

**BRUNSWICK PLANNING BOARD
MARCH 18, 2014**

MEMBERS PRESENT: Chair Charlie Frizzle, Vice Chair Margaret Wilson, Dale King and Richard Visser

MEMBERS ABSENT: Bill Dana and Dann Lewis and Soxna Dice

STAFF PRESENT: Anna Breinich, Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, March 18, 2014 in Council Chambers, 1ST Floor, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

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

Jeremy Doxsee began by reviewing his Memo to the Board dated March 18, 2014 and stated that the applicant is looking to develop 6.2 acres out of 9.5 acres formerly the Atrium Hotel into a mix of retail and restaurant use. Jeremy stated that the project is proposed in two phases. Phase 1 of the development would be for an approximately 14,700 s.f. Goodwill store and Phase 2 will include three additional building pad sites with tenants who have not yet been identified. Jeremy stated that Staff Review Committee reviewed this application on March 6, 2014 and their comments are part of the packet.

Michael Gotto of Stoneybrook Consultants, Inc., reiterated that they plan to develop 6.2 acres of the land which does not include the common drive or the parking that some of the neighboring buildings use in the back. Michael presented a PowerPoint presentation and reviewed the site location and location of the proposed Goodwill Industries building along with a drive-thru restaurant, bank and retail site. Michael stated that as proposed on the plan, they have 170 parking spaces which meets the zoning requirements. Michael stated that they have provided a drainage plan which depicts how they plan to drain into the filtration systems with the idea that they are going to reduce pavement on the site and that the only water that will discharge from the site when complete will be from the three roof drains.

Margaret Wilson asked for clarification to the Goodwill entrance and Michael replied that the entrances are geared towards the front of the facility and that they have attempted to make the bulk of parking located in the back. Anna Breinich noted that they have the advantage to viewing the layout of the design of the Goodwill as it is also along Route 1 in Rockland. Margaret asked how far back the building was and Michael replied that it is 46 feet to the drop off. Margaret asked why they have two lane activity to Gurnet Road and Michael replied that it is to allow access into and out of pad 4. Michael stated that they hope to make connectivity to the abutting fitness center. Margaret asked that they define the entrance way a little better.

Richard Visser asked about John Foster's comment in Staff Review referring to the addition of another entrance so close to the turn signals on Gurnet Road as it is a high accident area. Michael Gotto replied that they are going through a traffic movement process and have submitted the permit and believe that the way the road is designed now with turning lanes will operate safely. Michael stated that they are working on the issue with John and DOT. Richard asked for clarification on the reciprocal parking agreement and Michael replied that it is lengthy and will be included in the final application and reviewed some of the reciprocal agreements that the neighboring sites share back and forth.

Chairman Charlie Frizzle opened the meeting to public comment.

Peggy McGehee of the Law Firm of Perkins / Thompson, representing Developers Diversified of Cook's Corner, stated that one reason she was retained is because of the traffic, and asked that the Board not rely only on the analysis of DOT but that they conduct their own traffic impact investigation. Peggy stated that another concern that they have is the drainage around Regal Cinemas and stated that although she does not represent Regal Cinemas, Developers Diversified just wants to make sure that there is adequate drainage for the proposed site and that drainage issues do not become worse. Peggy said that her last concern is the proposed street through Regal Cinemas parking spaces along with a filtration system where parking spaces are located per rendering from Sitelines not included in the Planning Board packet. Peggy stated that parking spaces matter and that her office has been contacted by representatives of Just Because, LLC who have informed her that this is not part of their proposal, but in her opinion it is still connected because this issue arose after the proposal by Just Because was created. Peggy said that their concern is that whatever road may or may not be built is the result of an agreement and not any other means. Peggy said that when you have land that is taken to support private development in Maine, you have to have a public purpose and that they would maintain that this is for a private purpose. Charlie Frizzle replied that in terms of the traffic and Stormwater, they are issues reviewed at the final plan application hearing and that they have been informed that there are documents already being prepared by DEP and DOT for review at final. Charlie stated that in reference to the road, it is under consideration by the Town, is not anything that has come before the Planning Board and other than knowing that it might go through there is all that they can consider at this point. Anna Breinich added that Town Council had previously set a workshop on the connector road that was postponed and has not been rescheduled at this time. Anna noted that the proposed alignment does follow what they had in 1997 as part of the Cook's Corner Master Plan and also shows that the funding for the road should come from the Town.

Kevin King with Prompto Inc, discussed that once they have a drive off of Regal Cinemas it will create the potential for people to take shortcuts to Thomas Point Road to get to Wal-Mart and Bath Road creating the potential for flooded traffic. Kevin stated that he believes that any plan for Thomas Point Road should be shown in the developments proposal. Kevin stated that Gurnet Road is basically a three lane Road with a left turn and that this is a good opportunity for the developers to create a 4 lane road. Charlie Frizzle reiterated that any concerns or thoughts on a road going to Thomas Point Road need to be heard by the Town Council.

Chairman Charlie Frizzle closed the public comment period.

MOTION BY DALE KING TO DEEM THE SKETCH PLAN COMPLETE. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

MOTION BY MARGARET WILSON TO APPROVE THE SKETCH PLAN. SECONDED BY DALE KING, APPROVED UNANIMOUSLY.

Zoning Ordinance Rewrite Committee Update

- The next meeting on 4/2/14 at 3:00 P.M. and will be reviewing another set of questions prepared by Don Elliot in Council Chambers.

Other Business

- Tentative date for moving Town Hall is 4/4 – 4/8.

Minutes

No minutes were reviewed at this meeting.

Adjourned

This meeting was adjourned at 7:44 P.M.

Attest



Tonya D. Jenusaitis
Recording Secretary