

**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, Jeremy Doxsee

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 the College 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 hedge. 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 bollard light. They will be adding two low fences to the property and in the garden area there will be a 6 foot fence. 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 to him what the neighbor wishes on screening plantings. Anna Breinich read aloud the email by Peter Baecher, Town Arborist, dated 2/20/14 regarding these screening plantings 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 addition 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 a heating/cooling bio mass pellet boiler, lighting will be LEED 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 opening 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 current lighting per the request by the parking area abutters, the Burgesses. 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 Arborist's 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 APPROVED WITH THE FOLLOWING CONDITIONS:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.
2. 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, APPROVED 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 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 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