



TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
28 FEDERAL STREET
BRUNSWICK, ME 04011

ANNA BREINICH, AICP
DIRECTOR OF PLANNING & DEVELOPMENT

PHONE: 207-725-6660
FAX: 207-725-6663

MEMORANDUM

TO: The Planning Board
FROM: Jeremy Doxsee, Town Planner
DATE: January 25, 2014
RE: Sketch Plan Review of Bowdoin College Profession Office Building located at 216 Maine Street

PROJECT SUMMARY

Staff reviewed the sketch plan application and determined that it is complete.

The project involves the demolition of the existing vacant 2-story building (1,410 s.f. footprint), most recently occupied by a travel agency, and construction of a three-story, 3,440 s.f. footprint (9,660 net s.f.) administrative office building with associated parking, landscaping and site improvements, on the lots located at 216 & 218 Maine Street (Assessor's Map U16, Lots 23 & 41).

Comments from the January 30th Staff Review Committee meeting are attached. The applicant has addressed these comments in their revised submission, which is included in your packet.

Utilities

The proposed development is within the town's Growth Area and will be serviced by the town's water and sewer system. The plans shows that existing connections to overhead electric wires, underground telephone and communication conduits, stormwater infrastructure, water service, and gas service will all be disconnected and removed. Gas and sanitary utilities will be reconnected from Noble Street. The overhead electric lines will be replaced by underground electrical conduit. Water service to the site will connect from Maine Street.

Parking and Traffic

Access to the 3 space parking lot will be from Noble Street, on the west side of the proposed building. The small size of the lot and the parking configuration means that handicapped vans will most likely have to back out into Noble Street, whereas the other 2 parking spaces could utilize the "no parking" area adjacent to 5 Noble Street for turnarounds.

Overall, the net floor area of 9,660 s.f. will require 30 parking spaces (3 spaces per 1,000 s.f.). As part of the original development agreement with JHR Development for Brunswick Station, and the

subsequent sales agreement with the Town of Brunswick, Bowdoin College has a shared parking agreement to use thirty-nine (39) parking spaces in the eighty (80) space parking lot at 85 Union Street. Forty-one (41) parking spaces will remain for use by the Town.

The site would only be able to accommodate snow storage areas on small lawn areas either side of the parking lot; as with other campus buildings, the College will have snow plowed and carted off-site, as necessary.

Dimensional & Density Standards

Based on the materials submitted by the applicant the proposed project meets all dimensional and density standards for the TC1 Zoning District.

Town Center 1 Space and Bulk Standards

Standard / District	Town Center 1	X = meets standard
Minimum Lot Area	n/a	n/a
Maximum Density	n/a	n/a
Minimum Lot Width	n/a	n/a
Minimum Front Yard	n/a	n/a
Minimum Rear Yard	n/a	n/a
Minimum Side Yard	None	X
Maximum Impervious Surface Coverage	100%	X
Maximum Building Height	40 ft	X
Maximum Building Footprint per Structure	30,000 s.f.	X

Bicycle and Pedestrian Amenities

The building will have two entrances – one on Maine Street and one from the parking lot. A bike rack is shown to the south of the proposed handicapped space. The existing brick sidewalk on Maine Street will remain and a new 5’ brick sidewalk will be installed on Noble Street up until the new parking lot curb cut. The plan shows detectable warning fields to be installed in the existing intersections on Maine Street and Noble Street; however the Director of Public Works has indicated that the State installed detectable warning fields back in 2012, so these new installations will not be necessary.

Natural Resource Constraints

No wetlands, surface water, wildlife habitat, steep slopes, or other natural resources exist on the property.

Landscaping

The sketch plan proposed to plant 3 Red Maples along Noble Street and 1 Sugar Maple to the south of the parking lot. Witch Hazel and Hedge Maples shrubs would be planted along the south property line, to provide some vegetative buffering between the new building and the Joshua Chamberlain House Museum. The Town Arborist has reviewed the plan and found it to be acceptable.

Aesthetic & Cultural Values

The proposed building is located within the Federal Street Historic District, and diagonally across Maine Street from First Parish Church and adjacent to the Joshua Chamberlain House Museum, both of which are listed on the National Register of Historic Places. The applicant has included architectural elevations with their submission; correspondence from MHPC is included with this submission.

Solid Waste

The Town does not provide solid waste pick-up for commercial properties in the growth area. The applicant has indicated that waste will be picked up by housekeeping staff, moved to the housekeeping trash room in the building's basement, and then picked-up by the College's Grounds Department for disposal.

DRAFT MOTIONS**BOWDOIN COLLEGE PROFESSIONAL OFFICE BUILDING, 216 MAINE STREET
FILE # 14-006**

Motion 1. That the Board deems the Sketch Plan to be complete.

Motion 2. That the Board approves the Sketch Plan.

Cambridge Seven Associates, Inc.

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www.c7a.com

Ronald D. Baker
Steven Imrich
Patricia E. Intrieri
Gary C. Johnson
Peter Kuttner
Douglas T. Lawton
Timothy D. Mansfield
Charles Redmon
Jose Silveira
John W. Stebbins

Stefanie Greenfield
Marc Rogers

Adam P. Mitchell
Penny J. Sander
Peter Sollogub

Architecture
Urban Design
Master Planning
Programming
Interior Design
Graphic Design
Exhibit Design

Brunswick Planning Board
Town of Brunswick
28 Federal Street
Brunswick, Maine 04011

18 February 2014

Re: **Major Development Review Sketch Plan Application**
Bowdoin College, 216 Maine Street, Brunswick, Maine
Tax Map U-16, Lots 23 & 41

On behalf of Bowdoin College, Cambridge Seven Associates is pleased to submit the enclosed Major Development Review Sketch Plan Application, drawings, and supporting materials for the demolition of an existing structure and construction of a new building on the same site at the corner of Maine Street and Noble Street.

The new building is planned to house Bowdoin College offices, including the Controller, Student Aid, and Human Resources departments. These departments will be consolidated from other locations on and near the campus, including temporary quarters for the Controller and Human Resources in Maine Street Station.

The proposed structure will be three stories above grade, with a full basement to be used for file storage and as mechanical space. The structure will be wood-framed and constructed with Federalist massing and detailing to harmonize with the existing Maine Street context.

There will be no new demand for parking, as staff and visitors using the building will continue to use designated parking at 85 Union Street (McLellan Building) and on-campus parking as they do now. The paved parking area on the Maine Street side of the building will be eliminated. The new structure will be located closer to the street edge, and three new parking spaces for deliveries and visitors, including one accessible space, will be provided at the rear of the building with access from Noble Street.

As part of the project, Bowdoin College will be providing two of their campus standard bicycle racks for use by the building occupants.

Sincerely,



Berton B. Bremer AIA
Cambridge Seven Associates

Xc: Don Borkowski, Bowdoin College; Tim Mansfield, C7A; file 1331.00 B.02

**MAJOR DEVELOPMENT REVIEW
SKETCH PLAN APPLICATION**

1. Project Name: Bowdoin College - 216 Maine Street Offices

2. Project Applicant
Name: Bowdoin College
Address: 3800 College Station
Brunswick, ME 04011
Phone Number: 207-725-3947

3. Authorized Representative
Name: Donald Borkowski, Facilities Management
Address: 3800 College Station
Brunswick, ME 04011
Phone Number: 207-725-3947

3. List of Design Consultants. Indicate the registration number, address and phone number
Of any engineer, surveyor, architect, landscape architect or planner used:
 1. See attached sheet.
 2. _____
 3. _____

5. Physical location of property being affected: 216 Maine Street

6. Lot Size: 9,545 sq ft

7. Zoning District: TC1

8. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? Applicant is owner of property. Owners of abutting properties indicated on survey plan.

9. Assessor's Tax Map U16 Lot Number 23 + 41 of subject property.

10. Brief description of proposed use: College offices for controller, student aid, and human resources.

11. Describe specific physical improvements to be done Demolish existing building complete including existing parking areas. Construct new building, three stories above grade plus full basement; new parking at rear of building only, new sidewalks and landscaping.

Owner Signature: _____

Applicant Signature (if different): _____

Required Attachments (by Applicant):

- Sketch Plan Check List
- Sketch Plan Requirements for Open Space Developments (if applicable)
- Request for Waivers (if applicable)
- Required Copies of Sketch Plan

Required Attachment (by Planning and Development Department):

- Listing of all owners of property within 200-foot radius of property under review.

SKETCH PLAN REQUIREMENTS

Key: "O"= omit; "S"=submit; "NA"=not applicable; "W" = waiver; "P"=pending

Item	O	S	NA	W	P	Comments
Indicate Variances Granted			x			
Indicate Special Permits			x			
Indicate Special Exceptions			x			
Date, north point, scale		x				
Land area, existing use of the property, location of proposed development, locations reserved for future development		x				
Tentative rights-of-way locations, lot lines, lot numbers, lot areas		x				
Estimated soil boundary locations from the Soil Conservation Service Medium Intensity Soil Survey noting areas of severe and very severe soil limitations		x				
Existing natural, topographical, and cultural features including areas of steep slopes, bedrock outcrops, ponds, streams, aquifers, and other water bodies, wetlands, groundwater recharge areas, slumps, flood hazard areas, trees, and other vegetation, excavation sites, stone walls, net site area, historic and archeological sites, structures, or districts, and any other pertinent features.		x				
Tentative locations of proposed structures, owners of existing structures, and neighboring land uses		x				
Special conservation and recreation areas			x			
Location map		x				
Zoning information, including the zoning district(s) in which the property is located and the location of any overlay zones depicted on the plan.		x				
Any conditions imposed by previous development on the site.			x			
Other information Planning Board/Staff Review Committee deems necessary to conduct an informed review.					x	Plans revised/annotated in response to Planning Board staff comments 30 Jan 2014
Letter of consent signed by property owner authorizing the development review application in cases where applicant is not the owner of the property.			x			
Application Fee		x				13,920 GSF x 0.03 = \$ 417.60
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1			x			+ \$20.00 mailing fee = \$ 437.60
Open Space Development: Request for Bonus Density			x			

Bowdoin College 216 Maine Street
List of Consultants
17 January 2014

Architect

Timothy Mansfield, AIA, Maine Lic # 3838
Cambridge Seven Associates, Inc.
1050 Massachusetts Avenue
Cambridge, MA 02138

Structural Engineer

Brent Goldstein, PE, Maine Lic # 11341
Goldstein-Milano LLC
125 Main Street
Reading, MA 01867

Mechanical (HVAC), Plumbing, Fire Protection, Electrical Engineer

Chris Shumway, PE, Maine Lic # 10820
Rist-Frost-Shumway Engineering PC
71 Water Street
Laconia, NH 03246

Civil Engineer

Dustin Roma, PE, Maine Lic # 12131
Milone & MacBroom
100 Commercial Street, Suite 417
Portland, ME 04101

Bowdoin College 216 Maine Street
Drawing List
17 January 2014

- C 1.1 Locus Map / Vicinity Map
- C 1.2 Existing Conditions and Demolition Plan
- C 1.3 Major Site Plan
- C 1.4 Grading & Utility Plan
- C 1.5 Landscaping Plan

- A 1.11 Basement & First Floor Furniture & Finish Plans
- A 1.12 Second & Third Floor Furniture & Finish Plans
- A 2.1 Exterior Elevations

Bowdoin College

216 Maine Street

CD Progress

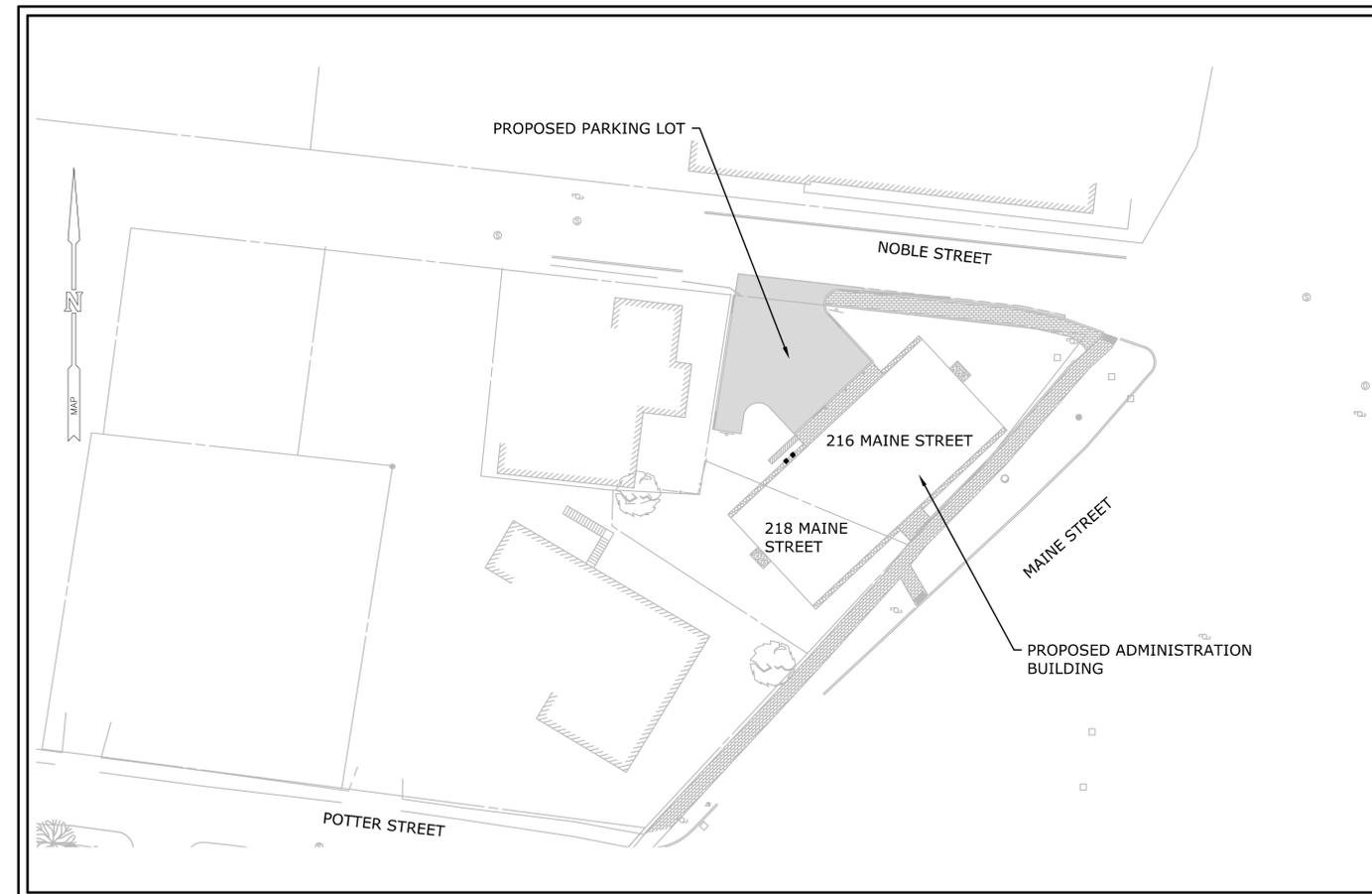
ADMINISTRATION BUILDING 216 MAINE STREET

NOT ISSUED FOR CONSTRUCTION

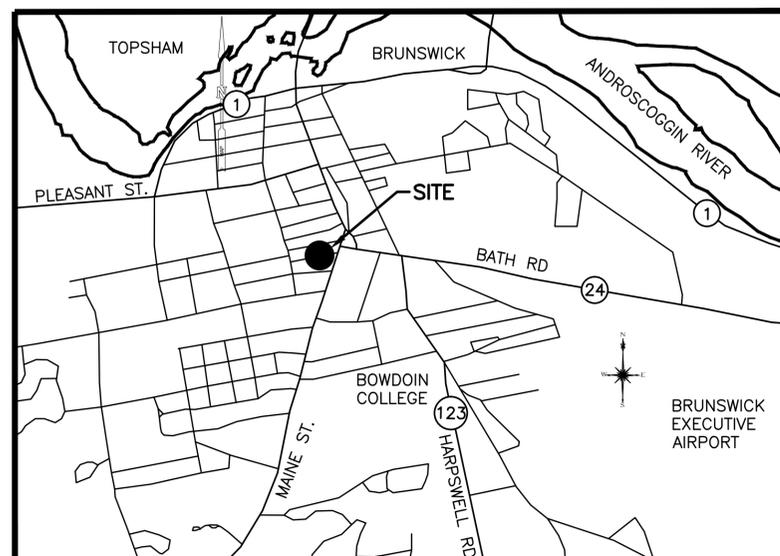
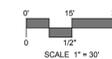
MMI# 5271-01

JANUARY 16, 2014

NO.	TITLE
C1.1	TITLE SHEET
C1.2	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.3	MAJOR SITE PLAN
C1.4	GRADING AND UTILITY PLAN
C1.5	LANDSCAPING PLAN
C1.6	EROSION CONTROL PLAN
C1.7	CONSTRUCTION DETAILS
C1.8	CONSTRUCTION DETAILS

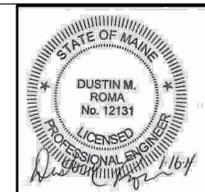


PROJECT SITE VICINITY MAP:



LOCATION MAP:

Number	Revision	Date



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Cambridge, MA 02138
617 492-7000 Fax 492-7007

MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By: SMW Checked: DMR

Date: JANUARY 16, 2014

Scale: AS SHOWN

Drawing Title
Title Sheet

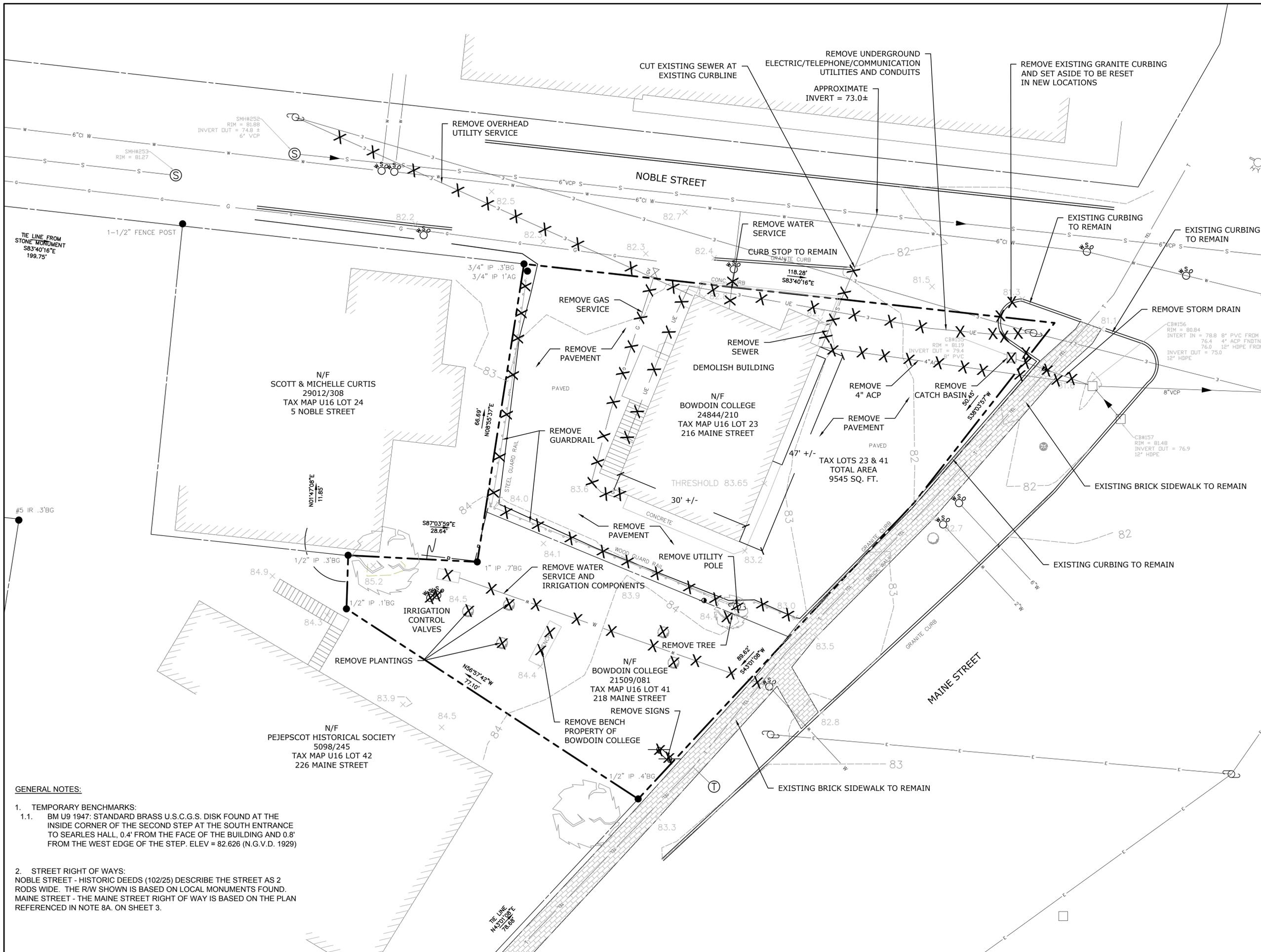
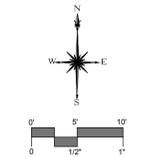
PRELIMINARY NOT FOR CONSTRUCTION

C1.1

Bowdoin

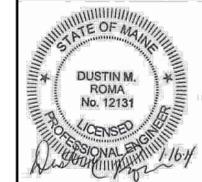
Bowdoin College 216 Maine Street

CD Progress



- GENERAL NOTES:**
1. TEMPORARY BENCHMARKS:
 - 1.1. BM U9 1947: STANDARD BRASS U.S.C.G.S. DISK FOUND AT THE INSIDE CORNER OF THE SECOND STEP AT THE SOUTH ENTRANCE TO SEARLES HALL, 0.4' FROM THE FACE OF THE BUILDING AND 0.8' FROM THE WEST EDGE OF THE STEP. ELEV = 82.626 (N.G.V.D. 1929)
 2. STREET RIGHT OF WAYS:
 - NOBLE STREET - HISTORIC DEEDS (102/25) DESCRIBE THE STREET AS 2 RODS WIDE. THE R/W SHOWN IS BASED ON LOCAL MONUMENTS FOUND.
 - MAINE STREET - THE MAINE STREET RIGHT OF WAY IS BASED ON THE PLAN REFERENCED IN NOTE 8A. ON SHEET 3.

Number	Revision	Date



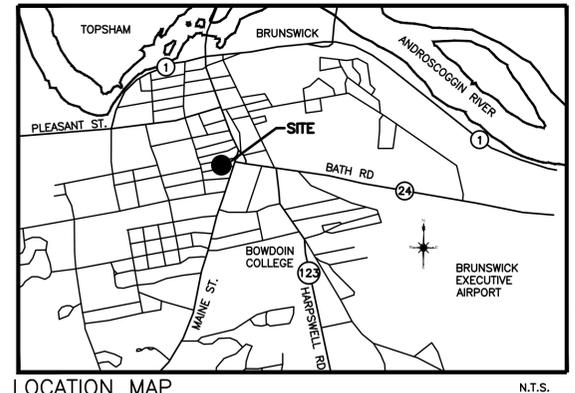
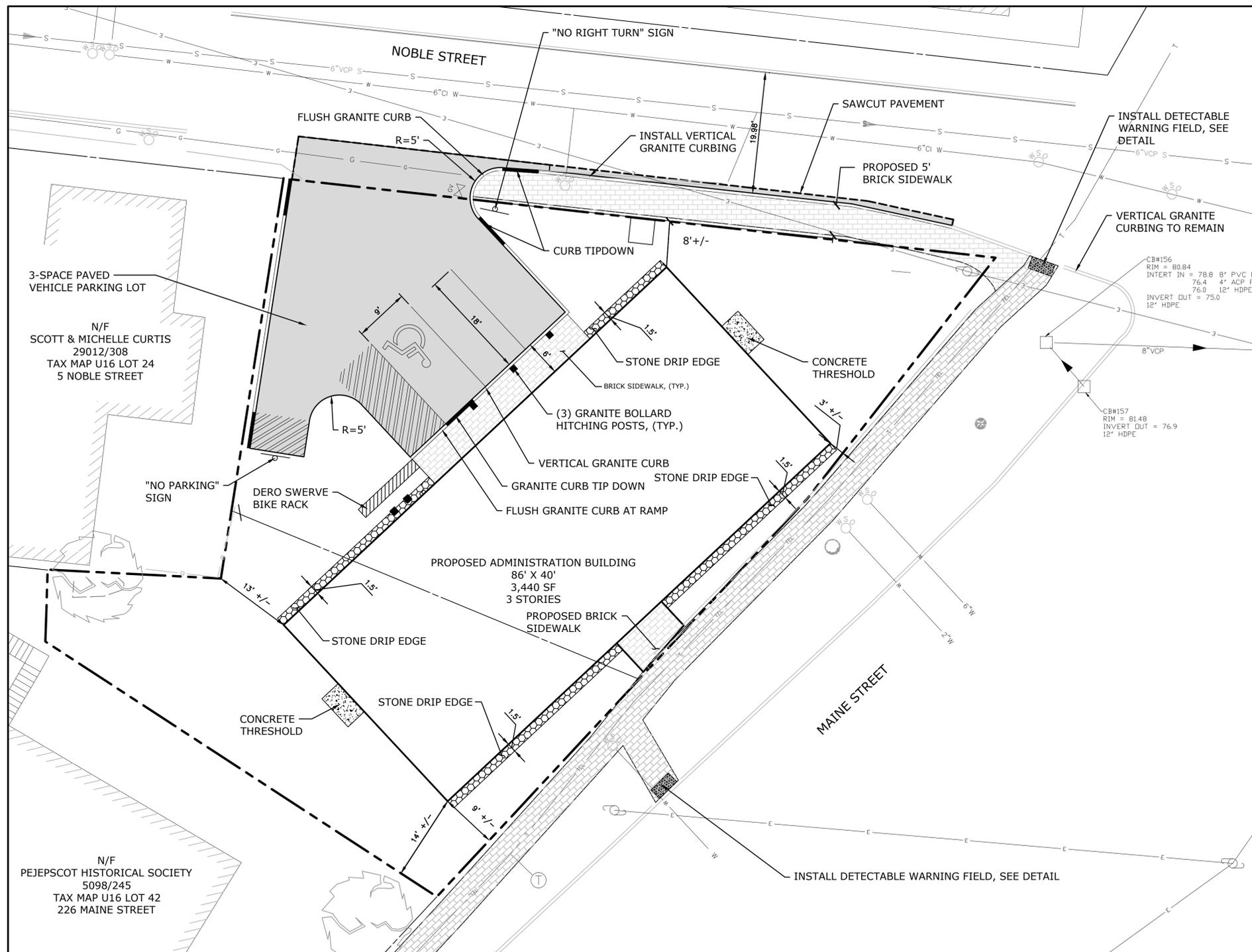
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MMI Job # 5271-01
 Project: ADMINISTRATION BUILDING 216 MAINE STREET
 Drawn By:SMW Checked:DMR
 Date: FEBRUARY 10, 2014
 Scale: 1"=10'

Drawing Title
**Existing Conditions
 and Demolition Plan**
 PRELIMINARY NOT FOR CONSTRUCTION

C1.2



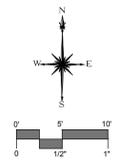
LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS BOWDOIN COLLEGE. 216 MAINE STREET: SEE DEED FROM BRUNSWICK TOUR AND TRAVEL, DATED FEBRUARY 13, 2007, RECORDED IN CCRD BOOK 24844 PAGE 210. 218 MAINE STREET: SEE DEED FROM ELFRIEDE KLICKSTEIN, DATED JULY 01, 2004, RECORDED IN CCRD BOOK 21509 PAGE 081.
- THE PROPERTY IS SHOWN AS LOTS 23 AND 41 ON THE TOWN OF BRUNSWICK TAX MAP U-16. THE PROPERTY IS LOCATED IN THE TOWN CENTER-1 (TC-1) ZONE.
- STANDARDS FOR THE TC-1 ZONING DISTRICT AT THE TIME THIS PLAN WAS PREPARED ARE AS FOLLOWS:
 MINIMUM LOT AREA: N/A
 MAXIMUM DENSITY: N/A
 MINIMUM FRONT YARD: N/A
 MINIMUM REAR YARD: N/A
 MINIMUM SIDE YARD: N/A
 MAXIMUM IMPERVIOUS COVER: 100%
 MAXIMUM BUILDING HEIGHT: 40 FEET
 MAXIMUM BUILDING FOOTPRINT: 30,000 SQ. FT.
 NOTE: SEE TOWN CODE OF ORDINANCE FOR ADDITIONAL REGULATIONS.
- PLAN NORTH ORIENTATION IS MAGNETIC DECEMBER 1992. ELEVATIONS DEPICTED ARE NGVD 1929.
- PROPOSED USE: COLLEGE OFFICE.
- TOTAL AREA OF TAX LOTS 23 AND 41 IS APPROXIMATELY 0.22 ACRES.
- PLAN REFERENCES:
 A. PLAN OF A PORTION OF MAINE STREET IN THE TOWN OF BRUNSWICK AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY FOLLOWING THE HEARING ON THE SAME, DATED OCTOBER 28, 1970, PREPARED BY H.I. & E.C. JORDAN CO. INC., ON FILE AT THE BRUNSWICK PUBLIC WORKS DEPARTMENT.
 B. STATE HIGHWAY "143", ROUTE 24/MAINE STREET/BATH ROAD STATE OF MAINE DOT RIGHT OF WAY MAP, DOT FILE NO 3-568, SHEET 36 ON FILE AT MDOT.
 C. FINAL PLAN OF SUBDIVISION OF ESTATE OF EMERY W. BOOKER DATED OCTOBER 07, 1962, BY H.F. BABBIDGE, CCRD PLAN 136/20
 D. MAINE STREET STATION, AMENDED SUBDIVISION PLAN CERTIFIED SEPT. 08, 2008, CCRD PLAN 208/438
- BOUNDARY INFORMATION SHOWN IS BASED ON FIELD SURVEY PERFORMED BY HARTY & HARTY IN JULY & AUGUST, 2013. THE CONTOUR INTERVAL IS ONE FOOT AND THE VERTICAL DATUM IS N.G.V.D. SEA LEVEL DATUM, 1929.
- UTILITY STRUCTURES AND INVERTS SHOWN WERE DETERMINED BY THE FIELD SURVEY REFERRED TO IN NOTE 8. PRECISE LOCATION FOR ALL UNDERGROUND UTILITY LINES WAS NOT ESTABLISHED. TEST PITS ARE REQUIRED TO DETERMINE UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) UNLESS NOTED OTHERWISE.

Bowdoin

Bowdoin College
216 Maine Street



CD Progress

Number	Revision	Date



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MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By: SMW Checked:DMR

Date: FEBRUARY 10, 2014

Scale: 1"=10'

Drawing Title
Major Site Plan

PRELIMINARY NOT FOR CONSTRUCTION

C1.3

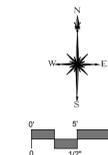
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY	---
---	SETBACK	---
---	EASEMENT	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBING	---
---	TELEPHONE CABLE	---
---	CONTOUR MAJOR	---
---	CONTOUR MINOR	---
---	SEWER	---
---	STORM DRAIN	---
---	WATER MAIN	---
---	OVERHEAD ELEC	---
---	BURIED ELEC	---
---	GAS	---
⊙	SEWER MANHOLE	⊙
⊙	ELEC MANHOLE	⊙
⊙	SIGN	⊙
⊙	UTILITY POLE	⊙
⊙	CATCH BASIN	⊙
⊙	LIGHT POLE	⊙
⊙	DRAIN MANHOLE	⊙
⊙	TEL-COM MANHOLE	⊙

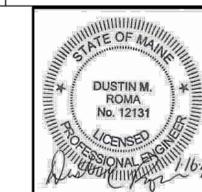
APPROVED -
 TOWN OF BRUNSWICK
 PLANNING BOARD

 DATE

 CHAIRPERSON



Number	Revision	Date



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MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By: SMW Checked: DMR

Date: JANUARY 16, 2014

Scale: 1"=10'

Drawing Title
Grading & Utility Plan

PRELIMINARY NOT FOR CONSTRUCTION

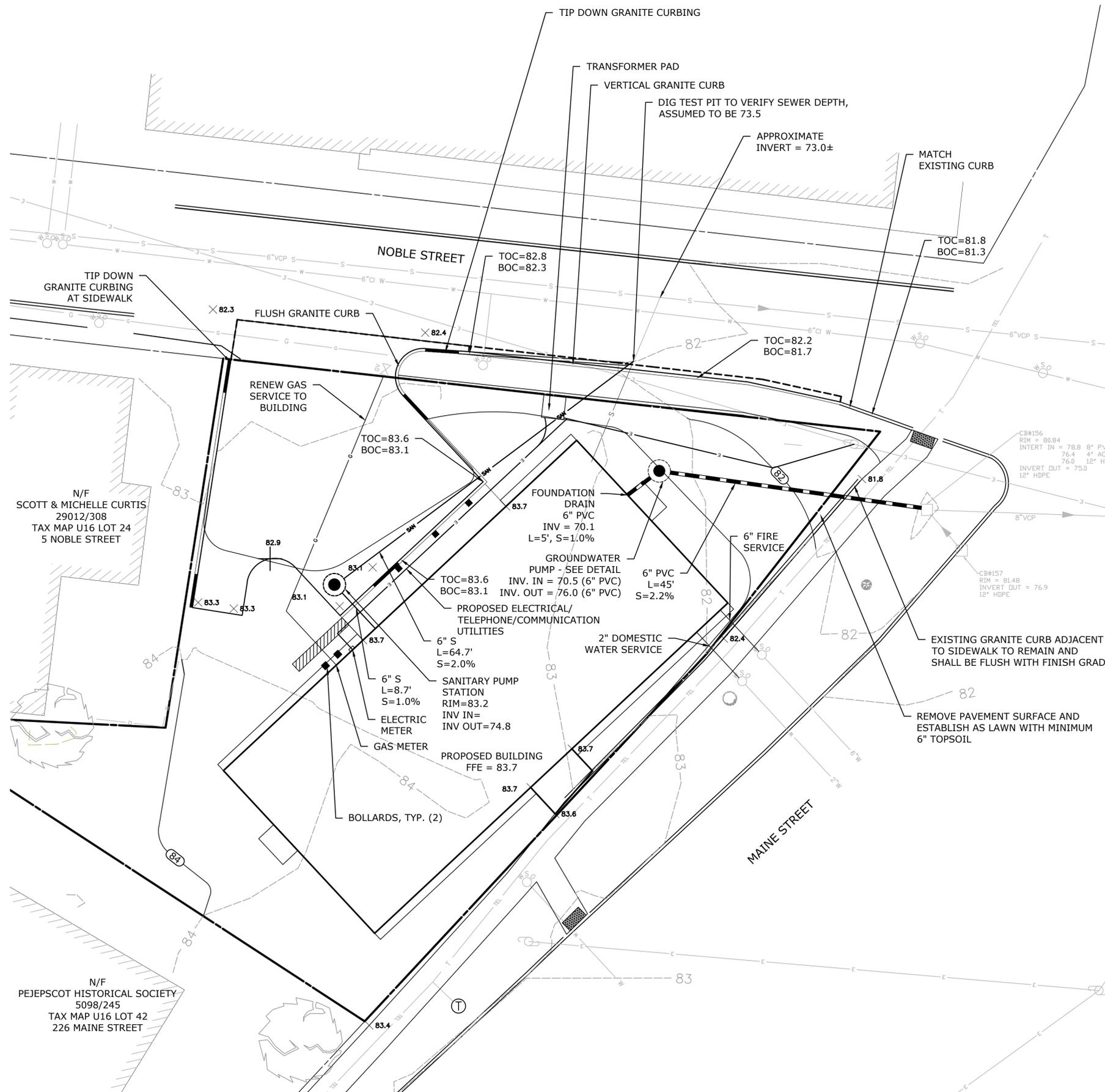
CONSTRUCTION NOTES:

- THE GENERAL PURPOSE OF THE PROPOSED PROJECT AS DETAILED AND SPECIFIED IN THESE PLANS IS TO CONSTRUCT A PARKING LOT, INSTALL STORMWATER TREATMENT UNITS AND CONSTRUCT SIDEWALKS AND CURBING.
- BOWDOIN COLLEGE IS THE OWNER OF THE PROPERTY. THE CAPITAL PROJECTS MANAGER FROM BOWDOIN COLLEGE AND/OR THE PROJECT ENGINEER FROM MILONE AND MACBROOM, INC. HAS BEEN AUTHORIZED BY BOWDOIN COLLEGE TO MAKE ENGINEERING DECISIONS.
- THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF PLANS / TECHNICAL SPECIFICATIONS ON SITE AT ALL TIMES AND FOLLOW THE SPECIFICATIONS, DETAILS, AND NOTES FOR ALL ASPECTS OF THE PROJECT. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NOTES SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE APPLICABLE MAINE SEDIMENT AND EROSION CONTROL HANDBOOK.
- TEMPORARY STOCKPILE AND STAGING AREAS ARE TO BE FLAGGED BY CONTRACTOR PRIOR TO CONSTRUCTION AND APPROVED BY BAY LANDING AND PROJECT ENGINEER, AND SHALL BE LOCATED AWAY FROM SENSITIVE AREAS INCLUDING BUT NOT LIMITED TO WETLANDS AND STREAMS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS IN PLAN VIEW INDICATE FINISHED GRADE. THE NEED TO MODIFY PROPOSED FINISHED GRADES MAY BE REQUIRED IF UNEXPECTED CONDITIONS ARE ENCOUNTERED (I.E. BEDROCK, LEDGE, ETC.) OR IF SIGNIFICANT CHANGES TO EXISTING CONDITIONS OCCURS.
- ALL DISTURBED AREAS SHALL RECEIVE 6" MINIMUM OF SUPER ENRICHED TOPSOIL WITH A MINIMUM ORGANIC CONTENT OF 6%, BE SEEDED AND RAKED FOLLOWED BY AN ADDITIONAL LAYER OF HYDROSEED AS DETAILED ON THE PROPOSED CONDITIONS PLAN OR AS NOTED OTHERWISE.
- ALL LAWN AND OTHER AREAS SURROUNDING THE PROJECT SITE DISTURBED DURING CONSTRUCTION SHALL BE RE-VEGETATED USING THE LAWN SEED MIX AS SPECIFIED BELOW. THE SEED MIXTURE IS TO HAVE NO NOXIOUS WEEDS. OTHER CULTIVARS OF PERENNIAL RYEGRASS, CHEWING FESCUE AND CREEPING FESCUE WITH HIGH ENDOPHYTE, HARD FESCUE, AND KENTUCKY BLUEGRASS MAY BE SUBSTITUTED FOR CULTIVARS LISTED BELOW WITH THE APPROVAL OF THE OWNER OR OWNERS REPRESENTATIVE. LAWN SEED MIX SHALL BE APPLIED AT A RATE OF 220 POUNDS PER ACRE WITH THE FOLLOWING SPECIFICATIONS:

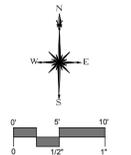
SEED TYPE	% BY WEIGHT	MANUFACTURER
LIBERATOR KENTUCKY BLUE GRASS	40	JACKLIN SEED
VICTORY II CHEWING FESCUE (HIGH ENDOPHYTE)	20	BURLINGHAM SEEDS, LLC
EPIC STRONG CREEPING RED FESCUE (HIGH ENDOPHYTE)	20	PROSEEDS MARKETING, INC.
SPARTAN HARD FESCUE	20	PICKSEED WES, INC.
- ALL STORAGE AND ACCESS ROUTES, PEDESTRIAN FENCES/CONSTRUCTION BARRIERS, WORKING HOURS, AND LIMITS OF CLEARING SHALL BE APPROVED BY BAY LANDING AND THE PROJECT ENGINEER.
- NO DISTURBANCE BEYOND THE ESTABLISHED LIMITS OF CLEARING IS ALLOWED UNLESS PRIOR PERMISSION IS OBTAINED FROM BAY LANDING AND PROJECT ENGINEER.
- CONTRACTOR MUST COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS THROUGHOUT THE DURATION OF PROJECT.
- COMPLIANCE WITH ALL CONDITIONS OF APPLICABLE AND SECURED PERMITS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- NO CONSTRUCTION VEHICLES SHALL BE STORED, SERVICED, WASHED OR FLUSHED IN A LOCATION WHERE LEAKS, SPILLAGE, WASTE MATERIALS, CLEANERS, OR WATERS WILL BE INTRODUCED OR FLOW INTO STORM DRAINAGE SYSTEMS, WETLANDS OR WATERCOURSES. AN EMERGENCY MANAGEMENT PLAN AND SPILL KIT WILL BE MAINTAINED ON SITE AT ALL TIMES. IN THE EVENT OF AN ACCIDENTAL RELEASE, IMMEDIATELY STOP CONSTRUCTION WORK, CONTAIN THE SPILL, AND NOTIFY BAY LANDING, APPROPRIATE AUTHORITIES AND PROJECT ENGINEER.
- ANY MATERIAL EXPORTED OFF-SITE SHALL BE LEGALLY DISPOSED OF IN AN UPLAND LOCATION AT NO ADDITIONAL COST TO BAY LANDING. THE CONTRACTOR IS RESPONSIBLE FOR FINDING A SUITABLE RECIPIENT OF THE EXPORTED MATERIAL, GAINING REGULATORY APPROVAL FOR EXPORTED MATERIAL PLACEMENT IF NEEDED, AND HAULING.
- SITE ACCESS IS TO BE PROVIDED BY THE EXISTING ACCESS DRIVEWAY. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY ACCIDENTAL DAMAGE TO THE ROADWAY TO PRE-PROJECT CONDITIONS SHOULD THEY OCCUR.
- ALL AREAS SURROUNDING THE PROJECT SITE DISTURBED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE SYSTEM, LAWN AREAS, AND LANDSCAPING SHALL BE RESTORED TO PRE-PROJECT CONDITIONS UPON COMPLETION OF CONSTRUCTION. THE RESTORATION OF THE SITE IS SUBJECT TO APPROVAL BY BOWDOIN COLLEGE AND THE PROJECT ENGINEER.
- THE CONTRACTOR IS EXPECTED TO PROVIDE FIELD ENGINEERING SERVICES DURING CONSTRUCTION TO ESTABLISH AND RECORD AS-BUILT GRADES, LINES, AND ELEVATIONS.

CONSTRUCTION SEQUENCE:

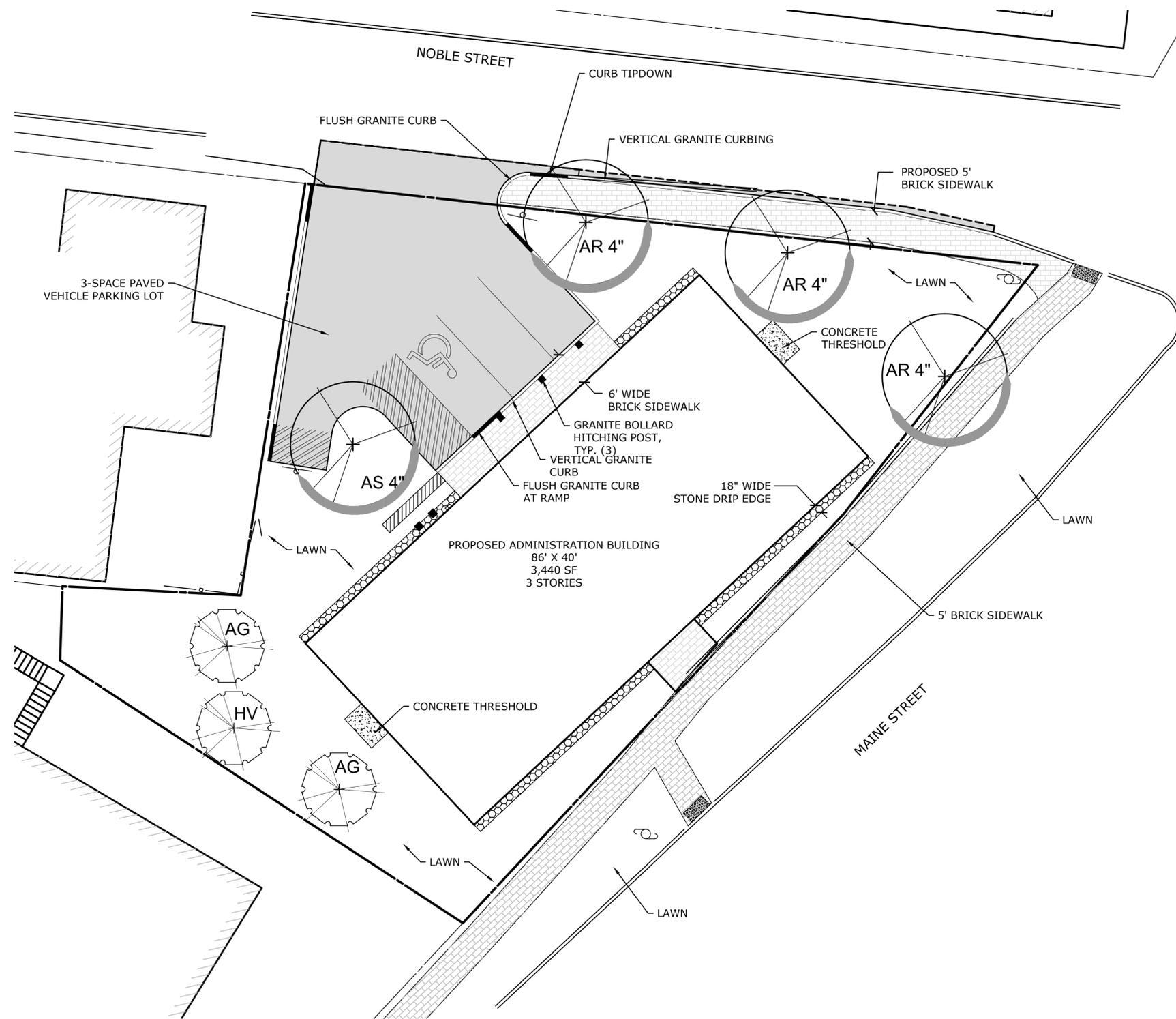
- THE PROPOSED SEQUENCE OF CONSTRUCTION IS PROVIDED FOR GENERAL INFORMATION ONLY. SEE PLANS, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL NOTES. THE OVERALL SEQUENCE OF CONSTRUCTION IS TO ULTIMATELY BE DETERMINED BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER FOR APPROVAL.
- OBTAIN ANY NECESSARY WORK PERMITS AND SUBMIT SCHEDULES, PLANS AND PRODUCT INFORMATION, INCLUDING THE SEDIMENT AND EROSION CONTROL PLAN, CONSTRUCTION SEQUENCE, AND EMERGENCY OPERATION PLAN TO THE PROJECT ENGINEER FOR REVIEW SEVEN DAYS PRIOR TO INITIATION OF CONSTRUCTION. INSTALL CONSTRUCTION WARNING SIGNS.
 - CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION SITE MEETING WITH THE PROJECT ENGINEER AND OTHERS TO REVIEW CONSTRUCTION DETAILS, PERMIT REQUIREMENTS, CONTRACT PROVISIONS, SPECIFICATIONS AND PROJECT LIMITS.
 - SUBMIT ANTICIPATED WORK SCHEDULE TO BAY LANDING AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK. BAY LANDING SHALL BE NOTIFIED OF ANY CHANGES IN SCHEDULE IMMEDIATELY.
 - INSTALL SEDIMENT AND EROSION CONTROLS AND CONSTRUCTION SAFETY FENCING AS SHOWN ON THE PLANS.
 - LOCATE STAGING AND STORAGE AREAS FOR APPROVAL FROM BOWDOIN COLLEGE AND PROJECT ENGINEER.
 - AT ALL TIMES, EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED CONSISTENT WITH THE REQUIREMENTS OF THE STATE OF MAINE.
 - CLEAR AND GRUB WITHIN THE ESTABLISHED LIMITS OF CLEARING. ALL CLEARING AND GRUBBING MATERIALS SHALL BE DISPOSED OF AT AN APPROVED SITE. STOCKPILE ANY EXISTING TOPSOIL TO BE REUSED FOR SITE RECOVERY. BRING PARKING LOT AREA TO SUBGRADE. SAWCUT EXISTING PAVED AREAS AS SHOWN ON PLANS.
 - INSTALL ALL ELECTRICAL CONDUIT AND LIGHT POLE BASES.
 - BRING PARKING LOT TO BASE GRAVEL LEVEL AND INSTALL GRANITE CURBING.
 - FINAL GRADE AND TOPSOIL ALL DISTURBED AREAS AS INDICATED ON THE PROPOSED CONDITIONS PLAN.
 - FOLLOWING FINAL GRADING AND PLACEMENT OF TOPSOIL, CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH THE LAWN SEED MIX SPECIFIED ON THE PROPOSED CONDITIONS PLAN. LIGHTLY RAKE IN SEED MIX INTO THE FIRST ONE INCH OF TOPSOIL. LIGHTLY TAMP SEED AND SOIL. HYDROSEED OVER COMPACTED SOIL.
 - WATER DISTURBED AREAS FOLLOWING APPLICATION OF SEED MIX. CONTRACTOR RESPONSIBLE FOR KEEPING SOILS MOIST IN ALL SEEDED AREAS FOR APPROXIMATELY TWO WEEKS FOLLOWING SEEDING OR AS REQUIRED TO ALLOW FOR PROPER GERMINATION.
 - PAVE PARKING LOTS AND CONSTRUCT SIDEWALKS.
 - FOLLOWING COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PARTICIPATE IN A FINAL INSPECTION WITH BOWDOIN COLLEGE, PROJECT ENGINEER AND OTHERS FOR THE PURPOSE OF DETERMINING THAT THE PROJECT HAS BEEN COMPLETED ACCORDING TO THE CONSTRUCTION DRAWINGS AND THE TERMS AND CONDITIONS OF THE CONTRACT.



Bowdoin College
216 Maine Street



CD Progress



LANDSCAPING PLAN

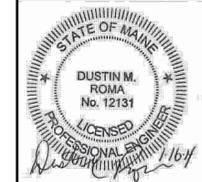
PLANT LIST

TREES	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		1	AS	Acer saccharum	Sugar Maple 'Green Mountain'	4" CAL	
		3	AR	Acer rubrum	Red Maple 'Autumn Blaze'	4" CAL	
SHRUBS	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		2	AG	Acer ginnala	Hedge Maple	8-10' H	
		1	HV	Hamamelis vernalis	Witch hazel	8-10' H	

PLANTING NOTES

- THE CONTRACTOR SHALL CALL 811 "DIGSAFE" BEFORE BEGINNING WORK AND VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS.
- ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS.
- ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
- PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING THE WINTER. FINANCIAL SECURITY SUITABLE TO THE CITY, IN THE FORM OF AN ESCROW ACCOUNT, A BOND, OR AN IRREVOCABLE LETTER OF CREDIT, EQUIVALENT TO 30 PERCENT OF THE VALUE OF THE PLANTINGS SHALL BE MAINTAINED FOR A PERIOD OF 18 MONTHS AFTER PLANTING.
- ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
- CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.

Number	Revision	Date



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 100 Commercial Street
 Suite 417
 Portland, Maine 04101
 (207) 541-9544 Fax (207) 541-9548
 www.miloneandmacbroom.com

Cambridge Seven Associates, Inc.

CSA Architects and Planners
 1050 Massachusetts Avenue
 Cambridge, MA 02138
 617 492-7000 Fax 492-7007

MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By:SMW Checked:DMR

Date: JANUARY 16, 2014

Scale: 1"=10'

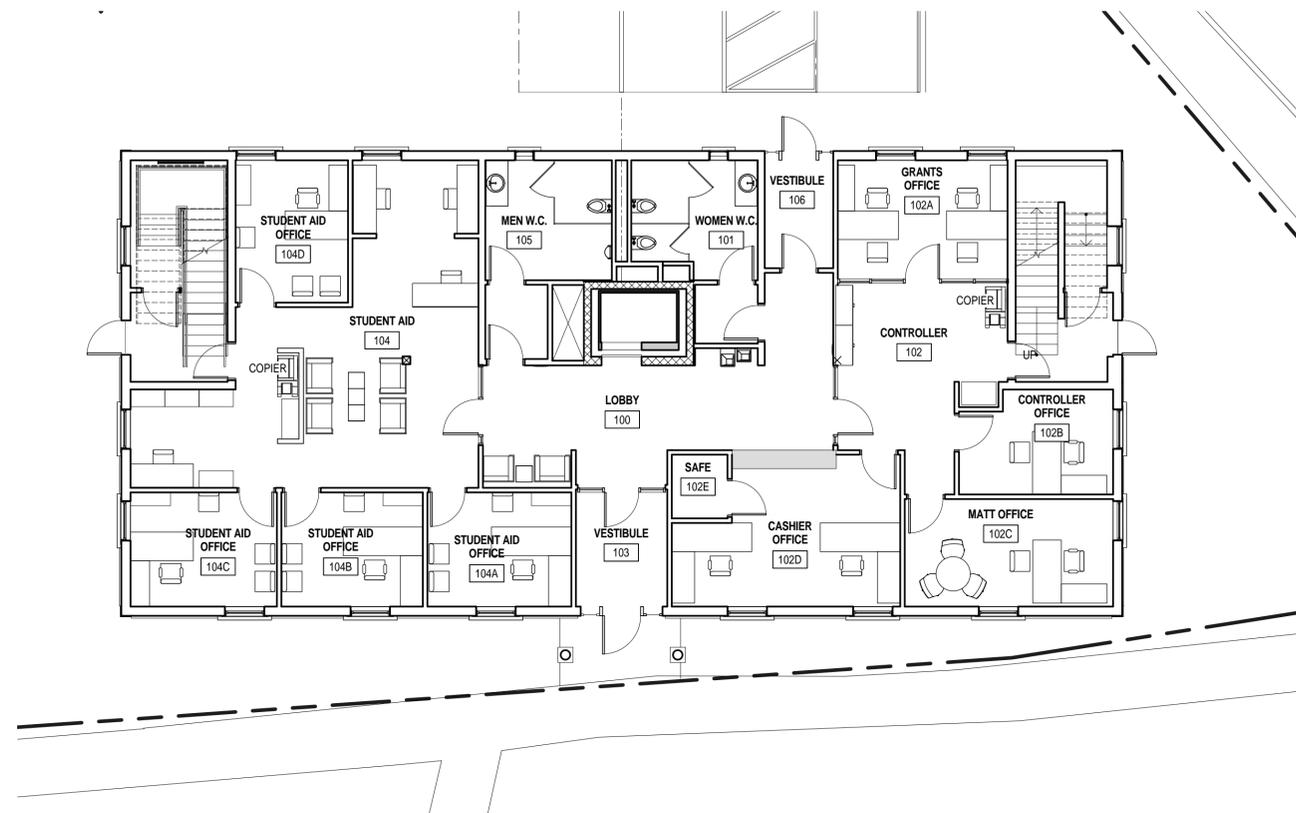
Drawing Title
Landscaping Plan

PRELIMINARY NOT FOR CONSTRUCTION

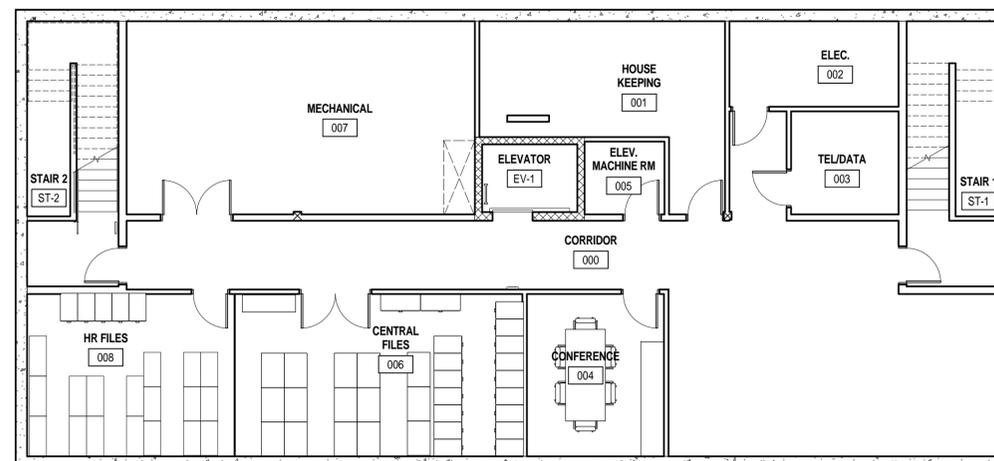
C1.5

Bowdoin College
216 Maine Street

Progress Drawings



2 LEVEL 1 - FINISHES PLAN
 1/8" = 1'-0"



1 BASEMENT - FINISHES PLAN
 1/8" = 1'-0"

Number	Revision	Date

Cambridge Seven Associates, Inc.

Architects and Planners
C7A 1050 Massachusetts Avenue
 Cambridge, MA 02138
 617 492-7000 Fax 492-7007

Job # 1331

Project 216 Maine Street

Drawn By YK Checked TM

Date 18 Feb 2014

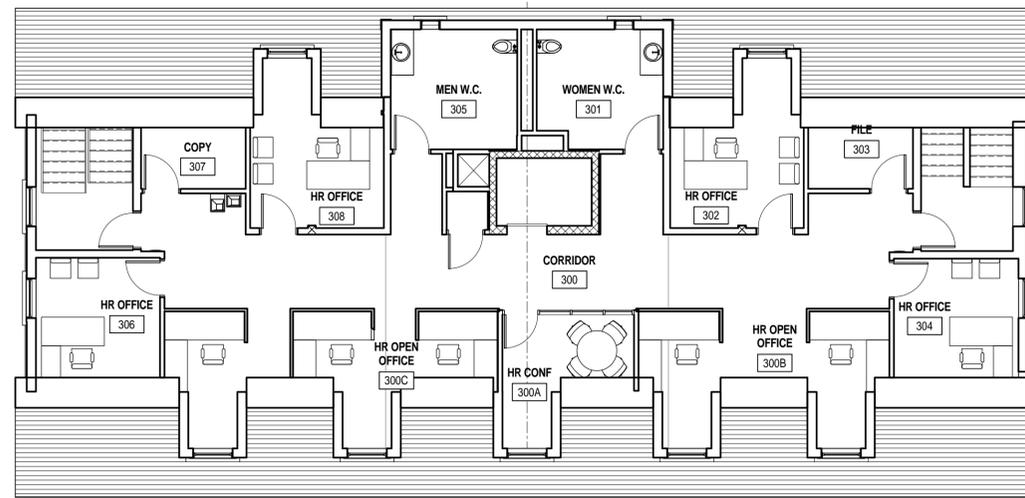
Scale 1/8" = 1'-0"

Drawing Title
BASEMENT & FIRST FLOOR FURNITURE & FINISH PLANS

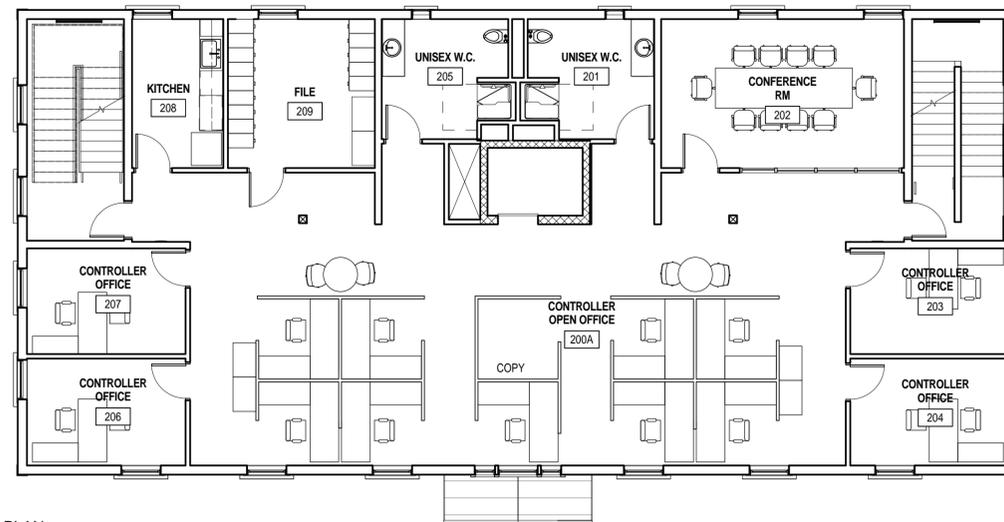
A1.11

Bowdoin College
216 Maine Street

Progress Drawings



2 LEVEL 3 - FINISHES PLAN
 1/8" = 1'-0"



1 LEVEL 2 - FINISHES PLAN
 1/8" = 1'-0"

Number	Revision	Date

Cambridge Seven Associates, Inc.

Architects and Planners
 1050 Massachusetts Avenue
 Cambridge, MA 02138
 617.492.7000 Fax 492.7007

Job #	1331
Project	216 Maine Street
Drawn By	Author Checked Checker
Date	18 Feb 2014
Scale	1/8" = 1'-0"

Drawing Title
SECOND & THIRD FLOOR FURNITURE & FINISH PLANS

A1.12

Bowdoin College
216 Maine Street

Progress Drawings

Number	Revision	Date

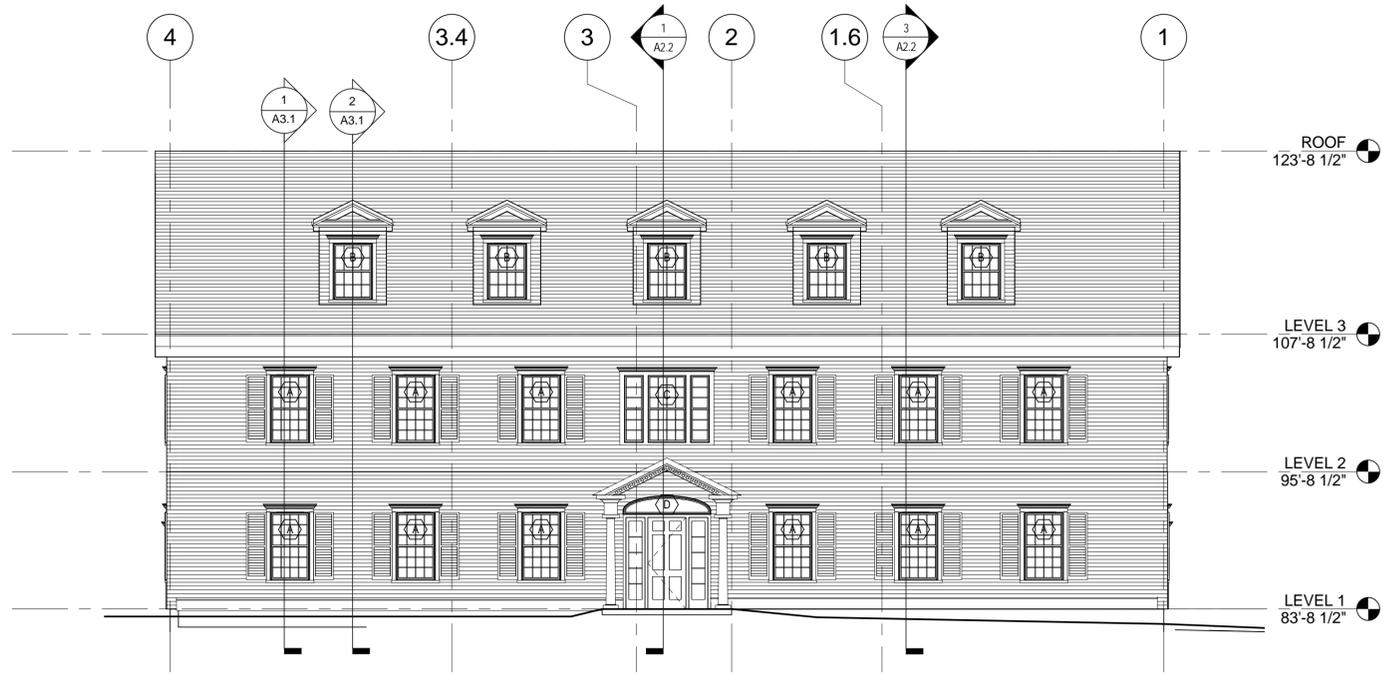
Cambridge Seven Associates, Inc.

Architects and Planners
 1050 Massachusetts Avenue
 Cambridge, MA 02138
 617 492-7000 Fax 492-7007

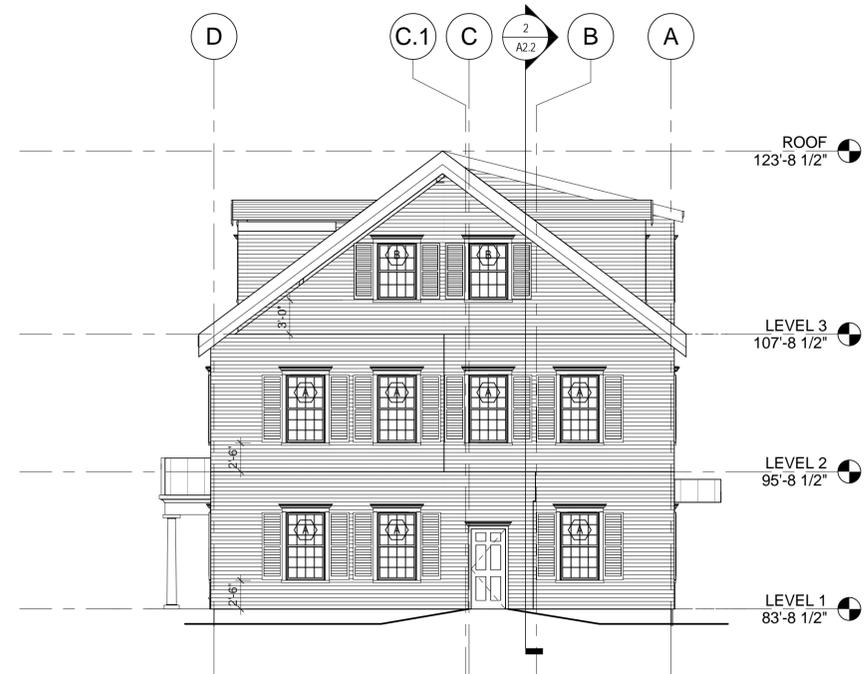
Job # 1331
 Project 216 Maine Street
 Drawn By BB Checked TM
 Date 18 Feb 2014
 Scale 1/8" = 1'-0"

Drawing Title
EXTERIOR ELEVATIONS

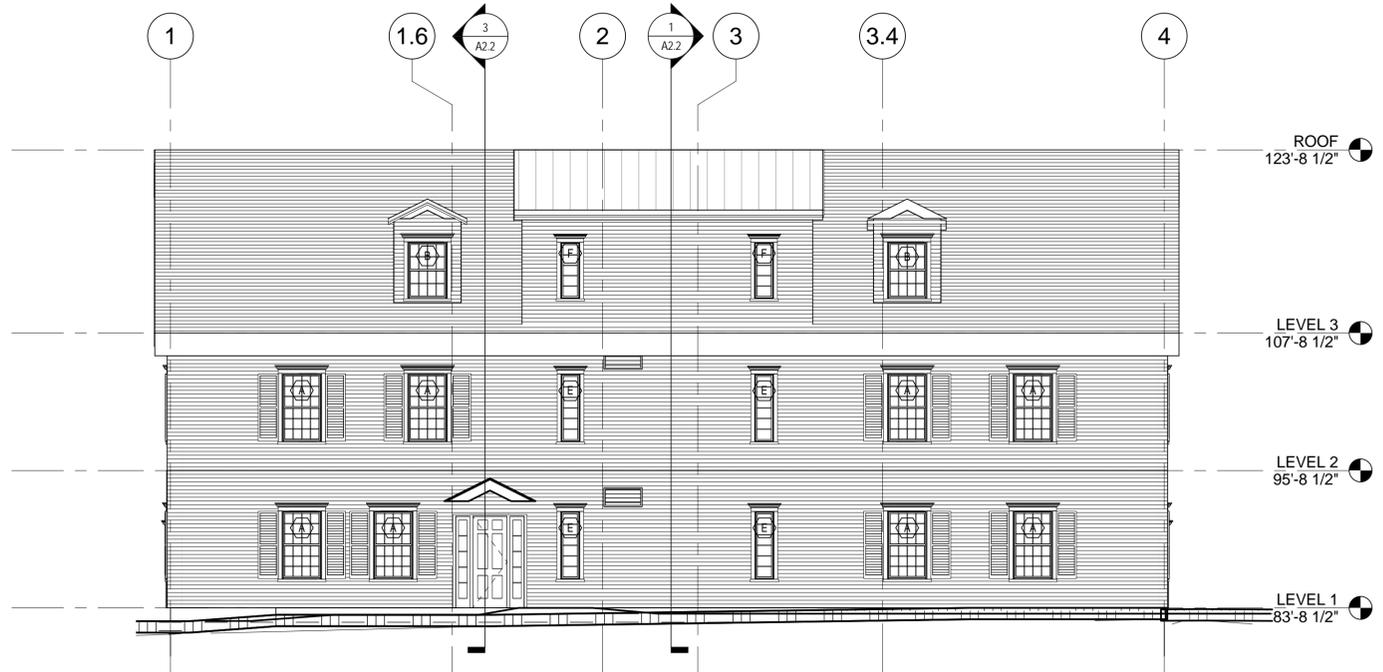
A2.1



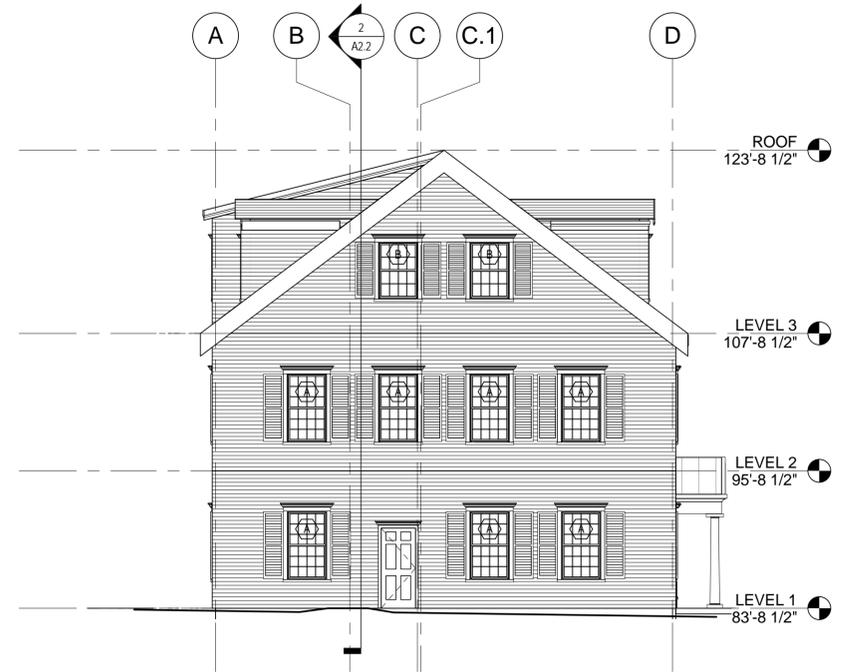
1 ELEVATION - SOUTH
 1/8" = 1'-0"



2 ELEVATION - EAST
 1/8" = 1'-0"



3 ELEVATION - NORTH
 1/8" = 1'-0"



4 ELEVATION - WEST
 1/8" = 1'-0"



216 Maine Street

Proposed Building Perspective



216 Maine Street

Proposed Building Perspective





216 MAINE STREET STUDY ELEVATION
1/4" = 1'-0"
CJA

**BRUNSWICK PLANNING BOARD
JANUARY 14, 2014**

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

MEMBERS ABSENT: Dann Lewis, Excused

**MOTION BY BILL DANA TO EXCUSE THE ABSENCE OF DANN LEWIS.
SECONDED BY DALE KING, APPROVED BY CHARLIE FRIZZLE, BILL DANA,
DALE KING AND RICHARD VISSER. OPPOSED BY MARGARET WILSON.**

STAFF PRESENT: Anna Breinich and Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, January 14, 2014 at the Morrell Meeting Room in Curtis Memorial Library, 23 Pleasant Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

Case # 07-105, Request for Site Plan Approval Extension, The Ledges Congregate Care Facility: Pursuant to Section 407.4.B of the Zoning Ordinance, Briarwood Partners is requesting a site plan approval extension from the Planning Board, for the development of a congregate care facility at 349 Bath Road (**Assessor's Map 45, Lot 40**) in the **Industrial 3 (I3) Zone**.

Anna Breinich began by handing out and reviewing the Planning Board minutes of 1/26/2010 and 1/24/2012 and stated that this is the third site plan extension for The Ledges Congregate Care Facility. Anna stated that the project for the congregate care facility was first approved on 2/12/2008 with extensions in 2010 and 2012. Anna noted that the only question by the applicant was whether or not the Special Permit for the designated *use* in the original approval was reapproved in the subsequent extensions; the Special Permit was not extended and it is recommended by staff that this be placed as a Condition of Approval. Anna stated that there have been no other changes to the plan, or Findings of Fact. Charlie Frizzle noted that staff has added to the conditions of approval that "prior to commencement of Phase II, the applicant must obtain re-approval of the Special Permit associated with this project". Curtis Neufeld, of Sitelines, stated that he had modified plans which they have added two status blocks to indicate the dates of approval and re-approval and that prior to obtaining a building permit, the applicant will need to obtain the Special Permit and receive a new NRPZ Act Permit for the wetlands.

Margaret Wilson asked about the staff recommendation to add the Special Permit to the Conditions of Approval and Charlie Frizzle replied that they do not need to do this as this has been added to the plan per Curtis Neufeld in the status block.

Charlie Frizzle opened the public hearing and noted that no public was present. The public hearing was closed.

Margaret Wilson asked if it is believed that the applicant will build. Curtis Neufeld replied that the market has not been great and that the investors have not been interested in investing the money for the facility if it will be vacant. Curtis stated that since the last extension, they have had a positive change in management and they are seeing a better change in the market. Margaret asked for clarification on congregate care and Mike Parsons, representative, replied that congregate care is elderly independent living with minimal services and meals. Mike stated that there is a significant investment being held up in the project and they would like to build the facility. Mike stated that the past few years have been rough but that they are seeing a return to normal in occupancy levels in Sunnybrook Village located across the street.

MOTION BY BILL DANA TO APPROVE THE SITE PLAN EXTENSION FOR THE LEDGES CONGREGATE CARE FACILITY FOR TWO YEARS. SECONDED BY MARGARET WILSON AND APPROVED BY CHARLIE FRIZZLE, MARGARET WILSON, BILL DANA AND DALE KING. RICHARD VISSER ABSTAINED.

Zoning Ordinance Rewrite Update

Additional public engagement meetings be held on 1/21 and 1/22 with Don Elliot of Clarion Associates.

Tentative Dates, Times and locations

- 1/21 at 4:00 PM in Morrell Meeting Room or the Hawthorne Meeting Room. Second Developer and designer meeting asking for feedback on the annotated outline.
- 1/22 at 7:30 AM, Charlie Frizzle, Anna Breinich and Don Elliot will be on WCME Radio.
- 1/22 at 1:30 PM, meeting between ZORC and the School Department.
- 1/22 at 3:30 PM, next ZORC meeting.
- 1/22 at 6:00 PM, Morrell Meeting Room public forum focused on feedback on the annotated outline.
- 2/4 at 7:00 PM, feedback with College Use abutters (approximately 100).

Minutes

MOTION BY DALE KING TO APPROVE THE MINUTES OF OCTOBER 7, 2013. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

MOTION BY BILL DANA TO APPROVE THE MINUTES OF NOVEMBER 5, 2013. SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

Other Business

- 1/28 Public hearing to amend Section 216 of the Zoning Ordinance.

Adjourned

This meeting was adjourned at 7:25 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary