



TOWN OF BRUNSWICK

PLANNING BOARD

28 FEDERAL STREET
BRUNSWICK, ME 04011

TOWN OF BRUNSWICK

PLANNING BOARD

AGENDA

COUNCIL CHAMBERS

1ST FLOOR, 85 UNION STREET

TUESDAY, MARCH 18, 2014 - 7:00 P.M.

*** * * REVISED 3/10/14*****

1. **Case # 14-008 – The Plaza at Cook’s Corner:** The Board will review and take action on a Major Review Sketch Plan application submitted by Just Because, LLC, to redevelop the former Atrium Hotel property, located at 21 Gurnet Road, for potential retail, banking, and restaurant uses. Assessor’s Map CC1, Lots 30 & 43, in the Commercial / Cook’s Corner (CC) Zoning District.
2. **Zoning Ordinance Rewrite Update**
3. **Other Business**
4. **Approval of Minutes**
5. **Adjourn**

This agenda is mailed to owners of property within 200 feet of the above referenced development proposals as well as others upon request. It is the practice of the Planning Board to allow public comment on development review applications and all are invited to attend and participate.

Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised.



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: March 18, 2014
RE: Sketch Plan Review of the Plaza at Cook's Corner

PROJECT SUMMARY

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

The project involves the redevelopment of 6.2 ± acres (out of a 9.5 acre site) former Atrium Hotel property located at 21 Gurnet Road (Assessor's Map CC1, Lots 30 & 43) into a mix of retail and restaurant uses, with associated parking, landscaping and site improvements. The applicant, Just Because, LLC, has one known tenant for Phase 1 of the development - a new 14,700 s.f. Goodwill store. Phase 2 will include three additional pad sites; however the applicant does not have specific tenants at this time.

The representative for the applicant, Michael Gotto of Stoneybrook Consultants, Inc., has provided a letter, dated February 24, 2014, which summarizes the project (attached). Comments from the March 6th Staff Review Committee meeting are attached. An addendum has been added, in the form of a March 11th letter from Mr. Gotto, which clarifies questions raised at the March 6th Staff Review Committee meeting.

Utilities

The proposed development is within the town's Growth Area and will be serviced by the public water and sewer system. The site has existing stormwater and sewer connections, which will be repurposed for this development. The applicant is proposing to install infiltration basins along the existing road frontages or at the edge of proposed parking areas. Overall the development is proposing to reduce impervious coverage from 77% to 58%. The project will require a major amendment to a Site Location of Development (SLD) Permit from the Maine DEP, which is being sought concurrently with development review approval by the Town. The SLD Permit application includes information on proposed stormwater, groundwater, water supply, wastewater disposal, and solid waste conditions. Planning staff has conferred with the Town Engineer and both agree that DEP's review of the above resources – and pending approval of the SLD Permit - would be acceptable in lieu of a peer review by the Town's consulting engineer.

Parking and Traffic

The project will require approval for a Traffic Movement Permit from the Maine DOT. As is the case with the SLD permit, this permit is being sought concurrently with development review approval by the Town. Summary pages from the Intent to File for the Traffic Movement Permit have been attached hereto, although staff notes that traffic analysis is not a requirement of Sketch Plan approval.

A total of 169 parking spaces are being proposed, including 14 handicapped spaces. For the Final Plan submission the applicant will need to delineate parking buildout for Phases 1 and 2. The zoning ordinance requires 4 spaces per 1,000 feet for retail/service businesses, so a minimum of 60 spaces will be required for the 14,700 sf Goodwill store.

Staff will ask the applicant to identify snow storage areas on the Final Plan submission.

Dimensional & Density Standards

Based on the materials submitted by the applicant the proposed project meets all dimensional and density standards for the Cook’s Corner Zoning District.

Cook’s Corner District Space and Bulk Standards

Standard / District	CC	X = meets standard
Minimum Lot Area	15,000 sf	X
Maximum Density	15 units per acre	n/a
Minimum Lot Width	60 ft	X
Maximum Front Yard	100 ft	X
Minimum Rear Yard	15 ft	X
Minimum Side Yard	None	X
Maximum Impervious Surface Coverage	80%	X
Maximum Building Height	40 ft	X
Maximum Building Footprint per Structure	50,000 s.f.	X

Bicycle and Pedestrian Amenities

A new 5’ wide paved sidewalk is shown to be constructed along the length of the property frontage with Gurnet Road (approximately 465’). New 7’ wide paved interior walkways (5’ in some areas) are proposed, linking parking areas and buildings. New 5’ wide walks are also proposed for all interior intersections and, as well as for linkages with access roads. Bicycle racks are proposed for each building.

Natural Resource Constraints

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

Landscaping

A landscaping plan is not required for a Sketch Plan review, but will be included in the Final Plan submission; however the applicant has expressed a wiliness to retain mature trees in the frontage with Gurnet Road.

Lighting

The Sketch Plan submission does not contain a lighting plan, which will be included in the Final Plan submission.

Aesthetic & Cultural Values

The site does not contain nor is adjacent to any historic or cultural resources. The application packet does contain sketch architectural renderings, for consideration by the Board. Staff's preliminary review of the project finds that it to be in compliance with Cook's Corner Design Standards.

Solid Waste

The Town does not provide solid waste pick-up for commercial properties in the growth area, and so the applicant will have to contract with a private carting service. Concrete dumpster pads have been shown on the plan.

DRAFT MOTIONS**THE PLAZA AT COOK'S CORNER****FILE # 14-008**

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

Motion 2. That the Board approves the Sketch Plan.



Stoneybrook Consultants, Inc.

456 Buckfield Road
Turner, Maine 04282
(207) 514-7491 voice
(207) 514-7492 fax

February 24, 2014

Jeremy Doxsee, AICP
Town Planner
Department of Planning & Development
Town of Brunswick
28 Federal Street
Brunswick, ME 04011

RE: The Plaza at Cooks Corner
Sketch Plan Review

Dear Mr. Doxsee,

I am working with Just Because, LLC on plans to redevelop the former Atrium Hotel property located at 21 Gurnet Road at Cooks Corner in Brunswick. It is our client's intent to develop a portion of this site with several retail or restaurant pad sites. He has one known retail tenant which will define the Phase 1 of this development. Phase 2 will include the three additional pad sites. It is expected that future tenants could include a restaurant, bank or additional retail tenants.

This project will also require approvals for a Traffic Movement Permit from the Maine Department of Transportation and a major amendment to a Site Location of Development Act permit from the Maine Department of Environmental Protection. We hope to secure all of these permits so that we can begin construction late this Spring. Applications to both of these State agencies will be submitted later this week.

Just Because, LLC purchased the property in two deeds, one from BO-ED, Inc. and one from W.G., LLC in 2008. Copies of both deeds are attached. We have also included a copy of a recent boundary survey prepared by Jones Associates,

Inc. showing the parcels involved in this purchase which include a total of 9.5 acres. The property also benefits from shared parking, access rights, utility services and maintenance responsibilities with several other abutting owners in this area. Those rights are described in the Amended Reciprocal Easements Agreement dated July 31, 1997 and recorded at the Cumberland County Registry of Deeds in Book 13254, Page 71.

The intent is to prepare about 6.2 acres of the property for this project. The proposed improvements are shown on a Site Plan and Grading Plan prepared by Summit Geoengineering Consultants, Inc. which are attached. While we are planning to provide details for traffic, parking, utility services, and stormwater controls for all four building pad sites with this application, we only have specific building plans for Pad Site 1 at this time. This pad site has been designed for occupancy by Goodwill Industries for a retail store of 14,700 square feet. We have attached two different preliminary views of what that building will look like.

At this time, we do not have details for the specific buildings that will be constructed in Phase 2. Pad Site 2 has been shown on the Site Plan to support a 4,000 square foot bank with a three lane drive-thru, but we have noted that it could also support a retail building of 9,000 square feet. Pad Site 3 has been shown to support an 8,000 square foot retail store and Pad Site 4 has been shown to support a 5,000 square foot restaurant with drive-thru or a 9,000 square foot retail building.

Phase 1 construction will include the Goodwill building and the related parking and driveways. Filtration basins required for Pad Sites 2, 3 & 4 will also be constructed and the pad areas will be graded and seeded for future development. The Phase 1 improvements will be completed this year. Phase 2 buildings and improvements may not be completed for several years depending upon market conditions. We may also need to make minor changes for each of the three remaining pad sites once we have a tenant and the specific requirements for that tenant's building.

The existing site includes about 4.8 acres (77%) of impervious area when you include the former hotel building. There are about 1.4 acres (23%) of green space.

In the proposed condition, we will have 3.6 acres (58%) of impervious area and 2.6 acres (42%) of green space. The existing site is very flat and existing stormwater systems are very shallow. This has made it very difficult to site buildings and grade the parking areas to provide stormwater treatment. We have proposed to install infiltration basins along the existing road frontages or at the edge of proposed parking areas. Since we have reduced impervious area and since we will be infiltrating most of the stormwater flow from this site, post condition runoff will be significantly reduced with this development.

We are also proposing three buildings with drive-thru lanes or drop off areas. The ability to drive around these buildings and the location of stormwater treatment areas has moved the proposed buildings away from the public streets. We will be working with Frank Cushing to prepare common landscaping plans for these areas, but the building locations and single row of parking in front of one of the buildings will require waivers from some of your ordinance requirements.

The project is located in the CC District and is subject to the Cooks Corner Design Standards. It is expected that the maximum setback for buildings from Gurnet Road will be 25' under your ordinance requirements. This maximum setback will also apply to the proposed Public Road that will abut this project on the north. The buildings shown on Pad Sites 1 & 2 are set back 46' and the building on Pad Site 4 is set back 70' from Gurnet Road. There is a single row of parking shown between the proposed Public Road and the building shown on Pad Site 2 and the building shown on Pad Site 3 is set back about 35' from the proposed right of way for the Public Road.

This layout was driven by preservation of some of the mature landscaping along Gurnet Road, providing access to the abutting property owned by W.G. LLC, vehicle access for drive-thru lanes, access to the drop off lane for the Goodwill building, and providing space for infiltration basins. Along the proposed Public Road, we attempted to fit the proposed improvements within the current driveway easements and still provide space for the proposed Public Road that is currently being designed.

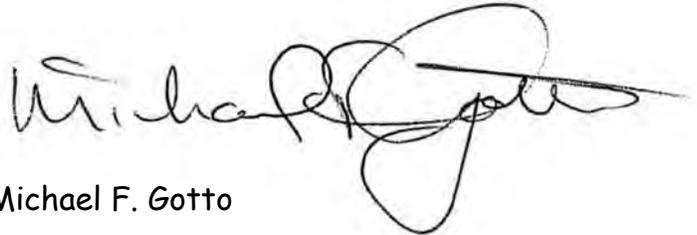
February 24, 2014
Jeremy Doxsee, AICP
RE: The Plaza at Cooks Corner
Page 4

A very small portion of the property along Perryman Drive may be subject to requirements of the Natural Resource Protection Zone. No development is proposed in this area. There are no wetland areas on the property. The property is not located in an Aquifer Protection Zone or a Flood Hazard Area. There are no known historic or archeological sites and no wildlife areas of significance.

We have attached the Sketch Plan Application and several graphics prepared from the USGS Map, Tax Map, Zoning Map, USDA Soils Map and Flood Map. I hope you will find this information acceptable to process our request for Sketch Plan review. Please let me know if you have any questions or need additional information. I look forward to your review.

Respectfully Yours,

STONEBROOK CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Michael F. Gotto", with a long horizontal flourish extending to the right.

Michael F. Gotto

cc: George Schott

**MAJOR DEVELOPMENT REVIEW
SKETCH PLAN APPLICATION**

1. Project Name: Atrium Hotel Redevelopment

2. Project Applicant

Name: Just Because, LLC
Address: P.O. Box 9340
Auburn, ME 04210
Phone Number: (207) 786-2977

3. Authorized Representative

Name: Mike Gotto - Stoneybrook Consultants
Address: 456 Buckfield Road
Turner, ME 04282
Phone Number: (207) 514-7491

3. List of Design Consultants. Indicate the registration number, address and phone number of any engineer, surveyor, architect, landscape architect or planner used:

1. Bill Peterlein, PE #5787 - Summit Geoen지니어ing, P.O. Box 7216, Lewiston, ME 04243
2. William Bray, PE #4007 - 235 Bancroft Street, Portland, ME 04102
3. Michael Hartman, PLS #2433 - Jones Associates, Inc., 63 Tucker Lane, Poland, ME 04274
Michael Deyling, CG #270 - Summit Environmental Consultants, 640 Main Street, Lewiston, ME 04240

5. Physical location of property being affected: 21 Gurnet Road

6. Lot Size: 9.5 acres

7. Zoning District: CC

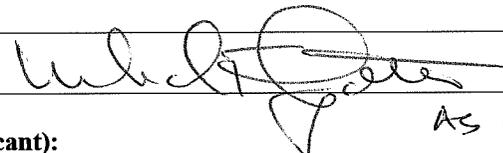
8. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? Owner

9. Assessor's Tax Map CC1 Lot Number 30 & 43 of subject property.

10. Brief description of proposed use: See attached Cover Letter.

11. Describe specific physical improvements to be done: See attached Cover Letter.

Owner Signature: _____

Applicant Signature (if different): 
AS AGENT

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						
Indicate Special Permits						
Indicate Special Exceptions						
Date, north point, scale		✓				
Land area, existing use of the property, location of proposed development, locations reserved for future development		✓				
Tentative rights-of-way locations, lot lines, lot numbers, lot areas		✓				
Estimated soil boundary locations from the Soil Conservation Service Medium Intensity Soil Survey noting areas of severe and very severe soil limitations		✓				
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.		✓				
Tentative locations of proposed structures, owners of existing structures, and neighboring land uses		✓				
Special conservation and recreation areas			✓			
Location map		✓				
Zoning information, including the zoning district(s) in which the property is located and the location of any overlay zones depicted on the plan.		✓				
Any conditions imposed by previous development on the site.			✓			
Other information Planning Board/Staff Review Committee deems necessary to conduct an informed review.						
Letter of consent signed by property owner authorizing the development review application in cases where applicant is not the owner of the property.			✓			
Application Fee		✓				
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1			✓			
Open Space Development: Request for Bonus Density			✓			

**Just Because LLC
P.O. Box 9340
Auburn, ME 04210**

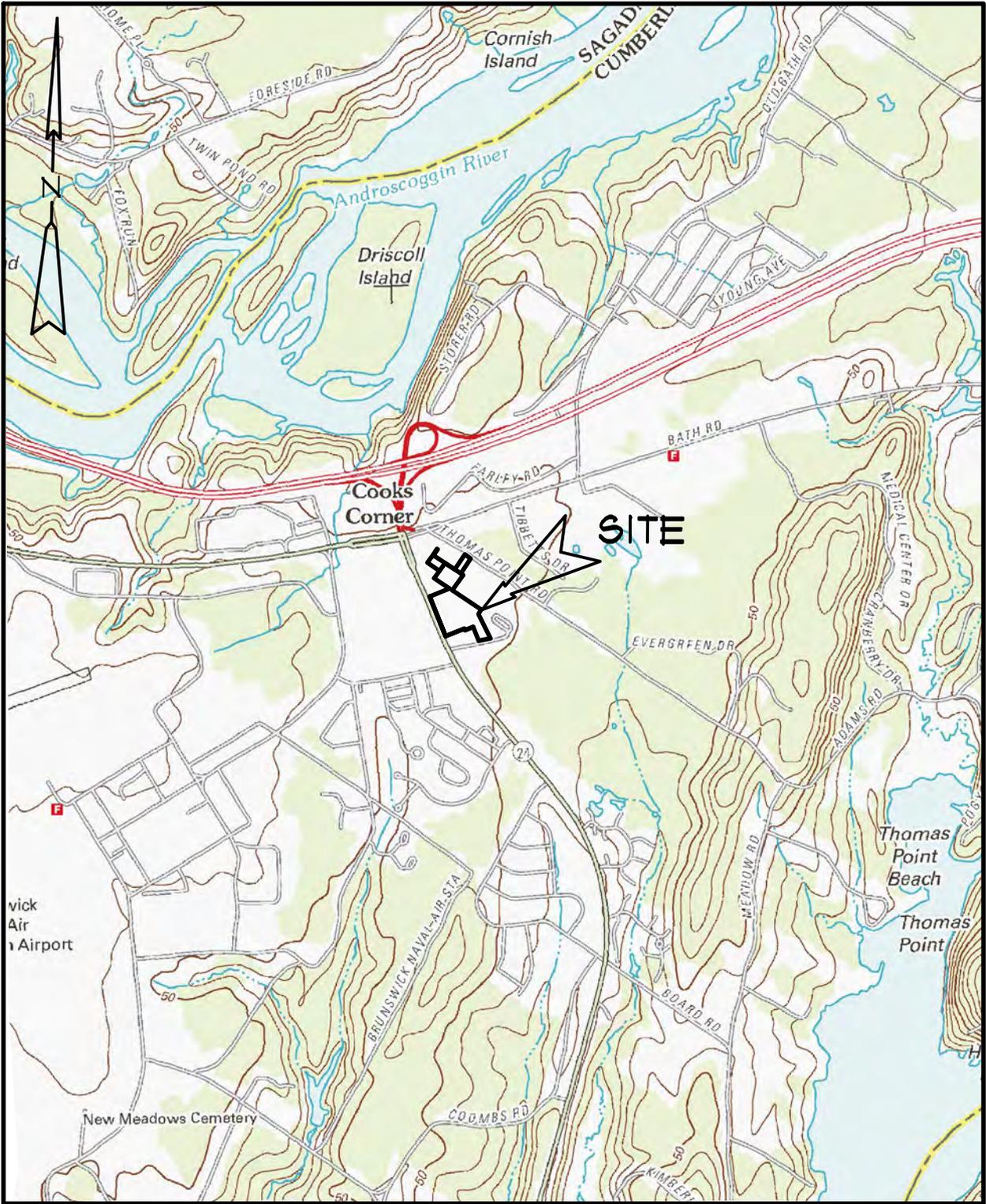
To Whom It May Concern:

The signature below authorizes Stoneybrook Consultants, Inc. and William Bray, P.E. to act as the applicant's agents in the processing of the enclosed application.



for Just Because LLC, applicant

GEORGE SCHOTT, MEMBER
(print name, title)



USGS LOCATION MAP

THE PLAZA AT COOKS CORNER - BRUNSWICK

OWNER: JUST BECAUSE, LLC

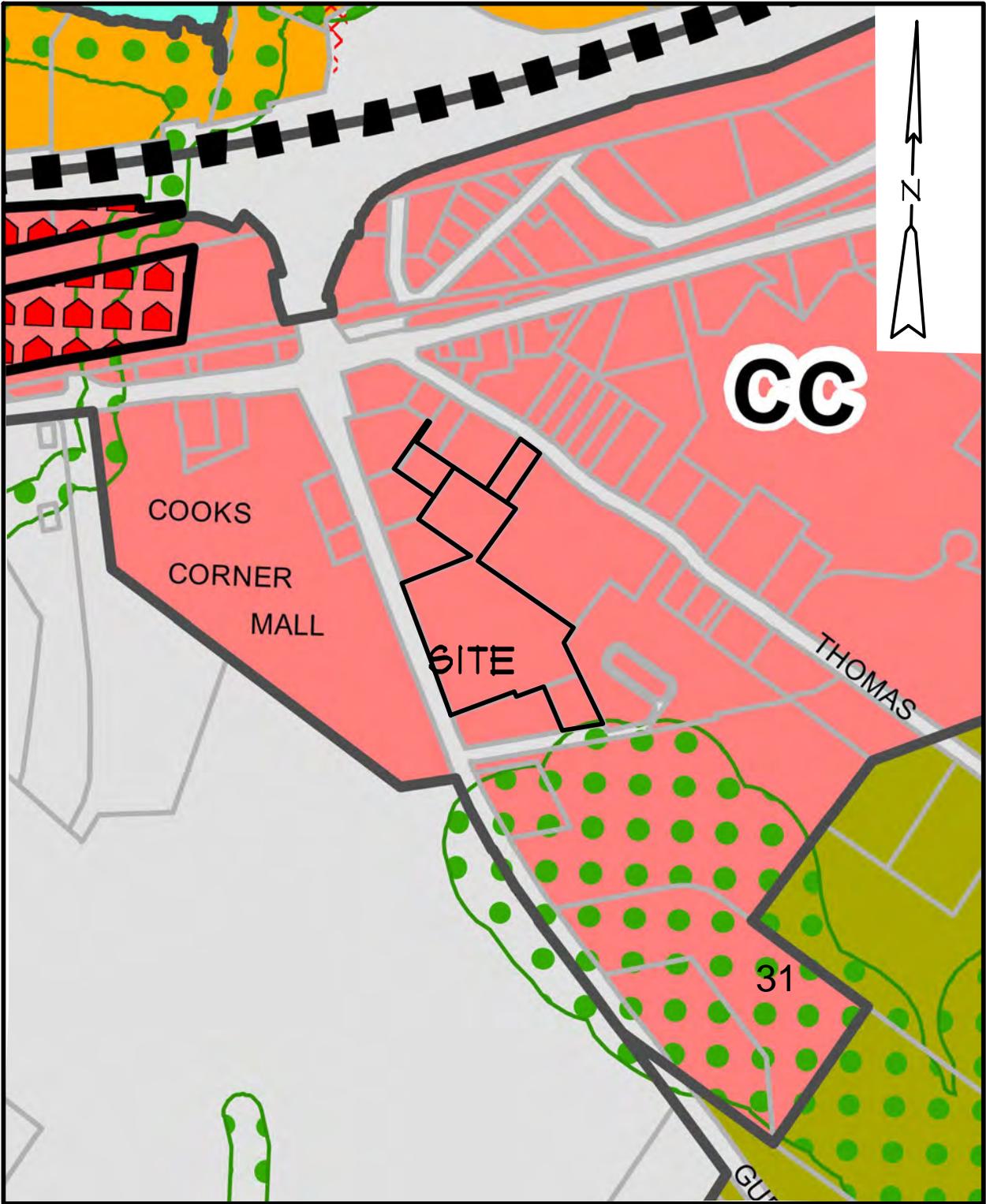
SCALE: 1" = 2,000'

DATE OF GRAPHIC: DECEMBER 12, 2013

SOURCE: MAINE OFFICE OF GIS

ORIGINAL PUBLICATION DATE: 1967

Stoneybrook
Consultants, Inc.



ZONING MAP

THE PLAZA AT COOKS CORNER - BRUNSWICK
 OWNER: JUST BECAUSE, LLC
 SCALE: 1" = 600'±
 DATE OF GRAPHIC: DECEMBER 12, 2013
 SOURCE: TOWN OF BRUNSWICK
 PUBLICATION DATE: 2013

Stoneybrook
 Consultants, Inc.



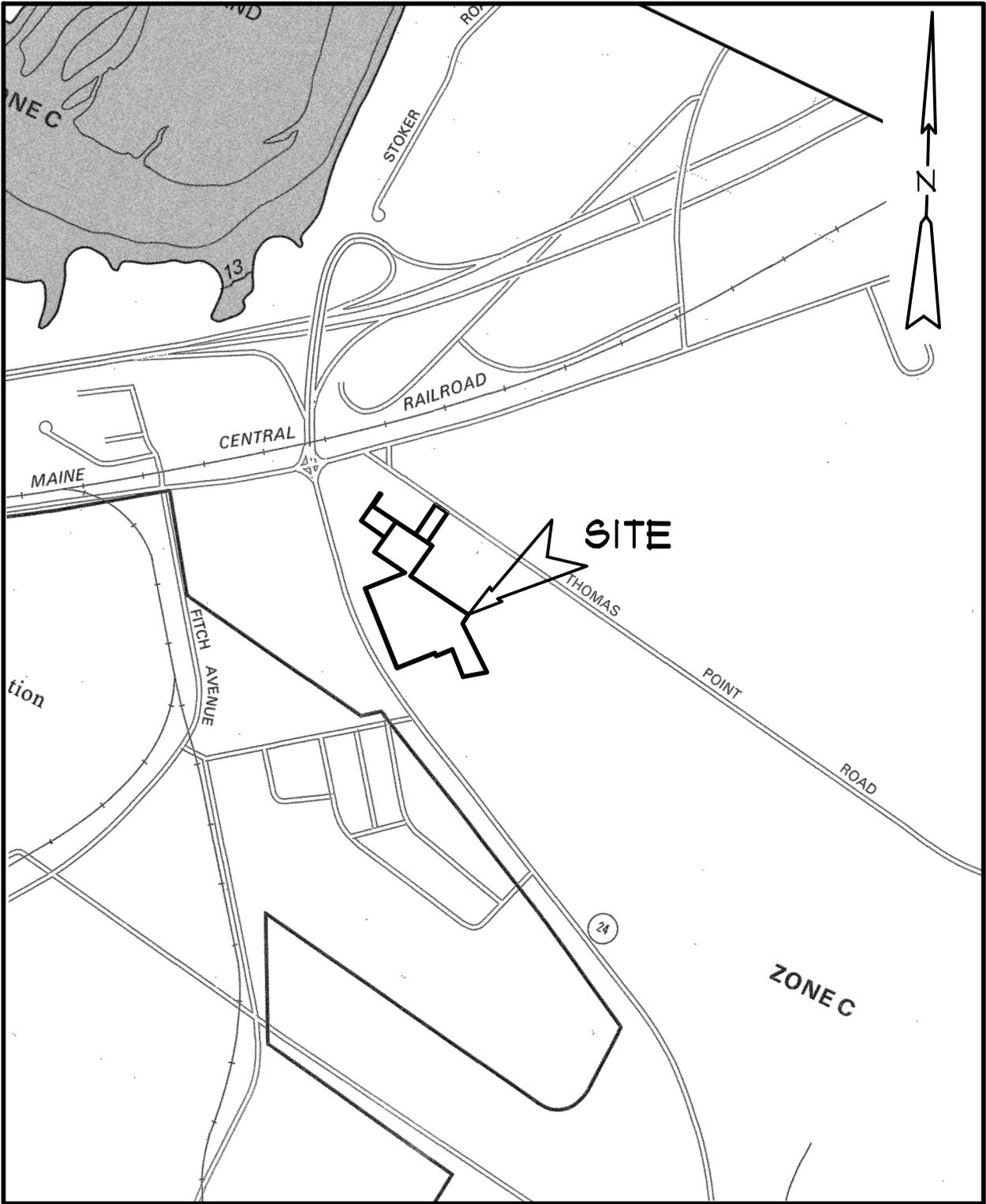
SOILS LEGEND

Au	AU GRES LOAMY SAND
DeB	DEERFIELD LOAMY SAND, 3 TO 8 PERCENT SLOPES
Wa	WALPOLE FINE SANDY LOAM
WmB	WINDSOR LOAMY SAND, 0 TO 8 PERCENT SLOPES

SOILS MAP

THE PLAZA AT COOKS CORNER - BRUNSWICK
 OWNER: JUST BECAUSE, LLC
 SCALE: 1" = 300'
 DATE OF GRAPHIC: DECEMBER 12, 2013
 SOURCE: USDA NRCS
 PUBLICATION DATE: NOVEMBER 27, 2013

*Stoneybrook
 Consultants, Inc.*



FLOOD MAP

THE PLAZA AT COOKS CORNER - BRUNSWICK
OWNER: JUST BECAUSE, LLC
SCALE: 1" = 1,000'
DATE OF GRAPHIC: DECEMBER 12, 2013
SOURCE: FEMA
PUBLICATION DATE: JANUARY 3, 1986

Stoneybrook
Consultants, Inc.

QUITCLAIM DEED WITHOUT COVENANT

BO-ED, INC, a Maine corporation with a mailing address of 21 Gurnet Road, Brunswick, Maine ("Grantor"), FOR CONSIDERATION PAID does hereby give, grant, bargain, sell and convey unto **JUST BECAUSE, LLC**, a Maine limited liability company having a mailing address of P.O. Box 9340, Auburn, Maine 04210 ("Grantee"), its successors and assigns forever, certain parcels of land and any buildings and improvements thereon situated in the Town of Brunswick, County of Cumberland, State of Maine, more particularly described on Exhibit A attached hereto and made a part thereof.

The property herein described is subject to, and benefited by, as the case may be, all utility easements which serve the premises; other easements, covenants, conditions and restrictions of record affecting the premises.

This Deed is given in Lieu of Foreclosure by the Grantee, said foreclosure having been commenced by Power of Sale under Mortgage as described in the Mortgagee's Sale of Real Estate and Notice of Secured Party's Sale of Personal Property dated May 25, 2007 recorded in the Cumberland County Registry of Deeds at Book 25136, Page 39, the rights of said mortgagee thereunder having been assigned to the Grantee by Assignment from Androscoggin Savings Bank to the Grantee dated near or even date herewith to be recorded prior hereto in the Cumberland County Registry of Deeds

IN WITNESS WHEREOF, BO-ED, INC. has caused this instrument to be executed by Robert A. Rosenthal, its President, duly authorized as of this 16th day of July, 2008.

Witness:

Name: MICHAEL A. FABONE

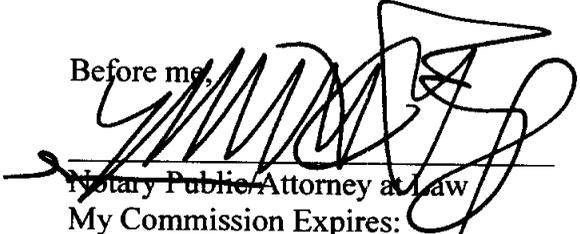
BO-ED, INC.
By: 
Name: ROBERT A. ROSENTHAL
Its PRESIDENT

State of Maine
County of Cumberland

July 16, 2008

Personally appeared before me the above-named ROBERT A. ROSENTHAL,
PRESIDENT of BO-ED, INC. as aforesaid and acknowledged the foregoing
instrument to be his free act and deed in his said capacity and the free act and deed of BO-ED,
INC.

Before me,



Notary Public/Attorney at Law

My Commission Expires:

Print Name: MICHAEL A. FAGONE

EXHIBIT A

Atrium Motel Parcel:

A certain lot or parcel of land situated in the Town of Brunswick, County of Cumberland, State of Maine, together with any improvements thereon, situated on the northeasterly side of State Route 24, also known as the Gurnet Road, the boundaries of which are more particularly described as follows:

Beginning at a point in the northeasterly line of State Route 24 which lies South 22° 39'29" East 125.00 feet from the southwesterly corner of the parcel of land described in the conveyance to Motel Services, Inc., by deed recorded in Book 8567, Page 215 in the Cumberland County Registry of Deeds, said point of beginning being the southwesterly corner of the parcel of land described in the lease to Conifer Industries, Inc. dated December 31, 1992, and recorded in the Cumberland County Registry of Deeds in Book 10527, Page 110;

Thence North 67° 20'30" East 284.54 feet along the southeasterly line of the parcel of land described in the lease to said Conifer Industries, Inc. to the southwesterly line of the parcel of land described in the conveyance to Bo-Ed, Inc., by deed recorded in Book 3733, Page 347 in the Cumberland County Registry of Deeds;

Thence South 57° 13'33" East 513.94 feet in part along the southwesterly line of the parcel of land of Bo-Ed, Inc., described in said deed recorded in Book 3733, Page 347, and in part along the southwesterly line of the parcel of land of Theatricks, Inc., to the northwesterly line of the first parcel of land described in the conveyance to Brunswick Housing Authority, by deed recorded in the Cumberland County Registry of Deeds in Book 3164, Page 445;

Thence South 39° 01'40" West 71.24 feet along the northwesterly line of the said parcel of land of said Brunswick Housing Authority;

Thence South 29° 07'29" East 134.22 feet along the southwesterly line of the parcel of land of said Brunswick Housing Authority;

Thence South 67° 20'30" West 258.55 feet along the northwesterly line of a parcel of land of Bo-Ed, Inc. being a portion of the second parcel described in the deed recorded in the Cumberland County Registry of Deeds in Book 4730, Page 67, to the northeasterly line of the first parcel of land described in the said deed to Bo-Ed, Inc., by deed recorded in the Cumberland County Registry of Deeds in Book 4730, Page 67;

Thence North 22° 39'29" West 21.83 feet along said northeasterly line of the parcel of land of said Bo-Ed, Inc., to the northeasterly corner of said parcel of land at or near an existing (1995), one inch diameter galvanized pipe;

Thence South 67° 20'30" West 270.00 feet along the northwesterly line of the first parcel of land

described in the deed to Bo-Ed, Inc., by deed recorded in the Cumberland County Registry of Deeds in Book 4730, Page 67, to the northeasterly line of State Route 24;

Thence northwesterly along the arc of a curve along the northeasterly line of State Route 24 a distance of 4.28 feet through a central angle of $0^{\circ} 04'36''$, to the tangent point of said curve forming the northeasterly line of State Route 24;

Thence North $22^{\circ} 39'29''$ West 564.25 feet along the northeasterly line of State Route 24 to the point of beginning.

Parking Parcel:

Also, another certain lot or parcel of land situated in the Town of Brunswick, County of Cumberland, State of Maine, situated northeasterly of State Route 24, also known as the Gurnet Road, the boundaries of which are more particularly described as follows:

Commencing at a point in the northeasterly line of State Route 24 which lies South $22^{\circ} 39'29''$ East 125.00 feet from the southwesterly corner of the parcel of land described in the conveyance to Motel Services, Inc., by deed recorded in the Cumberland County Registry of Deeds in Book 8567, Page 215, said point of commencement being the southwesterly corner of the parcel of land described in the lease to Conifer Industries, Inc.;

Thence North $67^{\circ} 20'30''$ East 284.54 feet along the southeasterly line of the parcel of land described in the lease to said Conifer Industries, Inc.;

Thence South $57^{\circ} 13'33''$ East 42.51 feet to the point of beginning of the parcel herein described;

Thence from said point of beginning North $34^{\circ} 42'09''$ East 247.64 feet to the southeasterly line of the parcel of land described in the conveyance to Andrew B. Rosenthal by deed recorded in the Cumberland County Registry of Deeds in Book 8264, Page 56, now land of Theatricks, Inc.;

Thence North $57^{\circ} 13'33''$ West 287.99 feet along the southwesterly line of the parcel of lands of said Andrew B. Rosenthal, of Harry McNelley and Laurie McNelley, which they took by deeds recorded in the Cumberland County Registry of Deeds in Book 9360, Page 91, and David McCrater, which he took by deed recorded in the Cumberland County Registry of Deeds in Book 4520, Page 205;

Thence South $34^{\circ} 42'09''$ West 247.64 to the northeasterly line of the parcel of land described in the conveyance to Motel Services, Inc., by deed recorded in the Cumberland County Registry of Deeds in Book 8567, Page 215;

Thence South $57^{\circ} 13'33''$ East 287.99 feet along the northeasterly line of the parcel of land described in said conveyance to Motel Services, Inc., and the parcel of land described in the lease to Conifer Industries, Inc. to the point of beginning.

Together with a permanent easement for the purposes of access, ingress and egress by foot and motor vehicle to and from the Thomas Point Road, so-called, in common with others together with the rights to enter, to clear, maintain and repair said access easement, over and across the parcel of land labeled "Access Easement, Theatricks, Inc. to Bo-Ed, Inc.," on the herein referenced easement plan.

Shared Easements:

Subject to and with the benefit of an Amended Reciprocal Easements Agreement dated July 31, 1997, and recorded in the Cumberland County Registry of Deeds in Book 13254, Page 71 for the purpose of access, ingress and egress by foot and motor vehicle to and from Route 24 and Thomas Point Road, and for the purposes of constructing, maintaining and repairing electric, telephone and propane gas lines and for the purposes of constructing, maintaining and repairing a sign entered into with Theatricks, Inc. together with the rights to enter, to clear, maintain and repair said access easements, over and across parcels of land as shown on a certain plan entitled "Plan of Shared Easements between properties of Theatricks, Inc. Bo-Ed, Inc. and Motel Services, Inc., Thomas Point Road and Route 24 (Gurnet Road), Brunswick, Maine," by Paul H. Ruopp, Jr., RLS, dated 21 March 1995, through June 1, 1995, and recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 161, and as shown on a certain plan entitled "Plan of Shared Easements Property of Calco, Inc., Motel Services, Inc., Theatricks and Bo-Ed, Inc.," prepared by Paul H. Ruopp, Jr., dated May30, 1997, updated to July 17, 1997, and recorded in the Cumberland County Registry of Deeds in Plan Book 197, Page 348.

McNelley Parcel:

A certain parcel of land situated in the Town of Brunswick, County of Cumberland and State of Maine, situated on the southwesterly side of the Thomas Point Road, at Cooks Corner, the boundaries of which are more particularly located and described as follows:

Commencing in the southwesterly right of way line of the Thomas Point Road, at the northeasterly corner of the parcel of land described in the conveyance to David A. McCrater, deed recorded in the Cumberland County Registry of Deeds in Book 4520, Page 205;

Thence on a bearing oriented to Grid North Maine State Plane Coordinate System West Zone, 1927 NAD, South 56° 15'50" East 96.07 feet along the southwesterly line of the Thomas Point Road to the northwesterly corner of the parcel of land described in the conveyance to Developers Diversified Cooks Corner, LP recorded in the Cumberland County Registry of Deeds in Book 13256, Page 158;

Thence South 32° 46'27" West 239.62 feet along the northwesterly line of the parcel of land described in the said conveyance to Developers Diversified Cooks Corner, LP to the northeasterly line of the parcel of land described in the conveyance to Bo-Ed, Inc., deed recorded in Book 3733, Page 347;

Thence North 57° 13'33" West 96.06 feet along the northeasterly line of the parcel of land described in the conveyance to Bo-Ed, Inc. to the southeasterly corner of the parcel of land described in the said conveyance to David A. McCrater;

Thence North 32° 46'27" East 241.23 feet along the southeasterly line of parcel of land described in the said conveyance to David A. McCrater to the point of beginning.

Williams Parcel and p/o Oravetz Parcel:

A certain parcel of land situated in the Town of Brunswick, County of Cumberland, State of Maine, situated on the northeasterly side of the Gurnet Road, but not adjacent thereto, at Cooks Corner, the boundaries of which are more particularly located and described as follows:

Commencing in the northeasterly right of way line of the Gurnet Road, also known as State Route 24, at the southwesterly corner of the parcel of land described in the conveyance to McDonalds Corporation, deed recorded in the Cumberland County Registry of Deeds in Book 3368, Page 26, at or near an existing 1-1/2 inch diameter iron pipe;

Thence on a bearing oriented to Grid North Maine State Plane Coordinate System West Zone, 1927 NAG, North 67° 15'42" East 140.63 feet along the southerly line of the parcel of land described in said deed to McDonalds to the point of beginning, an existing 3/4-inch diameter iron pipe;

Thence North 34° 18'50" East 133.48 feet along the southeasterly line of the parcel of land described in the said conveyance to McDonalds Corporation, to an existing 5/8-inch diameter reinforcing bar with a cap inscribed Owen Haskell, PLS;

Thence North 31° 52'34" East 86.26 feet along the southeasterly line of the parcel of land described in the said conveyance to McDonalds Corporation to an existing 1/2-inch diameter iron pipe at the southwesterly line of the parcel of land described in the conveyance to Prompto, Inc. deed recorded in the Cumberland County Registry of Deeds in Book 8252, Page 135;

Thence South 60° 27'33" East 11.47 feet along the southwesterly line of the parcel of land described in the said conveyance to Prompto, Inc., to an existing 1/2-inch diameter iron pipe in the northeasterly line of the parcel of land described in the conveyance to David A. McCrater, and recorded in the Cumberland County Registry of Deeds in Book 4520, Page 205;

Thence South 33° 37'19" West 97.67 feet along the northwesterly line of said parcel of land of David A. McCrater to the southwesterly corner of the said parcel of land described in the said conveyance to David A. McCrater at northwesterly corner of the parcel of land described in the conveyance to Theatricks, Inc., deed recorded in the Cumberland County Registry of Deeds in Book 12189, Page 36;

Thence South 57° 13'33" East 185.43 feet along the southeasterly line of said parcel of land of David A. McCrater to the northwesterly corner of the parcel of land described in the conveyance to Bo-Ed, Inc. deed recorded in Book 3970, Page 218;

Thence South 34° 42'09" West 129.25 feet along the northwesterly line of the parcel of land described in the said conveyance to Bo-Ed, Inc., to the northeasterly line of the parcel of land described in the conveyance to Developers Diversified Cooks Corner, LP, deed recorded in the Cumberland County Registry of Deeds in Book 13765, Page 212;

Thence North 55° 17'51" West 193.43 feet along the northeasterly line of the said parcel of land described in the conveyance to Developers Diversified Cooks Corner, LP to the point of beginning.

Received
Recorded Register of Deeds
Jul 17, 2008 01:35:05P
Cumberland County
Pamela E. Lovley

QUITCLAIM DEED WITHOUT COVENANT

W. G., LLC, a Maine limited liability company with a mailing address of 21 Gurnet Road, Brunswick, Maine ("Grantor"), FOR CONSIDERATION PAID does hereby give, grant, bargain, sell and convey unto **JUST BECAUSE, LLC**, a Maine limited liability company having a mailing address of P.O. Box 9340, Auburn, Maine 04210 ("Grantee"), its successors and assigns forever, a certain parcel of land situated in the Town of Brunswick, County of Cumberland, State of Maine, situated on the northeasterly side of the Gurnet Road, at Cooks Corner, the boundaries of which are more particularly located and described as follows:

Beginning in the northwesterly right of way line of Perryman Drive North 78° 36' 03" East 390.00 feet from the intersection of the northeasterly right of way line of the Gurnet Road, also known as State Route 24, at the intersection with the northwesterly right of way limits of Perryman Drive;

Thence on a bearing oriented to Grid North Maine State Plane Coordinate System West Zone, 1927 NAD. North 78° 36' 03" East 171.89 feet along the northerly right of way line of said Perryman Drive to the southwesterly line of the parcel of land described in the conveyance to the Brunswick Housing Authority, deed recorded in Book 3164, Page 445 in the Cumberland County Registry of Deeds;

Thence North 29° 07' 29" West 228.34 feet along the southwesterly line of the said parcel of land of the Brunswick Housing Authority;

Thence South 67° 20' 30" West 142.81 feet along other land of Bo-Ed, Inc., Atrium Motel parcel;

Thence South. 22° 39' 30" East 193.82 feet through land of W.G., LLC to the point of beginning. Containing 0.75 acres.

The property described above is subject to, and benefited by, as the case may be, all utility easements which serve the premises; other easements, covenants, conditions and restrictions of record affecting the premises.

Being a portion of the property conveyed to the Grantor by deed from BO-ED, Inc. dated May 30, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17684, Page 93.

This Deed is given in Lieu of Foreclosure by the Grantee, said foreclosure having been commenced by Power of Sale under Mortgage as described in the Mortgagee's Sale of Real Estate dated May 25, 2007 recorded in the Cumberland County Registry of Deeds at Book 25136, Page 45, the rights of said mortgagee thereunder having been assigned to the Grantee by Assignment from Androscoggin Savings Bank to the Grantee dated near or even date herewith to be recorded prior hereto in the Cumberland County Registry of Deeds

IN WITNESS WHEREOF, W.G., LLC has caused this instrument to be executed by Robert A. Rosenthal, its Manager, duly authorized as of this 16th day of July, 2008.

Witness:

Rona Rosenthal
Name:

W.G., LLC

By:

Robert A. Rosenthal
Robert A. Rosenthal
Its Manager

State of Maine
County of Cumberland

July 16, 2008

Personally appeared before me the above-named Robert A. Rosenthal, Manager, of W.G., LLC as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of W.G., LLC.

Before me,

Michael A. Fasone
Notary Public/Attorney at Law
My Commission Expires:

Print Name: Michael A. Fasone

Received
Recorded Register of Deeds
Jul 17, 2008 01:37:29P
Cumberland County
Pamela E. Lovley

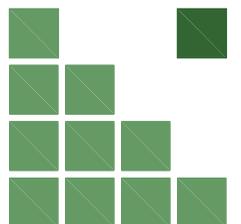


Goodwill - Rte 24 View Brunswick, Maine

JAMES HERRICK
ARCHITECT

47 Main Street
Topsham, Maine 04086

(207) 729-4177



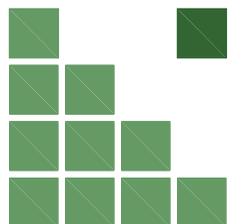


Goodwill - Parking Lot View Brunswick, Maine

JAMES HERRICK
ARCHITECT

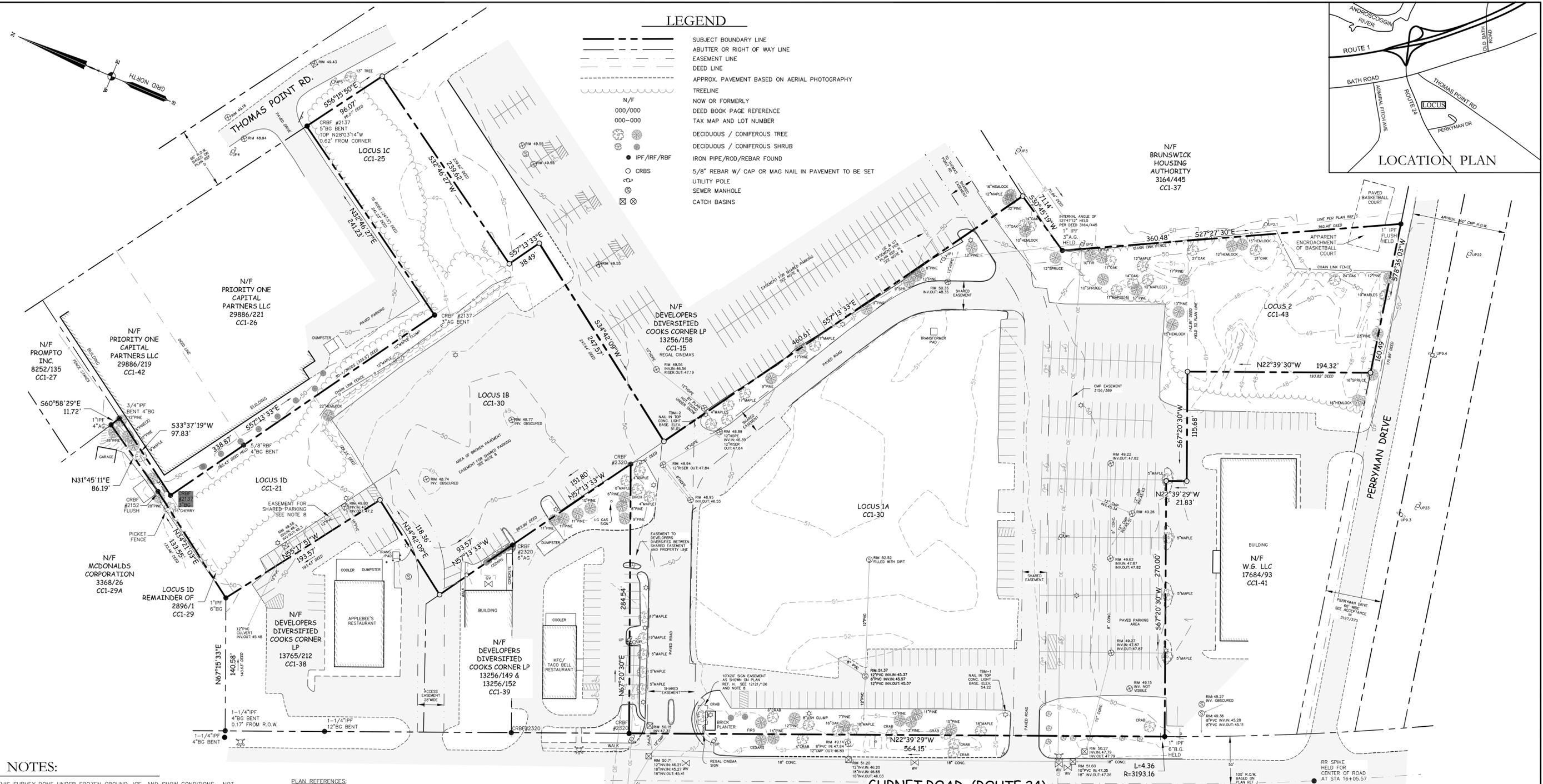
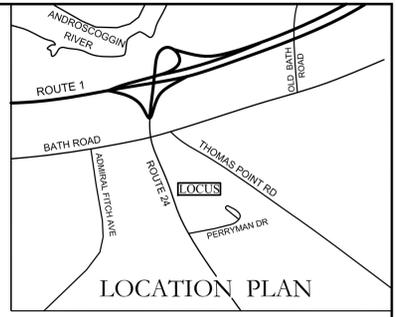
47 Main Street
Topsham, Maine 04086

(207) 729-4177



LEGEND

- SUBJECT BOUNDARY LINE
- ABUTTER OR RIGHT OF WAY LINE
- EASEMENT LINE
- DEED LINE
- APPROX. PAVEMENT BASED ON AERIAL PHOTOGRAPHY
- TREELINE
- NOW OR FORMERLY
- DEED BOOK PAGE REFERENCE
- TAX MAP AND LOT NUMBER
- DECIDUOUS / CONIFEROUS TREE
- DECIDUOUS / CONIFEROUS SHRUB
- IRON PIPE/ROD/RBF
- CRBS
- UTILITY POLE
- SEWER MANHOLE
- CATCH BASINS

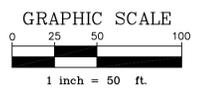


NOTES:

- THIS SURVEY DONE UNDER FROZEN GROUND, ICE, AND SNOW CONDITIONS. NOT ALL FEATURES WERE VISIBLE OR COULD BE LOCATED DUE TO WINTER CONDITIONS. THIS SITE SHOULD BE VISITED WHEN THE GROUND IS OPEN TO VERIFY EXISTING CONDITIONS.
- RECORD OWNER: JUST BECAUSE, LLC
- PARCEL DEED REFERENCE: LOCUS #1 SEE DEED FROM BO-ED, INC TO JUST BECAUSE, LLC DATED JULY 16, 2008, RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 26210, PAGE 139. LOCUS #2 SEE DEED FROM W. G., LLC TO JUST BECAUSE, LLC DATED JULY 16, 2008 RECORDED AT SAID REGISTRY IN BOOK 26210, PAGE 146.
- ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- PARCEL TAX MAP REFERENCE: TOWN OF BRUNSWICK
- LOCUS 1A MAP CCI, LOT 30
- LOCUS 1B MAP CCI, LOT 30
- LOCUS 1C MAP CCI, LOT 25
- LOCUS 1D MAP CCI, LOT 21 & LOT 29
- LOCUS 2 MAP CCI, LOT 43
- TOTAL AREA OF PARCEL 9.50 ACRES.
- ALL BEARINGS ARE REFERENCED TO MAINE STATE PLANE GRID NORTH BASED ON PLAN REF. D
- ELEVATIONS SHOWN ARE TIED TO NAVD 88 BY GPS OPUS OBSERVATIONS.
- SHARED EASEMENTS SHOWN HEREON BASED ON PLAN REF. E & H AS WELL AS RECIPROCAL EASEMENTS AGREEMENT FOUND IN 12121/98, AND 13254/71. SEE ALSO EASEMENTS FOUND IN 11953/196, 12121/126, 12136/113, 13254/116, 13254/122, 13254/126, 13254/128, 13254/130, AND 13254/134.
- THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES (INCLUDING SUBSURFACE WASTEWATER DISPOSAL SYSTEMS) NOT DETERMINED BY THIS SURVEY. UNDERGROUND UTILITIES SHOWN BASED ON EVIDENCE OBSERVABLE AT THE TIME OF THIS SURVEY.

PLAN REFERENCES:

- BOUNDARY SURVEY PLAN OF LAND OF PRIORITY ONE CAPITAL PARTNERS, LLC, 14 THOMAS POINT ROAD, BRUNSWICK, MAINE PREPARED BY SITELINES, PA DATED 05-21-2012 REVISED 08-28-2012.
- ALTA/ACSM LAND TITLE SURVEY, DEVELOPERS DIVERSIFIED COOKS CORNER LP, 17 GURNET ROAD, BRUNSWICK, MAINE MADE FOR CONIFER INDUSTRIES, INC. PREPARED BY TITCOMB ASSOCIATES DATED AUGUST 27, 2007.
- PLAN OF BOUNDARY SURVEY OF PROPERTY OF BO-ED, INC., WORLD GYM PARCEL, GURNET ROAD, BRUNSWICK, MAINE FOR BO-ED, INC. PREPARED BY PAUL H. RUOPP JR., PLS DATED FEBRUARY 26, 2002 RECORDED IN SAID REGISTRY PLAN BOOK 202, PAGE 351.
- PLAN OF STANDARD BOUNDARY SURVEY OF PROPERTY OF THEATRICKS, INC., BO-ED, INC., & CALCO, INC., GURNET ROAD (ROUTE 24) & THOMAS POINT ROAD, BRUNSWICK, MAINE FOR DEVELOPERS DIVERSIFIED REALTY CORP., & DEVELOPERS DIVERSIFIED COOKS CORNER LP PREPARED BY PAUL H. RUOPP JR., PLS DATED AUGUST 10, 1997 RECORDED IN SAID REGISTRY PLAN BOOK 197, PAGE 347.
- PLAN OF SHARED EASEMENTS PROPERTY OF CALCO, INC., MOTEL SERVICES, INC., THEATRICKS, INC., & BO-ED, INC. NEW GURNET ROAD, ROUTE 24, BRUNSWICK, MAINE FOR CALCO, INC., PREPARED BY PAUL H. RUOPP JR., PLS DATED MAY 30, 1997, REVISED JULY 17, 1997 RECORDED IN SAID REGISTRY PLAN BOOK 197, PAGE 348.
- SITE DEVELOPMENT PLAN APPLEBEE'S GRILL & BAR, COOK'S CORNER, BRUNSWICK, MAINE PREPARED BY SITELINES DATED 4-24-97, REVISION 8 DATED 5-14-97.
- FINAL PLAN GYM / FITNESS CLUB, BO-ED INC, COOKS CORNER, BRUNSWICK, MAINE PREPARED BY SITELINES DATED 07-28-95.
- PLAN OF SHARED EASEMENTS BETWEEN PROPERTIES OF THEATRICKS, INC., BO-ED, INC. & MOTEL SERVICES, INC., THOMAS POINT ROAD & ROUTE 24 (GURNET ROAD), BRUNSWICK, MAINE FOR THEATRICKS, INC., BO-ED, INC. PREPARED BY SITELINES, INC. DATED MARCH 28, 1995 REVISED JUNE 1, 1995 RECORDED IN SAID REGISTRY PLAN BOOK 195, PAGE 161.
- STANDARD BOUNDARY SURVEY ON ROUTE 24, BRUNSWICK, MAINE MADE FOR MCDONALD'S CORPORATION PREPARED BY OWEN HASKELL, INC. DATED APRIL 26, 1993.
- MDOT RIGHT OF WAY MAP STATE AID HIGHWAY NO. 10, BRUNSWICK, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. M-3055(3) DATED MARCH 1983.



GURNET ROAD (ROUTE 24)

REVISIONS		
NO.	DATE	DESCRIPTION
1.	01-21-14	ADD SEWER & DRAIN INFO, EASEMENTS REV.

PLAN OF LAND OF FORMER ATRIUM HOTEL SITE
GURNET ROAD
BRUNSWICK, MAINE

PREPARED FOR RECORD OWNER: **JUST BECAUSE LLC**
P.O. BOX 9340
AUBURN, ME 04210

PREPARED BY: **JONES ASSOCIATES INC.**
Foresters, Surveyors And Environmental Consultants
63 TUCKER LANE, POLAND SPRING, MAINE 04274
(207) 996-3242

PLAN DATE: 01-15-2014
REVISED: 01-21-2014
SCALE: 1"=50'
PROJ. #: 13-070

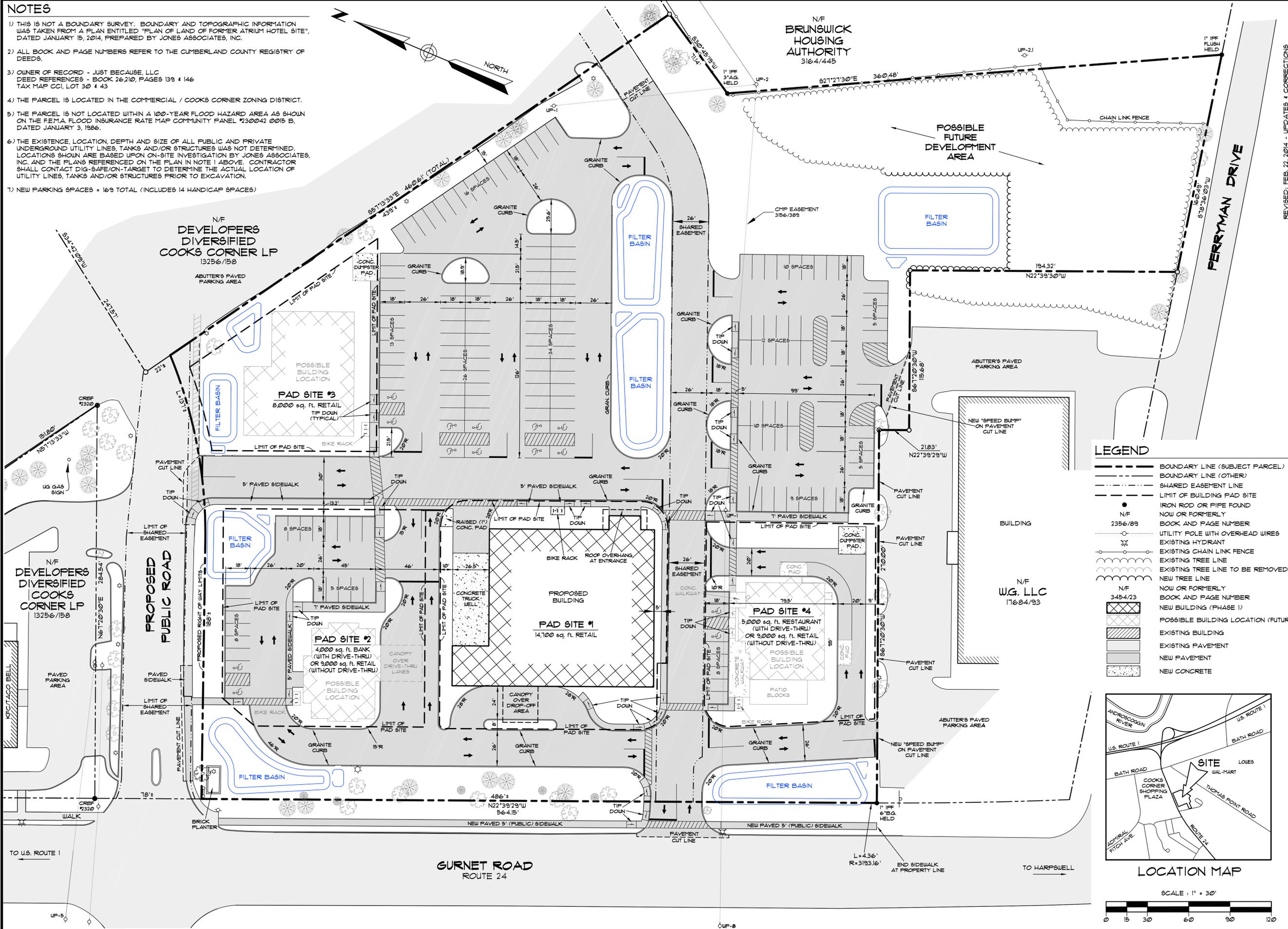
CERTIFICATION:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2).

Michael A. Hartman
MICHAEL A. HARTMAN, P.L.S. #2433
FOR JONES ASSOCIATES INC.



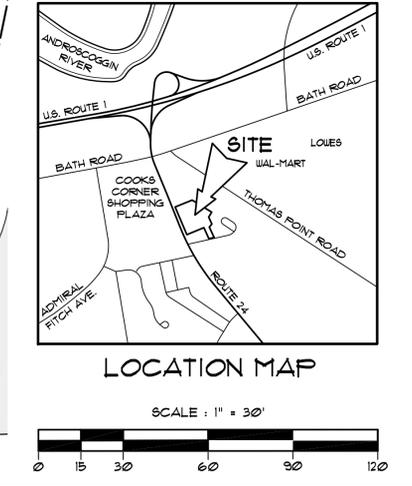
NOTES

- 1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF LAND OF FORMER ATRIUM HOTEL SITE", DATED JANUARY 15, 2014, PREPARED BY JONES ASSOCIATES, INC.
- 2) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 3) OWNER OF RECORD - JUST BECAUSE, LLC
DEED REFERENCES - BOOK 26210, PAGES 133 & 146
TAX MAP CCI, LOT 30 & 43
- 4) THE PARCEL IS LOCATED IN THE COMMERCIAL / COOKS CORNER ZONING DISTRICT.
- 5) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #230042 0015 B, DATED JANUARY 3, 1986.
- 6) THE EXISTENCE, LOCATION, DEPTH AND SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED. LOCATIONS SHOWN ARE BASED UPON ON-SITE INVESTIGATION BY JONES ASSOCIATES, INC. AND THE PLANS REFERENCED ON THE PLAN ABOVE. CONTRACTOR SHALL CONTACT DIG-SAFE/ON-TARGET TO DETERMINE THE ACTUAL LOCATION OF UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.
- 7) NEW PARKING SPACES = 163 TOTAL (INCLUDES 14 HANDICAP SPACES)



LEGEND

	BOUNDARY LINE (SUBJECT PARCEL)
	BOUNDARY LINE (OTHER)
	SHARED EASEMENT LINE
	LIMIT OF BUILDING PAD SITE
	IRON ROD OR PIPE FOUND
	NOW OR FORMERLY
	BOOK AND PAGE NUMBER
	UTILITY POLE WITH OVERHEAD WIRES
	EXISTING HYDRANT
	EXISTING CHAIN LINK FENCE
	EXISTING TREE LINE
	EXISTING TREE LINE TO BE REMOVED
	NEW TREE LINE
	NOW OR FORMERLY
	BOOK AND PAGE NUMBER
	NEW BUILDING (PHASE I)
	POSSIBLE BUILDING LOCATION (FUTURE)
	EXISTING BUILDING
	EXISTING PAVEMENT
	NEW PAVEMENT
	NEW CONCRETE



REVISED: FEB. 22, 2014 - UPDATES & CORRECTIONS
 REVISED: FEB. 19, 2014 - ADD TIP DOWNS & BIKE RACKS
 SHEET TITLE: **SITE PLAN**

PROJECT: **THE PLAZA AT COOKS CORNER**
 21 GURNET ROAD - BRUNSWICK, MAINE
 CLIENT: **JUST BECAUSE, LLC**
 P.O. BOX 9940 - AUBURN, ME 04210

Stoneybrook Consultants, Inc.
 456 Duckfield Road - Turner, Maine 04282
 (207) 514-7491 Voice / (207) 514-7492 Fax

145 LIBBON ST. - SUITE 601 20027 ATLANTIC HIGHWAY
 LEWISTON, ME 04240
 Tel: (207) 516-3313

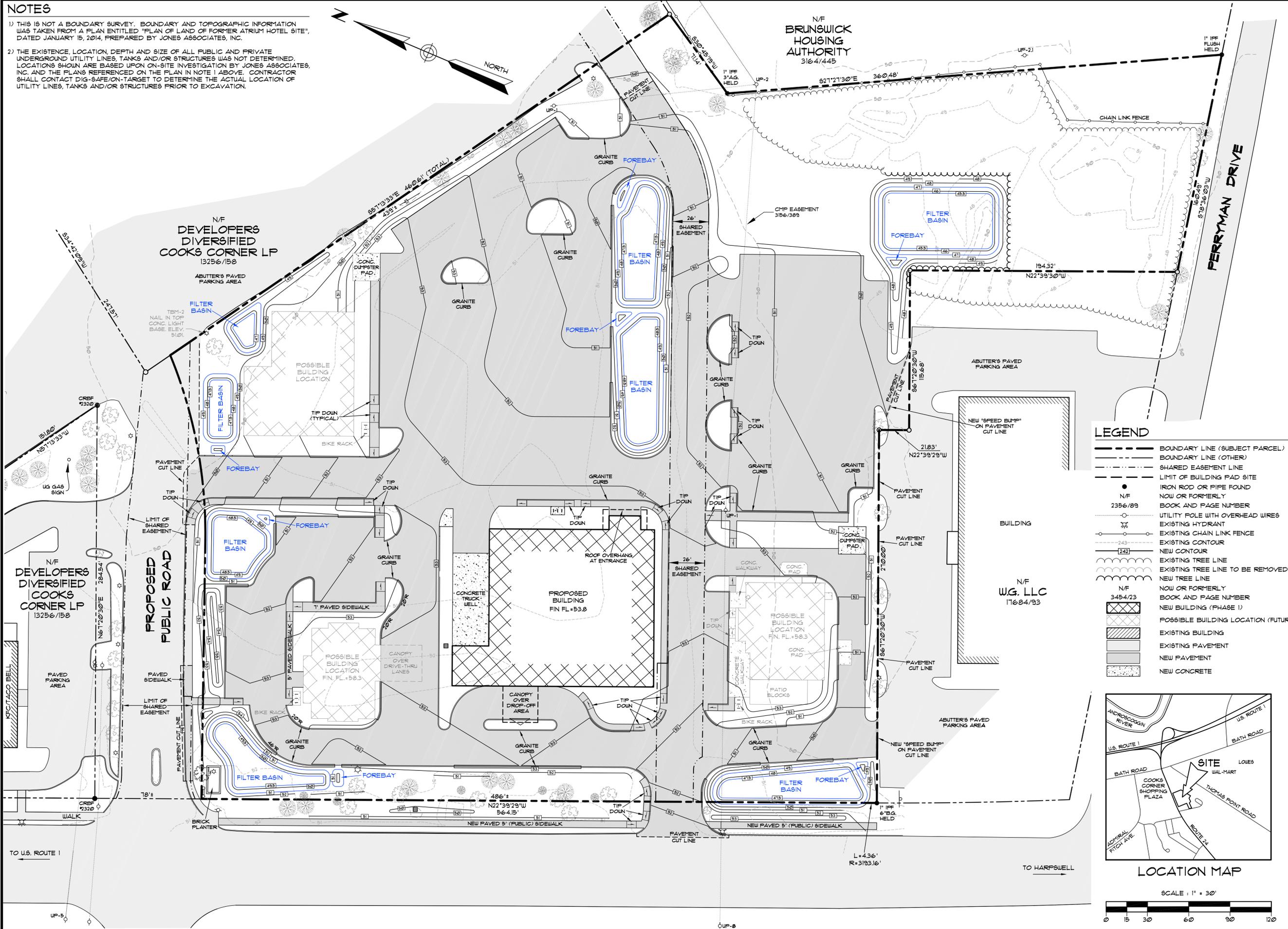
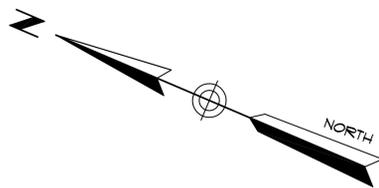
SUMMIT
 GEOENGINEERING SERVICES

STATE OF MAINE
 WILLIAM M. PETERLIN
 5787
 LICENSED PROFESSIONAL ENGINEER

JOB NO. - 14017
 SHEET **2**

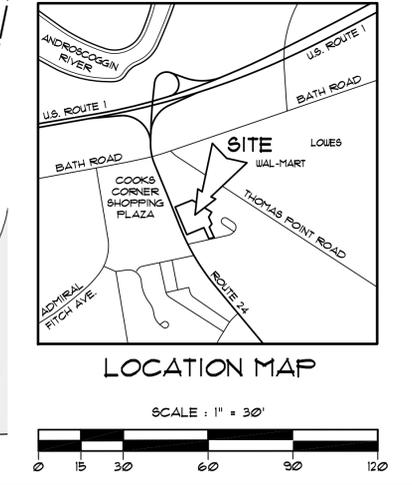
NOTES

- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF LAND OF FORMER ATRIUM HOTEL SITE", DATED JANUARY 15, 2014, PREPARED BY JONES ASSOCIATES, INC.
- THE EXISTENCE, LOCATION, DEPTH AND SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED. LOCATIONS SHOWN ARE BASED UPON ON-SITE INVESTIGATION BY JONES ASSOCIATES, INC. AND THE PLANS REFERENCED ON THE PLAN IN NOTE 1 ABOVE. CONTRACTOR SHALL CONTACT DIG-SAFE/ON-TARGET TO DETERMINE THE ACTUAL LOCATION OF UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.



LEGEND

	BOUNDARY LINE (SUBJECT PARCEL)
	BOUNDARY LINE (OTHER)
	SHARED EASEMENT LINE
	LIMIT OF BUILDING PAD SITE
	IRON ROD OR PIPE FOUND
	NOW OR FORMERLY
	BOOK AND PAGE NUMBER
	UTILITY POLE WITH OVERHEAD WIRES
	EXISTING HYDRANT
	EXISTING CHAIN LINK FENCE
	EXISTING CONTOUR
	NEW CONTOUR
	EXISTING TREE LINE
	EXISTING TREE LINE TO BE REMOVED
	NEW TREE LINE
	NOW OR FORMERLY
	BOOK AND PAGE NUMBER
	NEW BUILDING (PHASE I)
	POSSIBLE BUILDING LOCATION (FUTURE)
	EXISTING BUILDING
	EXISTING PAVEMENT
	NEW PAVEMENT
	NEW CONCRETE



<p>Stoneybrook Consultants, Inc. 456 Duckfield Road - Turner, Maine 07282 (207) 514-7491 Voice / (207) 514-7492 Fax</p>	<p>THE PLAZA AT COOKS CORNER 21 GURNET ROAD - BRUNSWICK, MAINE JUST BECAUSE, LLC P.O. BOX 9940 - AUBURN, ME 04210</p>	<p>GRADING PLAN</p> <p>SHEET TITLE:</p> <p>PROJECT:</p> <p>CLIENT:</p> <p>SCALE: 1" = 30'</p> <p>DATE: FEB. 24, 2014</p> <p>DRAWN BY: KRF</p> <p>CHECKED BY: WMP</p>
<p>145 LISBON ST. - SUITE 601 2002 ATLANTIC HIGHWAY LEWISTON, ME 04240 Tel: (207) 516-3313</p>		<p>SUMMIT GEOENGINEERING SERVICES</p>
<p>JOB NO. - 14017</p> <p>SHEET 3</p>		

**BRUNSWICK PLANNING BOARD
FEBRUARY 25, 2014**

MEMBERS PRESENT: Chair Charlie Frizzle, Vice Chair Margaret Wilson, Bill Dana, Soxna Dice, Dale King

MEMBERS ABSENT: Dann Lewis and Richard Visser

STAFF PRESENT: Anna Breinich

A meeting of the Brunswick Planning Board was held on Tuesday, February 25, 2014 in Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

Case # 14-005 – Bowdoin College Student Residence Renovation: The Planning Board will review and take action on a combined Sketch/Final Major Review Plan application submitted by Bowdoin College, regarding their proposal to renovate a former elderly housing facility into student housing. Located at 52 Harpswell Road, in the Mixed Use 3, Upper Harpswell Road Zoning District. Assessor's Map U09, Lots 36.

Jeremy Doxsee reviewed the project summary dated January 27, 2014 and noted that Major Review approval is not required for this project, but that the applicant offered this stepped up review.

Catherine Longley, Treasurer of Bowdoin College, stated that in December 2013 the College acquired the former Stevens Home which had been vacant and had been granted an amendment to the Town Zoning Ordinance. Catherine said that the College has held at least 4 meetings with the neighbors and have used their input in the project. The housing is proposed to be for upper classmen with 35 students starting in the fall of 2014 and there will be an organic garden in the back. It is hope that the College can start renovation in March and finish mid-August with a cost of roughly \$1.9 million.

Lauren Stimson, with Stephen Stimson Associates, reviewed the landscape design, pages L2.0 and L3.0 provided in the packet and pointed out that the College will be removing 1,500 s.f. of asphalt along Harpswell Street and adding a street tree. There will be 19 parking spaces and the major entry way will be located on the North West corner where they will be removing some asphalt and adding screen plantings on the Lilac edge. Lauren stated that the lawn will be maintained around the Birch Tree. There will be a bituminous year round walking path connecting to the parking lot on Coffin Street with a low Ballard light. They will be adding two low fences to the property and in the garden area there will be a 6 foot meadow area. There will be a path to the compost bin and a security light in the garden area as well.

Charlie Frizzle asked if the Town Arborist had approved the Landscape Plan. Lauren Stimson replied that they recently heard from the Town Arborist and explained that the neighbor wishes on screening plantings. Anna Breinich read aloud the email by Peter Baecher, Town Arborist, dated 2/20/14 regarding the screening plantings to the abutters and his approval and acceptance.

Margaret Wilson asked if the meadow would be mowed and Lauren replied that it would be mowed twice a year.

Mark Lee, Architect, reviewed the building plans and stated that the building will house 35 students in single and double rooms. Mark stated that the major renovations will be to the bathrooms. Mark stated that the building will be two-story with the exception of the 2000 edition which will be single story. Mark stated that there will be an upgrade to the exterior paint and walls with almost no change and that the building will meet LEEDS Standards. Soxna Dice asked what the College is doing to meet these standards and Mark replied that they are installing heating/cooling bio mass pellet boiler, lighting will be LED and fluorescent, rain barrels will be placed to collect roof water for the garden, low flow water fixtures will be installed and they will be using recycled and reclaimed materials in the project. Margaret asked if the facility will be air conditioned and Mark replied that only the activity room will have an air conditioner. Margaret asked about the window openings and Mark replied that there will be a limit on the sash and that the windows will be restricted and single hung.

Charlie Frizzle pointed out that staff materials indicated that there would be approximately 30 students, the Water District materials listed 36 students and the College listed 35 students and asked for clarification. Catherine Longley replied that it would be 35 students.

Chairman Charlie Frizzle opened the meeting to public comment.

Mike Colster, resident of 41 Longfellow Street, and abutter along the garden area, asked how the parking lot will be lit and was concerned that with the potential of 19 dimly lit parking spaces. Lauren Stimson replied that there are no proposed changes to lighting and the existing light per the request by the parking area abutters, the Burgess. Mike replied that the existing lighting was fine and was happy with no changes.

Chairman Charlie Frizzle closed the meeting to public comment.

Charlie Frizzle noted that condition 411.10 can be removed as the landscape plan now meets the Town Arborists concerns.

MOTION BY MARGARET WILSON THAT THE COMBINED MAJOR DEVELOPMENT REVIEW SKETCH AND FINAL SITE PLAN APPLICATION IS DEEMED COMPLETE. SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

MOTION BY BILL DANA THAT THE BOARD WAIVES THE FOLLOWING REQUIREMENTS:

1. Class A High Intensity Soil Survey
2. Profile of water and service lines.

SECONDED BY DALE KING, APPROVED UNANIMOUSLY.

MOTION BY DALE KING THAT THE COMBINED SKETCH PLAN AND FINAL SITE PLAN APPLICATION IS APPROVE 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. Prior to issuance of a building permit, amend the plan to show where the dumpster and enclosure fence will be relocated on the property, to the satisfaction of the Director of Planning.
3. That prior to the issuance of a building permit, the applicant shall provide a letter from the Brunswick-Topsham Water District confirming capacity to serve the project.

SECONDED BY MARGARET WILSON, APPROVE UNANIMOUSLY.

Case # 14-006 – Bowdoin College Administrative Office Building: The Planning Board will review and take action on a Sketch Plan application submitted by Bowdoin College, regarding their proposal to redevelop the lots located at 216 & 218 Maine Street, including construction of a three-story, 3,440 s.f. footprint (10,320 net s.f.) administrative office building with associated site improvements. Assessor's Map U16, Lots 23 & 41, in the Town Center 1 (TC1) Zoning District.

Jeremy Doxsee reviewed his 2/25/14 MEMO to the Planning Board and stated that the project involves the demolition of an existing two-story vacant building and construction of the three-story administrative office with parking and landscaping and site improvements. Jeremy stated that the Staff Review comments made at their 1/30/14 meeting have been included in the revised application. Jeremy noted that the applicant has provided elevation plans but that they are not required at sketch plan.

Catherine Longley, Treasurer of Bowdoin College, stated that the College acquired the building in 2007 and has been using it as College Use since this time. Catherine stated that the second floor has been used for digital art and media as well as dance. Catherine stated that some of the offices currently located in the McLellan Building will be relocated to this building when complete. Catherine stated that the College has spoken with neighbors and that they are conferring with Earl Shuttleworth of the Maine Historic Preservation Office. It is hoped that demolition and construction can begin early April with a move in date over the Thanksgiving break with an estimated cost of \$3.2 million.

Bert Bremmer reviewed the site plan and demolition and stated that they plan to pull the new building closer to Maine Street. Bert stated that the building will be Federalist, very simple and rectangular with double hung windows with real working shutters. In the back, there is a shed dormer for the elevator to make the building ADA compliant. The building will have a full basement for file storage and mechanical space with 30 employees being consolidated into this facility. Bert stated that the exterior walls will be built off-site to allow for a stronger fit and minimal on site waste. Bert stated that because they are removing the parking area on the Maine Street side of the building but will have three spaces, including an accessible space, in the rear of

the building. Charlie Frizzle asked about parking and Catherine Longley replied that staff and visitors will continue to use the parking at 85 Union Street and that the College maintains a parking agreement with the Town for 39 parking spaces in the 85 Union Street lot. Soxna asked how many employees will be located at the building and Catherine replied that there would be 30 employees. Margaret Wilson asked for clarification on the building façade alignment to the street and Bert replied that the building is aligned with the curb, not the street. Margaret noted that she was happy that the handicapped spot was moved to the northern most spot.

Chairman Charlie Frizzle reviewed the sketch plan process and requirements.

Chairman Charlie Frizzle opened the meeting to public comment.

Ben Swann, resident of 4 Page Street, stated that it was nice to see Bowdoin demolishing an ugly building but stated that the proposed building dwarfs the Chamberlain House and other houses on the street.

Chairman Charlie Frizzle closed the meeting to public comment.

MOTION BY SOXNA DICE THAT THE BOARD DEEMS THE SKETCH PLAN TO BE COMPLETE. SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

MOTION BY BILL DANA THAT THE BOARD APPROVES THE SKETCH PLAN. SECONDED BY DALE KING, APPROVED UNANIMOUSLY.

Minutes

No minutes were reviewed at this meeting.

Zoning Ordinance Rewrite Committee Update

- Next ZORC meeting to be held on March 4th at 4:30 PM. Don Elliot will be available via Skype.
- ZORC will be meeting with Marine Resources on March 5th.

Other Business

- Planning Board is scheduled to meet on March 4th, 18th and possibly the 25th.
- Anna to obtain more information on the Planning Webinar; can it be broken into 3 parts.
- Demolition of the vehicle portion of the Black Bridge to be done this summer. Anna to schedule MDOT to meeting with the Planning Board per MDOT request prior to demo.

Adjourned

This meeting was adjourned at 8:00 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary