved at this meeting.

Representative for the applicant, Chris Briley, presented a PowerPoint and stated that the addition would allow for 40-48 seats in the restaurant with the addition of 6 residential units. The owners plan to place an aqua ponie farm on top of the residential units and there would be a bridge that would connect the two buildings. Chris reviewed the parking plans and stated that each residence would have 2 tandem spaces below the addition and they would move the dumpster to allow for 2 more parallel spaces; total parking spaces that they will need is 22 and they have 19.

Charlie Frizzle stated that the concept is interesting. Charlie suggested that the applicant seek shared parking and agreed that there is empty space; possible shared parking with the Postal Service. Margaret Wilson agreed but stated that even though the restaurant is only open 5 days per week, the Board has to assume that they will be open 6 days per week and asked where people will park when the neighboring Business Center is open. Chris replied that they have approval for parking at the Postal Office, but they are unable to get approval in writing. Margaret reminded members that there was also parking behind the Firehouse. Anna Breinich asked how well the parking arrangement will be underground, as the area was originally designed for 6 vehicles; Richard Visser agreed and stated that the spaces are squeezed in tightly. Margaret suggested that the applicant speak with the neighboring Business Center and possibly the condominiums and explore the availability of shared parking; if the applicant is under parking by 2-3 spaces then there won't be much concern but the applicant does need to provide good faith with the neighbors. Charlie suggested that the applicant touch base with the Brunswick Downtown Association and their parking audit and agreed that the board would need to see good faith effort with the neighbors in respect to parking; Charlie stated that this is a good plan. Jeremy Doxsee replied that the applicant has reached out with Art Boulay, Manager of the Business Center, replied that parking during the day is tight but that they have no issues with parking after 5:00pm. Jeremy stated that in looking at the parking plan, it may still be a little overbuilt and the applicant will also have to take into consideration any setbacks.

Minutes

MOTION BY RICHARD VISSER TO APPROVE THE MINUTES OF JANUARY 14, 2013. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.

MOTION BY MARGARET WILSON TO APPROVE THE MINUTES OF JANUARY 29, 2013. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

Adjourned

This meeting was adjourned at 7:46 P.M.

Attest



Tonya D. Jenusaitis
Recording Secretary