

**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