



TOWN OF BRUNSWICK

PLANNING BOARD

85 UNION STREET
BRUNSWICK, ME 04011

AGENDA

**BRUNSWICK TOWN HALL
COUNCIL CHAMBERS
85 UNION STREET**

TUESDAY, JUNE 3, 2014, 7 P.M.

***** REVISED ON MAY 29th *****

1. Public Hearings:

- a. The Board will hold a **Public Hearing** regarding a rezoning request to change the existing MU1 / Rural Mixed Use (Lower Old Bath Road Area) Zoning District to the CC / Commercial (Cook's Corner Center) Zoning District and the Country Residential 2 (CR2) / Old Bath Road Zoning District.

- 2. Case # 14-017 Brunswick Landing Amended Subdivision:** The Board will review and take action on proposed *Amendments* to the Brunswick Landing Subdivision Plan, Phase 1, submitted by the Midcoast Regional Redevelopment Authority. Located in the BNAS Reuse District; Assessor's Map 40, Lots 1, 34, 37, 40, 52, 67, 70, & 632.

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
85 UNION STREET
BRUNSWICK, ME 04011

ANNA M. BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

May 29, 2014

To: Brunswick Planning Board
From: Anna Breinich, FAICP
Subject: Zoning Amendment Public Hearing: Rezone MU1 (Rural Mixed Use 1 - Lower Bath Road) District within the Growth Area to CC (Cooks Corner Center) District; remaining lands outside the Growth Area rezoned to CR2 (Country Residential 2)

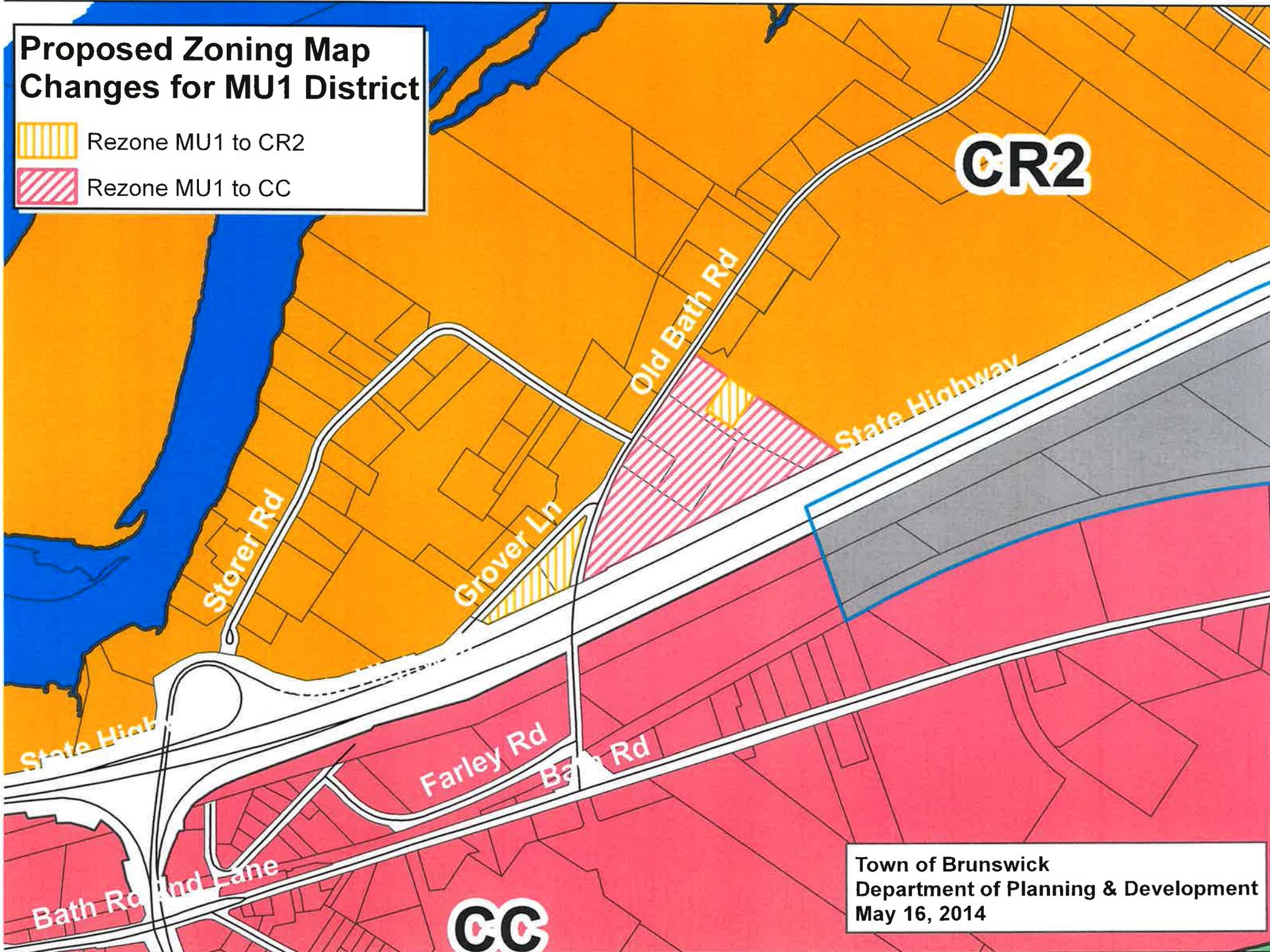
The attached zoning amendment request, submitted by Mr. Theodore Crooker and adjacent property owners for the rezoning of all MU1 District lands located within the Town's designated Growth Area, east of Old Bath Road, to the abutting CC District, was considered by the Board at your May 13th meeting. The landowner has a potential development proposal which would require a higher percentage of impervious coverage as is present in the Cooks Corner Center District standards. At that meeting, it was further recommended by staff that the remaining MU1 lands located outside the Growth Area, west of Old Bath Road, be added to the abutting CR2 (Country Residential 2 – Old Bath Road) District. By doing so, MU1 would be eliminated consistent with what is being contemplated as part of the rewrite. Planning Board voted to set a public hearing for consideration of the submitted zoning amendment request combined with the staff recommendation to rezone the remaining MU1 lands outside the Growth Area, A map illustrating the proposed change in zoning district boundaries is attached.

As part of the Town's Comprehensive Zoning Ordinance Rewrite and further contained in the "Annotated Outline for a New Zoning Ordinance for the Town of Brunswick," prepared by the Town's zoning ordinance consultant, Clarion Associates (January 2014), many smaller separate zoning districts are being contemplated for consolidation, MU1 being one of those districts. It would be appropriate and consistent with the 2008 Comprehensive Plan Land Use Map to extend the Cooks Corner Center District northward per this request as well as include the remainder of the MU1 outside the Growth Area in the Country Residential 2 District.

Staff respectfully requests the Planning Board's consideration of the proposed Zoning Ordinance amendment. Staff will be available for questions at your meeting.

Proposed Zoning Map Changes for MU1 District

-  Rezone MU1 to CR2
-  Rezone MU1 to CC



Town of Brunswick
Department of Planning & Development
May 16, 2014



Town of Brunswick, Maine

INCORPORATED 1739
DEPARTMENT OF PLANNING AND DEVELOPMENT
28 FEDERAL STREET
BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660
FAX 207-725-6663

TOWN OF BRUNSWICK ZONING AMENDMENT REQUEST

A request to amend the Zoning Ordinance may be made to the Department of Planning and Development. Once the application is received and the fee is paid, staff shall include the request on a Planning Board agenda for a workshop. The Planning Board may schedule a public hearing on the zoning amendment request. After a public hearing, the Planning Board may choose to forward a recommendation to the Town Council for consideration. The Town Council is the decision making authority with rezoning requests.

The application and any supporting documentation shall be submitted to the Department of Planning and Development and the fee paid at least two (2) weeks prior to it being scheduled on a Planning Board agenda.

Application Fee

A \$200.00 application fees shall be paid for requests to amend the Zoning Ordinance.

1. Applicant

Name: Theodore D. Crooker (45-1A), (45-2F)
Address: 44 Storer Road,
Brunswick, Maine,
Phone Number: (207) 720-0576

2. Authorized Representative

Name: Chuck & Rachel Lounder, (45-2A) 84 old Beth Road
Address: Pong Son Korhonen (45-2) 94 " " "
Time Davis (45-2E) PO, Box 503 / Brunswick
Maine 04011

3. Physical location of applicant's property being affected: 45-1A, 45-2F, 45-2A, 45-2, 45-2E

4. Lot Size: total for all 5 pieces of Property = 15.± AC

5. Zoning District: MU1 / change to CC Zone

6. Assessor's Tax Map 45 Lot Number Same # 3 quarter of subject property.

7. Summarize the reason for the zoning amendment request:
Looking to Develop Property for High End Storage
units Need to increase to impervious soil to 80% as
found in the CC Zone.

Owner Signature:

A handwritten signature in cursive script, appearing to read "Richard S. Rodin", written over a horizontal line.

Applicant Signature (if different):

Brunswick Maine

old bath rd



Legend
Selected Parcels
Parcels
Town Boundary

0 125 250 500
Feet

This map was generated by the Town of Brunswick's online GIS. This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.

Map generated on: 4/16/2014

205 GROWTH DISTRICTS/COMMERCIAL DISTRICTS

District Name	Geographic Reference
CC	Cook's Corner Center
HC1	Outer Pleasant Street
HC2	Inner Bath Road

Table 205.1 USE TABLE

Use/District	CC	HC1	HC2
Bank	P	P	P
Bed and Breakfast	P	P	P (Amended 5/20/02 R)
Boarding House	-	-	-
Business Office	P	P	P
Car Wash	-	P	P (Amended 5/20/02 R)
Congregate/Assisted Living	-	-	- (Amended 9/4/01 R)
Convenience Store	-	P	P (Amended 7/5/05 R)
Club or Lodge	-	-	-
Community Center	P	-	P
Contractor's Space	X	-	X
Drive Through	P	P	P (Amended 5/20/02 R)
Dwelling, Single and Two Family	P	P	P (Amended 5/20/02 R)
Dwelling, More Than Three Units	P	P	P
Dwelling as Part of a Mixed Use Building or Project	P	-	- (Amended 5/20/02 R)
Gasoline Service Station	-	P	P (Amended 5/20/02 R)
Golf Course	-	X	X
Greenhouse or Florist	P	P	P
Educational Facility	P	P	P
Farm	X	X	X
Hotel	P	P	P
Industry Class I	-	-	X
Industry Class II	-	X	X
Kennel	X	-	-
Library or Museum	P	-	P (Amended 5/20/02 R)
Media Studio	P	P	P
Motor Vehicle Sales	P	P	P (Amended 5/20/02 R)
Motor Vehicle Repair/Service	-	P	P
Parking Facility	P	P	-
Photographers/Artists Studio	P	P	P
Professional Office	P	P	P
Recreation Facility	P	P	P
Religious Institution	P	-	- (Amended 5/20/02 R)
Restaurant	P	P	P
Retail Class I	P	P	P
Retail Class II	P	P	P
Service Business Class I	P	P	P
Service Business Class II	P	P	P
Veterinary Office	P	P	P
Warehousing and Storage	-	-	-
Theater	P	P	P

Key: P="permitted use"; X="prohibited use"; "-"=Special Permit required, see Section 701.

See Section 306, Supplementary Use Regulations

RURAL DISTRICTS

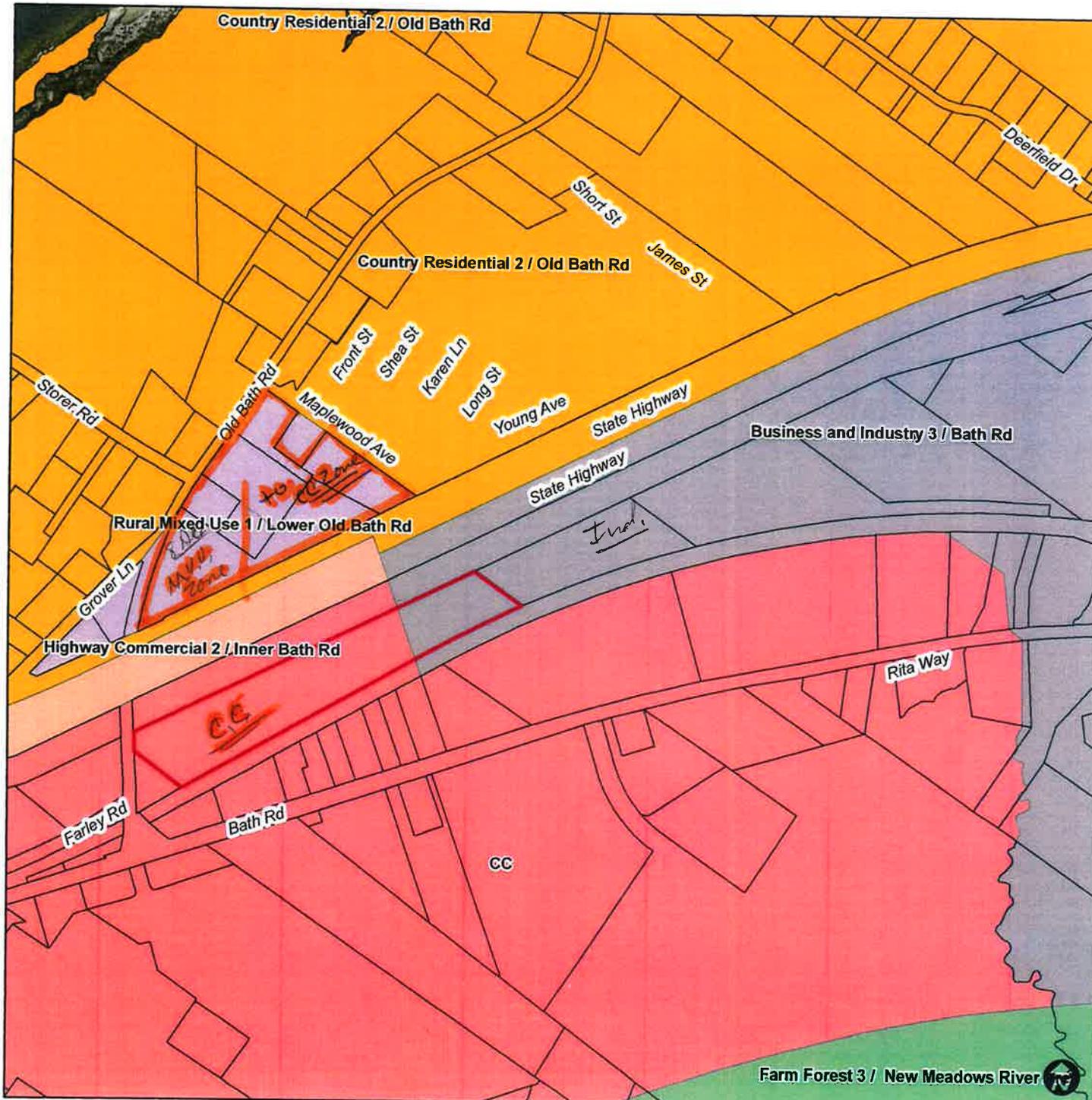
<u>District Name</u>	<u>Geographic Reference</u> – (Amended 5/21/01)
FF1	Durham - Hacker Road Area
FF3	New Meadows River Area
CR1	Northwest Brunswick
CR2	Old Bath Road Area
MU1	Lower Old Bath Road Area
MU5	Portland Road Area

Table 208.1 USE TABLE

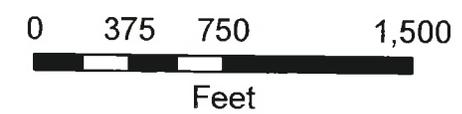
Use/District	FF1	FF3	CR1	CR2	MU1	MU5
Bank	X	X	X	X	-	-
Bed and Breakfast	P	P	P	P	P	P
Boarding House	-	-	-	-	P	-
Business Office	-	P	-	-	P	P
Car Wash	X	X	X	X	X	P
Congregate/Assisted Living	-	-	-	-	-	- (Amended 9/4/01 R)
Convenience Store	X	X	X	X	X	X (Amended 7/5/05 R)
Club or Lodge	-	-	-	X	P	P
Community Center	-	-	-	-	P	P
Contractor's Space	-	-	-	-	-	P
Drive-Through	X	X	X	X	X	X (Amended 5/20/02 R)
Dwelling, Single and Two Family	P	P	P	P	P	P
Dwelling, 3 or More Units	P	P	P	P	P	P
Gasoline Sales	X	X	X	X	X	X
Golf Course	-	-	-	-	X	-
Greenhouse or Florist	P	P	P	P	P	P
Educational Facility	P	P	P	P	P	P
Farm	P	P	P	P	P	P
Hotel	X	X	X	X	-	-
Industry Class I	X	X	X	X	-	P
Industry Class II	X	X	X	X	-	-
Kennel	-	-	-	-	-	P
Library or Museum	P	-	-	P	P	P
Media Studio	-	X	X	X	-	P
Motor Vehicle Sales	X	X	X	X	X	X
Motor Vehicle Service/Repair	X	X	X	X	-	-
Parking Facility	X	-	X	X	X	-
Photographers/Artists Studio	P	P	P	P	P	P
Professional Office	-	P	X	X	P	P
Recreation Facility	-	-	X	X	P	P
Religious Institution	-	-	-	-	P	P
Restaurant	-	X	X	X	-	P
Retail Class I	X	X	X	P	P	P
Retail Class II	X	X	X	X	X	X
Service Business Class I	P	-	-	X	P	P
Service Business Class II	-	-	-	X	P	P
Veterinary Office	P	P	P	P	P	P
Warehousing and Storage	-	X	X	X	-	-
Theater	-	X	-	X	-	X

Key: P="permitted use"; X="prohibited use"; "-"=Special Permit required, see Section 701.
See Section 306, Supplementary Use Regulations

Brunswick Maine



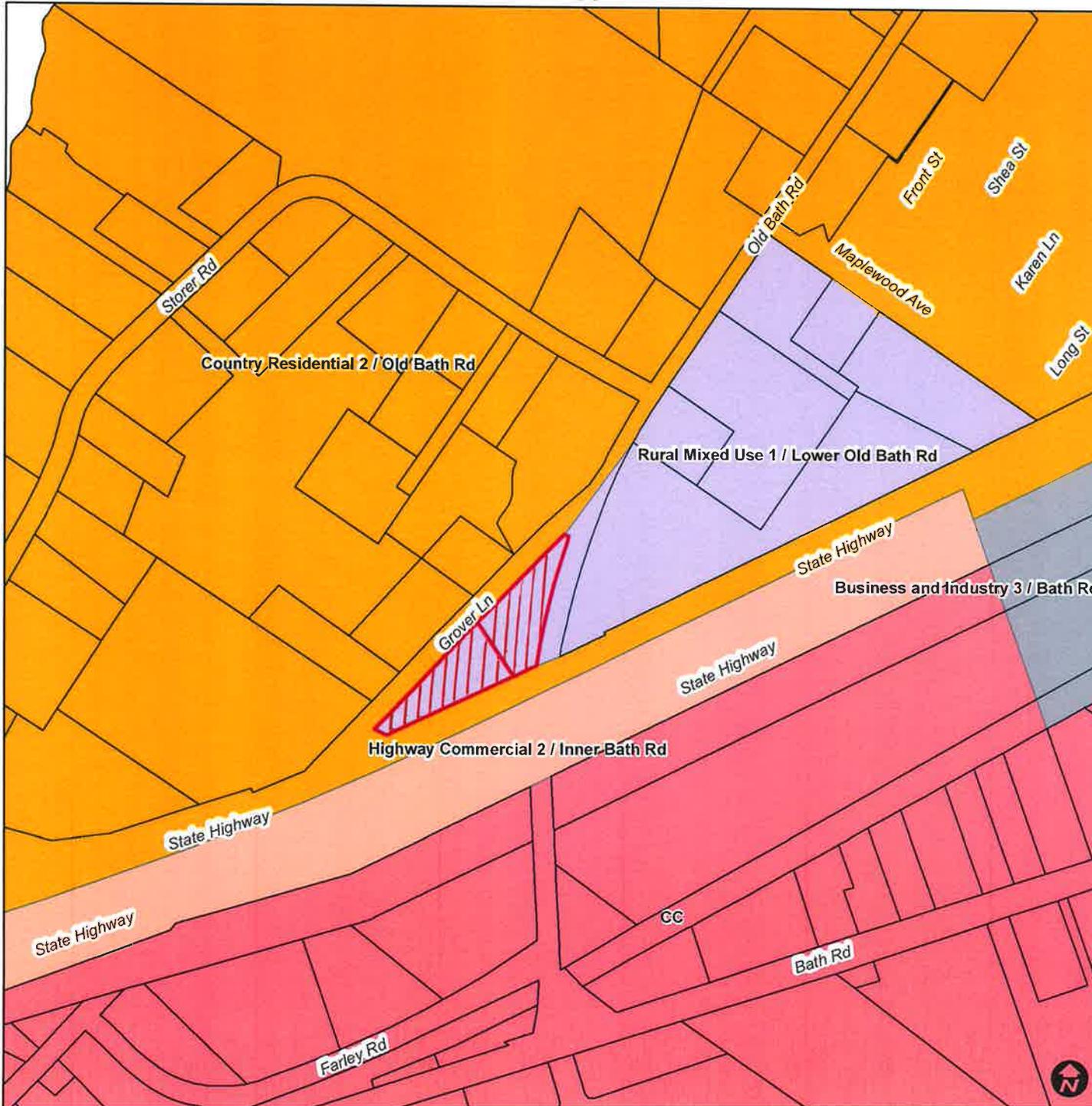
- Legend**
- Selected Parcels
 - Parcels
 - Town Boundary
 - Town Center 1 / Maine Street
 - BNAS Conservation District
 - Town Center 2 / Fort Andros
 - Town Center 3 / Lower Park Row
 - Town Residential 1 / Inner Pleasant St
 - Town Residential 2 / Federal St
 - Town Residential 3 / Water St
 - Town Residential 4 / Jordan Acres
 - Town Residential 5 / Columbia Ave - Spring Pl
 - Residential 1 / Longfellow St
 - Residential 2 / Meadowbrook - Parkview
 - Residential 3 / Maquett Rd
 - Residential 4 / Meredith Dr - West McKee St
 - Residential 5 / River Rd
 - Residential 6 / Cook's Corner
 - Residential 7 / McAllen-Darman St
 - Residential 8 / College Park
 - College Use / Open Conservation District
 - College Use 1 / Campus Center
 - College Use 2 / Pickard Field
 - College Use 3 / College St
 - College Use 4 / Bowdoin Pines
 - College Use 5 / Brunswick Apartments
 - College Use 6 / Clearland St - Bath Rd
 - College Use 7 / Langfibre Ave - South St
 - Commercial / Cook's Corner
 - Highway Commercial 1 / Outer Pleasant
 - Highway Commercial 2 / Inner Bath Rd
 - Mixed Use 1 / Water Railroad Corridor
 - Mixed Use 2 / Upper Harpswell Rd
 - Mixed Use 3 / Fox Run
 - Mixed Use 4 / Lower Harpswell Rd
 - BNAS River District
 - Business and Industry 1 / Industry Rd
 - Business and Industry 2 / Church Rd
 - Business and Industry 3 / Bath Rd
 - Business and Industry 4 / Ext 22
 - Farm Forest 1 / Durham-Hacker Road Area
 - Farm Forest 2 / New Meadows River Area
 - Country Residential 1 / Northwest Brunswick
 - Country Residential 2 / Old Bath Rd
 - Rural Mixed Use 1 / Lower Old Bath Rd
 - Rural Mixed Use 2 / Portland Road Area
 - Coastal Protection 1
 - Coastal Protection 2



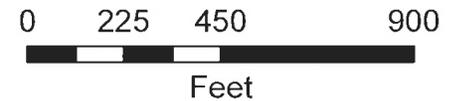
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Brunswick Maine

MU1 To CC, Staff suggested addition



- Legend**
- Rejoined Parcels
 - Parcels
 - Town Boundary
 - Town Center 1 / Maine Street
 - BNAF Conservation District
 - Town Center 2 / Fort Address
 - Town Center 3 / Lower Park Row
 - Town Residential 1 / Inner Pleasant Hill
 - Town Residential 2 / Federal St
 - Town Residential 3 / Water St
 - Town Residential 4 / Jordan Acres
 - Town Residential 5 / Columbia Ave - Spring St
 - Residential 1 / Longfellow St
 - Residential 2 / Meadowbrook - Parkside
 - Residential 3 / Majestic Rd
 - Residential 4 / Meredith Dr - West McKean St
 - Residential 5 / River St
 - Residential 6 / Cook's Corner
 - Residential 7 / McMillin/Garrison St
 - Residential 8 / College Park
 - College Use/Town Conservation District
 - College Use 1 / Campus Center
 - College Use 2 / Pickard Field
 - College Use 3 / College St
 - College Use 4 / Bowdoin Plaza
 - College Use 5 / Brunswick Apartments
 - College Use 6 / Chiswick St - Bath Rd
 - College Use 7 / Longfellow Ave - South St
 - Commercial / Cook's Corner
 - Highway Commercial 1 / Outer Pleasant
 - Highway Commercial 2 / Inner Bath Rd
 - Mixed Use 2 / In-town Railroad Corridor
 - Mixed Use 3 / Upper Harpswell Rd
 - Mixed Use 4 / Fair Run
 - Mixed Use 5 / Lower Harpswell Rd
 - BNAF Reuse District
 - Business and Industry 1 / Industry Rd
 - Business and Industry 2 / Church Rd
 - Business and Industry 3 / Bath Rd
 - Business and Industry 4 / Ev4 22
 - Farm Forest 1 / Dunham-Hodges Road Area
 - Farm Forest 2 / New Meadows River Area
 - Country Residential 1 / Northwest Brunswick
 - Country Residential 2 / Old Bath Rd
 - Rural Mixed Use 1 / Lower Old Bath Rd
 - Rural Mixed Use 5 / Portland Road Area
 - Coastal Protection 1
 - Coastal Protection 2



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Map generated on: 5/9/2014



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: Planning Board
FROM: Jeremy Doxsee, Town Planner
DATE: May 29, 2014
RE: Brunswick Landing Amended Subdivision – Phase 1

Project Name: Brunswick Landing Amended Subdivision – Phase 1
Case Number: 14-017
Zoning: BNAS Reuse District
Applicant: Midcoast Regional Redevelopment Authority

Staff has reviewed the application and determined that it is complete.

PROJECT SUMMARY

Staff review is based on the following materials, submitted by Wright-Pierce:

- Application narrative and Major Development Review Amendment application by Jan Wiegman of Wright-Pierce, dated May 30, 2014.
- Drawing 1 revised 5-30-14.
- Drawing 2 revised 5-30-14.
- Drawing 3 revised 5-30-14.
- Drawing 4 revised 5-30-14.
- Drawing 5 revised 5-30-14.
- Drawing 6 revised 5-30-14.
- Drawing 7 revised 5-30-14.

The proposed Amendment is in response to minor changes to several lot lines, the creation of five additional lot out of two existing lots, the realignment of Allagash Drive, the elimination of a proposed access drive from Bath Road, and adjustments to the land use district boundaries bases on updates to the BNAS Reuse Master Plan. The amended subdivision plans also reflect several conveyances by MRRA, MRRA's acquisition of additional parcels from the Navy, and the acquisition of a parcel by Family Focus within - but not part of - the subdivision.

Several of the proposed amendments were necessitated by an impending Common Development Plan application, which is projected to include lots 5, 6A, 6B, 6C, 7A, 7B, 7C, 8, 9, 10, 11, 12, part of 14, 15, 29, 30, & 31.

At the request of Staff, Wright-Pierce has added comparison tables on each drawing, so that the Board can compare the previously approved lot sizes with the proposed revised lot sizes. The original February 26, 2013 Findings of Fact and Conditions of Approval, which are attached, will remain in effect, as well as any new conditions the Board may impose.

The attached project narrative by Jan Wiegman of Wright-Piece provides a detailed overview of the proposed amendments.

**DRAFT MOTIONS
BRUNSWICK LANDING AMENDED SUBDIVISION - PHASE 1
CASE NUMBER: 14-017**

- Motion 1:** That the amended Subdivision application is deemed complete.
- Motion 2:** That all applicable prior conditions relating to this amendment remain in effect, in addition to any new conditions contained herein.
- Motion 2:** That the amended Site Plan application is approved with the following conditions added to prior conditions currently in place:
1. That the Board's review and approval does hereby refer to the plans and materials submitted by the applicant and the written and oral comments of the applicant's representatives, reviewing officials and members of the public as reflected in the public record and that 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 review and approval in accordance with the Brunswick Zoning Ordinance.

** All Subdivisions for which Final Plan approval has been granted, and any conditions that have been imposed by the Planning Board for the subdivision or final plan shall be filed in the Cumberland County Registry of Deeds by the applicant. If the applicant fails to record the subdivision plan within 60 days after Development Plan approval by the Planning Board, the approval shall expire. No building permits associated with a subdivision shall be issued unless evidence of all recording requirements is provided by the applicant to the Codes Enforcement Officer.*

If applicable, subdivision approvals by the Planning Board shall expire at the end of five years after the date of Final Plan approval unless all infrastructure work associated with the development is completed (Section 407.4.C of the Brunswick Zoning Ordinance).



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

May 28, 2014

STAFF REVIEW COMMITTEE NOTES

Committee Members Present:

Jeff Hutchinson (Codes), Rob Pontau (Sewer), Jeff Emerson (Fire), Cathy Donovan (Assessing), Anna Breinich (Planning), John Foster (Public Works), Peter Baecher (Parks & Rec), Dick Rizzo (Police)
Jeremy Doxsee (Planning, non-voting member)

Also Present:

Kevin Clark (Sitelines), Tom Brubaker (MRRA), Bob Rocheleau (MRRA), Jan Weigman (Wright-Pierce), Bob Clunie (Wright-Pierce)

Case # 14-017 Brunswick Landing Amended Subdivision: The Committee will review and provide a recommendation to the Planning Board regarding proposed *Amendments* to the Brunswick Landing Subdivision Plan, Phase 1, submitted by the Midcoast Regional Redevelopment Authority. Located in the BNAS Reuse District; Assessor's Map 40, Lots 1, 34, 37, 40, 52, 67, 70, & 632.

Comments:

Jan Weigman

- Provided an overview of the amended subdivision plan.

Anna Breinich

- Add a table showing lots affected and changes to lot sizes

Peter Baecher

- Asked for clarification regarding a fence that was shown straddling a property boundary. Was satisfied with Jan's explanation.

Jeff Emerson

- No comments.

Cathy Donovan

- No comments

John Foster

- No comments

Dick Rizzo

- No comments

Rob Pontau

- No comments

Case # 14–021 Common Development Plan: The Committee will review and provide a recommendation to the Planning Board regarding a *Sketch Plan* Major Review Common Development Plan application submitted jointly by Priority Real Estate Group, LLC and Midcoast Regional Redevelopment Authority. Located in the BNAS Reuse District; Assessor's Map 40, Lots 1, 10, 16, 32, 34, 37, 48, 50, 52, 52, 72, 76, 84, & 103.

Kevin Clark

- Provided an overview of the Common Development Plan.

Rob Pontau

- Why does Allagash Drive curve around, rather than a straight connection with Admiral Drive? Suspects many cars will drive thru proposed parking lot. No other comments.

Jeff Emerson

- Has MRRA done any flow tests for the hydrants? Tom Brubaker replied that campus wide flow tests have not been done. Jeff indicated that he will follow up after the meeting.

Peter Baecher

- Asked for clarification on bike and pedestrian amenities. Tom Brubaker explained that there is an existing sidewalk on the west side of Admiral Fitch. The existing off-street bike path will be preserved, although likely relocated to the front or rear of lots 8-12. The path will be given an easement in the sale of lot, to maintain it in perpetuity.
- Peter was concerned that the alignment of the bike path wasn't given more thought, and that the SRC was being asked to rubber stamp a poorly conceived bike plan.

John Foster

- Is any new traffic signalization being proposed for the Lot 5 entrance onto Bath Road? Has a traffic analysis been done for that intersection?
 - Kevin Clark responded that questions should be directed to Tom Saucier, who was handling the site plan for Lot 5.
 - Jeff H and Anna agreed that it's likely that cars will use the C-store entrance as a cut-thru to Allagash Drive. It was suggested that the curb cut to Allagash be relocated.
 - Another suggestion was to put a speed bump in the parking lot to discourage cut-thrus.
- The main entrance at Admiral Fitch has a small "pork chop" island that separates the right-turn only lane onto Admiral Fitch. This should be eliminated and the right lane should be able to go straight or turn right.
- Allagash has been a quiet road accommodating minimal car traffic – most of the traffic has been from bicycles coming off of the perimeter road. Now it is proposed to accommodate

commercial traffic. Is it a rated road? Will it have curbing, sidewalks, etc? What will its minimum width be?

Jeff Hutchinson

- The submitted packet materials show examples of pole signs. But pole signs are not allowed in the CMU District – only monument signs. Bases could be added to pole signs to make them monument signs.
- Are waivers being requested for height? Tom Brubaker indicated not yet. Packet materials are just a conceptual draft. Anna said that sign materials need to be cleaned up before application goes to the Board.

Cathy Donovan

- Asked if proposed C-store and other future development will be new businesses, or businesses that are relocating from other areas of Town. Tom Brubaker answered that he anticipates the majority will be new.

Dick Rizzo

- No comments

END

APPROVED Findings of Fact
Brunswick Landing Subdivision – Phase 1 *Revised Submission*
Major Subdivision Plan Final Review
Original Review Date: January 14, 2013
Revised Submission Review Date: February 26, 2013

Project Name: Brunswick Landing Subdivision – Phase 1 *Revised Submission dated 2/14/2013*

Case Number: 12-031

Tax Map: Map 40, Lot 2

Applicant: Midcoast Regional Redevelopment Authority
2 Pegasus Street, Unit #1, Suite 200
Brunswick, Maine 04011

Authorized Representative: Wright-Pierce
99 Main Street
Topsham, ME 04086

PROJECT SUMMARY

The Midcoast Regional Redevelopment Authority (MRRA) has submitted revised final plans for the Phase I Subdivision of Brunswick Landing, dated February 14, 2013. The revised plans are in response to feedback given by the Planning Board at the January 14th and February 5th meetings, in addition to consultations with the Planning Department. For your reference a copy of the original draft findings and earlier plan, dated January 7, 2013 is also enclosed in your packet.

The original submission (1/7/2013) proposed subdividing 43 lots with a total land area of 399.4 acres, whereas the revised submission (2/14/2013) proposes subdividing 44 lots with a total land area of 225.1 acres, which is an overall land area reduction of 174.3 acres, or 43.6%. As with the previous submission, the rights-of-way and lots are established around the existing roadways. The revised subdivision plan has lots based on existing development patterns and FOST parcel boundaries. In addition, several lots have been excluded from the plan that are currently undeveloped and would benefit from additional natural resource investigations. Overall, original lots 2, 3, 5, 9, 12, 13, 23, and 43 were eliminated from the January 7, 2013 plan. Several lots, including 8, 14, 15, 16, 17, and 24, were reduced in size. The resulting February 14, 2013 plan shows several reconfigured lots that are generally smaller in size, contain existing development or have been previously disturbed, and appear to lack high value natural resources.

The applicant has indicated building envelopes for each lot, which apply zoning setback requirements for the R-CMU, R-PO, R-B&TI, and R-R&OS Districts. The applicant has also applied a 10-foot setback to wetlands, which appear on lots 3, 4, 6, 8, 10, 35, 42, 43, and 44. It

is recommended that any future development of lots 1-7, 10-12, 35 and 44 be reviewed and approved by the Planning Board due to the need for further field verification of potential natural resources and rare natural communities/threatened or endangered wildlife habitat areas, and due to the close proximity to identified contaminated sites.

The applicant has requested the following waivers:

1. Section 412.2.B.3 – Lot Monumentation: boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments properly identified as existing or proposed.
2. Section 412.2.B.8. – Profiles and cross-sections and curve radii of existing streets.
3. Section 412.2.B.14. – Profile and cross-section of existing sewers.

During its review, the Planning Board identified the need to waive the following sections of the zoning ordinance until the development review phase:

1. Section 412.2.B.5 – Existing zoning district and overlay zone designation.
2. Section 412.2.B.12. – Location of features, natural and artificial, affecting the development, such as water bodies, wetlands, streams, vegetation, rail-roads, ditches and buildings.
3. Section 412.2.B.16. – A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.
4. Section 412.2.B.17. – Location of all existing trees over 10 inches in diameter, and locations of tree stands.
5. Section 412.2.B.25 – A wetlands map drawn by a specialist delineating wetland boundaries in accordance with the methods prescribed by the U.S. Army Corps of Engineers at the time of the application.
6. Section 412.2.B.28. – Building envelopes showing acceptable locations for principal and accessory structures.

Review Standards from Section 411 of the Town of Brunswick Zoning Ordinance

411.1 Ordinance Provisions

The revised plans demonstrate adherence to all dimensional and lot configuration requirements within the BNAS Reuse Zoning District for subdistricts R-R/OS, R-R, R-CMU and R-PO. *The Board finds that the provisions of Section 411.1 are satisfied.*

411.2 Preservation of Natural Features

Several originally proposed lots have been excluded from the revised plan. They are currently undeveloped and require additional natural resource investigations. No new development is proposed in the revised plan, and there will not be any new disturbances to existing natural features or resources, including rare, threatened and endangered wildlife habitat and rare natural communities. The proposed subdivision is not within a flood hazard area, there are no proposed disturbances to steep slopes, and natural features have been noted for subdivision purposes. Lots

1-7, 35 and 44 contain important natural features that will require further on-site investigation. *The Board finds that the provisions of Section 411.2 are satisfied with the condition that any development proposed for lots 1-7, 35 and 44 shall be reviewed and approved at the Planning Board level.*

411.3 Surface Waters, Wetlands and Marine Resources

No disturbances to water bodies, streams, wetlands or vernal pools have been identified on the plan. Future development activities on lots 1-7, 10-12, 35 and 44 will require further on-site investigation, to delineate wetlands, determine the status of nearby contaminated sites, and evaluate impacts to surface waters, wetlands, and marine resources. *The Board finds that the provisions of Section 411.3 are satisfied with the condition that any development proposed for lots 1-7, 10, 35 and 44 shall be reviewed and approved at the Planning Board level.*

411.4 Flood Hazard Areas

According to the Federal Emergency Management Agency, there are no floodplains on the Phase 1 subdivision property. *The Board finds that the provisions of Section 411.4 are satisfied.*

411.5 Stormwater Management

The existing stormwater management system on the site consists of a collection system and several stormwater attenuation ponds with discharges in several locations along the perimeter of the property. Stormwater from the site flows to several watersheds including two urban impaired stream watersheds, Jordan Avenue Tributary (Androscoggin River) and Mere Brook (Harpwell Sound). In 2011, the MRRA prepared and submitted a Stormwater Pollution Prevention Plan (SWPPP) to Maine DEP and was granted a Multi-Sector General Permit for stormwater discharge overall. Because no new construction is proposed with this phase of the subdivision, no changes to the stormwater system are required. All future development will require site-specific stormwater management plans, which is a preferred approach when utilizing Low Impact Development techniques in accordance with the Brunswick Landing Design Guidelines and BNAS Reuse Plan. *The Board finds that the provisions of Section 411.5 are satisfied with the condition that stormwater management plans, to the greatest extent practicable, use site-specific, Low Impact Development stormwater management strategies and best practices for all new development, in accordance with Section 504 of the Town's Zoning Ordinance and the Brunswick Landing Design Guidelines and BNAS Reuse Plan.*

411.6 Groundwater

The Town has designated 2 Aquifer Protection Overlay Zones within the Brunswick Landing site, however no activities are proposed or anticipated that will extract groundwater for commercial or residential purposes. In addition, institutional land use controls imposed by deed by the U.S. Navy restricts any groundwater extraction, without Navy approval. Any future development must meet the APZ requirements. The Board finds that the proposed subdivision will not - alone or in conjunction with existing activities - adversely affect the quality or quantity of groundwater. *The Board finds that the provisions of Section 411.6 are satisfied.*

411.7 Erosion and Sedimentation Control

Because no new development is being proposed, the subdivision will not result in soil erosion or a reduction in the land's capacity to hold water. All future development activities requiring

development review approval by the Planning Board will be required to apply Best Management Practices as outlined in the Maine Erosion and Sediment Control BMPs, as published by the Maine DEP. *The Board finds that the provisions of Section 411.7 are satisfied.*

411.8 Sewage Disposal

The sewer collection system, including existing sewer lines, manholes, and pump stations, is operated by MRRA and the wastewater is discharged to the Brunswick Sewer District through a trunk line that leaves the site at the main entrance. Because no new development is proposed, there will be no impacts to existing capacity. A letter from the Brunswick Sewer District confirming capacity to serve this subdivision has been provided; the letter does note that future projects and development will require approval from the District. *The Board finds that the provisions of Section 411.8 are satisfied.*

411.9 Water Supply

The water system on the site, including fire hydrants, is operated by MRRA. Water is supplied to the system via two connections to the Brunswick Topsham Water District water distribution system. A letter from the Brunswick-Topsham Water District confirming capacity to serve this subdivision has been provided. *The Board finds that the provisions of Section 411.9 are satisfied.*

411.10 Aesthetic, Cultural and Natural Values

As no development is proposed at this time, the proposed subdivision will not have any undue adverse effect on the scenic or natural beauty of the area, historic sites, or significant wildlife habitat identified by the Maine Department of Environmental Protection, Inland Fisheries & Wildlife, Maine Historic Preservation Commission or by the Town of Brunswick, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline. Future development of all lots must consider such features at the time of proposal in accordance with ordinance standards and other materials included in the FEIS. *The Board finds that the provisions of Section 411.10 are satisfied.*

411.11 Community Impact

Because no new development is proposed, the subdivision will not adversely impact community services. No solid waste impact fee is required as waste is privately contracted by MRRA. Upon such time when new development occurs, the review and permitting process will identify impacts to emergency services and school enrollment. Overall, municipal resources are currently available to service the existing uses on the site. *The Board finds that the provisions of Section 411.11 are satisfied.*

411.12 Traffic

The existing streets are proposed to remain as a private road network that will be maintained by MRRA through a common area maintenance agreement with all Brunswick Landing landowners. The Board finds that the proposed subdivision will not adversely affect the traffic conditions on Bath Road or other public rights-of-way. Any future development requiring site plan approval will be required to evaluate traffic impacts. *The Board finds that the provisions of Section 411.12 are satisfied.*

411.13 Pedestrian and Bicycle Access and Safety

Bicycle riding is permitted on existing streets within Phase 1 of the Brunswick Landing site. A Recreation, Trails, Open Space Management Plan (now under development) for primarily those lands being conveyed to the Town of Brunswick, includes a concept for a perimeter trail to traverse Brunswick Landing. Upon adoption of the management plan by Town Council, any future development of lots created by this subdivision will incorporate the trail system as appropriate. The Board finds that the proposed subdivision will not impact existing accommodations for bicyclists and pedestrian access, safety and circulation within the site. *The Board finds that the provisions of Section 411.13 are satisfied.*

411.14 Development Patterns

No new development is proposed, and any future development will be required to evaluate impacts to development patterns as part of the development review process. *The Board finds that the provisions of Section 411.14 are satisfied.*

411.15 Architectural Compatibility

No new development is proposed, and any future development will be required to evaluate architectural compatibility, in accordance with Brunswick Landing Design Guidelines administered by MRRA. *The Board finds that the provisions of Section 411.15 are satisfied.*

411.16 Municipal Solid Waste Disposal

No solid waste impact fee is required as waste is privately contracted by MRRA. As no new development is proposed, there will be no need for additional solid waste disposal at this time. *The Board finds that the provisions of Section 411.16 are satisfied.*

411.17 Recreation Needs

No development is proposed at this time. Any future residential development will necessitate a determination for recreation impact fees by the Recreation Commission at the time of development review. Presently, the subdivision will not impact the Town's ability to provide recreational services. *The Board finds that the provisions of Section 411.17 are not applicable.*

411.18 Access for Persons with Disabilities

As no new development is proposed, additional access for persons with disabilities is not required at this time. Any future development proposal will require an evaluation of impacts to access for persons with disabilities. *The Board finds that the provisions of Section 411.18 are satisfied.*

411.19 Financial Capacity and Maintenance

As no new development is proposed, evidence of financial capacity is not required at this time with the exception of existing roadway maintenance. As mentioned previously, existing roads will be maintained by MRRA, financed through a common area maintenance agreement with all Brunswick Landing landowners. Any future development proposals requiring site plan approval will be required to include evidence of financial capacity. *The Board finds that the provisions of Section 411.19 are satisfied.*

411.20 Noise and Dust

The subdivision will not generate any additional noise and or fugitive dust. Any future development must meet ordinance standards. *The Board finds that the provisions of Section 411.20 are satisfied.*

411.21 Right, Title and Interest

MRRA owns the subject properties or has purchase and sales agreements from the U.S. Navy giving them sufficient right, title and interest to subdivide the land. *The Board finds that the provisions of Section 411.21 are satisfied.*

411.22 Payment of Application Fees

The applicant has paid all applicable development review application fees. *The Board finds that the provisions of Section 411.22 are satisfied.*

411.23 Additional Design Review Guidelines in the BNAS Reuse and Conservation Districts

Activities in the BNAS Reuse District are subject to separate design guidelines established and administered by MRRA. Conformance with the MRRA design guidelines is not subject to consideration as part of the development review process but all applications for development review must demonstrate that they have completed the MRRA design review process. *The Board finds that the design review process is not applicable at this time, but notes that the provisions of Section 411.23 will be completed on a site-specific basis during the development review process.*

411.24 Environmental Compliance in the BNAS Reuse and Conservation Districts

The proposed subdivision complies with all state, federal and local institutional land use controls applicable to the property and that the subdivision is in conformity with all applicable environmental restrictions. It is noted that a Materials Management Plan (revised October 2, 2012) was prepared for MRRA to describe the procedures required for the management of contaminated soil, groundwater, and equipment encountered during development activities. *The Board finds that the provisions of Section 411.24 are satisfied conditioned upon evidence of compliance on a site-specific basis at time of future development.*

**DRAFT MOTIONS
BRUNSWICK LANDING SUBDIVISION – PHASE 1
MAJOR SUBDIVISION PLAN FINAL REVIEW
CASE#: 12-031**

Motion 1: That the major development review application is deemed complete.

Motion 2: That the Board waives the following requirements with the condition that they be submitted as part of an application for development review of any proposed new development in the subdivision:

1. Section 412.2.B.3 – Lot Monumentation: boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments properly identified as existing or proposed.
2. Section 412.2.B.5 - Existing zoning district and overlay zone designation.
3. Section 412.2.B.8. – Profile, cross-section dimensions, and curve radii of all existing streets.
4. Section 412.2.B.12. – Location of features, natural and artificial, affecting the development, such as water bodies, wetlands, streams, vegetation, rail-roads, ditches and buildings.
5. Section 412.2.B.14. – Profile and cross-section of existing sewers.
6. Section 412.2.B.16. – A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.
7. Section 412.2.B.17. – Location of all existing trees over 10 inches in diameter, and locations of tree stands.
8. Section 412.2.B.25 – A wetlands map drawn by a specialist delineating wetland boundaries in accordance with the methods prescribed by the U.S. Army Corps of Engineers at the time of the application.
9. Section 412.2.B.28. – Building envelopes showing acceptable locations for principal and accessory structures.

Motion 3: That the Final Subdivision Plan 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. Provision of a fully executed Common Area Maintenance Agreement, as described in Note # 8 of Drawing 1 of 7.
3. Lot 13 is excluded from the final, approved subdivision plan and is combined with the remaining Lands of MRRA.
4. As part of the development review process for any future development, a qualified ecologist shall fully document and delineate rare natural communities and rare plant occurrences for Lots 2, 3, & 11.
5. Development review approval by the Planning Board is required for all future development of lots 1-7, 10-12, 35 and 44, in order to demonstrate compliance with the provisions of Section 411.2 of the Town of Brunswick Zoning Ordinance “Preservation of Natural Features”.
6. Development review approval by the Planning Board is required for all future development of lots 1-7, 10-12, 35 and 44, in order to demonstrate compliance with the

provisions of Section 411.3 of the Town of Brunswick Zoning Ordinance “Surface Waters, Wetlands and Marine Resources”.

7. Depict locations of all groundwater monitor wells within the Phase I subdivision plan.
8. Stormwater Management Plans will be required for all future development and, to the greatest practical extent, site-specific, Low Impact Development stormwater management strategies and practices are required for all new development, in accordance with Section 504 of the Town’s Zoning Ordinance and the Brunswick Landing Design Guidelines and BNAS Reuse Plan.
9. Plan notes and legends shall be amended to reference “approximate” locations of wetlands, vernal pools, NRPZ boundaries, and all other natural resources that require further delineation, as part of the development review process.
10. In accordance with Section 411.24, Environmental Compliance in the BNAS Reuse and Conservation Districts, the applicant must provide evidence of compliance on a site-specific basis at time of future development.

** All Subdivisions for which Final Plan approval has been granted, and any conditions that have been imposed by the Planning Board for the subdivision or final plan shall be filed in the Cumberland County Registry of Deeds by the applicant. If the applicant fails to record the subdivision plan within 60 days after Development Plan approval by the Planning Board, the approval shall expire. No building permits associated with a subdivision shall be issued unless evidence of all recording requirements is provided by the applicant to the Codes Enforcement Officer.*

If applicable, subdivision approvals by the Planning Board shall expire at the end of five years after the date of Final Plan approval unless all infrastructure work associated with the development is completed (Section 407.4.C of the Brunswick Zoning Ordinance).

May 30, 2014
W-P Project No. 12218C

Ms. Anna Breinich
Director of Planning and Development
Department of Planning and Development
85 Union Street
Brunswick, ME 04011

Subject: Amendment of Subdivision Plan – Revised 5/30/14
Brunswick Landing Subdivision – Phase 1
Midcoast Regional Redevelopment Authority (M.R.R.A.)

Dear Ms. Breinich:

Please find attached an application for Amendment to the Brunswick Landing Subdivision, Phase 1, hereinafter referred to as “Amendment”. The proposed Amendment addresses minor changes to several lot lines, the creation of five additional lots out of two existing lots, the re-alignment of a roadway, the elimination of a proposed access roadway, and adjustments to the land use district boundaries based on updates to the BNAS Master Reuse Master Plan.

The subdivision plans have also been updated to reflect conveyances of several subdivision lots by M.R.R.A., M.R.R.A.’s acquisition of additional parcels from the Navy (USA) and the acquisition by Family Focus directly from the USA of a parcel located within the Subdivision but not part of the Subdivision.

As was the case with the original Phase 1 Subdivision and the subsequent 2013 Minor Modification, this Amendment does not involve any changes to the existing utility infrastructure nor to the existing stormwater systems within the Subdivision project limits, and no new construction is proposed. A summary of the changes are as follows:

1. Lot #1- Adjusted the westerly lot boundary to coincide with the Airport Perimeter fence which was located by field survey. Previously the line was some distance away from the fence creating a space outside the fence with no reuse potential. Note the westerly end of Allagash Road was extended to the Airport Perimeter Fence as well.
2. Lot #2 - Adjusted the westerly lot boundary to coincide with the Airport Perimeter fence which was located by field survey. Previously the line was some distance away from the fence creating a space outside the fence with no reuse potential.
3. Lot #5 – The easterly lot line was moved to coincide with the westerly lot line of Lot # 6 and the access to Bath Road was eliminated.
4. Lot #6 – The lot boundaries were adjusted to coincide with the elimination of the access road to Bath Road and the modification of the right of way for Allagash Drive.
5. Lot #6 – The Lot has been subdivided into three lots numbered 6A, 6B and 6C.
6. Allagash Drive – The Right-of-Way for Allagash drive was modified to coincide with the current alignment as a result of the elimination of the Bath Road access.
7. Lot #7 – The Lot has been subdivided into four lots numbered 7A, 7B, 7C and 7D.

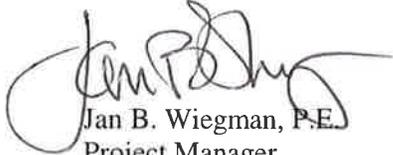


8. The southern boundary of Lot 39 was adjusted to coincide with the Public Benefit Conveyance line for the Town Parcel. Previously the boundary lines did not coincide creating a gore between the parcels.
9. Several lot areas have changed from the previously approved plan because of lot line adjustments or from corrections. Tables on the subdivision sheets indicate which lot areas have changed.
10. The "Professional Office" land use district was eliminated by MRRA in the BNAS Master Reuse Master Plan and replaced with the "Community Mixed Use" land use district. A new land use district, "Natural Areas", was created and the district formerly known as "Airport Related" was renamed "Airport".
11. Update of ownership designations throughout the plan to reflect recent land conveyances, particularly from USA to MRRA and from MRRA to Priority Real Estate Group, LLC (Lots 26, 27), to TBW, LLS (Lot 37) and to Affordable Midcoast Housing, LLC (Lots 41, 42, 43), and from USA directly to Family Focus.
12. The plan also notes that portions of Pegasus Street and Neptune Drive right-of-ways have been transferred to Affordable Midcoast Housing with the lot transfers. MRRA has retained the rights to use the streets.

If you have any questions, please let me know.

Very truly yours,

WRIGHT-PIERCE



Jan B. Wiegman, P.E.
Project Manager

JBW/
Enclosure

cc: Steve Levesque - MRRA

**MAJOR DEVELOPMENT REVIEW
SKETCH PLAN APPLICATION
***** AMENDMENT OF SUBDIVISION *******

1. Project Name: Brunswick Landing - Phase I

2. Project Applicant

Name: Midcoast Regional Redevelopment Authority
 Address: 2 Pegasus Street, Suite 1, Unit 200
Brunswick, ME 04011
 Phone Number: (207) 798-6512

3. Authorized Representative

Name: Wright-Pierce
 Address: 99 Main Street
Topsham, ME 04086
 Phone Number: (207) 725-8721

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

1. Wright-Pierce - Jan B. Wiegman, P.E. #5852
2. Wright-Pierce - Robert Clunie Jr., PLS #1213
3. _____

5. Physical location of property being affected: Brunswick Landing

6. Lot Size: 224.48 acres

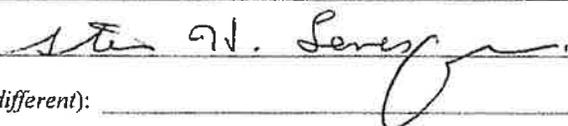
7. Zoning District: BNAS Reuse District

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? The applicant holds title to portions of the proposed Phase I area that have been transferred from US Navy to MRRA. The transfer of the remaining land is covered under an existing agreement with the US Navy.

9. Assessor's Tax Map 40 Lot Number * of subject property. * Subdivision lots have been assigned lot #s

10. Brief description of proposed use: Proposed amendment to existing subdivision plan of a portion of the former BNAS for redevelopment of the property into private development projects.

11. Describe specific physical improvements to be done: Delineation of lots, rights of way and utility easements. No construction activities, or changes to roads or infrastructure are proposed as part of this amendment.

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				(See submittals in original application)
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				
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				
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1			X			
Open Space Development: Request for Bonus Density			X			

GENERAL NOTES:

1. THE LAND BEING SUBDIVIDED HEREON IS COMPRISED IN PART OF LAND DESCRIBED IN DEEDS OF THE UNITED STATES OF AMERICA (USA) TO MID COAST REGIONAL REDEVELOPMENT AUTHORITY (MRRA), DATED AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) AS FOLLOWS:

Table with 2 columns: INSTRUMENT DATE, CCRD BOOK/PAGE. Lists various dates and book/page numbers from 29003/3 to 31438/1 AND.

IN PART OF LAND DESCRIBED IN AN UNRECORDED DOCUMENT ENTITLED "AGREEMENT FOR THE PURCHASE OF REAL PROPERTY BETWEEN THE USA AND MRRA", DATED SEPTEMBER 30, 2011.

THE BRUNSWICK LANDING SUBDIVISION, PHASE I, AS AMENDED HEREIN, ENCOMPASSES 224.48± ACRES, INCLUDING 50 LOTS, VARIOUS EASEMENTS AND RIGHTS OF WAY. THERE IS NO LOT NUMBER 13.

2. LAND SHOWN HEREON AS "N/F MAINE COMMUNITY COLLEGE SYSTEM, 28821/185 AND 29156/298", WAS PREVIOUSLY CONVEYED BY THE USA AND IS NOT CONSIDERED PART OF THIS SUBDIVISION.

LANDS SHOWN HEREON AS "REMAINING LAND OF M.R.R.A.", ARE NOT LOTS IN THIS PHASE 1, BRUNSWICK LANDING SUBDIVISION AND ARE NOT INCLUDED IN THE TOWN OF BRUNSWICK PLANNING BOARD APPROVAL OF THIS SUBDIVISION.

3. REFERENCE IS MADE TO AN "AGREEMENT GRANTING RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS, GENERAL ACCESS, AND UTILITY SERVICE BETWEEN MRRA AND THE USA (ACTING BY AND THROUGH THE DEPARTMENT OF THE NAVY) REGARDING NAVAL AIR STATION, BRUNSWICK, MAINE", DATED MARCH 28, 2011, RECORDED IN CCRD IN BOOK 28607, PAGE 205.

4. REFERENCE IS MADE TO CERTAIN PERPETUAL RIGHTS AND EASEMENTS, TERMS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND COVENANTS SET FORTH IN THE DEEDS OF USA TO MRRA, LISTED IN NOTE 1, ABOVE.

5. REFERENCE IS MADE TO CERTAIN PERPETUAL RIGHTS AND EASEMENTS, TERMS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND COVENANTS SET FORTH IN DEEDS OF MRRA TO AFFORDABLE MID COAST HOUSING, LLC, (AMH) DATED MAY 3, 2012, RECORDED IN CCRD IN BOOK 29562, PAGE 31, DATED JUNE 20, 2013, RECORDED IN CCRD IN BOOK 30761, PAGE 29, AND DATED DECEMBER 27, 2013, RECORDED IN CCRD IN BOOK 31260, PAGE 127.

REFERENCE IS ALSO MADE TO A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY AND BETWEEN MRRA AND AMH", DATED MAY 2, 2012, RECORDED IN CCRD IN BOOK 29562, PAGE 124 AND TO A "DECLARATION OF COVENANTS AND RESTRICTIONS" BY AND BETWEEN MRRA AND AMH, DATED DECEMBER 27, 2012, RECORDED IN CCRD IN BOOK 31260, PAGE 136.

6. THE LOCATIONS AND EXTENTS OF THE WETLANDS AND THE LOCATIONS, EXTENTS AND DESIGNATIONS OF THE VERNAL POOLS SHOWN ARE FROM THE "FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE DISPOSAL AND REUSE OF NAVAL AIR STATION BRUNSWICK, MAINE, VOLUME I: MAIN REPORT", BY THE DEPARTMENT OF THE NAVY, DATED NOVEMBER 2010 (EIS). THE LOCATIONS AND EXTENTS OF THE WETLANDS AND VERNAL POOLS SHOWN ARE TO BE CONSIDERED APPROXIMATE PENDING PROPER FIELD DELINEATION AS REQUIRED IN CONNECTION THE PROPOSED DEVELOPMENT OF ANY AFFECTED SUBDIVISION LOT. SEE CONDITIONS 6 AND 9 OF CONDITIONS OF APPROVAL SHOWN HEREON.

THE DEER WINTERING AREA BOUNDARY AND THE RARE NATURAL COMMUNITIES BOUNDARY SHOWN ARE TAKEN FROM MAINE DEPARTMENT OF INLAND FISHERIES & WILDLIFE AND MAINE DEPARTMENT OF CONSERVATION MAPPING. THE ACTUAL BOUNDARIES ARE TO BE FIELD-DELINATED WITH THE ASSISTANCE OF THE APPROPRIATE STATE AGENCY IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF ANY AFFECTED SUBDIVISION LOT. SEE CONDITIONS 4, 5 AND 9 OF CONDITIONS OF APPROVAL SHOWN HEREON.

THE BOUNDARIES OF THE TOWN OF BRUNSWICK NRPZ OVERLAY ZONE SHOWN ARE TAKEN DIRECTLY FROM THE TOWN OF BRUNSWICK GIS, ARE FOR INFORMATIONAL PURPOSES ONLY, AND NEED TO BE FIELD VERIFIED IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF ANY AFFECTED SUBDIVISION LOT. SEE CONDITIONS 6 AND 9 OF CONDITIONS OF APPROVAL SHOWN HEREON.

CERTAIN PROPOSED DEVELOPMENT ACTIVITIES ON ANY SUBDIVISION LOT MAY REQUIRE TOWN OF BRUNSWICK PLANNING BOARD DEVELOPMENT REVIEW APPROVAL AND/OR AN AMENDMENT TO THE EXISTING MAINE SITE LOCATION OF DEVELOPMENT PERMIT FOR THE FORMER NAVAL AIR STATION BRUNSWICK (NASB). SUCH APPROVAL AND/OR AMENDMENT WILL REQUIRE FULL NATURAL RESOURCE MAPPING IN ACCORDANCE WITH THE APPLICABLE TOWN OF BRUNSWICK AND STATE OF MAINE STANDARDS AND RULES, AND MAY ALSO REQUIRE A PLAN TO MINIMIZE THE NEGATIVE IMPACT THE DEVELOPMENT MAY HAVE ON ANY ASSOCIATED PROTECTED NATURAL RESOURCES. SEE CONDITIONS OF APPROVAL SHOWN HEREON.

7. TOWN OF BRUNSWICK OVERLAY ZONES BOUNDARIES (APZ & APZ 2) SHOWN ARE TAKEN DIRECTLY FROM THE TOWN OF BRUNSWICK GIS.

LAND USE ZONE BOUNDARIES (AIRPORT (FORMERLY AVIATION RELATED), BUSINESS & TECHNOLOGY INDUSTRIES, COMMUNITY MIXED USE, RECREATION/OPEN SPACE, NATURAL AREAS AND RESIDENTIAL) SHOWN ARE PROPOSED. SEE ADDITIONAL NOTE D.

8. THE INTERIOR ROAD NETWORK AND COMMON FACILITIES WITHIN THE FORMER NASB AND ANY NECESSARY MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE ROAD NETWORK AND COMMON FACILITIES WILL BE MANAGED IN ACCORDANCE WITH THE "ROAD AND COMMON FACILITIES MAINTENANCE AGREEMENT" (CFMA) TO BE ENTERED INTO BY AND BETWEEN MRRA AND OWNERS OF THE LOTS WITHIN THE SUBDIVISION. REFERENCE IS MADE TO THE CFMA DATED JULY 26, 2013, RECORDED IN CCRD IN BOOK 30884, PAGE 170 AND TO THREE "JOINDERS TO (CFMA)", DATED DECEMBER 27, 2013, FEBRUARY 21, 2014 AND MARCH 6, 2014 RECORDED IN CCRD IN BOOK 31260, PAGE 142, BOOK 31363, PAGE 219 AND BOOK 31437, PAGE 324 RESPECTIVELY.

IF AND WHEN ANY OF THE ROADS WITHIN THE INTERIOR ROAD NETWORK OF THE SUBDIVISION ARE OFFERED TO AND ACCEPTED BY THE TOWN OF BRUNSWICK AS TOWN WAYS, THE CFMA WILL BE MODIFIED ACCORDINGLY.

REFERENCE IS MADE TO DEEDS OF MRRA TO AMH DATED DECEMBER 27, 2013, RECORDED IN CCRD IN BOOK 31260, PAGE 127, AND DATED JUNE 20, 2013, RECORDED IN CCRD IN BOOK 30761, PAGE 29, IN WHICH PORTIONS OF PEGASUS STREET AND NEPTUNE DRIVE WERE CONVEYED TO AMH. IN BOOK 31260, PAGE 127, MRRA RESERVED AN ACCESS EASEMENT OVER THE PORTION OF NEPTUNE DRIVE CONVEYED THEREIN TO AMH. IN BOOK 31273, PAGE 247, DATED DECEMBER 27, 2013, AMH CONVEYED TO MRRA AN ACCESS EASEMENT OVER THOSE PORTIONS OF PEGASUS STREET AND NEPTUNE DRIVE CONVEYED TO AMH IN BOOK 30761, PAGE 29.

9. ACCESS/EGRESS TO/FROM NEPTUNE DRIVE TO/FROM LOT 32 AND LOT 44, AS WELL AS TO REMAINING LANDS OF M.R.R.A. ABUTTING NEPTUNE DRIVE, WILL BE PERMITTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN THE DOCUMENTS REFERENCED IN NOTE 5 AND NOTE 8 ABOVE.

10. THE EXISTING UTILITIES DISTRIBUTION SYSTEM AND ASSOCIATED COMPONENTS OF THE FORMER NASB, INCLUDING SANITARY SEWER, STORM DRAINAGE, ELECTRICAL, COMMUNICATIONS, WATER AND NATURAL GAS, ARE NOT SHOWN ON THIS SUBDIVISION PLAN.

NO EXTENSIONS OR MODIFICATIONS TO THE EXISTING UTILITIES DISTRIBUTION SYSTEMS ARE PROPOSED AT THIS TIME AS PART OF THIS SUBDIVISION. THE EXTENT OF AND LOCATION OF ANY EXTENSIONS OR MODIFICATIONS OF UTILITIES REQUIRED AS PART OF THE DEVELOPMENT OF ANY SUBDIVISION LOT WILL BE DETERMINED ON A CASE-BY-CASE BASIS.

WHERE APPLICABLE, LOTS WITHIN THE SUBDIVISION WILL BE CONVEYED:
• SUBJECT TO UNDEFINED UTILITY EASEMENTS FOR THE LOCATIONS OF THE EXISTING UTILITIES CROSSING SAID LOTS, AND/OR;
• TOGETHER WITH RIGHTS TO CONNECT TO AND USE THE EXISTING UTILITIES INFRASTRUCTURE.

WITH THE EXCEPTION OF THE NATURAL GAS SYSTEM, THE EXISTING UTILITIES DISTRIBUTION SYSTEM AND ASSOCIATED COMPONENTS AND ANY NECESSARY MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE UTILITIES WILL BE MANAGED BY MRRA AND SUPPORTED BY USER FEES. THE NATURAL GAS SYSTEM WILL CONTINUE TO BE MANAGED BY MAINE NATURAL GAS.

11. ANY CONSTRUCTION/DEVELOPMENT ACTIVITIES PROPOSED ON ANY SUBDIVISION LOT MAY BE SUBJECT TO THE CERTAIN PERPETUAL RIGHTS AND EASEMENTS, TERMS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND COVENANTS AS SET FORTH IN DOCUMENTS OF RECORD.

SUBSURFACE CONSTRUCTION ACTIVITIES ON CERTAIN LOTS MAY BE REQUIRED TO BE CARRIED OUT IN CONFORMANCE WITH MRRA'S MATERIALS MANAGEMENT PLAN (MMP).

GENERAL NOTES (cont.):

CERTAIN PROPOSED DEVELOPMENT ACTIVITIES ON ANY SUBDIVISION LOT MAY REQUIRE TOWN OF BRUNSWICK PLANNING BOARD SITE PLAN REVIEW AND APPROVAL AND/OR AN AMENDMENT TO THE EXISTING MAINE SITE LOCATION OF DEVELOPMENT PERMIT FOR THE FORMER NASB. THE DEVELOPER OF ANY LOT WILL BE RESPONSIBLE FOR PROVIDING STORMWATER QUANTITY AND QUALITY CONTROL AS REQUIRED BY THE MDEP AND THE TOWN OF BRUNSWICK FOR THAT LOT. SEE CONDITIONS OF APPROVAL SHOWN HEREON.

12. APPROVAL OF THIS SUBDIVISION MODIFICATION BY THE TOWN PLANNING STAFF DOES NOT CONSTITUTE APPROVAL OF ANY PROPOSED DEVELOPMENT ACTIVITIES ON ANY SUBDIVISION LOT.

CERTAIN PROPOSED DEVELOPMENT ACTIVITIES ON ANY SUBDIVISION LOT MAY REQUIRE TOWN OF BRUNSWICK PLANNING BOARD SITE PLAN REVIEW AND APPROVAL AND/OR AN AMENDMENT TO THE EXISTING MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT FOR THE FORMER NASB. SEE CONDITIONS OF APPROVAL SHOWN HEREON.

13. THE LOCATIONS AND DIMENSIONS OF THE SEVERAL PARCELS LABELED HEREON AS "PROPOSED UTILITY EASEMENT OF MRRA ... (SEE NOTE 13)", ARE AS SET FORTH IN 29004/173.

14. SUBDIVISION LOTS MAY BE SUBJECT TO CERTAIN RESTRICTIONS AND OR CONDITIONS IN CONNECTION WITH OPERATION OF THE BRUNSWICK EXECUTIVE AIRPORT AS SET FORTH IN THE EIS.

15. MONITORING WELL LOCATIONS AND DESIGNATIONS ARE TAKEN FROM US NAVY RECORDS PROVIDED BY MRRA. AT TIME OF LOT TRANSFER, WELL LOCATIONS WILL BE VERIFIED BY MRRA.

SURVEY NOTES:

1. THE PERIMETER BOUNDARIES OF THE FORMER BRUNSWICK NAVAL AIR STATION PROPERTY SHOWN ARE BASED EXCLUSIVELY ON A PLAN ENTITLED "BOUNDARY SURVEY, NAVAL AIR STATION BRUNSWICK, BRUNSWICK, MAINE, FOR: BRAC PROGRAM MANAGEMENT OFFICE", DATED AUGUST 2008, REVISED THROUGH DECEMBER 8, 2008, BY SEBAGO TECHNICS, INC., (NASB PLAN) AND HAVE NOT BEEN VERIFIED AS PART OF THE PREPARATION OF THIS SUBDIVISION PLAN. AS NOTED ON THE NASB PLAN, THE BEARINGS AND NORTH ORIENTATION SHOWN THEREON "...ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) MAINE WEST ZONE (MWZ), DISTANCES SHOWN ARE ALL GRID DISTANCES, AND A SCALAR OF 1.0002892 SHOULD BE APPLIED TO ALL GRID TO GROUND LENGTH CONVERSIONS."

EXISTING MONUMENTATION SHOWN HERON IS TAKEN FROM THE NASB PLAN. SEE THE NASB PLAN FOR THE DESCRIPTIONS OF THE MONUMENTATION.

2. THE DESCRIPTIONS OF LANDS CONVEYED FROM USA TO MRRA REFERENCED IN GENERAL NOTE 1 ARE BASED ON SURVEYS PERFORMED BY TITCOMB ASSOCIATES (TITCOMB SURVEYS) AND ARE BASED ON MWZ AND THE NASB PLAN.

3. THE PROPOSED LOTS AND THE PROPOSED STREET RIGHTS OF WAY SHOWN HAVE BEEN CONFIGURED AND DEFINED BY WRIGHT-PIERCE AND ARE BASED ON THE NASB PLAN AND THE TITCOMB SURVEYS.

4. EXISTING TOPOGRAPHICAL FEATURES SHOWN HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE UNITED STATES NAVY, ARE SHOWN FOR VISUAL REFERENCE PURPOSES AND MAY NOT BE CURRENT.

5. NO MONUMENTATION OF LOT BOUNDARIES WAS SET AS PART OF THE DEFINITION OF THIS SUBDIVISION. IMMEDIATELY PRIOR TO THE CONVEYANCE OF A SUBDIVISION LOT, THE BOUNDARIES OF THAT LOT WILL BE MONUMENTED IN ACCORDANCE WITH THE APPLICABLE STANDARD OF PRACTICE AS SET FORTH BY THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

PLAN REFERENCES:

1. "PLAN OF PARCEL TO BE CONVEYED TO AFFORDABLE MID COAST HOUSING LLC, FIRST STREET, BRUNSWICK, MAINE, MADE FOR WRIGHT-PIERCE, MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY", DATED NOVEMBER 16, 2011, REVISED THROUGH MAY 2, 2012, BY TITCOMB ASSOCIATES, INC., RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 212, PAGE 130.

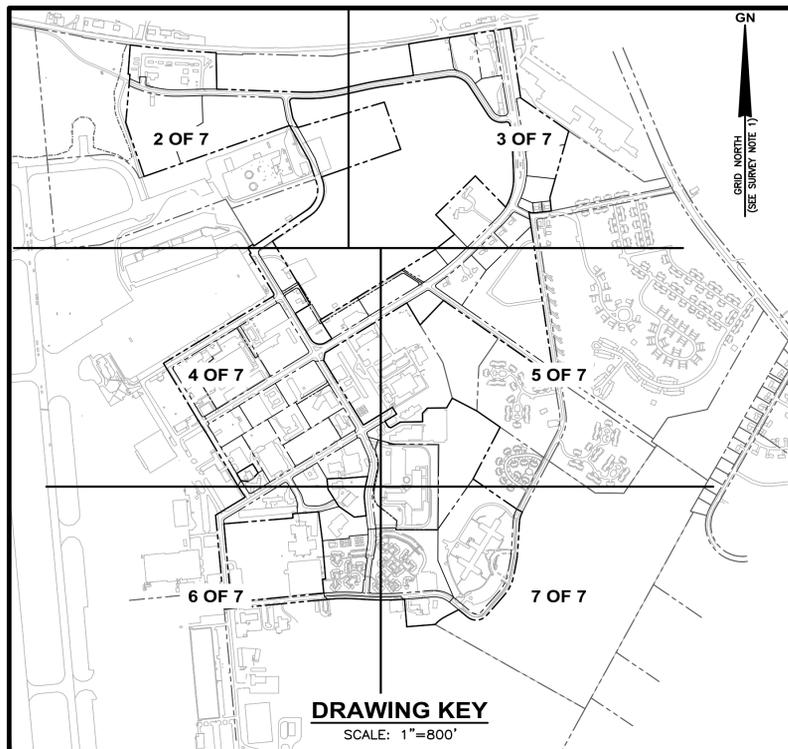
2. "BOUNDARY SURVEY OF A PORTION OF LAND OF U.S. NAVY, AT NAVAL AIR STATION BRUNSWICK, MAINE TO BE CONVEYED TO MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY, BRUNSWICK, MAINE (CUMBERLAND COUNTY)", DATED JANUARY 14, 2011, BY SITELINES, PA.

3. "BOUNDARY SURVEY, NAVAL AIR STATION BRUNSWICK, BRUNSWICK, MAINE, FOR: BRAC PROGRAM MANAGEMENT OFFICE", DATED AUGUST 2008, REVISED THROUGH DECEMBER 8, 2008, BY SEBAGO TECHNICS, INC.,

4. VARIOUS SURVEY PLANS OF FOST PARCELS LOCATED AT BRUNSWICK NAVAL AIR STATION MADE FOR WRIGHT-PIERCE AND MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY, BY TITCOMB ASSOCIATES.

5. "FINAL SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION - PHASE I, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE", DATED JANUARY 7, 2013, REVISED THROUGH MARCH 11, 2013, DRAWINGS 1 THROUGH 7, PREPARED BY WRIGHT-PIERCE, RECORDED IN CCRD IN PLAN BOOK 213, PAGES 79 THROUGH 85.

6. "MINOR MODIFICATION TO SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION - PHASE I, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE", DATED MARCH 27, 2013, DRAWING 1, PREPARED BY WRIGHT-PIERCE, RECORDED IN CCRD IN PLAN BOOK 213, PAGE 104.



ADDITIONAL NOTES:

A. IN ADDITION TO DEPICTING THE REVISIONS CURRENTLY PROPOSED FOR THIS AMENDMENT, THIS AMENDMENT OF SUBDIVISION PLAN INCORPORATES THE MODIFICATIONS TO THE SUBDIVISION SHOWN ON PLAN REFERENCE 6 AS PREVIOUSLY APPROVED BY THE TOWN OF BRUNSWICK ON APRIL 4, 2013.

B. THIS AMENDMENT REVISES CERTAIN BOUNDARIES OF LOT 1, LOT 2, LOT 5, LOT 6, AND ALLAGASH DRIVE, AND ELIMINATES THE PROPOSED RIGHT OF WAY FROM BATH ROAD RESERVED FOR FUTURE USE, ALL AS ORIGINALLY SHOWN ON PLAN REFERENCE 5. THIS AMENDMENT ALSO CREATES LOTS 6A, 6B & 6C FROM LOT 6 AND LOTS 7A, 7B, 7C & 7D FROM LOT 7.

C. THIS AMENDMENT FURTHER REVISES THE BOUNDARIES OF LOT 39, LOT 40, VENTURE AVENUE AND ORION STREET AS SHOWN ON PLAN REFERENCE 5, IN ORDER THAT THEY CONFORM WITH THE BOUNDARIES OF THE CURRENT ECONOMIC DEVELOPMENT CONVEYANCES (EDC) FROM THE USA TO MRRA.

D. INCLUDED IN THIS AMENDMENT ARE REVISIONS TO THE LAND USE ZONES AS SHOWN ON PLAN REFERENCE 5. THE PROFESSIONAL OFFICE ZONE HAS BEEN ELIMINATED AND A NEW ZONE, "NATURAL AREAS", HAS BEEN CREATED. THE LANDS FORMERLY ZONED PROFESSIONAL OFFICE HAVE BEEN RE-ZONED AS COMMUNITY MIXED USE, NATURAL AREAS OR AIRPORT (PREVIOUSLY KNOWN AS "AVIATION RELATED").

E. THIS AMENDMENT ALSO REFLECTS THE CHANGE IN OWNERSHIP OF PORTIONS OF PEGASUS STREET AND NEPTUNE DRIVE. SEE GENERAL NOTE 8.

F. AS A RESULT OF THE LOT BOUNDARY REVISIONS PROPOSED BY THIS AMENDMENT, THE BRUNSWICK LANDING SUBDIVISION - PHASE 1 ENCOMPASSES A TOTAL OF 224.48± ACRES, INCLUDING 50 LOTS, VARIOUS EASEMENTS AND RIGHTS OF WAY. THERE IS NO LOT NUMBER 13.

G. PARCEL BOUNDARIES LABELED "M.R.R.A./U.S.A. (SEE NOTE G)" HEREON, DEFINE THE CURRENT LIMITS OF MRRA OWNERSHIP AS RECEIVED FROM THE UNITED STATES OF AMERICA (USA) BY DEEDS LISTED IN GENERAL NOTE 1 HEREON.

H. SOME LOT AREAS HAVE BEEN REVISED FROM THOSE SHOWN ON PREVIOUSLY APPROVED PLANS. SEE THE "TABLE OF LOT AREA CHANGES" ON EACH DRAWING FOR THE CHANGES TO AREAS OF LOTS SHOWN ON THE RESPECTIVE DRAWING.

APPROVED BY TOWN OF BRUNSWICK PLANNING BOARD

SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH BELOW

Table for Chairperson and Date with blank lines for signature and date.

TOWN OF BRUNSWICK PLANNING BOARD MARCH 12, 2013 CONDITIONS OF APPROVAL:

- 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. PROVISION OF A FULLY EXECUTED COMMON AREA MAINTENANCE AGREEMENT, AS DESCRIBED IN NOTE # 8 OF DRAWING 1 OF 7.
3. LOT 13 IS EXCLUDED FROM THE FINAL, APPROVED SUBDIVISION PLAN AND IS COMBINED WITH THE REMAINING LANDS OF MRRA.
4. FOR LOTS 2, 3, & 11, A QUALIFIED ECOLOGIST SHALL FULLY DOCUMENT AND DELINEATE RARE NATURAL COMMUNITIES AND RARE PLANT OCCURRENCES.
5. DEVELOPMENT REVIEW APPROVAL BY THE PLANNING BOARD IS REQUIRED FOR ALL FUTURE DEVELOPMENT OF LOTS 1-7, 35 AND 44, IN ORDER TO DEMONSTRATE COMPLIANCE WITH THE PROVISIONS OF SECTION 411.2 OF THE TOWN OF BRUNSWICK ZONING ORDINANCE "PRESERVATION OF NATURAL FEATURES".
6. DEVELOPMENT REVIEW APPROVAL BY THE PLANNING BOARD IS REQUIRED FOR ALL FUTURE DEVELOPMENT OF LOTS 1-7, 10-12, 35 AND 44, IN ORDER TO DEMONSTRATE COMPLIANCE WITH THE PROVISIONS OF SECTION 411.3 OF THE TOWN OF BRUNSWICK ZONING ORDINANCE "SURFACE WATERS, WETLANDS AND MARINE RESOURCES".
7. DEPICT LOCATIONS OF ALL GROUNDWATER MONITOR WELLS WITHIN THE PHASE I SUBDIVISION PLAN.
8. TO THE GREATEST EXTENT PRACTICAL, SITE-SPECIFIC, LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT STRATEGIES AND PRACTICES ARE REQUIRED FOR ALL NEW DEVELOPMENT, IN ACCORDANCE WITH SECTION 504 OF THE TOWN'S ZONING ORDINANCE AND THE BRUNSWICK LANDING DESIGN GUIDELINES AND BNAS REUSE PLAN.
9. IN ACCORDANCE WITH SECTION 411.24, ENVIRONMENTAL COMPLIANCE IN THE BNAS REUSE AND CONSERVATION DISTRICTS, THE APPLICANT MUST PROVIDE EVIDENCE OF COMPLIANCE ON A SITE-SPECIFIC BASIS AT TIME OF FUTURE DEVELOPMENT.
10. PLAN NOTES AND LEGENDS SHALL BE AMENDED TO REFERENCE "APPROXIMATE" LOCATIONS OF WETLANDS, VERNAL POOLS, NRPZ BOUNDARIES, AND ALL OTHER NATURAL RESOURCES THAT REQUIRE FURTHER DELINEATION, AS PART OF THE DEVELOPMENT REVIEW PROCESS.

PRELIMINARY FOR REVIEW ONLY

LEGEND table with columns EXISTING and PROPOSED, listing various symbols for property lines, easements, wetlands, etc.

SETBACK DIMENSION TABLE FOR THE PROPOSED LAND USE DISTRICTS. Table with columns STANDARD/LAND USE DISTRICT, R-CMU, R-B&TI, R-R&OS, A-R, R-NA and rows for MINIMUM FRONT YARD, MAXIMUM FRONT YARD, MINIMUM REAR YARD, MINIMUM SIDE YARD.

Table mapping abbreviations to full names: R-CMU COMMUNITY MIXED USE, R-B&TI BUSINESS & TECHNOLOGY INDUSTRIES, etc.

CERTIFICATION THIS SURVEY(DRAWINGS 1 THRU 7), TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, CONFORMS TO THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, SUBJECT TO THE SURVEY NOTES SHOWN HEREON. DATE ROBERT C. CLUNIE, JR. PLS#1213

Vertical sidebar containing project information, stamps, and contact details for Wright-Pierce Engineering.

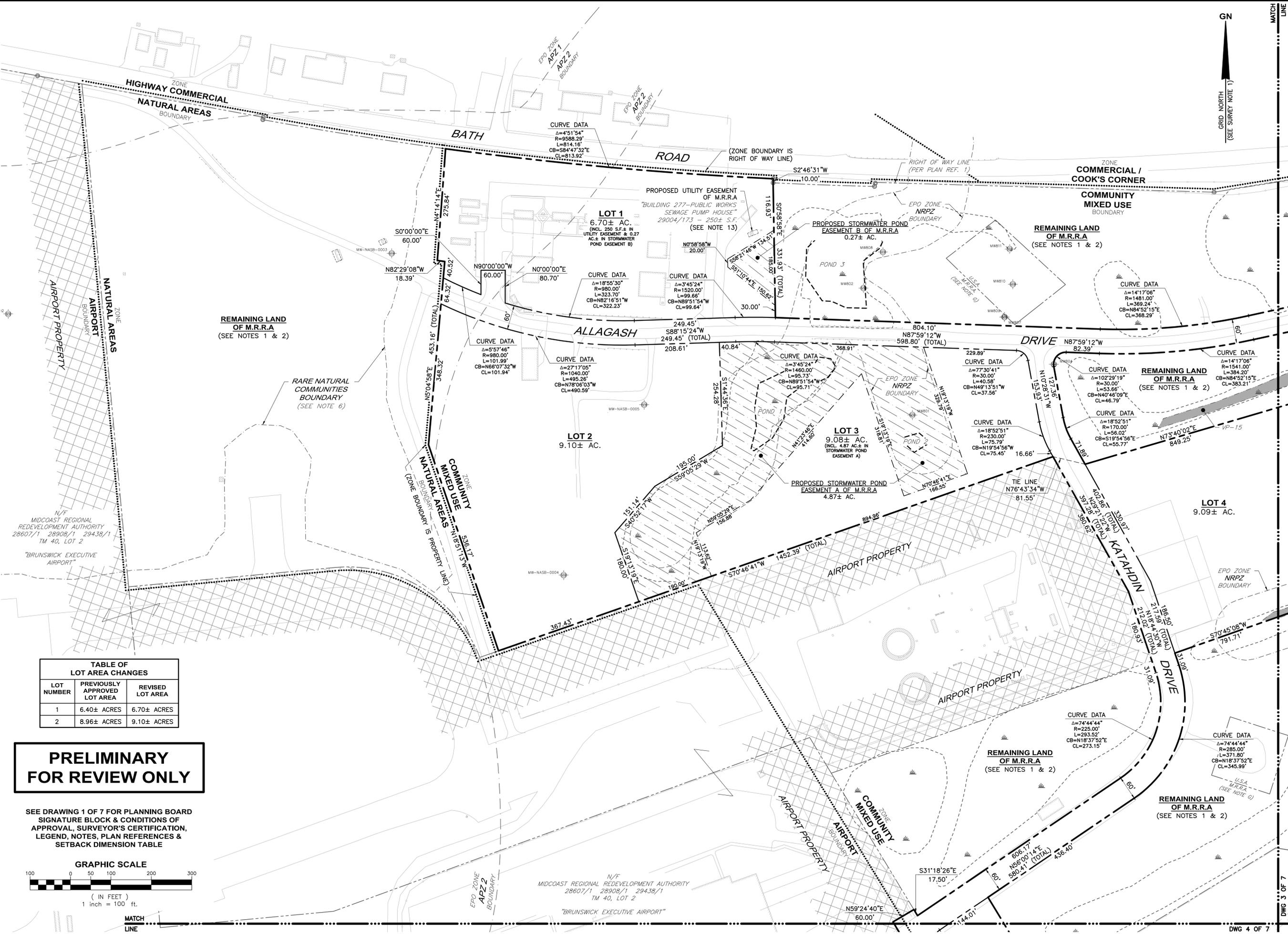
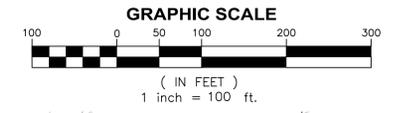


TABLE OF LOT AREA CHANGES

LOT NUMBER	PREVIOUSLY APPROVED LOT AREA	REVISED LOT AREA
1	6.40± ACRES	6.70± ACRES
2	8.96± ACRES	9.10± ACRES

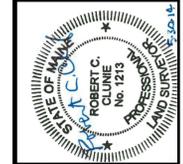
PRELIMINARY FOR REVIEW ONLY

SEE DRAWING 1 OF 7 FOR PLANNING BOARD SIGNATURE BLOCK & CONDITIONS OF APPROVAL, SURVEYOR'S CERTIFICATION, LEGEND, NOTES, PLAN REFERENCES & SETBACK DIMENSION TABLE



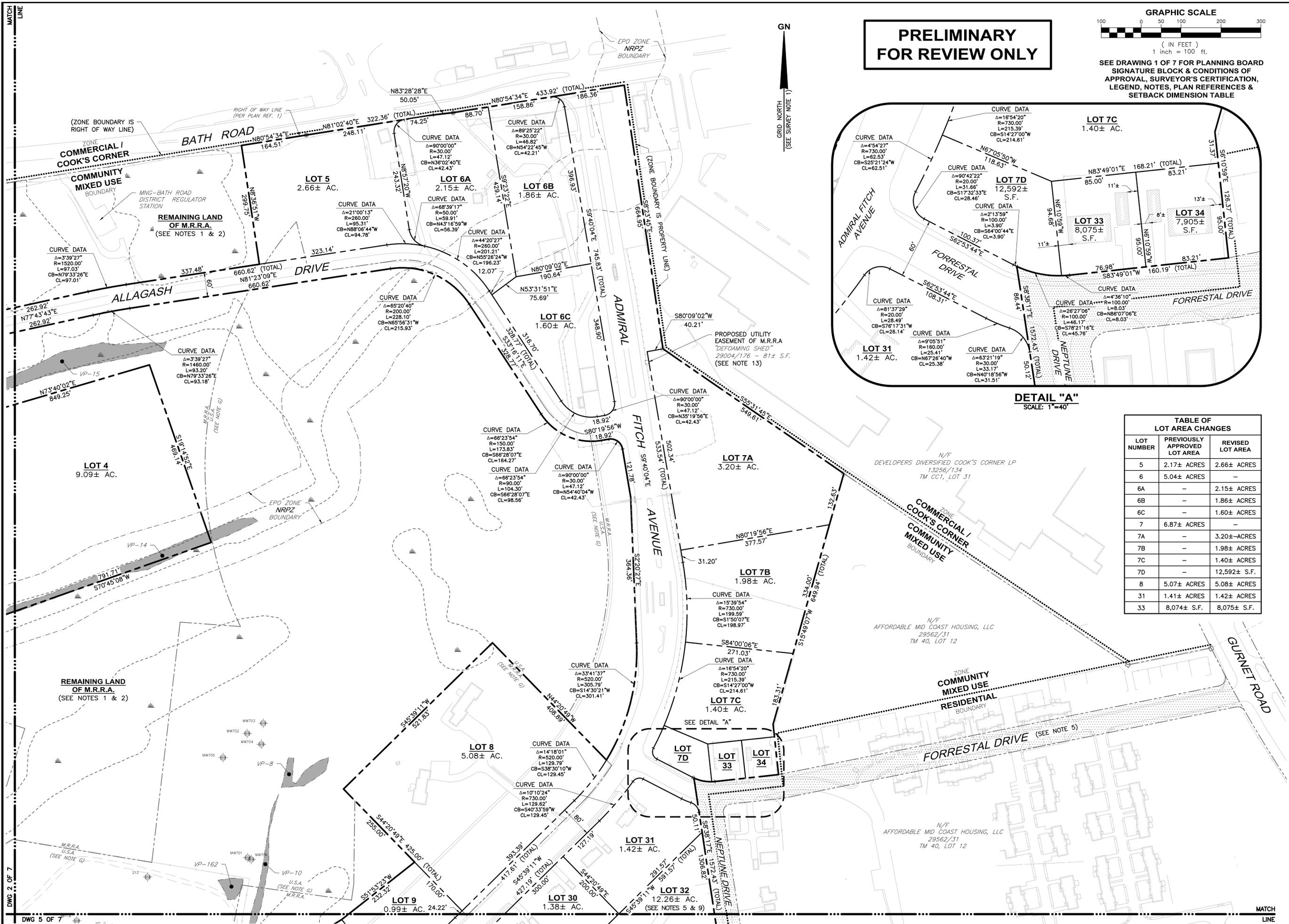
DATE: 5/27/14
 APP'D: JWB
 CHECKED: RPB
 DESIGNED: JWB/RCC
 CAD COORD: RPB
 RELEASED FOR MAJOR DEVELOPMENT REVIEW: 5/27/14
 ADDED TABLE OF LOT AREA CHANGES: 5/29/14

PROJECT NO: 12218C
 APPROVED BY: JWB
 DATE: 5/29/14
 PROJECT NO: 12218C



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**AMENDMENT OF SUBDIVISION PLAN
 BRUNSWICK LANDING SUBDIVISION - PHASE I
 BRUNSWICK LANDING
 BRUNSWICK COUNTY, MAINE**
 MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
 2 PEGASUS STREET, SUITE 1, UNIT 200 - BRUNSWICK, MAINE 04011
 SUBDIVISION PLAN - SHEET 1
DRAWING
 2 OF 7



DATE: 5/29/14
APP'D: JWB
SUBMISSIONS/REVISIONS:
RELEASED FOR MAJOR DEVELOPMENT REVIEW: 5/27/14
ADDED TABLE OF LOT AREA CHANGES: 5/29/14

DESIGNED BY: JWB/RCC
CAD COORD.: RPB
CHECKED BY: RCC
DATE: 5/29/14
APPROVED BY: JWB
DATE: 5/29/14
PROJECT NO.: 12218C

STATE OF MAINE
LAND SURVEYOR
ROBERT C. CLUNIE
No. 1213
EXPIRES 12/31/14

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AMENDMENT OF SUBDIVISION PLAN
BRUNSWICK LANDING SUBDIVISION - PHASE I
BRUNSWICK LANDING
BRUNSWICK, CUMBERLAND COUNTY, MAINE
MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
2 PEGASUS STREET, SUITE 1, UNIT 200 - BRUNSWICK, MAINE 04011
SUBDIVISION PLAN - SHEET 2

DRAWING
3 OF 7

MATCH LINE

GRID NORTH
(SEE SURVEY NOTE 1)

DWG 5 OF 7

DWG 6 OF 7

DATE: 5/27/14
 APP'D: JWB
 RELEASED FOR MAJOR DEVELOPMENT REVIEW
 JWB 5/27/14
 ADDITIONAL TABLE OF LOT AREA CHANGES
 JWB 5/29/14

DESIGNED BY: JWB/RCC
 CAD COORD.: RPB
 CHECKED BY: RPB
 DATE: 5/29/14
 APPROVED BY: JWB
 DATE: 5/29/14
 PROJECT NO.: 12218C

STATE OF MAINE
 LAND SURVEYOR
 J. WRIGHT
 No. 472

STATE OF MAINE
 LAND SURVEYOR
 R. C. CLINE
 No. 1213

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AMENDMENT OF SUBDIVISION PLAN
 BRUNSWICK LANDING SUBDIVISION - PHASE I
 BRUNSWICK LANDING
 BRUNSWICK, CUMBERLAND COUNTY, MAINE
 MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
 2 PEGASUS STREET, SUITE 1, UNIT 200 - BRUNSWICK, MAINE 04011
 SUBDIVISION PLAN - SHEET 3

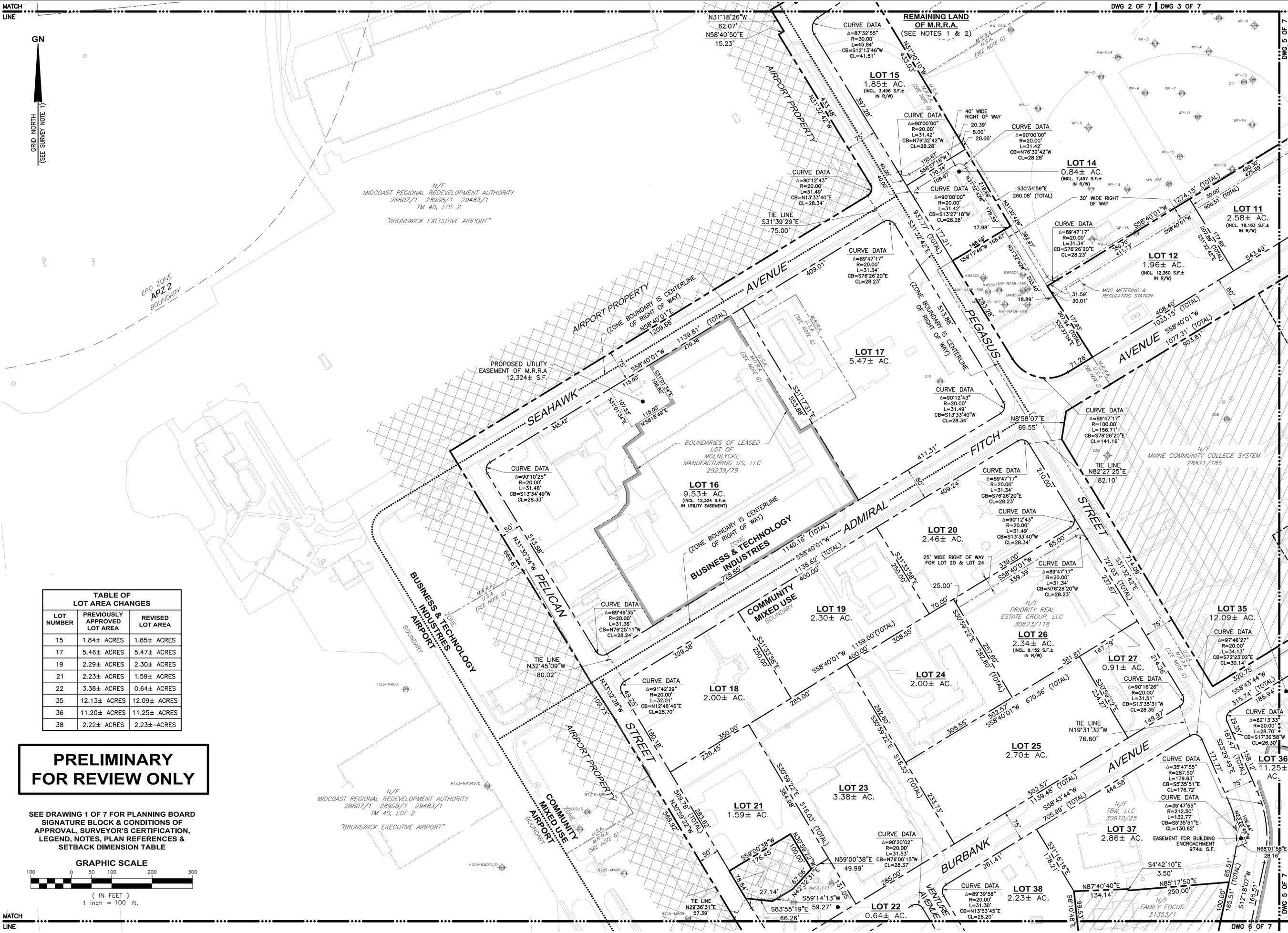
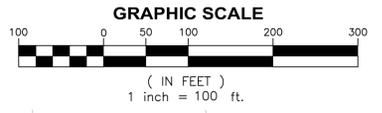
DRAWING
 4 OF 7

TABLE OF LOT AREA CHANGES

LOT NUMBER	PREVIOUSLY APPROVED LOT AREA	REVISED LOT AREA
15	1.84± ACRES	1.85± ACRES
17	5.46± ACRES	5.47± ACRES
19	2.29± ACRES	2.30± ACRES
21	2.23± ACRES	1.59± ACRES
22	3.38± ACRES	0.64± ACRES
35	12.13± ACRES	12.09± ACRES
36	11.20± ACRES	11.25± ACRES
38	2.22± ACRES	2.23± ACRES

PRELIMINARY FOR REVIEW ONLY

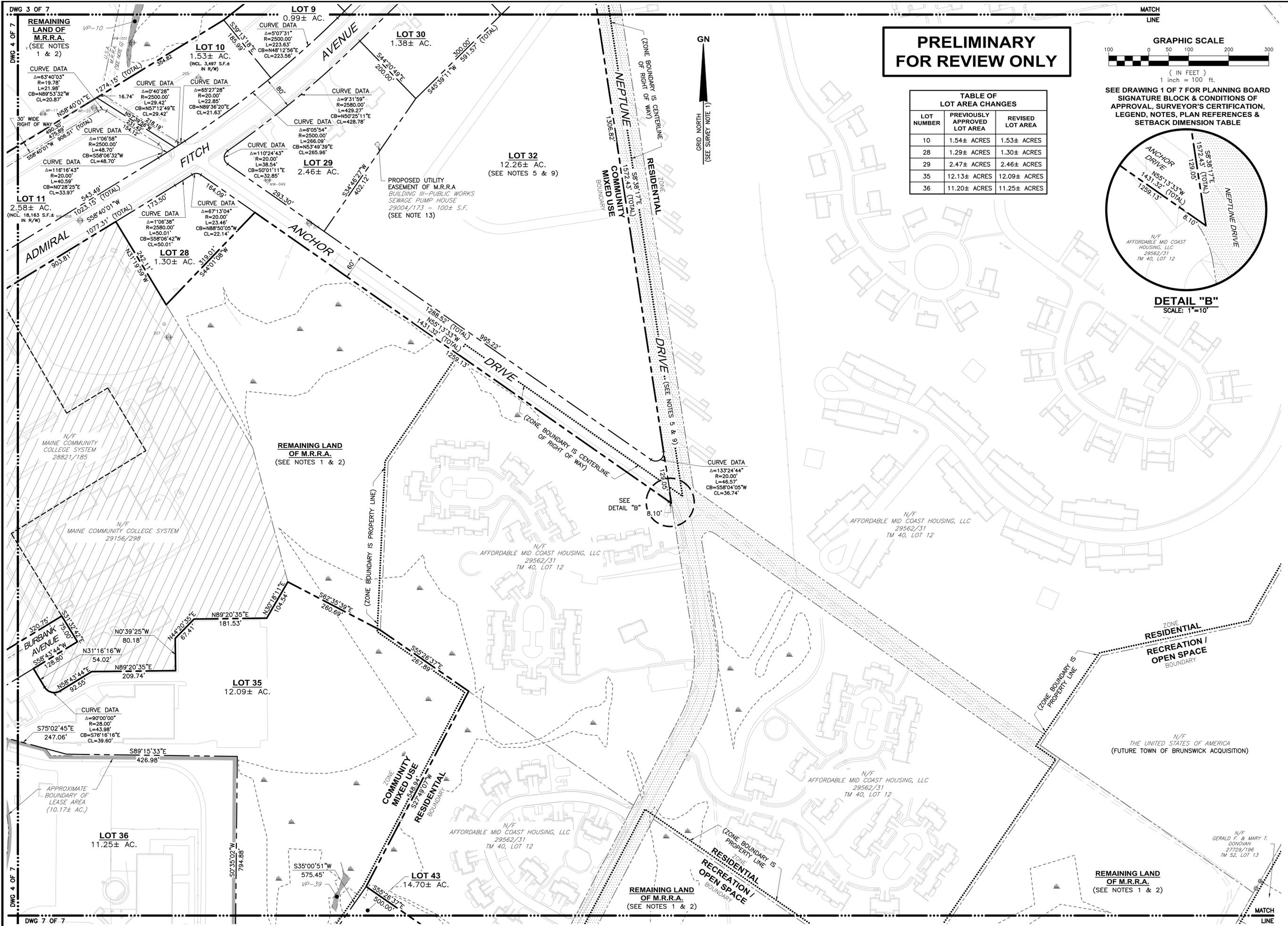
SEE DRAWING 1 OF 7 FOR PLANNING BOARD SIGNATURE BLOCK & CONDITIONS OF APPROVAL, SURVEYOR'S CERTIFICATION, LEGEND, NOTES, PLAN REFERENCES & SETBACK DIMENSION TABLE



N/F
 MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
 28607/1 28908/1 29483/1
 TM 40, LOT 2
 "BRUNSWICK EXECUTIVE AIRPORT"

N/F
 MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
 28607/1 28908/1 29483/1
 TM 40, LOT 2
 "BRUNSWICK EXECUTIVE AIRPORT"

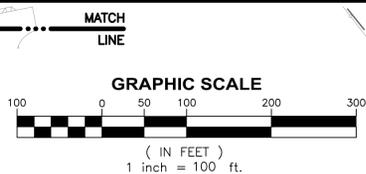
MATCH LINE



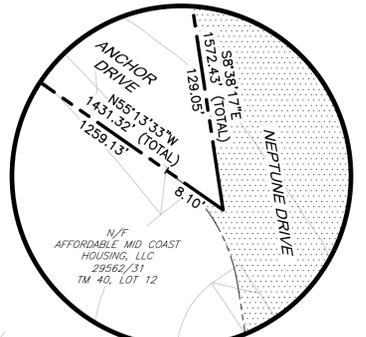
PRELIMINARY FOR REVIEW ONLY

TABLE OF LOT AREA CHANGES

LOT NUMBER	PREVIOUSLY APPROVED LOT AREA	REVISED LOT AREA
10	1.54± ACRES	1.53± ACRES
28	1.29± ACRES	1.30± ACRES
29	2.47± ACRES	2.46± ACRES
35	12.13± ACRES	12.09± ACRES
36	11.20± ACRES	11.25± ACRES



SEE DRAWING 1 OF 7 FOR PLANNING BOARD SIGNATURE BLOCK & CONDITIONS OF APPROVAL, SURVEYOR'S CERTIFICATION, LEGEND, NOTES, PLAN REFERENCES & SETBACK DIMENSION TABLE



DATE	5/7/14
APP'D	JBW
DATE	5/29/14
APP'D	JBW
DATE	5/29/14
APP'D	JBW

RELEASED FOR MAJOR DEVELOPMENT REVIEW

ADDED TABLE OF LOT AREA CHANGES

DESIGNED BY: JWB/RCC

CAD COORD: RPB

CHECKED BY: RCC

DATE: 5/20/14

APPROVED BY: JWB

DATE: 5/20/14

PROJECT NO: 12218C

STATE OF MAINE

ROBERT C. CLUNE

PROFESSIONAL LAND SURVEYOR

NO. 1213

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AMENDMENT OF SUBDIVISION PLAN

BRUNSWICK LANDING SUBDIVISION - PHASE I

BRUNSWICK LANDING

BRUNSWICK COUNTY, MAINE

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

2 PEGASUS STREET, SUITE 1, UNIT 200 - BRUNSWICK, MAINE 04011

SUBDIVISION PLAN - SHEET 4

DRAWING

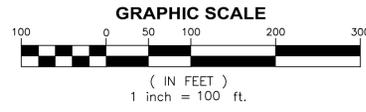
5 OF 7



TABLE OF LOT AREA CHANGES		
LOT NUMBER	PREVIOUSLY APPROVED LOT AREA	REVISED LOT AREA
22	3.38± ACRES	0.64± ACRES
36	11.20± ACRES	11.25± ACRES
38	2.22± ACRES	2.23± ACRES
39	2.89± ACRES	3.21± ACRES
40	2.48± ACRES	2.47± ACRES

PRELIMINARY FOR REVIEW ONLY

SEE DRAWING 1 OF 7 FOR PLANNING BOARD SIGNATURE BLOCK & CONDITIONS OF APPROVAL, SURVEYOR'S CERTIFICATION, LEGEND, NOTES, PLAN REFERENCES & SETBACK DIMENSION TABLE



DATE	5/7/14
APP'D	JBW
DESIGNED BY	JBW/RCC
CAD COORD.	RPB
CHECKED BY	RCC
DATE	5/30/14
APPROVED BY	JBW
DATE	5/30/14
PROJECT NO.	12218C

DESIGNED BY: JBW/RCC
 CAD COORD.: RPB
 CHECKED BY: RCC
 DATE: 5/30/14
 APPROVED BY: JBW
 DATE: 5/30/14
 PROJECT NO.: 12218C

STATE OF MAINE
 ROBERT C. CLUNE
 No. 1213
 LAND SURVEYOR

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AMENDMENT OF SUBDIVISION PLAN
 BRUNSWICK LANDING SUBDIVISION - PHASE I
 BRUNSWICK LANDING
 BRUNSWICK, CUMBERLAND COUNTY, MAINE
 MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
 2 PEGASUS STREET, SUITE 1, UNIT 200 - BRUNSWICK, MAINE 04011
 SUBDIVISION PLAN - SHEET 5

DRAWING 6 OF 7

**BRUNSWICK PLANNING BOARD
APRIL 29, 2014**

MEMBERS PRESENT: Chair Charlie Frizzle, Bill Dana, Dale King, Dann Lewis

MEMBERS ABSENT: Vice Chair Margaret Wilson and Soxna Dice and Richard Visser

STAFF PRESENT: Town Planner Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, April 29, 2014 in Council Chambers, 1ST Floor, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

Public Hearing, Case # 14-008 – The Plaza at Cook’s Corner: The Planning Board will hold a Public Hearing and take action on a Major Review *Final 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.

Jeremy Doxsee introduced the application and stated that the project involves the redevelopment of 6.2 acres on the former Atrium Hotel site. Jeremy said that the applicant is proposing a mix of retail and restaurant uses, with associated parking, landscaping and site improvements and that the applicant was back before the Staff Review Committee on April 22nd; those comments are included in the packet. Jeremy pointed out that the application has gone through an amended site location development permit, DEP, and to Maine DOT for a traffic movement permit. Jeremy stated that in terms of the stormwater for DEP, John Foster informed him today that he has reviewed the revised stormwater plans and sedimentation erosion control plans and they all look good. Jeremy said that John is issuing a letter to the applicant indicating that they can continue to discharge into the Town which was part of the requirement for the site location permit. Jeremy stated that the Maine DOT traffic movement permit should be imminent and noted that the Town Arborist has reviewed the landscaping plan and has only one minor change; a revised lighting plan was submitted and has been signed off on.

Michael Gotto of Stoneybrook Consultants, Inc., reviewed the site plan and stated that the applicant wishes to develop the site into four pad sites; Goodwill, bank or retail, retail and a restaurant or retail for 6.2 acres of development. Michael stated that at this time, they only have plans for is the Goodwill building and reviewed and presented proposed views of the Goodwill building.

Charlie Frizzle asked for clarification for the two requested waivers. Michael Gotto replied that there is a proposal that the access road next to the lots becomes a street which would connect to Thomas Point Road. If the access road becomes a street, then the layout for the proposed bank pad would have one row of on street parking and would need to get a waiver to allow that parking to be located in front of the building. Michael stated that the second waiver request is for the back pad which is set back 35 feet from the proposed public right of way and they would require a waiver for the setback if the access road becomes a public road per the Cooks Corner

Design Standards. Michael pointed out that under the current layout, the pads meet these requirements.

Dale King asked what traffic lanes are the problem lanes and Michael Gotto replied that the only issue is the Gurnet Road lighting sequence. Michael stated that under the applicant's proposal they are intending to leave the lighting as it is today and only do striping improvements. Michael stated that Gurnet Road has four lanes of traffic one of which is a center turn lane which it was unsure if it would have enough room for stacking turning; their traffic study shows that there is enough room for stacking turning and to leave the center lane as it is. Charlie Frizzle replied that it makes more sense to leave the road as it is now and if the access road becomes a public right of way, to deal with that issue then. Bill Dana asked about the curb cuts and Michael stated that they are making them a little wider to allow the trucks to get in and out. Jeremy Doxsee pointed out that the traffic movement permit is based on peak hour trips for the projected tenancy of the buildings. In one of the DOT meeting's that Jeremy attended, it was asked what would happen if you have a tenant with a high number of trips and the response was that if the trips exceed the DOT permit, the applicant would need to go back for an amended permit.

Chairman Charlie Frizzle opened the meeting to public hearing, hearing none, the public hearing was closed.

MOTION BY DALE KING THAT THE MAJOR DEVELOPMENT REVIEW 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. Buildings with a footprint of 35,000 s.f. and under shall be set back a maximum of 25 feet from the front lot line.
2. Parking shall be located behind or to the side of the principle building.

SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.

MOTION BY DANN LEWIS THAT THE MAJOR DEVELOPMENT REVIEW FINAL SITE PLAN 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, its 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, the applicant shall submit documentation confirming that the Maine DEP has approved the stormwater management plan and issued the major amendment to the SLD permit.
3. Prior to issuance of a building permit, the applicant shall submit documentation confirming that the Maine DEP has approved the erosion and sedimentation control plan and issued the major amendment to the SLD permit.
4. Prior to issuance of a building permit, the traffic and circulation plans shall be approved by the Director of Public Works; further, the applicant shall submit documentation confirming that the Maine DOT has approved the Traffic Movement Permit.
5. Prior to issuance of a building permit, a detail for the proposed bicycle racks shall be approved by the Director of Planning and Development.

SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

Case # 14-012 – Habitat for Humanity Subdivision: The Planning Board will review and take action on a Major Review *Sketch Plan* application submitted by Habitat for Humanity, for a residential four (4) lot subdivision and associated private drive located at 89 Harpswell Road, in the Residential 7 / McLellan – Garrison St Zoning District. Assessor’s Map U02, Lots 58B & 58C.

Jeremy Doxsee introduced the project and reviewed the application process and steps. Jeremy stated that the applicant wishes to take two lots and split them into four residential lots. Jeremy said that the applicant has not shown proposed locations of buildings and driveways; staff will ask that they do provide this in the final submission. Jeremy noted that the application meets dimension and density standards, parking and traffic are minimal and utility stubs are existing. Jeremy pointed out that the applicant will be adding approximately 175 feet of new sidewalk along Harpswell Road.

Curt Neufeld of Sitelines, representing the applicant, stated that the project is located on Route 24, south of Maine Pines and was formerly a vacant site with a concrete apron and a little bit of asphalt in the front. Curt stated that there would be a 30 foot easement straddling the property line that would serve as a lane and the one curb cut would serve all four lots. Curt pointed out that the lots are mostly cleared with public utilities available from the street, but that in order to bring utilities out into the street, the applicant will need to work with the Director of Public Works on moratorium. Curt said that the applicants, mission is to provide low cost housing with fairly modest houses and pointed out that the homeowner is committed to put up an investment. Curt said that there is a waiting list with one tenant already approved; the intention that the remaining three houses will be built in the next year to three years.

Charlie Frizzle noted that the Dimensional and Density Table as provided in the packet needs to be clear with regards to the minimum rear yard standards applicability to the rear lots who meet the 20 feet.

Charlie Frizzle pointed out that in the applicant's materials and in staff materials they indicate that the new sewer line will be six inches, but at Staff Review Committee meeting, Rob Ponto indicated that they will need 8 inches; Charlie asked that staff clarify this for the final application.

Bill Dana asked if the applicant is going to put in the traffic lane this year and Curt Neufeld replied that he believes so, they could at least put in the base course with the final course once the utilities have been put in.

Chairman Charlie Frizzle opened the meeting to public comment.

Zachary Stegeman, resident of 87 Harpswell Road, stated that he supports this application but that he has some traffic and pedestrian concerns. Jeremy asked whether the sidewalk leading up to this road will be extended, suggested moving the speed limit to 25mph past the proposed project and installing a "No Engine Brake" sign near the Bowdoin College dump sight. Jeremy Doxsee replied that in respects to the sidewalk, he suggests reaching out to his Town Councilor to make them aware and hopefully be placed on the Sidewalk Committee radar. Zachary asked Curt if there is a minimum duration that the tenant must live in the home and Curt replied that this would be a question for the applicant. Bill Dana replied that typically Habitat for Humanity has a very good track record and if someone leaves, it must go back through Habitat for Humanity. Charlie Frizzle, in respects to traffic, suggested that Zachary approach the State DOT in regards to the speed as Route 24 is a State Road and speed limits on this road are out of Town Purview.

Bill Dana stated that the Board of Trustees for Habitat for Humanity is a coworker and asked if any there were any objections to him remaining a voting member. No objections were made.

Chairman Charlie Frizzle closed the meeting to public comment.

MOTION BY DALE KING THAT THE BOARD DEEMS THE APPLICATION TO BE COMPLETE. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.

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

Other Business

Workshop to be scheduled regarding political signs at the May 13th meeting.

Approval of Minutes

No minutes were approved at this meeting.

Adjourned

This meeting was adjourned at 7:38 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary