

**BRUNSWICK PLANNING BOARD
MARCH 25, 2014**

MEMBERS PRESENT: Chair Charlie Frizzle, Bill Dana, Soxna Dice, Dale King, and Richard Visser

MEMBERS ABSENT: Dann Lewis and Margaret Wilson

STAFF PRESENT: Anna Breinich, Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, March 25, 2014 in Council Chambers, 1ST Floor, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

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

Bill Dana stated that he had been approached by a Town Councilor who wanted to discuss the Town shared parking with Bowdoin College. Bill expressed that this conversation was not to pressure him in any way, but said that he would be happy to recuse himself if anyone felt that he may be partial. Charlie Frizzle asked the Board, applicant and public if there were any objections; no objections were made and Bill remained as a voting member for the application.

Jeremy Doxsee reviewed the Final Plan procedure and stated that the applicant had reviewed comments made at the last meeting of 2/25/14 such as a request that Bowdoin College provide more detail on parking plan; Bowdoin has provided detailed parking layouts and the different lots as well as a letter to students with pending changes. Jeremy stated that some direction was given by the Sewer District to make minor adjustment to the plan and a Condition of Approval has been added to this effect. Jeremy stated that the applicant has attempted to address and incorporate any of the concerns that were previously made.

Berton (Bert) Bremer, Architect at Cambridge Seven Associates, stated that they plan to demolish the existing two-story vacant building and construct a three-story administrative office with parking, landscaping and site improvements. The proposed building will have a full basement for file storage and mechanical space with 30 employees being consolidated into this facility. The building will be closer to the street and parallel to the curb. Bert stated that Bowdoin College asked for flexibility in the wood framed building for future use and that the building will be Federalist in style, very simple and rectangular with double hung windows with real working shutters.

Catherine Longley, Treasurer of Bowdoin College, reviewed the parking arrangements as provided in the packet and explained the parking for visitors, employees and public parking

spaces. Catherine stated that for this project, they are required to have 51 spaces and that they will have 55 spaces. Richard Visser asked about handicapped spaces and if they could be located closer to the building; Catherine replied that they are happy to make two of the parking spaces in the back of the building handicapped. Dale King asked if there is any on street parking and Catherine replied that it has all been removed.

Bert Bremer, stated that there was some concern about the height of the building and noted they did conduct a study relative to the Inn at Brunswick Station with a roof height of 48 feet and the Chamberlain House with a roof height of 36 feet and noted that the roof on the proposed building will be 40 feet. Bert stated that sun studies were also conducted and found that they are not casting any shadows from March 15th to September 15th; on October 15th the buildings shadow will graze the Inn at Brunswick Station in late afternoon. Bert stated that there were a couple of proposed conditions and comments and they have added notes to this effect in the plan such as a picture and detail showing what the bike rack looks like.

Charlie Frizzle opened the meeting to public hearing.

James Trusiani, resident of 6 Pleasant Street, stated that he hopes this project moves forward but stated that his concern is parking and how many spaces should be on site versus off site. Charlie Frizzle replied that the ordinance, as written, allows for flexibility in shared parking; which Bowdoin College has addressed.

Charlie Frizzle closed the meeting to public hearing.

MOTION BY BILL DANA THAT THE MAJOR DEVELOPMENT FINAL SITE PLAN APPLICATION IS DEEMED COMPLETE. SECONDED BY DALE KING, APPROVED UNANIMOUSLY.

MOTION BY RICHARD VISSER THAT THE BOARD WAIVES THE FOLLOWING REQUIREMENTS:

1. Class A High Intensity Soil Survey.
2. Profile, cross-section dimensions, curve radii of existing streets.
3. Profile of water and sewer service lines.
4. Profiles of proposed sidewalks.

SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

MOTION BY DALE KING 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, a note shall be added to the plan stating that the new sidewalk on Noble Street must be constructed in accordance with Town specifications
3. Prior to issuance of a building permit, the two notes on Drawing C1.3 stating “Install Detectable Warning Field” will be removed. According to the Director of Public Works, Detectable Warning Fields were already installed in 2011.
4. Prior to issuance of a building permit, a detail shall be added to the Drawings for the Dero Swerve bicycle racks.
5. Prior to issuance of a building permit, all sanitary sewer disposal details and notes must be approved by the Brunswick Sewer District.

SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

Zoning Ordinance Rewrite Committee Update

- Next meeting on April 2, 2014 at 3:00 P.M. in Council Chambers
- Agenda will be focused on:
 - Rural Districts and discussion on potential Open Space incentives within the Rural District
 - Residential protection standards
 - College Use Districts if time is allowed
 - Building Form controls in the Downtown area (GMU6)

Other Business

- Two applications forthcoming; Churchill Woods coming back scheduled for April 8th and the Plaza at Cooks Corner Final Site Plan review scheduled for April 22nd.
- Anna Breinich reminded the Board that Town Hall will be closed 4/4, 4/7 and 4/8 for the move into the new office space.

Minutes

MOTION BY BILL DANA TO APPROVE THE MINUTES OF FEBRUARY 25, 2014. SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

Adjourned

This meeting was adjourned at 7:36 P.M.

Attest



Tonya D. Jenusaitis
Recording Secretary