



**TOWN OF BRUNSWICK**

**PLANNING BOARD**

85 UNION STREET  
BRUNSWICK, ME 04011

**PLANNING BOARD**

**AGENDA**

**BRUNSWICK TOWN HALL**

**COUNCIL CHAMBERS**

**85 UNION STREET**

**TUESDAY, JULY 1, 2014, 7 P.M.**

1. **Case # 14-012 – Habitat for Humanity Subdivision:** The Planning Board will review and take action on a Major Review *Final 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.
2. **Workshop: Common Development Plan:** The co-applicants, Priority Real Estate Group, LLC and Midcoast Regional Redevelopment Authority, have requested a workshop with the Planning Board, prior to resubmission of their Major Review Common Development Plan application. Centered along Admiral Fitch Avenue, and located in the BNAS Reuse & CMU Land Use Districts; Assessor's Map 40, Lots 1, 10, 16, 32, 34, 37, 48, 50, 52, 52, 72, 76, 84, & 103.
3. **Zoning Ordinance Rewrite Committee (ZORC) Update**
4. **Other Business**
5. **Approval of Minutes**
  - a. April 8<sup>th</sup> – Draft 2
  - b. May 13<sup>th</sup> – Draft 2
  - c. May 27<sup>th</sup> – Draft 1
6. **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.

**DRAFT FINDINGS OF FACT**  
**Major Development Review**  
**Final Subdivision Plan**  
**July 1, 2014**

**Project Name:** Habitat for Humanity 4-Lot Subdivision  
**Address:** 89 Harpswell Road  
**Case Number:** 14-012  
**Tax Map:** Map U02, Lots 58B & 58C  
**Zoning:** Residential 7 (R7) McLellan-Garrison Street Zoning District  
**Applicant:** Habitat for Humanity

*Staff reviewed the application and has made a determination of completeness*

**PROJECT SUMMARY**

The proposed project entails the subdivision of 2 lots into 4 lots of record, construction of 4 single family homes, the development of a 194' private drive, extension of water, sewer, and gas service lines from Harpswell Road, and associated site improvements. The four lots will have access off of the private drive, which will be constructed as a "lane" and will have a single curb cut from Harpswell Road. A project narrative by Sitalines is included in your packet.

Staff review is based on the following application materials submitted by Sitalines

- Final Plan application packet dated June 23<sup>rd</sup>, 2014.
- Sheet 1 entitled "Subdivision Plan", revised 6-24-14.
- Sheet 2 entitled "Site Development Plan", revised 6-24-14.
- Sheet 3 entitled "Detail Sheet", revised 6-24-14.
- Sheet 4 entitled "Erosion Control Detail and Notes", revised 6-24-14.
- Sheet 5 entitled "Hope Lane Plan & Profile", revised 6-24-14.

The following waivers have been requested by the applicant:

1. Class A Soil Survey. *The project is located on soils suitable for residential development. The site is served by municipal water and sewer, so no wells or subsurface disposal systems will be required.*
2. Profile, cross-section dimensions, curve radii of existing streets. *No changes are proposed for Harpswell Road.*
3. Profile and cross section of sanitary sewer. *Sewer main is existing. Only service connections are proposed within private lane.*
4. Profile of proposed sidewalk. *The Director of Public Works has reviewed the plan and does not object to the requested waiver. The following condition of approval has been added: A note shall be added to the plan stating that the new sidewalk on Harpswell Road must be constructed in accordance with Town specifications.*

Staff recommends approval of the requested waivers.

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

### **411.1 Ordinance Provisions**

The proposed development complies with all applicable standards of the R7 Zoning District. In accordance with §310.2 of the Zoning Ordinance, the applicant shall file an indenture with the Cumberland County Registry of Deeds, guaranteeing the level and duration of affordability, and provide a certified copy to the Planning Department, to the Satisfaction of the Director of Planning and Development. *The Board finds that the provisions of Section 411.1 are satisfied, with the condition that the applicant shall file an indenture with the Cumberland County Registry of Deeds, guaranteeing the level and duration of affordability, and provide a certified copy to the Planning Department, to the Satisfaction of the Director of Planning and Development.*

### **411.2 Preservation of Natural Features**

There are no wetlands, surface waters, wildlife habitats, steep slopes, or other natural resources on the property. The development does not occur within or cause harm to any land which is not suitable for development. *The Board finds that the provisions of Section 411.2 are satisfied.*

### **411.3 Surface Waters, Wetlands and Marine Resources**

No water bodies, streams, wetlands or vernal pools are identified on the site. The project will not cause any undue adverse impact to the Mare Brook Urban Impaired Watershed, or the general water quality of Casco Bay or its estuaries. *The Board finds that the provisions of Section 411.3 are satisfied.*

### **411.4 Flood Hazard Areas**

The FEMA Flood Insurance Rate Map indicates that the project is located within Zone C, which is designated as an “area of minimal flooding”. *The Board finds that the provisions of Section 411.4 are satisfied.*

### **411.5 Stormwater Management**

The site contains existing paved areas near Harpswell Road, while the remainder of the site is grassed field and wooded vegetation. The site generally drains to low areas within the parcel boundaries, while the western portion of the site (portions of which are impervious) drains to Harpswell Road and into the municipal stormwater system. Within this area there will be a net reduction of 2,130 SF of impervious area, resulting in reduced stormwater into the municipal system. The individual lots will drain to the perimeter of the site and infiltrate into porous Windsor Loamy Sand soils. A roof drip-line filtration system will be installed for each house and will be designed to detain and treat the first inch of runoff. The Town Engineer has reviewed the plan and is satisfied that the stormwater treatment measures have been designed in accordance with the latest Maine DEP Best Management Practices Design Manual. *The Board finds that the provisions of Section 411.5 are satisfied.*

#### **411.6 Groundwater**

The project will be serviced by public water and sewer. The houses will be constructed without basements and will consist of concrete slab or shallow foundations, so minimal excavation/grading will be required. The Board finds that the development 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**

The disturbed areas of the site will be isolated through the use of silt fencing and other measures to minimize the transport of sediment from the site. Specific provisions for permanent and temporary erosion control features have been included in the construction drawings. The Town Engineer has reviewed the erosion and sedimentation control plan and is satisfied that Best Management Practices will be employed, so as to not cause unreasonable soil erosion or reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results. *The Board finds that the provisions of Section 411.7 are satisfied.*

#### **411.8 Sewage Disposal**

A new 8" sewer main will be extended with the private drive from the existing sewer main in Harpswell Road and provide service to the new lots. A letter from the Brunswick Sewer District confirming capacity to serve the project is included in the packet. *The Board finds that the provisions of Section 411.8 are satisfied.*

#### **411.9 Water Supply**

A new 4" water service will be extended with the private drive from the existing water main in Harpswell Road and provide service to the new lots. A letter from the Brunswick-Topsham Water District confirming capacity to serve the project is included in the packet. *The Board finds that the provisions of Section 411.9 are satisfied.*

#### **411.10 Aesthetic, Cultural and Natural Values**

This site is not located within a Coastal Protection Zone, Natural Resource Protection Zone, or Village Review Zone. The scale, massing, materials, and appearance of these residential units will be consistent with other residential development in the area. Overall, the proposed project will not have adverse effects on the scenic or natural beauty of the area, historic sites, or significant wildlife habitat identified by the Maine Departments of Environmental Protection and Inland Fisheries & Wildlife or by the Town of Brunswick, or rare and irreplaceable natural areas. *The Board finds that the provisions of Section 411.10 are satisfied.*

#### **411.11 Community Impact**

There will be minor increases in water use, sewage disposal, and solid waste disposal associated with this building renovation, and the Water and Sewer Districts and Department of Public Works have indicated there is capacity to service the project. Changes in traffic flow or parking will be negligible. Impacts to the public school system, Town recreation resources, public safety, and public works resources are

anticipated to be minor; municipal resources are available to service the project. *The Board finds that the provisions of Section 411.11 are satisfied.*

#### **411.12 Traffic and Parking**

Prior to issuance of final Certificates of Occupancy for each house, the applicant shall submit executed Road Maintenance/Easement Agreements, to the satisfaction of the Director of Planning and Development. Overall, traffic impacts will not change significantly. On average, there will be 9 vehicle trips a day originating from Hope Lane, and 36 trip-ends. Given the above, the proposed development is not expected to result in unreasonable public road congestion or unsafe conditions. *The Board finds that the provisions of Section 411.12 are satisfied, with the condition that the applicant submits executed Road Maintenance/Easement Agreements, to the satisfaction of the Director of Planning and Development.*

#### **411.13 Pedestrian and Bicycle Access and Safety**

A new 5' wide, approximately 170' long asphalt sidewalk will be installed along the east side of Harpswell Road, which will connect with an existing asphalt sidewalk to the north. There are no sidewalks south of this project. Harpswell Road does not have any dedicated bicycle infrastructure. The Board finds that the project will accommodate bicyclists and pedestrians and adequately addresses access, safety and circulation, both within the site and to points outside the site. *The Board finds that the provisions of Section 411.13 are satisfied.*

#### **411.14 Development Patterns**

This infill development will be respectful of Brunswick's historic development pattern and will have no adverse impact on nearby residential, institutional, and commercial uses. *The Board finds that the provisions of Section 411.14 are satisfied.*

#### **411.15 Architectural Compatibility**

This site is not located within the Village Review Zone nor is it located within a Design District. The project is compatible in size, scale, mass and design with the surrounding mixed use neighborhood. *The Board finds that the provisions of Section 411.15 are satisfied.*

#### **411.16 Municipal Solid Waste Disposal**

Solid waste from individual houses will be collected by the Town's curbside collection service. Pursuant to §310 of the Zoning Ordinance "Affordable Housing Developments" the project is eligible for a per unit Solid Waste Impact Fee reduction, based on the level of affordability for each unit. A condition of approval has been added that, prior to issuance of a Building Permit, the Solid Waste Impact fee shall be determined and paid, to the satisfaction of the Director of Public Works. Overall, the development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste. *The Board finds that the provisions of Section 411.16 are satisfied, with the condition that, prior to issuance of a Building Permit, the Solid Waste Impact Fee shall be determined and paid, to the satisfaction of the Director of Public Works.*

#### **411.17 Recreation Needs**

The Recreation Commission determined a Recreation Impact Fee in lieu of land for \$15,077.26. Pursuant to §310 of the Zoning Ordinance “Affordable Housing Developments” the project is eligible for a per unit Recreation Impact Fee reduction, based on the level of affordability for each unit. A condition of approval has been added that, prior to issuance of a Building Permit, the Recreation Impact Fee shall be determined and paid, to the satisfaction of the Director of Parks and Recreation. Overall, the development will not cause an unreasonable burden on the municipality’s ability to provide recreation services. *The Board finds that the provisions of Section 411.17 are satisfied, with the condition that, prior to issuance of a Building Permit, the Recreation Impact Fee shall be determined and paid, to the satisfaction of the Director of Parks and Recreation.*

#### **411.18 Access for Persons with Disabilities**

Not applicable for single family residential development. *The Board finds that the provisions of Section 411.18 are satisfied.*

#### **411.19 Financial Capacity and Maintenance**

Habitat for Humanity/7 Rivers Maine, Inc. has been providing affordable housing to the Brunswick area since 1991. A copy of the Certificate of Good Standing from the Secretary of State has been included with the packet. Pursuant to §521 of the Zoning Ordinance, the applicant shall provide a performance guarantee, in form and substance satisfactory to the Director of Public Works, if construction of the sidewalk, lane, and utilities is not completed prior to issuance of a Building Permit. The applicant has demonstrated adequate financial and technical capacity to complete and maintain the project. *The Board finds that the provisions of Section 411.19 are satisfied, with the condition that, pursuant to §521 of the Zoning Ordinance, the applicant shall provide a performance guarantee, in form and substance satisfactory to the Director of Public Works, if construction of the sidewalk, lane, and utilities is not completed prior to issuance of a Building Permit.*

#### **411.20 Noise and Dust**

During construction, the demolition and construction work will be done in consideration of reasonable times and decibel levels, and in accordance with the Town’s Noise Ordinance. Best Management Practices will be used in order to prevent dust migration during demolition and construction. Upon project completion, the proposed development is not anticipated to contribute to unreasonable noise or dust. *The Board finds that the provisions of Section 411.20 are satisfied.*

#### **411.21 Right, Title and Interest**

Habitat for Humanity/7 Rivers Maine, Inc. owns the property, and has included a copy of the warranty deed in the packet, giving them sufficient right, title and interest to develop 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.*

**DRAFT MOTIONS  
HABITAT FOR HUMANITY 4-LOT SUBDIVISION  
CASE NUMBER: 14-012**

**Motion 1:** That the Major Development Review Final Subdivision application is deemed complete.

**Motion 2:** 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.

**Motion 3:** That the Major Development Review 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, 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 secure a Street Opening Permit, to the satisfaction of the Director of Public Works.
3. Prior to issuance of a Building Permit, the Solid Waste Impact fee shall be determined and paid, to the satisfaction of the Director of Public Works.
4. Prior to issuance of a Building Permit, the Recreation Impact Fee shall be determined and paid, to the satisfaction of the Director of Parks and Recreation.
5. In accordance with §310.2 of the Zoning Ordinance, the applicant shall file an indenture with the Cumberland County Registry of Deeds, guaranteeing the level and duration of affordability, and provide a certified copy to the Planning Department, to the Satisfaction of the Director of Planning and Development.

6. Pursuant to §521 of the Zoning Ordinance, the applicant shall provide a performance guarantee, in form and substance satisfactory to the Director of Public Works, if construction of the sidewalk, lane, and utilities is not completed prior to issuance of a Building Permit.
7. Prior to issuance of final Certificates of Occupancy for each house, the applicant shall submit executed Road Maintenance/Easement Agreements, to the satisfaction of the Director of Planning and 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).*

**FINAL APPLICATION  
HABITAT FOR HUMANITY SUBDIVISION  
TAX MAP U02, LOTS 58B, 58C  
89 HARPSWELL ROAD  
BRUNSWICK, MAINE**

Prepared For

**HABITAT FOR HUMANITY / 7 RIVERS**  
108 Centre Street  
Bath, Maine 04530

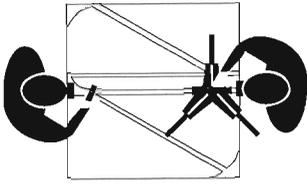
Prepared By

**SITELINES P.A.**  
8 Cumberland Street  
Brunswick, Maine 04011

June 23, 2014

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June 23, 2014

2490-7

Mr. Jeremy Doxsee, Town Planner  
Town of Brunswick  
28 Federal Street  
Brunswick, Maine 04011

**Re: Major Development Review Final Application  
Habitat for Humanity Subdivision  
89 Harpswell Road, Brunswick, Maine  
Tax Map U02, Lots 58B & 58C**

Dear Jeremy:

On behalf of Habitat for Humanity, Sitelines, PA is pleased to submit the enclosed Major Development Review Final Plan Application and supporting materials for the development of a residential subdivision and associated private drive to be located along Harpswell Road (Route 123). Sitelines met with Town officials at a Staff Review meeting on April 15, 2014 to discuss the project. The comments received from that meeting have been incorporated into the final design plans.

### **Property**

Habitat for Humanity owns two parcels of land located at 89 and 89.5 Harpswell Road. The two parcels contain 1.10± acres and both parcels have frontage on Harpswell Road. The site was previously developed and currently consists of a small paved area and a cleared grassy area. The existing improvements result in approximately 2,561 s.f. (0.06 acres) of impervious area. The property is located in the Residential 7 / McLellan – Garrison St (R7), in which residential dwellings are a Permitted Use.

### **Site Design**

The proposed subdivision consists of four (4) lots and an approximately 194-foot long private drive that will be named "Hope Lane." The four (4) lots will access off the private drive, which will be constructed as a 'Lane' and will have a single curb cut from Harpswell Road. A sidewalk with bituminous curb will be constructed along the frontage of the site. A new 4-inch water service, 8-inch sewer service, and natural gas service will be extended with the private drive and provide service to the rear lots. Should it be necessary, propane will be used until natural gas is available. A bituminous sidewalk and curb will be constructed across parcel frontage. However, the parcel currently has approximately 2,562 s.f. of bituminous paved apron draining to the Harpswell Road ROW, which will be removed as part of the

## **SITELINES, PA**

ENGINEERS ■ PLANNERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS  
8 Cumberland Street ■ Brunswick, ME 04011 ■ TEL 207-725-1200 ■ FAX 207-725-1114 ■ [www.sitelinespa.com](http://www.sitelinespa.com)

construction. A net reduction of 2,130 s.f. of impervious area draining to the right-of-way (ROW) will result. Stormwater runoff from the site will be shed to the adjacent lawn areas or directed to Harpswell Road and the municipal stormdrain system.

The proposed subdivision will provide an infill of housing within areas of existing residential use, thereby reducing sprawl and minimizing the creation of new infrastructure and stretching Town resources. The development is consistent with the Town of Brunswick's pending comprehensive plan and zoning as to where housing should be built within the community.

Harpswell Road is currently under a moratorium for road opening due to paving in 2012. Based on discussions with the Town, utility extensions will be permitted for the proposed development, but pavement repair will need to consist of a full-roadway patch approximately 20-feet in width.

As the project does not disturb more than an acre of area and will result in less than an acre of new impervious area, there is no Maine Department of Environmental Protection permitting required. The project is located within the Urban Compact zone, so no permit is required from the Maine Department of Transportation for the driveway entrance.

### **Waivers**

Based on the specifics of the project, the applicant will request waivers for the following application items:

- Class A Soil Survey. The project is located on soils suitable for the proposed use. The site is served by municipal water and sewer, so no wells or subsurface disposal systems will be required, which may necessitate a soils survey.
- Profile, cross-section dimensions, curve radii of existing streets. No changes are proposed to Harpswell Road.

### **Review Standards**

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 5: DEVELOPMENT REVIEW PLAN STANDARDS* of the Ordinance.

#### *501 PRESERVATION OF NATURAL FEATURES AND NET SITE AREA:*

A perimeter of existing woody vegetation will be retained around the project to define the boundary with abutting neighborhoods and to protect the privacy between neighbors. Where necessary, supplemental plantings may be used to enhance the natural buffer.

The density of the proposed subdivision is within the maximum lot density of seven (7) units per acre of Net Site Area, which is computed by the subtraction of undevelopable areas (i.e. wetlands, slopes greater than 25%, road and right of ways). There are no undevelopable areas.



***502 FLOOD HAZARD AREA:***

The site is located within Zone C, designated as “areas of minimal flooding” on the Flood Insurance Rate Map (FIRM) for the Town of Brunswick. An excerpt of the applicable FIRM is enclosed with this application.

***503 STEEP SLOPES AND EMBANKMENTS.***

There are no steep slopes or embankments on this site.

***504 STORM WATER MANAGEMENT:***

The site is relatively flat and is currently a grassed field with wooded vegetation around the sides and rear of the property. The site generally drains to low areas within the parcel boundaries and infiltrates, with a portion of the site draining to Harpswell Road and entering the municipal stormwater system. The proposed private drive will be constructed such a portion drains towards Harpswell Road and into the municipal stormwater system. A reduction of 2,130 s.f. of impervious area will result as a large paved area will be removed. The individual lots will drain to the perimeter of the site and infiltrate. A roof drip-line filtration system will be installed for every building and will be designed to detain and treat the first inch of runoff. There are no known capacity issues with the municipal stormwater system in the area. There are no adverse impacts anticipated as a result of the proposed subdivision.

***505 GROUNDWATER:***

The project will be serviced by public sewer and water. The proposed buildings will be constructed without a basement and will consist of a concrete slab or shallow foundation. There are no adverse impacts to groundwater anticipated from this development.

***506 EROSION AND SEDIMENTATION:***

The disturbed areas of the site will be isolated through the use of silt fencing and other measures to minimize the transport of sediment from the site. The project has been designed to incorporate Best Management Practices as outlined in the Maine Erosion and Sediment Control BMPs as published by the Maine Department of Environmental Control, current edition. Specific provisions for permanent and temporary erosion control features have been provided in the construction drawings. The contractor will be bound to meet the performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.

***507 SEWAGE DISPOSAL:***

The proposed subdivision will be serviced by a new 8-inch sewer main that will extended with the private drive from the existing sewer main in Harpswell Road. The Brunswick Sewer District has indicated their ability to serve the project at the staff review committee meeting



for the Sketch Plan submission. A letter from the Brunswick Sewer District, indicating their ability to serve the project, has been enclosed with this letter.

**508 WATER SYSTEM:**

A new 4-inch water service will be extended with the private drive and provide service to the new lots. A letter from the Brunswick-Topsham Water District, indicating their ability to serve the project, has been enclosed with this letter.

**509 COMMUNITY FACILITIES IMPACT ANALYSIS:**

The anticipated impacts on public services such as police, fire and public works would be what are regularly associated with a residential development. The project will be served by public water and sewer and letters of ability to serve have been received from the districts.

Solid waste from individual units will be collected by the Town's curbside collection service. Neighborhood delivery and collection mailboxes will be located at the entrance to the development off Harpswell Road, with final locations coordinated with the local Post Master.

The anticipated demographic for the future homeowners is families of average size. Per the census for Cumberland County, the average household size is 2.33. For the four (4) lot subdivision, an anticipated two (2) children will be added to the school system. No adverse impact to the school system is anticipated as a result of the proposed subdivision.

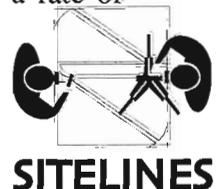
Based on the Institute of Traffic Engineers (ITE) Manual, "Trip Generation, 7<sup>th</sup> Edition" data for Land Use Code 210, Single-Family Detached Housing, the proposed subdivision will result in an increase in vehicle trip ends as follows:

Time Period	Avg. Rate	Trip-Ends
Weekday	9.57	38.28
Saturday	10.10	40.40
Sunday	8.78	35.12

The anticipated increase in trip-ends does not trigger any traffic permitting from the Maine Department of Transportation, and will not have an adverse impact to the function of Harpswell Road. As the project is located within the Urban Compact zone, a Driveway Entrance Permit from the Town will be required for the development.

**510 DEVELOPMENT IMPACT FEES:**

The Solid Waste Impact Fee is calculated at a rate of \$258.56 (based on 1 ton/year/unit) for each of the new housing units. A credit is requested for the previous single-family house and store, for a total fee of \$517.12. The Sewage Connection Fee was calculated at a rate of



\$1,178.00 per each new housing unit, or \$2,356. Prior to the issuance of building permits for each lot, the corresponding impact fees must be paid. Based on the Brunswick Zoning Ordinance, the development impact fees can be reduced if the houses are classified as "Affordable Housing." Based on discussions with Habitat for Humanity / 7 Rivers, their applicants typically fall within the 75-100% of the median income level. As such, we request the fees for each lot be determined prior to issuance of a building permit and subject to the income levels of the homeowner.

Recreation Impact fees are addressed in Section 519.

*511 DEVELOPMENT OF NEW STREETS:*

No new public streets are planned. The proposed private drive planned will be a 20-foot wide gravel roadway consisting of two 10-foot travel lanes. The core public utilities will be placed within the traveled way, with water, sewer, and gas placed under the paved section and the overhead electrical and communications placed along the edge of the drive.

*512 OFF STREET PARKING:*

Based on the depths of the lot, and size of the anticipated buildings, off street parking averages four (4) spaces per lot.

*513 CURB CUTS:*

The existing curb cut on the easterly side of Harpswell Road will be reduced and better defined. Sight distances exceed 500 feet in both directions.

*514 OFF STREET LOADING:*

There are no requirements for off street loading associated with this project.

*515 APPEARANCE ASSESSMENT:*

The plan reflects the project's integration with the site and the surrounding area. A simple entrance from Harpswell Road is planned. The anticipated houses will be similar in appearance and spacing to those in existing neighborhoods in the vicinity. The houses will be single-story, ranch style homes with clapboard siding and asphalt shingle roofs. Typically, houses constructed by Habitat for Humanity are less than 1,200 s.f.

*516 BUILDING CONFIGURATION:*

All four (lots) will access off the proposed private drive. Due to orientation of the private drive, the front doors will most likely face towards the private drive with the side of the buildings facing Harpswell Road. This is subject to the design of the developer and/or homeowner, and alternate orientations could be considered.

*517 PRESERVATION OF HISTORIC RESOURCES:*



There are no historic resources associated with this project.

***518 ACCESS FOR PERSONS WITH DISABILITIES:***

Units can be modified for accessibility, if required. All grades and slopes will be accessible to those with disabilities.

***519 RECREATIONAL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS:***

With regard to recreation and open space, the Recreation Commission has approved a fee in lieu of open space, with an calculated fee of \$15,077.26 to be prorated and paid as building permits are issued. There will be no recreational fee for the first lot as a single-family home previously occupied the parcel. This fee may be reduced, dependent on the homeowners income level and whether they are eligible for the "Affordable Housing" fee reduction.

***520 FISCAL CAPACITY:***

Habitat for Humanity/7 Rivers Maine has been providing affordable housing to the Brunswick area since 1991. The individual lot owners, through a local financial institution, will pay for the development of the individual lots. The applicant will pay for the development of the private drive and associated utilities. A copy of the Certificate of Good Standing from the Secretary of State has been enclosed with this letter.

***521 PERFORMANCE GUARANTEE:***

A performance guarantee for the utility improvements within the public right-of-way will be prepared for approval by the director of public works.

***522 HOME OWNERS/PROPERTY OWNERS ASSOCIATION:***

There is no home owners/property owners association proposed by this project. A shared maintenance agreement for the common access will assure the road maintenance is completed equitably as required.

***523 PROTECTED CONSERVATION LAND:***

There is no protected conservation land proposed or involved with this project

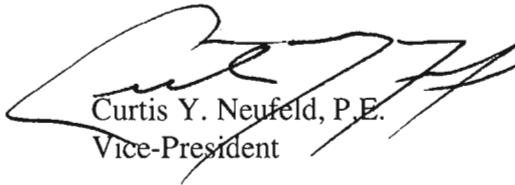
***524 NOISE AND DUST:***

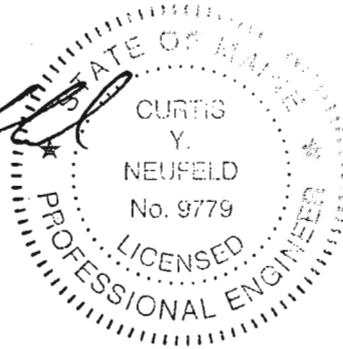
Best Management Practices as outlined in the Maine Erosion and Sediment Control BMP's as published by the Maine Department of Environmental Control, will be utilized to control noise and dust during construction. Noise will be limited through the compliance of the site contractor with the standard hours of construction per Section 524.1. Upon construction completion, there are no anticipated impacts with regard to noise or dust. The proposed use will occur almost exclusively within the building.



We look forward to meeting with you and the Planning Board at their next available meeting to review the project and gain their approval. Should you have any questions, please call.

Very truly yours,

  
Curtis Y. Neufeld, P.E.  
Vice-President



Enclosures

cc: David Perron, Habitat for Humanity



Habitat for Humanity Subdivision  
Major Development Review Application  
June 23, 2014

**Attachment A**  
**Application Form & Checklists**

A completed copy of the Major Development Review Final Application Form and Site Plan Checklist is enclosed.

**MAJOR DEVELOPMENT REVIEW  
FINAL PLAN APPLICATION**

1. Project Name: \_\_\_\_\_

2. Project Applicant

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

3. Authorized Representative

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

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

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

5. Physical location of property being affected: \_\_\_\_\_

6. Lot Size: \_\_\_\_\_

7. Zoning 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? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

9. Assessor's Tax Map \_\_\_\_\_ Lot Number \_\_\_\_\_ of subject property.

10. Brief Description of proposed: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

11. Describe Specific Physical Improvements to be Done: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Owner Signature: \_\_\_\_\_

Applicant Signature (if different): \_\_\_\_\_

**Required Attachments (by Applicant):**

- Final Plan Check List
- Final Plan Requirements for Open Space Developments (if applicable)
- Request for Waivers (if applicable)
- Required Copies of Final Plan

**Required Attachment (by Planning and Development Department):**

- Listing of all owners of property within 200-foot radius of property under review.

## FINAL PLAN REQUIREMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver P=pending

Item	O	S	NA	W	P	Comments
Name of Development						
Scale, date, north point, area, number of lots (if subdivision)						
Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed.						
Certification by a professional land surveyor that the land has been surveyed and the boundaries established in accordance with the State of Maine Board of Licensure for Professional Surveyors standards for Category 1 (Standard Boundary Survey), conditions 1, 2, or 3.						
Existing zoning district and overlay designation.						
Names of engineer and surveyor; and professional registration numbers of those who prepared the plan.						
Names of current owner(s) of subject parcel and abutting parcels.						
Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of 1" equals 50' and vertical scale of 1 inch equals 5 feet, with all elevations referred to in U.S.G.S. datum.						
A general road plan noting circulation, direction, traffic control devices, street lighting and type of lighting proposed.						
Existing and proposed easements associated with the development.						
Kind, location, profile and cross-section of all proposed drainage facilities, both within the development and outside of it, and a storm-water management plan which includes the submission requirements listed in the storm-water management checklist available in the Planning Department.						
Location of features, natural and artificial, such as water bodies, wetlands, streams, vegetation, railroads, ditches and buildings.						

Location of existing and proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of any private wells.					
Existing and proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability.					
Topography with counter intervals of not more than 2 feet.					
A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.					
Location of all existing trees over 10 inches in diameter, locations of tree stands, and a plan showing all trees to be removed as a result of the development proposal.					
Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site.					
Existing locations and proposed locations, widths and profiles of sidewalks.					
Location map.					
Approximate locations and dimensions of proposed parking areas.					
Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation.					
Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization.					
Reference to special conditions stipulated by the Planning Board, with conditions either set forth in full or on the plan or identified as specific documents filed with the Board.					
A wetlands map drawn by a specialist delineating wetland boundaries in accordance with the methods prescribed by the US Army Corps of Engineers.					
Dedicated public open spaces, areas protected by conservation easements, and existing and proposed open spaces or recreation areas.					

For Open Space Development, a note indicating the total permitted lot count of the entire land tract based upon the destiny standards in this Ordinance, the number of lots created by the Plan, and the number of lots permitted to be subdivided in the future, as well as a table showing setback requirements and impervious surface coverage limits for each lot.						
Building envelopes showing acceptable locations for principal and accessory structures.						

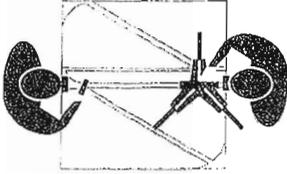
**FINAL PLAN/SUPPORTING DOCUMENTS**

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver P=pending

Item	O	S	NA	W	P	Comments
Documentation of Ownership or contract.						
Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which conservation land will be owned, maintained, and protected.						
Draft performance guarantee or conditional agreement.						
Disclosure of any required permits from the Department of Environmental Protection, Marine Resources, US Army Corps of Engineers, Department of Inland Fisheries and Wildlife, or other agencies, as applicable; or, if a permit has already been granted, a copy of that permit.						
Any additional studies required by the Planning Board, which are deemed necessary in accordance with this Ordinance.						
Storm water management program for the proposed project prepared by a professional engineer.						
A storm water management checklist prepared by the Cumberland County Soil and Water Conservation District made available at the Brunswick Department of Planning and Development.						

An erosion and sedimentation control checklist prepared by the Cumberland County Soil and Water Conservation District.						
A statement from the Brunswick-Topsham Water District of conditions under which water will be provided.						
A statement from the Brunswick-Topsham Water District of its review and comments on the proposed use if the project involves development within the Aquifer Protection Zone.						
A Statement from the Fire Chief recommending the number, size, and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken.						
A statement from the Superintendent of the Brunswick Sewer District of the conditions under which the Sewer District will provide sewerage disposal service and approval of the sanitary sewers proposed within the development.						
Where a septic system is to be used, evidence of soil suitability.						
All applicable materials necessary for the reviewing entity to review the proposal in accordance with the Criteria of Section 411.						
A plan of all buildings with new construction or expansion of an existing facility, including type, size, and footprint, floor layout, setback, elevation of first floor slab, storage, and loading areas.						
An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, and signage.						
A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems.						
The size and proposed location of water supply and sewage disposal systems.						
A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, location and purpose and type of vegetation.						

2490/2



April 1, 2014

2490-2

Mr. David Perron  
Habitat for Humanity  
108 Centre Street  
Bath, ME 04530  
<via email>

**Re: Designation of Agent Authorization  
Residential Subdivision  
89 Harpswell Road, Brunswick**

Dear David:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Habitat for Humanity, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed residential subdivision to be located at 89 Harpswell Road in Brunswick, Maine.

Sincerely,

  
Curtis Y. Neufeld, P.E.  
Vice-President

The undersigned hereby gives Sitelines, PA the authority to act as agent for Habitat for Humanity, for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

  
\_\_\_\_\_  
David Perron, Executive Director

4-1-14  
\_\_\_\_\_  
Date

## SITELINES, PA

ENGINEERS ■ PLANNERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS  
8 Cumberland Street ■ Brunswick, ME 04011 ■ TEL 207-725-1200 ■ FAX 207-725-1114 ■ www.sitelinespa.com

Habitat for Humanity Subdivision  
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June 23, 2014

**Attachment B**  
**Right, Title, and Interest**

A copy of the current deed is included with this attachment. Also included is a copy of Habitat for Humanity/7 Rivers Certificate of Good Standing.

**WARRANTY DEED**

**KNOW ALL BY THESE PRESENTS,**

THAT I, **KAREN A. MILLER**, of Camden, Knox County, Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by **HABITAT FOR HUMANITY/7 RIVERS MAINE, INC.**, whose mailing address is 108 Centre Street, Bath, ME 04530, the receipt of which I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, with **Warranty Covenants**, unto the said **HABITAT FOR HUMANITY/7 RIVERS MAINE, INC.**, its successors and assigns forever, two certain lots or parcels of land, together with any buildings and improvements thereon, situated in the Town of Brunswick, County of Lincoln and State of Maine, and being more particularly bounded and described as follows:

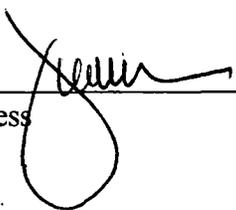
PARCEL I: BEGINNING at the southwesterly corner of land now or formerly of Jean Poulin on the easterly side of the new road to Harpswell; thence running east by said Poulin line, seventeen (17) rods to a stake; thence southerly parallel with the east line of said road, eighty-seven (87) feet to a stake; thence westerly, seventeen (17) rods to a stake; thence northerly by the east line of said road, eighty-seven (87) feet to the point of beginning.

PARCEL II: BEGINNING at a pin and point on the easterly side of Harpswell Street, so-called, at the southwest corner of land now or formerly of Barbara Coffin; thence running in a general southerly direction along the easterly sideline of said Harpswell Street a distance of eighty-six (86) feet to a point and pin set in the ground; thence turning and running in a general easterly direction a distance of seventeen (17) rods to a large wooden fence post; thence turning and running in a general northerly direction a distance of eighty-six (86) feet to a point and pin set into the ground; thence turning and running in a general westerly direction along land now or formerly of Barbara Coffin a distance of seventeen (17) rods to the point and place of beginning.

FOR REFERENCE see Warranty Deed from Barbara P. Knedler f/k/a Barbara A. Coffin to Karen A. Miller dated October 12, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21906, Page 320.

IN WITNESS WHEREOF, I, the said **KAREN A. MILLER**, have hereunto set my hand and seal this 14th day of February, 2014.

**Signed, Sealed and Delivered  
in presence of**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Karen A. Miller

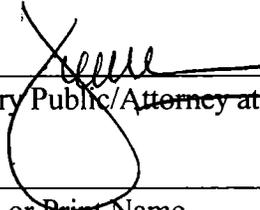
MAINE REAL ESTATE TAX PAID

STATE OF MAINE  
COUNTY OF LINCOLN, ss.:

February 14, 2014

Then personally appeared the above-named **Karen A. Miller** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law

\_\_\_\_\_  
Type or Print Name

My Commission Expires: \_\_\_\_\_

Stamp or Seal:



JENNIFER L. GROVER  
NOTARY PUBLIC  
STATE OF MAINE  
COMM. EXP 3-3-16

**SEAL**

Received  
Recorded Register of Deeds  
Feb 18, 2014 02:47:49P  
Cumberland County  
Pamela E. Lovley

Habitat for Humanity Subdivision  
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June 23, 2014

**Attachment C**  
**Abutting Property Owners**

A list of abutting property owners is included in this attachment for reference.

**Abutter List**  
Habitat for Humanity Subdivision  
89 Harpswell Road, Brunswick, Maine

GREATER BRUNSWICK HOUSING CORP  
PO BOX A  
BRUNSWICK, ME 04011  
TAX MAP U02, LOT 53

MASCHINO, DAVID R  
38 GARRISON ST  
BRUNSWICK, ME 04011  
TAX MAP U02, LOT 54

GARRISON, RONALD J.  
36 GARRISON ST  
BRUNSWICK, ME 04011  
TAX MAP U02, LOT 55

POULIN, LEON J  
32 GARRISON ST  
BRUNSWICK, ME 04011  
TAX MAP U02, LOT 56

LEFORT, LARRY W & BARBARA W JT  
PO BOX 325  
BRUNSWICK, ME 04011  
TAX MAP U02, LOT 58

ESTES, YUSHIN O  
12 ESTES DR  
BATH, ME 04530  
TAX MAP U02, LOT 58A

BOWDOIN COLLEGE  
C/O TREASURERS OFFICE  
5600 COLLEGE STATION  
BRUNSWICK, ME 04011  
TAX MAP U36, LOT 34

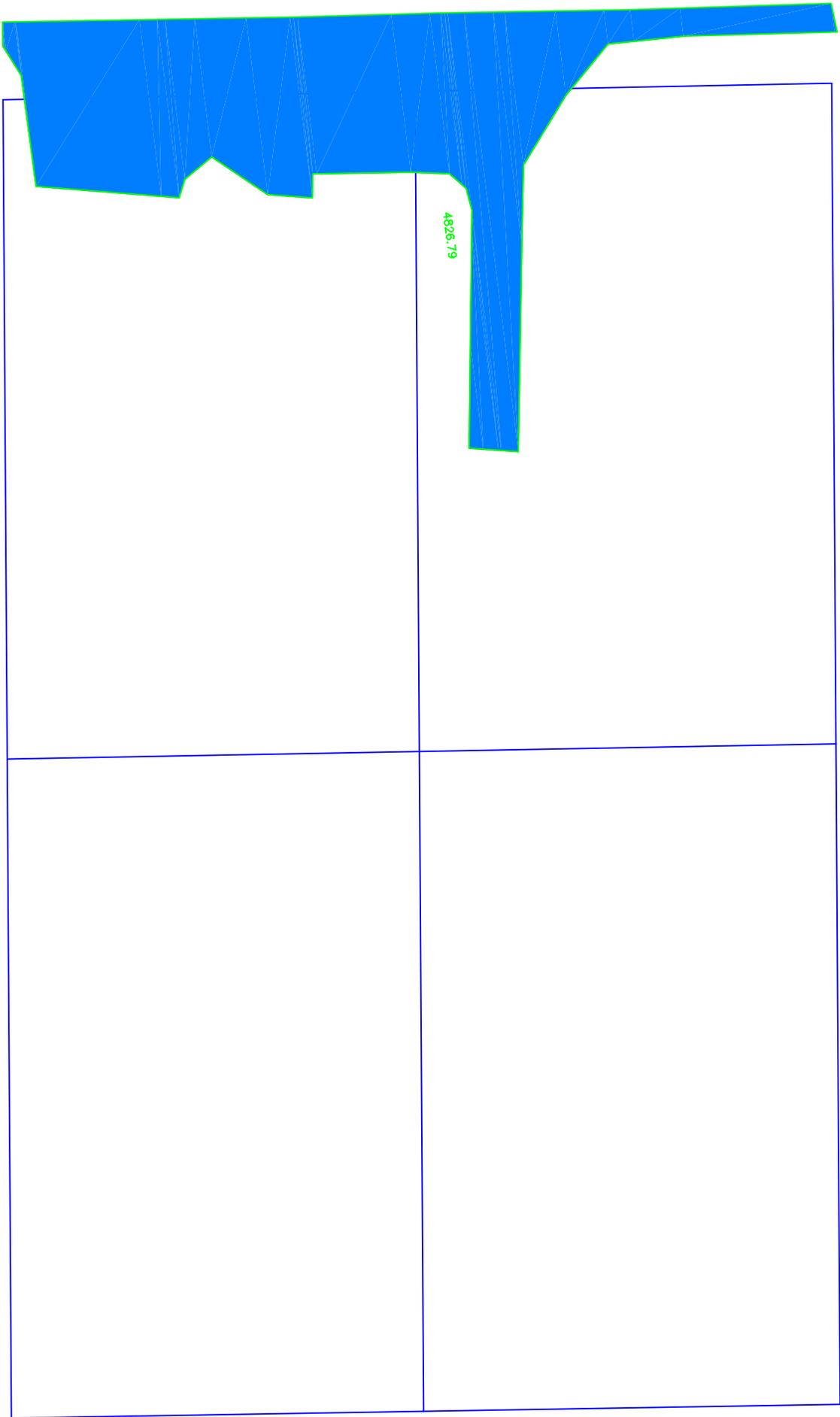
BOWDOIN COLLEGE  
C/O TREASURERS OFFICE  
5600 COLLEGE STATION  
BRUNSWICK, ME 04011  
TAX MAP U36, LOT 35

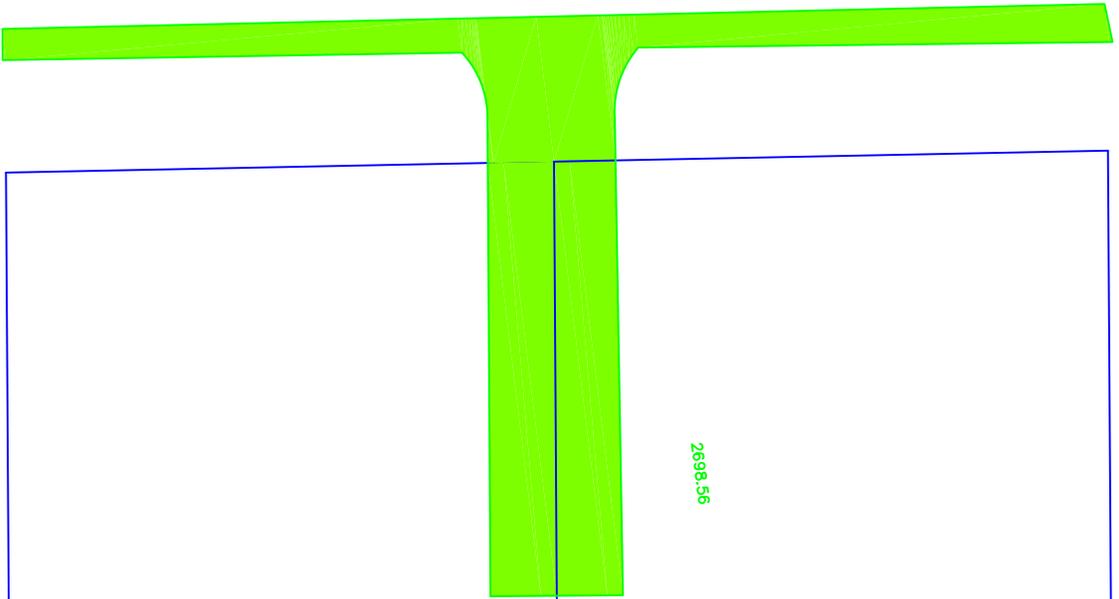
Habitat for Humanity Subdivision  
Major Development Review Application  
June 23, 2014

## **Attachment F**

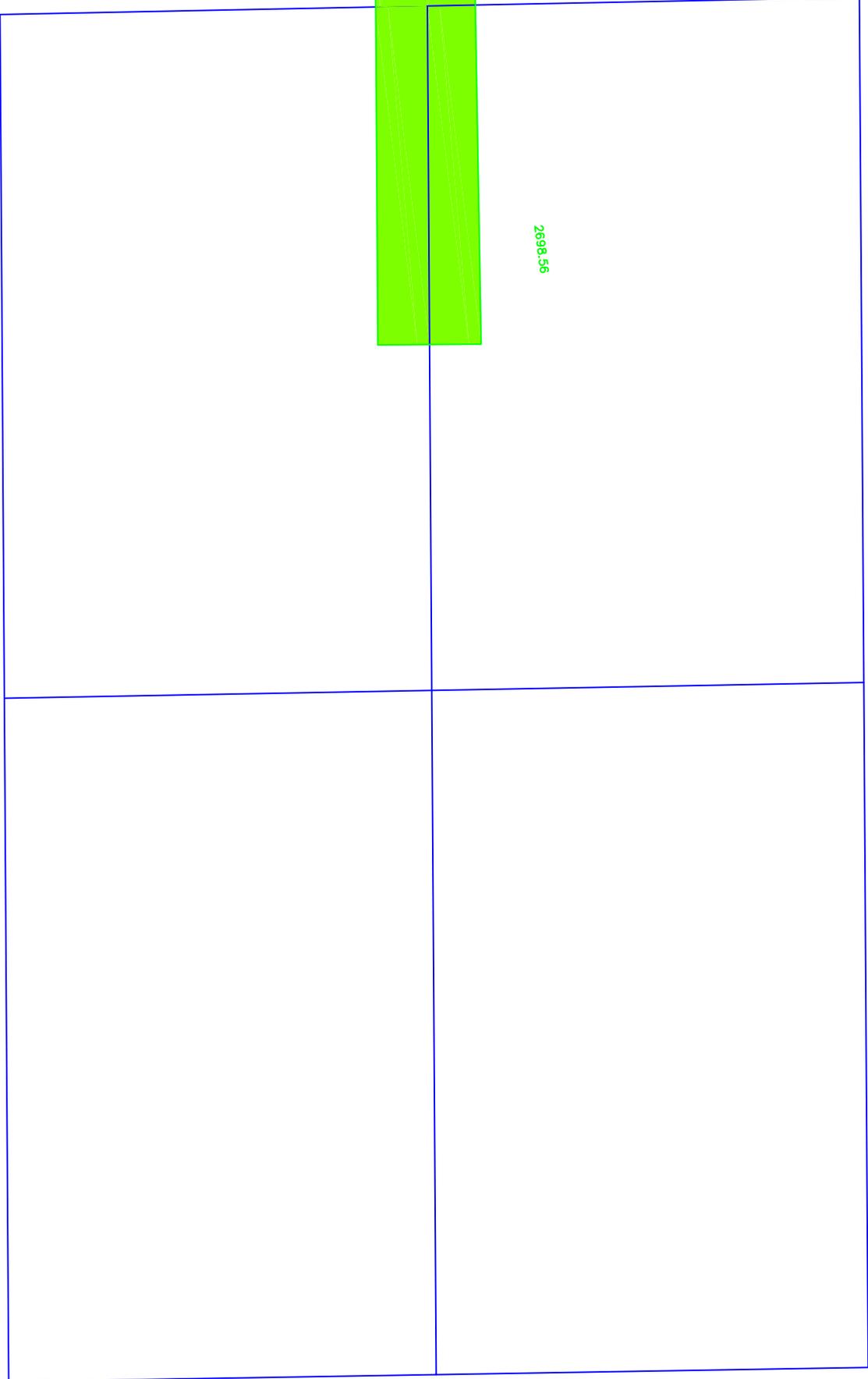
### **Supporting Graphics**

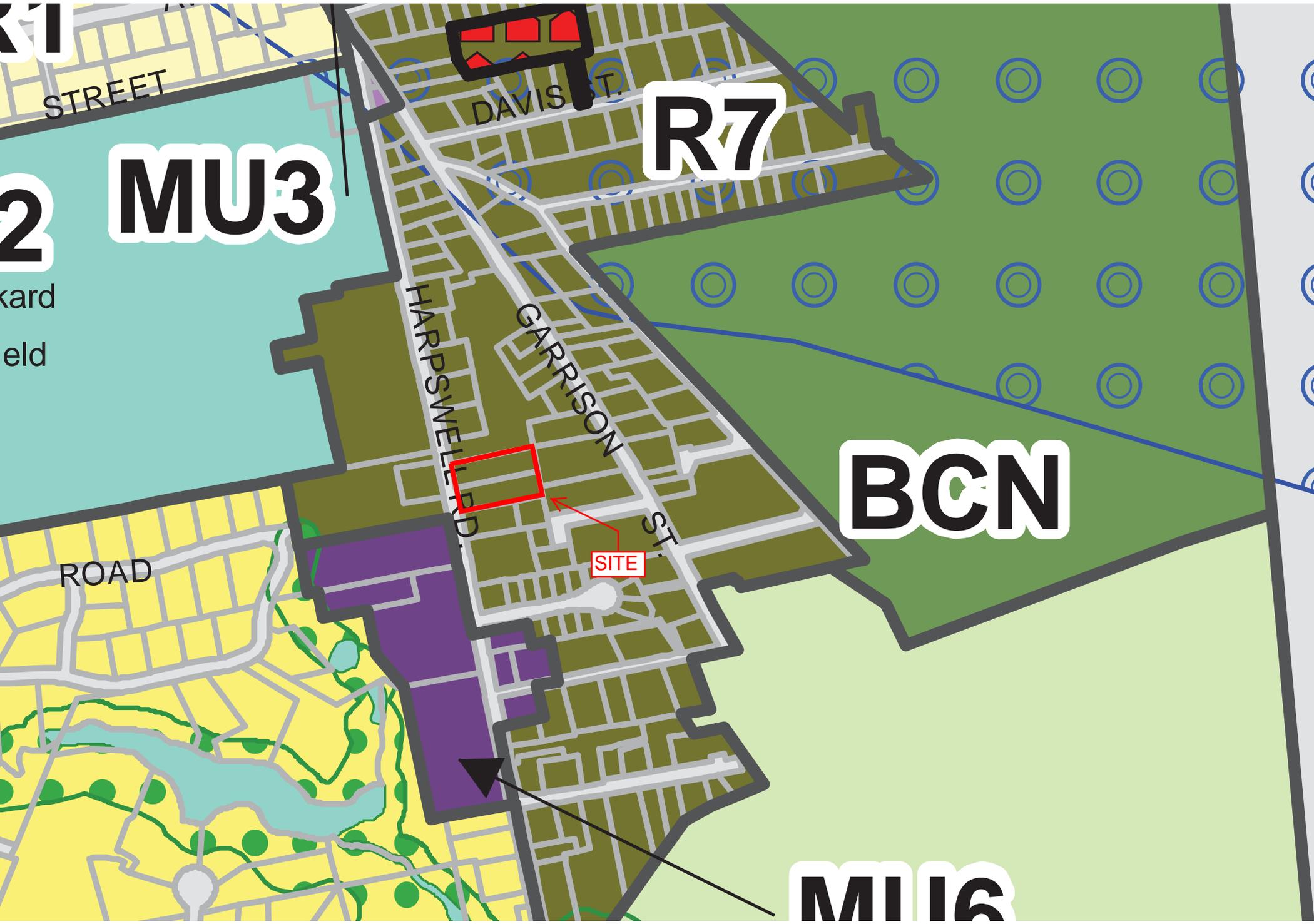
This attachment includes supporting materials and graphics for the application. This includes an excerpt of the FEMA flood rate insurance map (FIRM) and reduced size copies of the zoning map and tax maps. An excerpt of the applicable USGS 7.5 minute quadrangle map is provided for reference.





2698.56





R1

STREET

DAVIS ST.

R7

MU3

2

kard  
eld

HARPSWELL RD.

GARRISON

ST.

SITE

BCN

ROAD

MU16



- Legend**
- Public Road
  - Private Road
  - ROW
  - Water
  - Hydrography Line
  - ROW Property Access
  - Other Road
  - Town Boundary
  - Other Lot Boundary
  - Parcels\_Lines

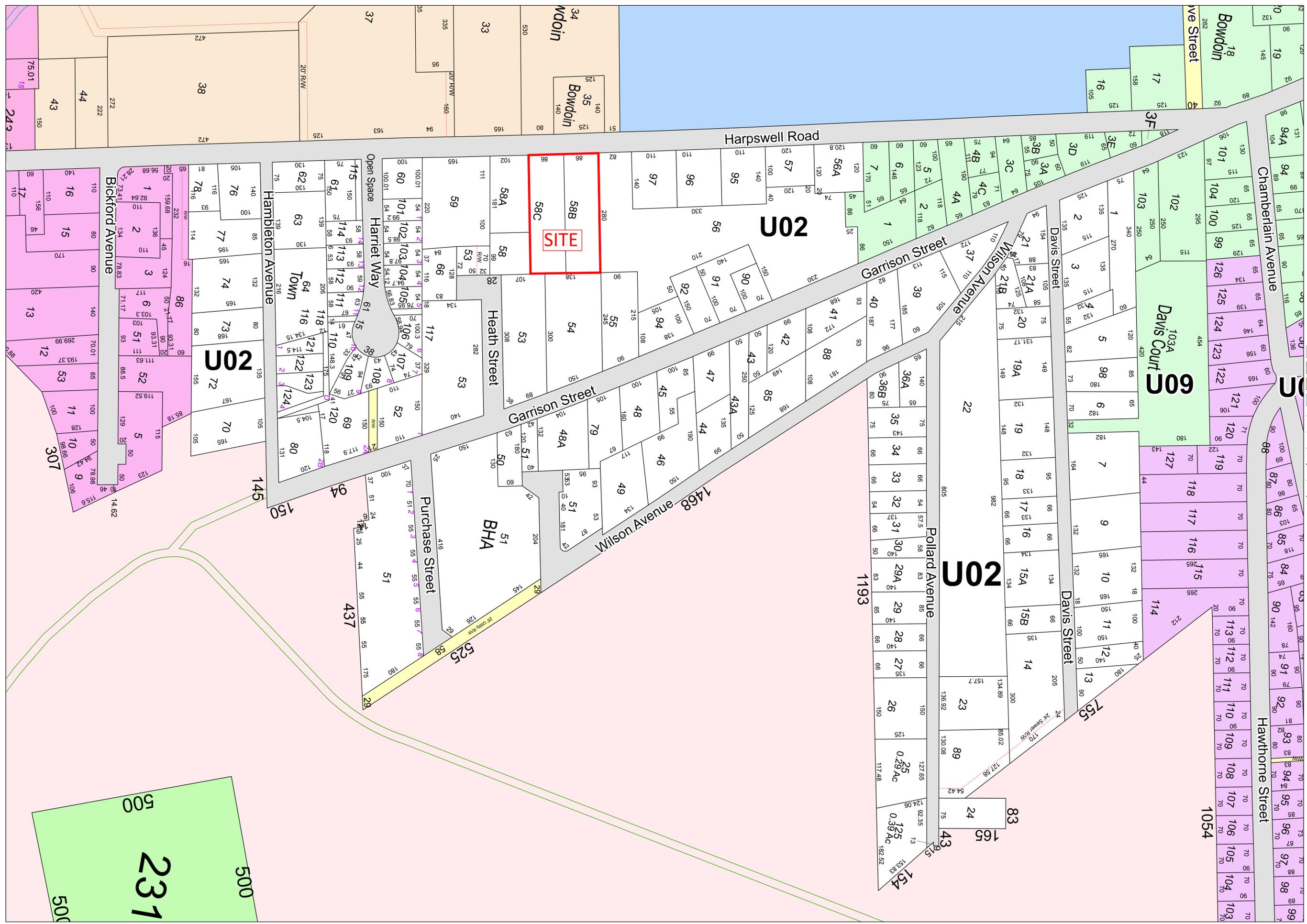
**Disclaimer:**  
The information is provided as a reasonably accurate point of reference, but is not guaranteed and is not to be used for conveyances. The Town of Brunswick shall not be held responsible for the accuracy or misuse of this data.  
Copyright Town of Brunswick.



1 inch = 100 feet

Revised To: April 1, 2012  
Maps Prepared by:  
Town of Brunswick

**MAP**  
**U02**



**SITE**

**U02**

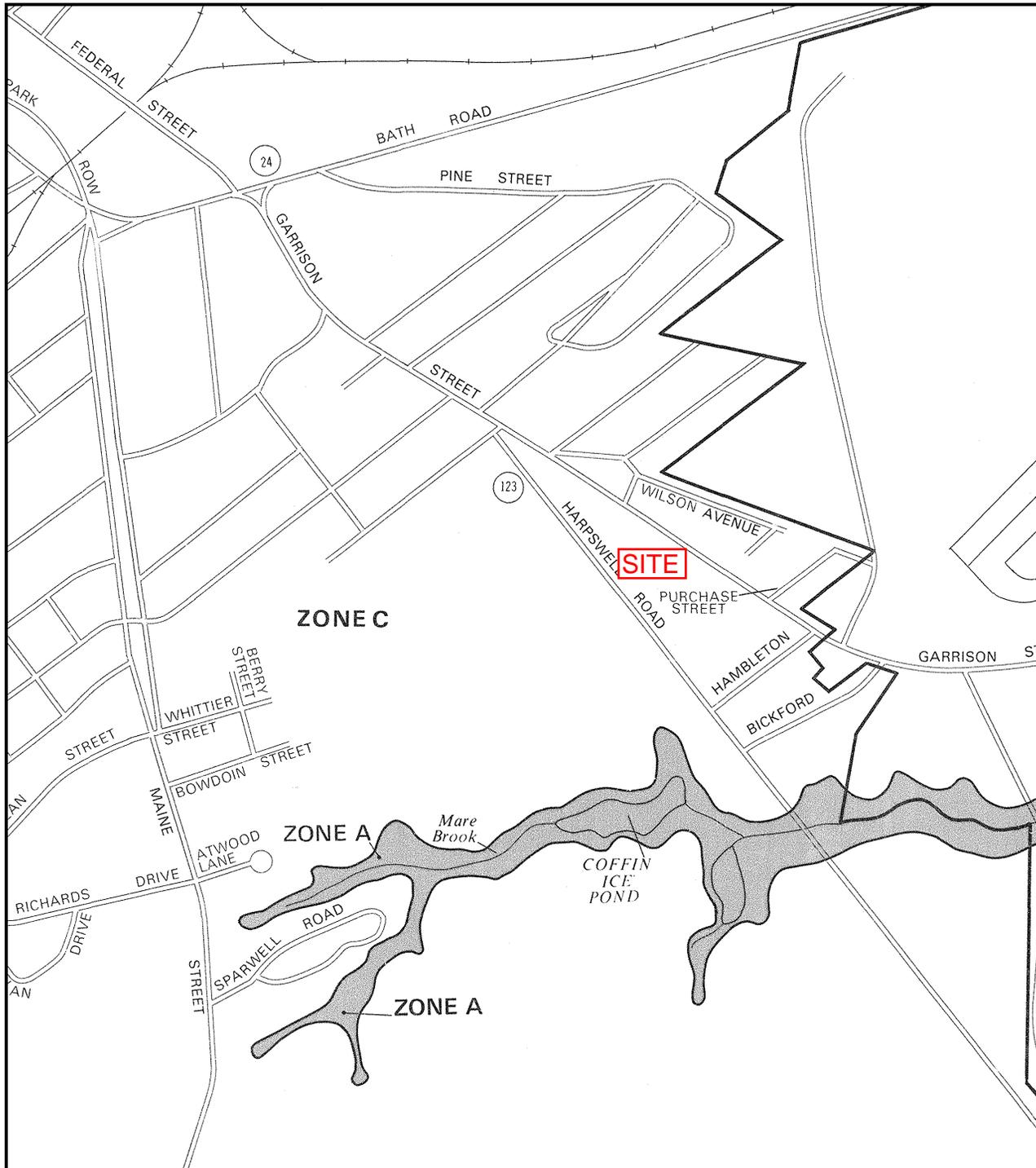
**U02**

**U02**

**BHA**

**60N**

**231**



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
**BRUNSWICK, MAINE**  
CUMBERLAND COUNTY

PANEL 15 OF 35  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

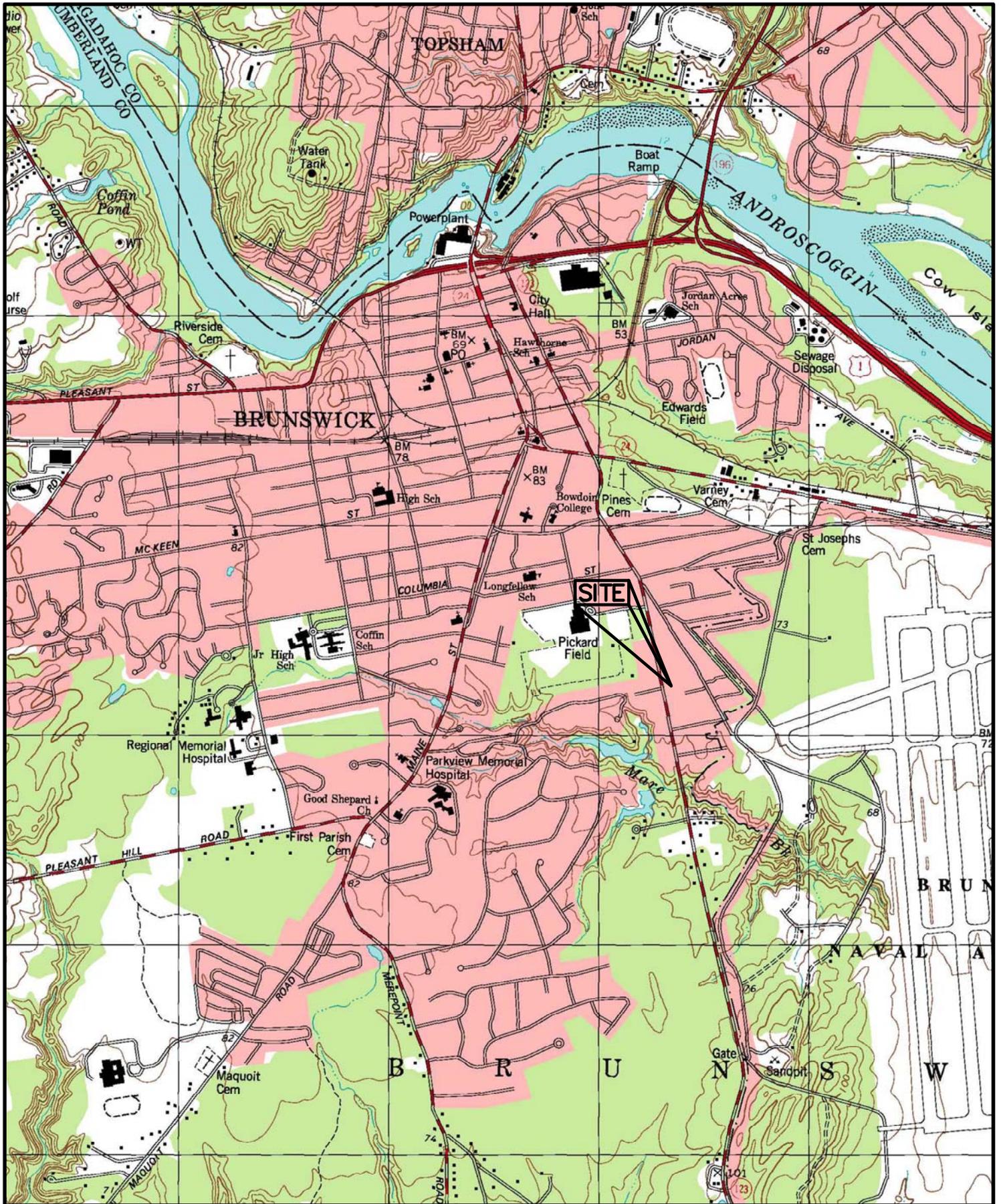
COMMUNITY-PANEL NUMBER  
230042 0015 B

EFFECTIVE DATE:  
JANUARY 3, 1986

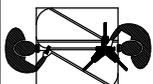


Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



SHEET: 1 OF 1



**SITELINES**  
ENGINEERS PLANNERS

8 CUMBERLAND ST. BRUNSWICK, ME 04011  
(207) 725-1200 FAX 725-1114

**USGS LOCATION MAP**

RESIDENTIAL SUBDIVISION  
HABITAT FOR HUMANITY

89 HARPSWELL ROAD, BRUNSWICK

DATE: 3/31/14

SCALE: 1"=2000'

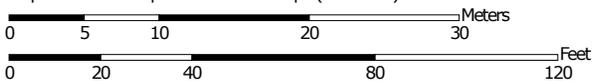
JOB: 2490

FILE: 2490-USGS

Soil Map—Cumberland County and Part of Oxford County, Maine



Map Scale: 1:501 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 8, Nov 27, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2010—Jul 27, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
WmB	Windsor loamy sand, 0 to 8 percent slopes	0.8	100.0%
<b>Totals for Area of Interest</b>		<b>0.8</b>	<b>100.0%</b>

Habitat for Humanity Subdivision  
Major Development Review Application  
June 23, 2014

**Attachment D**  
**Photographs**

Photographs of the existing conditions of the project site are enclosed.

**HABITAT FOR HUMANITY SUBDIVISION, BRUNSWICK, MAINE**  
**Existing Conditions**



Photo 1 – Looking North on Harpswell Road from Project Site



Photo 2 – Looking South on Harpswell Road from Project Site

**HABITAT FOR HUMANITY SUBDIVISION, BRUNSWICK, MAINE**  
**Existing Conditions**



Photo 3 – Existing Pavement Along Frontage of Site



Photo 4 – Looking East From Harpswell Road to Project Site

**HABITAT FOR HUMANITY SUBDIVISION, BRUNSWICK, MAINE**  
**Existing Conditions**



Photo 5 – Looking From Back of Site Towards Harpswell Road



Photo 6 – Wooded Perimeter Along North Side of Project Site

**HABITAT FOR HUMANITY SUBDIVISION, BRUNSWICK, MAINE**  
**Existing Conditions**



Photo 7 – Wooded Perimeter Along Eastern Side of Project Site

Habitat for Humanity Subdivision  
Major Development Review Application  
June 23, 2014

**Attachment E**  
**Supporting Documents**

Copies of relevant correspondence and documents pertaining to the project are enclosed.

# Brunswick Sewer District

10 PINE TREE ROAD  
BRUNSWICK, MAINE 04011  
[bsd@brunswicksewer.org](mailto:bsd@brunswicksewer.org)

TELEPHONE (207) 729-0148

FAX (207) 729-0149

May 13, 2014

Joseph J. Marden, PE  
Sitelines, PA  
8 Cumberland Street  
Brunswick, ME 04011

Re: Proposed Residential Subdivision  
89 Harpswell Road, Brunswick, Maine

Subj: Willingness and Capacity to Serve

Dear Joseph,

This letter is in response to your request for an willingness and capacity to serve letter regarding a proposed four lot residential subdivision at 89 Harpswell Road in Brunswick, Maine.

I have reviewed the material provided and conclude that the project as proposed will not adversely affect facilities of the District. **The Brunswick Sewer District (BSD) has both the willingness and capacity to serve the proposed project.**

The new residences will be subject to the BSD entrance charge program. Each house will require a permit prior to construction. The permit will be issued upon receipt of payment for the entrance charge. The the Entrance Charge will be assessed at \$1178 per unit. For more information on the entrance charge please visit [www.brunswicksewer.org/ecp.html#4](http://www.brunswicksewer.org/ecp.html#4).

In addition to the entrance charge, the following conditions will apply to the issuance of the entrance permit.

1. If the road is to remain private, project sanitary sewer service line will be privately owned and maintained in accordance with provisions of District Rules & Regulations. The District will take ownership of SMH #1 that is within the Harpswell Road right of way.
2. All sewer-related construction will be performed to District standards.
3. All sanitary sewer construction will comply with provisions of the Maine State Plumbing Code.
4. Design and construction of project sanitary sewers will exclude all non-sanitary ground, surface, foundation drain, floor drain, and roof drain waters. Sump pump discharges are not allowed.
5. Horizontal clearance between utility infrastructures will be sufficient to allow future utility maintenance operations without disturbance to adjacent utility infrastructure.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Pontau". The signature is fluid and cursive, with a long horizontal flourish at the end.

Robert A. Pontau Jr., PE  
Assistant General Manager

CC: Darcy Dutton, Customer Service Specialist, Brunswick Sewer District  
Wesley Wharff, Collections Supervisor, Brunswick Sewer District  
Leonard Blanchette, General Manager, Brunswick Sewer District



BRUNSWICK & TOPSHAM  
WATER DISTRICT

PO Box 489  
Topsham, Maine 04086  
Telephone (207) 729-9956  
Fax (207) 725-6470

**Alan J. Frasier, PE**  
General Manager

**Craig W. Douglas, PE**  
District Engineer

**Daniel O. Knowles, CPA**  
Director of Finance and  
Data Management Systems

**William G. Alexander, Jr.**  
Operations Manager

May 15, 2014

Joseph J. Marden, P.E.  
Sitelines PA  
8 Cumberland Street  
Brunswick, ME 04011  
Via email: [jmarden@sitelinespa.com](mailto:jmarden@sitelinespa.com)

RE: 89 Harpswell Road - Brunswick, ME

Dear Mr. Marden:

This letter is to inform you that the District has the ability to serve the referenced project, and will provide service in accordance with Maine Public Utilities Commission and Brunswick & Topsham Water District Rules and Regulations. This project can be served by a combination of a two-inch a main extension and new service line installations.

The following documents can be found on our website (<http://btwater.org/apply-water-main-extension.aspx>) and are included in a main extension project:

1. Procedures for Water Main Extensions
2. Application for Water Main Extension
3. Main Extension Design Guidelines
4. Sample Water Main Easement Form
5. Water Main Material Specifications
6. Water Main Extension Details

We require the customer, or their representative, to provide us with peak flow data in gallons per minute for all domestic services, this will allow us to properly size the service line and water meter. If a fire sprinkler system is required, a sprinkler system designer should specify the size of the fire service.

Please keep us informed as this project progresses. If you have any questions, please call.

Yours truly,

Eric Gagnon  
Engineering Technician

Cc: Craig Douglas - BTWD  
Jeremy Doxsee – Brunswick Planning

# State of Maine



## Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

*In testimony whereof*, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this thirteenth day of May 2014.



A handwritten signature in black ink, appearing to read 'Matthew Dunlap', written over a horizontal line.

Matthew Dunlap  
Secretary of State

### Additional Addresses

Legal Name	Title	Name	Charter #	Status
HABITAT FOR HUMANITY/7 RIVERS MAINE, INC.	Registered Agent	TIMOTHY MELLEN	19910187ND	GOOD STANDING
Home Office Address (of foreign entity )	Other Mailing Address		Address in Maine	
	108 CENTRE STREET BATH, ME 04530			

Habitat for Humanity Subdivision  
Major Development Review Application  
June 23, 2014

**Attachment G**  
**Road Maintenance Agreement**

A draft of the road maintenance agreement is included for reference.

RESIDENTS OF HOPE LANE  
ROAD MAINTENANCE/EASEMENT AGREEMENT

THIS AGREEMENT is entered into by and between \_\_\_\_\_, their heirs, successors and assigns, and \_\_\_\_\_, their heirs, successors and assigns, being all of the current property owners with land fronting upon or accessed by Hope Lane, so called, in Brunswick, Cumberland County, Maine (hereinafter referred to as "Landowners").

WHEREAS, Landowners each own property with frontage on or accessed by a private way known as Hope Lane located in Brunswick, Cumberland County, Maine, a private road which is not plowed or otherwise maintained by the Town of Brunswick; and

WHEREAS, said Landowners are desirous of entering into an agreement that binds them and future owners of lots fronting upon or accessed by Hope Lane as it presently exists and as it may be extended regarding the maintenance of said Hope Lane and extensions thereof and the allocation of the costs necessary to so maintain Hope Lane and extensions thereof;

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. Pursuant to the terms of this Agreement, the Landowners agree to maintain the private way known as Hope Lane in Brunswick, Maine, as it presently exists and as it may be extended, which provides access to each of their properties and further agree to not obstruct or otherwise interfere with the use of said right of way by the other Landowners, their personal representatives, heirs and assigns.
2. The Landowners herein acknowledge that the total length of said private way as it presently exists and as described in Exhibit A attached hereto and incorporated herein by reference, and as it may be extended constitutes an easement and/or right of way appurtenant to all of the lots which abut said private way or which are accessed by said private way. The respective right of way rights identified herein run with the land to respective lot owners, their heirs, successors and assigns.
3. The private way shall be maintained by all Landowners pursuant to the following criteria: Each Landowner who commences the construction of a home or other structure on all or a portion of his, her or its land which is accessed by said right of way shall assume an equal obligation with all other Landowners who have built or commenced construction of homes or structures based on the total number of homes built on the land which is accessed off said right of way. For example, if there is a total of four houses accessed off said right of way and one Landowner has built two houses on all or a portion of his or her land accessed by said right of way, that Landowner shall assume two-fourths of the maintenance costs.

4. Commencement of a home or structure shall occur when a building permit is acquired and actual construction is commenced on the home or structure, such as the digging of a foundation hole, installation of a subsurface waste water disposal system, well, commencement of actual construction of the structure or the like, whichever occurs first. Said portion of the maintenance obligation shall be binding upon all of the Landowners' heirs, successors and assigns.
5. The term "maintenance" as herein used shall be deemed to include: (a) Maintaining the existing width and surface of the private way; (b) Any existing drainage mechanisms shall be maintained; (c) Suitable snowplowing equipment shall be employed for the removal of snow accumulations when the same reaches 4 inches in depth; (d) Grating of the surface of said right of way shall be periodically completed so as to maintain a reasonably smooth and level surface.
6. Notwithstanding anything in this Agreement to the contrary, the Landowners' costs of maintenance shall not exceed the sum of \$\_\_\_\_.00 per year for the first five (5) years from the date of this Agreement, which maximum cost of maintenance may be increased by the sum of \$\_\_\_\_.00 per year every five (5) years thereafter.
7. The decisions relating to the usual and ordinary maintenance of the said right of way shall be determined by majority vote of the Landowners required to contribute to the maintenance costs of the right of ways. A meeting to establish maintenance plans shall be conducted at least once a year.
8. All Landowners, whether or not they are required to contribute to the maintenance of said private way pursuant to Paragraph 3 or 4 of this Agreement, shall be required to repair any damage caused to the right of way by them, individually, or caused by their agents, invitees, or guests. If any such dispute results in the necessity of the initiation of legal proceedings to enforce this provision, the prevailing party will be entitled to recover his or her costs, together with reasonable attorneys fees.
9. The Landowners agree that all mortgages of any property which abuts or is accessed by said private way and the successors, administrators and assigns of said mortgages, including but not limited to, all FHA, HUD or VA insured mortgage interests, on said property shall be considered third party beneficiaries of this Road Maintenance/ Easement Agreement.
10. The Landowners who are a party hereto recognize that additional landowners may be added hereto in the future due to homes being constructed in the future on the property accessed by the subject right of way and future extensions thereof.
11. The Landowners agree that if any party hereto, together with their heirs or assigns, fails to pay their portion of any maintenance costs or otherwise comply with this

Agreement, any of the remaining Landowners may bring legal action against the party in breach of this Agreement, which Landowners shall be entitled to recover his or her costs, including reasonable attorney's fees incurred in enforcing this Agreement.

12. The Landowners represent that they have carefully read the foregoing Road Maintenance/Easement Agreement and know and understand the contents hereof and specifically acknowledge that the terms hereof are contractual and not merely recital.

IN WITNESS WHEREOF, the parties hereto have set their hands on the dates set forth next to each signature below.

Date Landowner

Date Landowner

Date Landowner

Date Landowner

STATE OF MAINE

Cumberland, SS.

Personally appeared the above named \_\_\_\_\_, known to me this \_\_\_\_\_ day of \_\_\_\_\_, 2014 and acknowledged the foregoing to be his free act and deed.

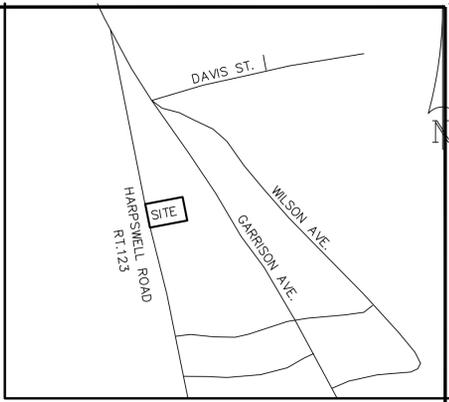
Notary Public

Type or Print Name

Habitat for Humanity Subdivision  
Major Development Review Application  
June 23, 2014

**Attachment H**  
**Site Plans**

The project site plans are included in reduced format for review, and full size copies have been provided as a separate plan sets of as required.



LOCATION MAP  
NOT TO SCALE

- PLAN REFERENCE:**
- A.) "PROPERTY PLAN FOR TOWN OF BRUNSWICK", BY WILLIAM STANTON ASSOCIATES, DATED JANUARY 12, 1979, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 123, PAGE 3.
  - B.) "PLAN OF BRUNSWICK GARDENS" BY D. L. FOSS, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 14, PAGE 80.
  - C.) "STANDARD BOUNDARY SURVEY AND AMENDED SUBDIVISION PLAN OF OLD GURNET HOUSING PROJECT", BY BRIAN SMITH SURVEYING, INC., DATED JULY 27, 1993, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 194, PAGE 119.
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  - E.) STANDARD BOUNDARY SURVEY LAND OF: HABITAT FOR HUMANITY / 7 RIVERS MAINE, INC. ROUTE 123 BRUNSWICK, MAINE BY BRIAN SMITH SURVEYING, INC. 213 MAIN STREET, BOWDOINHAM, MAINE 04008 207-666-3268

- GENERAL NOTES:**
1. THE SITE IS OWNED BY HABITAT FOR HUMANITY/7 RIVERS MAINE AND CONSISTS OF THE FOLLOWING LOTS:
    - (A) TAX MAP U02 LOT 58B BK 31339 PG 307 PER TOWN OF BRUNSWICK TAX ASSESSORS DATABASE
    - (B) TAX MAP U02 LOT 58C BK 31339 PG 307 PER TOWN OF BRUNSWICK TAX ASSESSORS DATABASE
  2. AREA INFORMATION: 47,723 SQ.FT. 1.10 ACRES
  3. BASIS OF BEARINGS: PER PLAN REFERENCE 2E.
  3. BENCHMARK INFORMATION: CONTACT SITELINES PA. 725-1200
  4. FLOOD ZONE INFORMATION: PARCEL IS NOT WITHIN 100-YEAR PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 230042 0015 B EFFECTIVE DATE: JANUARY 3RD, 1986
  5. THERE ARE NO WETLANDS ON THIS PARCEL.
  6. ALL PARCELS WILL BE SERVED BY PUBLIC WATER AND SEWER.

- LAYOUT NOTES:**
1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
  2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
  3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE HALF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
  4. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
  5. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

**ADDRESS OF RECORD OWNER:**  
HABITAT FOR HUMANITY / 7 RIVERS MAINE, INC.  
108 CENTRE STREET, BATH, MAINE 04530

- 3. 06-24-14 REVISED PER STAFF COMMENTS CYN
- 2. 06-10-14 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN
- 1. 04-01-14 SUBMITTED FOR SKETCH PLAN REVIEW JMM

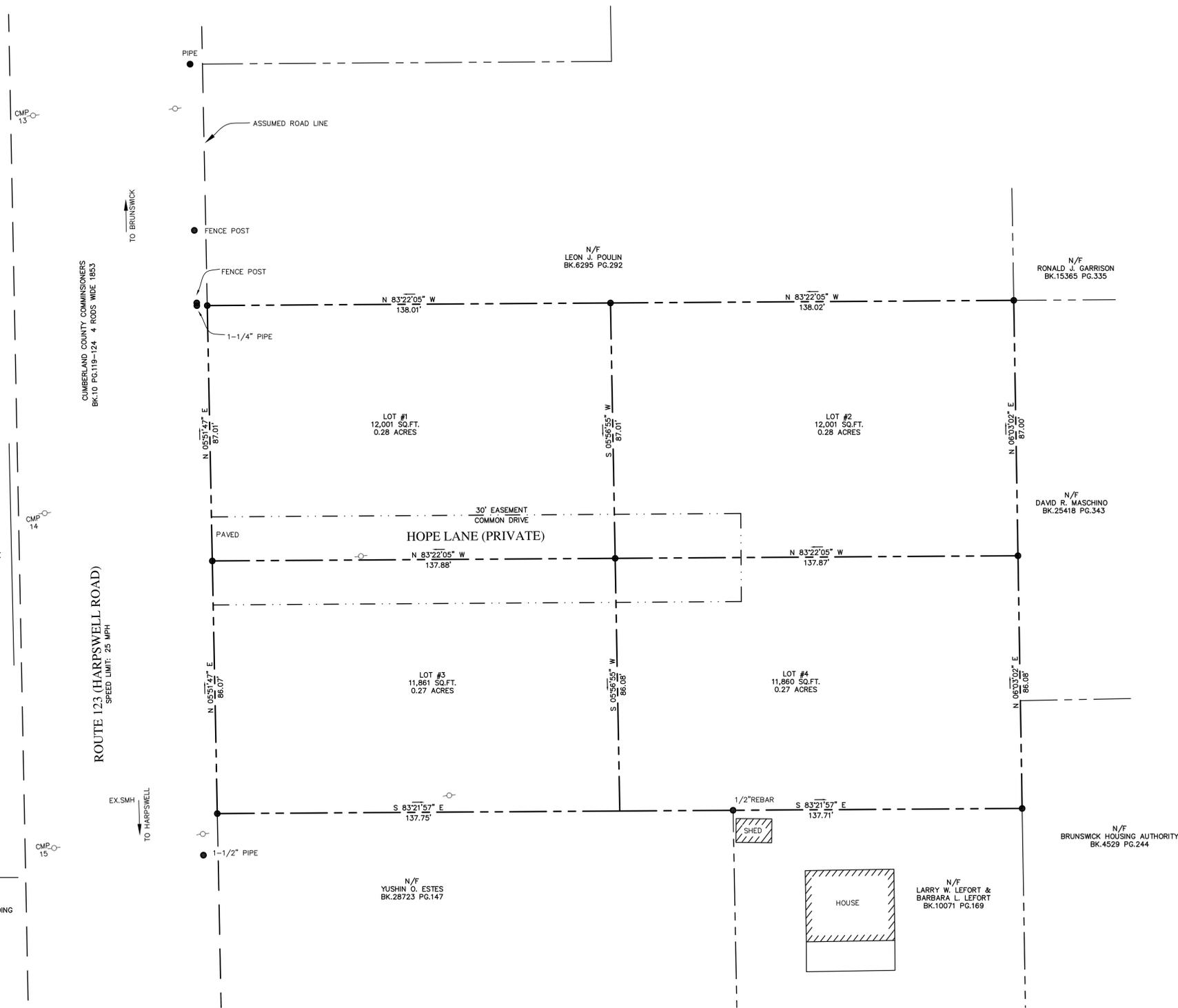
**TITLE:** SUBDIVISION PLAN

**PROJECT:** HABITAT FOR HUMANITY SUBDIVISION  
89 & 89.5 HARPSWELL ROAD, BRUNSWICK, ME

**OWNER:** HABITAT FOR HUMANITY / 7 RIVERS MAINE, INC.  
108 CENTRE STREET, BATH, MAINE 04530

**SITELINES, PA**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
8 CUMBERLAND STREET, BRUNSWICK, ME 04011  
207.725.1200 www.sitelinespa.com

FIELD WK: BSS	SCALE: 1" = 20'	SHEET: <b>1</b>
DRN BY: RPL	JOB #: 2490	
CH'D BY: CYN/BSS	MAP/LOT: U02/58B&58C	
DATE: 03-26-14	FILE: 2490-SV	



- GENERAL NOTES:**
1. ALL UTILITIES SHALL BE INSTALLED WITH PRIVATE ROAD PRIOR TO DEVELOPMENT OF PARCELS.
  2. NATURAL GAS SERVICE SHALL BE COORDINATED WITH MAINE NATURAL GAS WITH REGARD TO TIMING AND INSTALLATION UNDER HARPSWELL ROAD. NO SEPARATE OPENING OF THE ROAD SHALL BE PERMITTED.

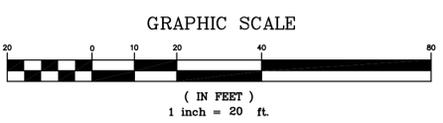
LOT #	STREET ADDRESS	MAP-LOT
LOT 1	1-5 HOPE LANE	U02-58B
LOT 2	7-11 HOPE LANE	U02-58C
LOT 3	2-6 HOPE LANE	U02-58D
LOT 4	8-12 HOPE LANE	U02-58E

- LEGEND**
- MONUMENT FOUND
  - IRON MARKER FOUND
  - 5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
  - BOUNDARY LINE OF SURVEYED PARCEL
  - - - BOUNDARY LINE OF ABUTTERS (APPROX.)
  - ROAD RIGHT OF WAY LINE (APPROX.)
  - ..... COMPUTATIONAL TIE LINE
  - ○ ○ ○ ○ STONE WALL (APPROX.)
  - EDGE OF TRAVELED WAY
  - OHE UTILITY LINE
  - CMP 13 UTILITY POLE WITH NUMBER
  - IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - DH DRILL HOLE
  - 12, 1001 ARBITRARY TRAVERSE POINT WITH NUMBER
  - BK 10674, PG 197 ARBITRARY COMPUTATIONAL POINT NUMBER
  - PB 195, PG 130 PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
  - R/W RIGHT OF WAY
  - N/F NOW OR FORMERLY HELD BY
  - AC. ACRES
  - ± MORE OR LESS
  - ⊙ SEWER MANHOLE
  - ⊙ LIGHT POLE
  - ⊙ CATCH BASIN
  - ⊙ WATER SHUT OFF
  - ⊙ HYDRANT
  - ⊙ SIGN
  - ⊙ WATER VALVE
  - ⊙ ELEVATION TEMPORARY BENCH MARK
  - ⊙ TEST PIT

APPROVAL  
TOWN OF BRUNSWICK PLANNING BOARD

DATE: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_



CUMBERLAND COUNTY REGISTRY OF DEEDS:

RECEIVED \_\_\_\_\_

AT \_\_\_\_\_ HRS \_\_\_\_\_ MIN \_\_\_\_\_ M, AND

FILED IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ATTESTED: \_\_\_\_\_ REGISTER

SURVEYOR'S CERTIFICATION:

THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.



DATE: \_\_\_\_\_

BRIAN B. SMITH, PLS #1175

NOT VALID UNLESS EMBOSSED HERE

**UTILITY NOTES:**

- ALL TERMINATIONS AND CONNECTIONS OF SERVICES SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF THE APPLICABLE UTILITY DISTRICT. ALL BACKFILLING AND COMPACTION OF WATER AND SEWER LINE TRENCHES SHALL BE AS APPROVED BY THE BRUNSWICK AND TOPSHAM WATER DISTRICT AND BRUNSWICK SEWER DISTRICT, RESPECTIVELY.
- THE CONTRACTOR SHALL INSTALL A 4"x4"x8" PRESSURE-TREATED WOOD POST AT ALL UTILITY EXTENSION STUBS. POST SHALL BE 3 FEET ABOVE GRADE AND SHALL HAVE UTILITY TYPE AND SIZE WRITTEN ON SIDE OF POST. CONTRACTOR SHALL PROVIDE TWO SWING TIES OR COORDINATES TO EACH UTILITY STUB.
- THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO COMMENCING EXCAVATION.
- THE CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL CONTROL BEFORE BEGINNING WORK.
- ELECTRIC SERVICE SHALL BE INSTALLED IN CONDUIT UNDER PAVEMENT AND CONCRETE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SEWER, WATER, ELECTRICAL, AND SANITARY CONDUIT, MANHOLES, TRANSFORMERS, AND FITTINGS FOR APPROVAL.
- CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF AWWA C150 AND C151, CLASS 52, AND HAVE PUSH ON OR FLANGED JOINTS AS REQUIRED. FITTINGS SHALL HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.
- SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR-35 PVC.
- INSTALL 2" RIGID STYROFOAM INSULATION OVER SANITARY SEWER IN AREAS WHERE THERE IS LESS THAN 4' OF COVER.
- CONNECTIONS AT MANHOLES/CATCH BASINS SHALL HAVE A FLEXIBLE BOOT CAST ONTO THE BARREL AND SECURED WITH STAINLESS STEEL BANDS.

**SEWER STRUCTURE DATA:**

EX.SMH  
RIM=71.21  
INV.IN=65.91  
INV.OUT=65.91

SMH#1  
RIM=70.20±  
INV.IN=66.33 (FROM EXIST)  
INV.OUT=66.31 (TO EX.SMH#2)

SMH#2  
RIM=72.25±  
INV.OUT= 67.81 (TO SMH#1)

**SEWER PIPE DATA:**

P1 TYPE= 8" SDR-35 L=186' S=0.0075

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**LEGEND**

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**APPROVAL**  
TOWN OF BRUNSWICK PLANNING BOARD

DATE: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_

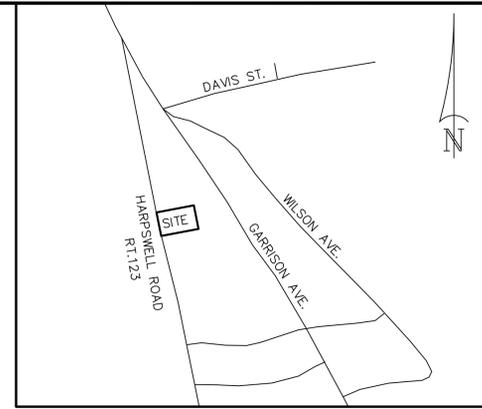
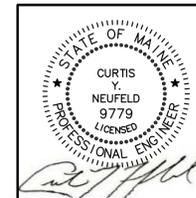
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.

**ZONING INFORMATION:**

CRITERIA:	REQUIRED:
ZONE: R7 (RESIDENTIAL 7/MCCLELLAN-GARRISON ST)	
MIN. LOT AREA	10,000 S.F.
MAX. DENSITY W/ PUBLIC SEWER	7 UNITS PER ACRE
<b>DIMENSION REQUIREMENTS:</b>	
1.) MIN. LOT WIDTH	65 FT
2.) YARD DEPTHS:	
FRONT	15 FT
REAR	20 FT
SIDE	15 FT
3.) BUILDING HEIGHT	MAX. 35 FT
MAXIMUM IMPERVIOUS SURFACE COVERAGE	30%
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE	5,000 S.F.



LOCATION MAP  
NOT TO SCALE

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**GENERAL NOTES:**

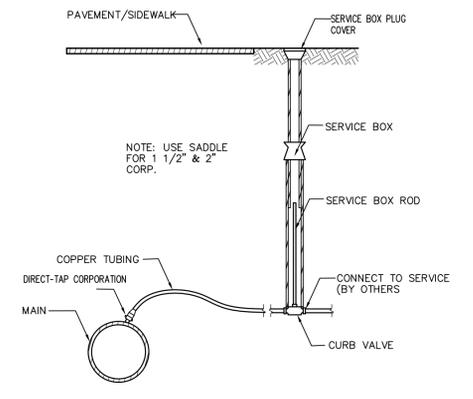
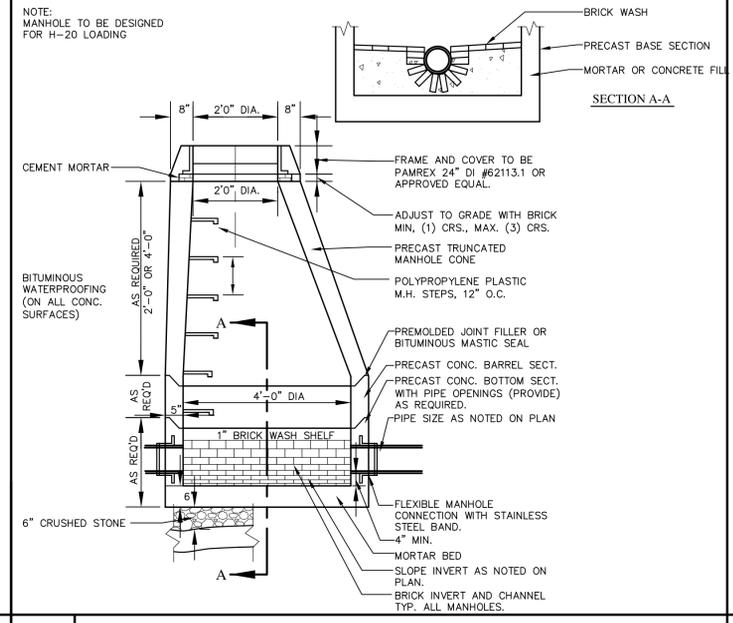
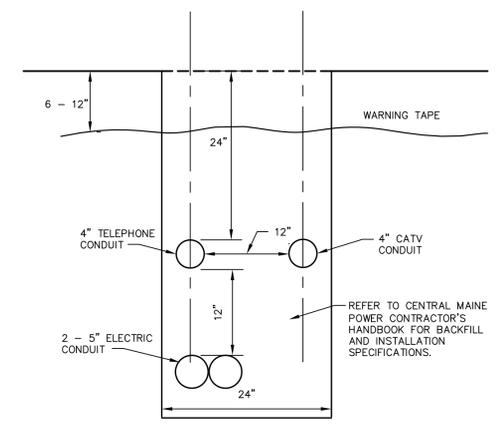
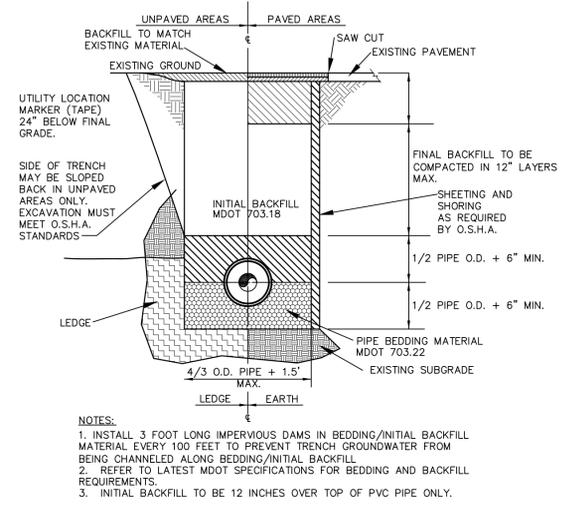
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**LAYOUT NOTES:**

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- 06-10-14 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN
- 04-01-14 SUBMITTED FOR SKETCH PLAN REVIEW JUM

<b>SITE DEVELOPMENT PLAN</b>		
PROJECT: <b>HABITAT FOR HUMANITY SUBDIVISION</b> <b>89 &amp; 89.5 HARPSWELL ROAD, BRUNSWICK, ME</b>		
OWNER: <b>HABITAT FOR HUMANITY / 7 RIVERS MAINE, INC.</b> <b>108 CENTRE STREET, BATH, MAINE 04530</b>		
FIELD WK: BSS	SCALE: 1" = 20'	SHEET: <b>2</b>
DRN BY: RPL	JOB #: 2490	
CHD BY: CYN/BSS	MAP/LOT: U02/58B&58C	
DATE: 03-26-14	FILE: 2490-SV	

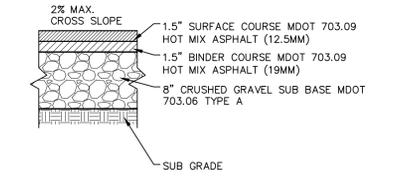
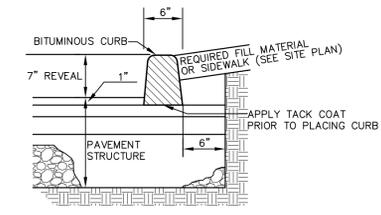
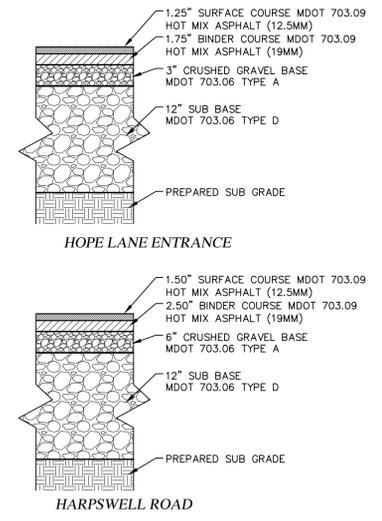
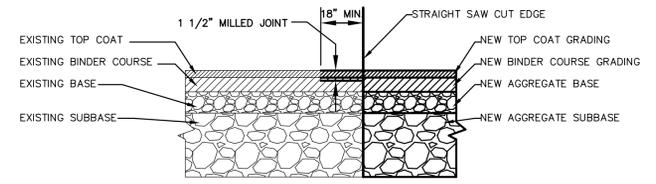


**A** TYPICAL PIPE TRENCH DETAIL  
 N.T.S.

**B** UTILITY TRENCH  
 N.T.S.

**C** SEWER MANHOLE DETAIL  
 N.T.S.

**D** WATER SERVICE  
 N.T.S.

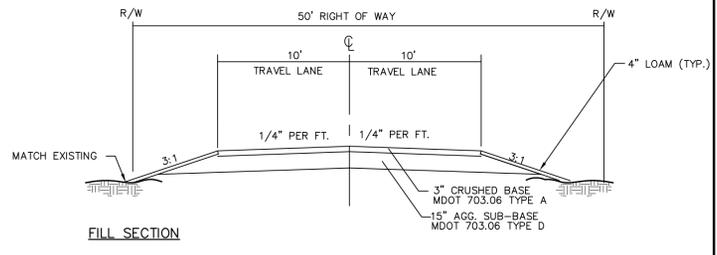


**E** PAVEMENT SAW CUT SECTION "FULL DEPTH RECONSTRUCTION"  
 N.T.S.

**F** PAVEMENT SECTIONS  
 N.T.S.

**G** VERTICAL BITUMINOUS CURB  
 N.T.S.

**H** BITUMINOUS CONCRETE WALK  
 N.T.S.



**I** GRAVEL ROAD SECTION  
 N.T.S.

**J**

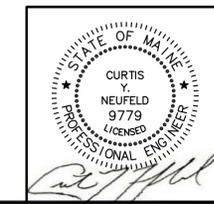
**K**

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TITLE: **DETAIL SHEET**

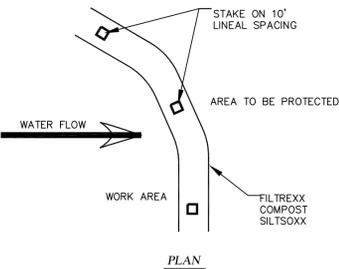
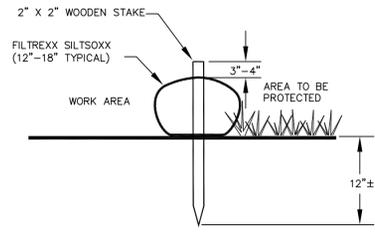
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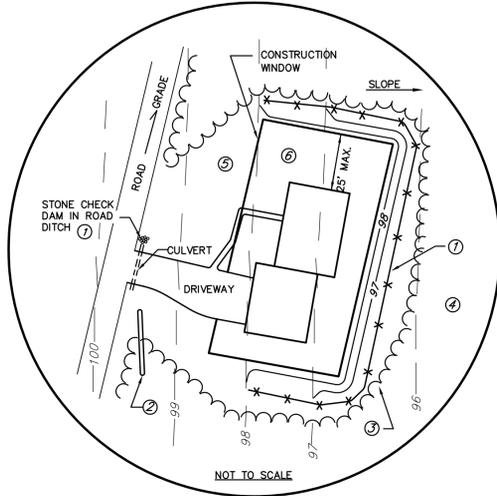
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 LANDSCAPE ARCHITECTS  
 8 CUMBERLAND STREET, BRUNSWICK, ME 04011  
 207.725.1200 www.sitelinespa.com

FIELD WK: BSS	SCALE: 1" = 20'	SHEET:
DRN BY: RPL	JOB #: 2490	<b>3</b>
CHD BY: CYN/BSS	MAP/LOT: U02/58B&58C	
DATE: 03-26-14	FILE: 2490-SV	



- NOTES:**
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATIONS
  2. SILT/SOXX COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
  3. SILT/SOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
  4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
  5. SILT FENCE MAY BE USED AS AN ALTERNATE "SEDIMENT BARRIER OPTION"

**A** FILTREXX SILT/SOXX DETAIL "SEDIMENT BARRIER OPTION"  
N.T.S.



- INSTALLATION:**
1. INSTALL SEDIMENT BARRIERS ON YOUR SITE BEFORE DISTURBING SOILS. SEE THE "SEDIMENT BARRIERS" MEASURE FOR DETAILS ON INSTALLATION AND MAINTENANCE.
  2. CONSTRUCT A DIVERSION DITCH TO KEEP UPSLOPE RUNOFF OUT OF WORK AREA.
  3. MARK CLEARING LIMITS ON THE SITE TO KEEP EQUIPMENT OUT OF AREAS WITH STEEP SLOPES, CHANNELIZED FLOW, OR ADJACENT SURFACE WATERS AND WETLANDS.
  4. PRESERVE BUFFERS BETWEEN THE WORK AREA AND ANY DOWNSTREAM SURFACE WATERS AND WETLANDS. SEE THE "BUFFERS" MEASURE FOR BUFFER PRESERVATION.
  5. USE TEMPORARY MULCH AND RYE-SEED TO PROTECT DISTURBED SOILS OUTSIDE THE ACTIVE CONSTRUCTION AREA. SEE THE "MULCHING" MEASURE AND "VEGETATION" MEASURE FOR DETAILS AND SPECIFICATIONS FOR THESE CONTROLS.
  6. PERMANENTLY SEED AREAS NOT TO BE PAVED WITHIN SEVEN DAYS OF COMPLETING FINAL GRADING. SEE "VEGETATION" MEASURE FOR INFORMATION ON PROPER SEEDING.

**MAINTENANCE:**  
EVERY MONTH THE FIRST YEAR AFTER CONSTRUCTION AND YEARLY THEREAFTER, INSPECT FOR AREAS SHOWING EROSION OR POOR VEGETATION GROWTH. FIX THESE PROBLEMS AS SOON AS POSSIBLE. EACH SPRING REMOVE ANY ACCUMULATION OF DEBRIS OR WINTER SAND THAT WOULD IMPEDE RUNOFF FROM ENTERING A BUFFER OR DITCH.

**B** HOUSE SITE - BEST MANAGEMENT PRACTICES  
N.T.S.

- POST-CONSTRUCTION REVEGETATION:**  
THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.
1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
  2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:  
LAWNS SHALL BE: ALLEN, STERLING & LATHROP "TUFTTURF", 70% DIAMOND TALL FESCUE, 20% PLEASURE OLLUS PERENNIAL RYEGRASS, 10% BARON KENTUCKY BLUEGRASS. SEEDING RATE SHALL BE 7-LBS./1,000 SQ. FT.

- SWALES SHALL BE: WILDFLOWER MEADOW: (SEED) FESTUCA OVINA SHEEP FESCUE; SOW AT A RATE OF 12 OZ. PER 1,000 SQFT. TRIFOLIUM REPENS WHITE CLOVER; SOW AT A RATE OF 3/4 OZ. PER 1,000 SQFT. (FLOWERS) ACHILLEA MILLEFOLIUM YARROW, AQUILEGIA CANADENSIS COLUMBINE, ASCLEPIAS TUBEROSE BUTTERFLY MILKWEED, ASTER NOVAE-ANGLIAE NEW-ENGLAND ASTER, BAPTISIA AUSTRALIS WILD INDIGO, BOLTONIA ASTEROIDES FALSE ASTER, CHRYSANTHEMUM LEUCANTHEMUM OXEYE DAISY, DIGITALIS PURPUREA FOXGLOVE, ECHINACEA PURPUREA PURPLE CONEFLOWER, LUPINUS PERENNIS LUPINE, MONARDA FISTULOSA BERGAMOT, PAPAVER ORIENTALE ORIENTAL POPY, RUDBECKIA HIRTA BLACK-EYED SUSAN, SALVIA OFFICINALIS SAGE; SOW AT A RATE OF 1/3 OZ. EACH PER 1,000 SQFT. OR 4 OZ. PER 1,000 SQFT. IN COMBINATION
3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
    - A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
      - i. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
      - ii. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
    - B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.

4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
  - A. ONLY UNFROZEN LOAM SHALL BE USED.
  - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
  - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
  - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
5. FLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

**MONITORING SCHEDULE:**  
THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SEDIMENT BARRIER, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SEDIMENT BARRIER BEHIND THE HAY BALES.
2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

**CONSTRUCTION PHASE:**  
THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 7 DAYS, SEE ITEM NO. 4.
2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SEDIMENT BARRIER AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SEDIMENT BARRIER BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
  - A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
  - B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
  - C. INSTALL SEDIMENT BARRIER AROUND STOCKPILE AT BASE OF PILE. STOCKPILES TO HAVE SEDIMENT BARRIER INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.
4. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE EITHER:
  - A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
  - B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.
5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)
6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.

**THE FOLLOWING CONSTRUCTION SEQUENCE IS MANDATORY:**

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND MAINTAIN UNTIL SITE IS PAVED.
2. ONLY THOSE AREAS NECESSARY FOR CONSTRUCTION WILL BE DISTURBED.
3. PRIOR TO THE START OF CONSTRUCTION, SEDIMENT BARRIER WILL BE INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT TRAVELLED WAY TO PROTECT IT FROM CONSTRUCTION-RELATED EROSION.
4. CLEAR AND GRUB WORK SITE AS NEEDED TO EXECUTE PLANS USING CAUTION NOT TO OVER EXPOSE THE SITE.
5. STORMWATER MANAGEMENT SYSTEM AND CATCH BASINS WILL BE INSTALLED PRIOR TO CONSTRUCTION OF SITE ELEMENTS THAT DISCHARGE TO THESE SYSTEMS. CATCH BASIN INLET PROTECTION SHALL BE INSTALLED IN ALL NEW AND EXISTING CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT. NO STORMWATER SHOULD BE DIRECTED TO THE SUBSURFACE SAND FILTER SYSTEM UNTIL THE SITE IS COMPLETELY STABILIZED.
6. BEGIN FOOTINGS AND BUILDING FOUNDATION, INCLUDING FOUNDATION DRAINAGE.
7. DISTURBED AREAS WILL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE INITIAL DISTURBANCES OF SOILS. DISTURBED AREAS WILL BE STABILIZED BEFORE STORMS. LOAM WILL BE SAVED FOR LATER USE WHERE POSSIBLE. EXCESS SOIL MATERIALS WILL BE USED AS FILL OR REMOVED FROM SITE TO AN APPROVED LOCATION.
8. AT A MINIMUM, THE EROSION CONTROL MEASURES SHALL BE REVIEWED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6 INCHES AND BE DISCARDED ON THE SITE. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS.
9. INSTALL UTILITIES AND APPURTENANCES.
10. CONSTRUCT PARKING AREAS.
11. CONSTRUCT BUILDINGS.
12. INSTALL PAVEMENT AND CURBING.
13. LOAM, LIME, FERTILIZE, SEED, AND MULCH LANDSCAPED AND OTHER DISTURBED AREAS.
14. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
15. TOUCH UP LOAM AND SEED.

NOTE: ALL DENUDED AREAS NOT SUBJECT TO FINAL PAVING, RIPRAP OR GRAVEL SHALL BE REVEGETATED.

**EROSION CONTROL DURING WINTER CONSTRUCTION:**

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT, SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SEDIMENT BARRIER OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS, SLOPES GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.
8. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
9. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

**SITE INSPECTION AND MAINTENANCE:**

1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER.
3. LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER.

IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER, TOWN AND DEP.

**EROSION AND SEDIMENTATION NOTES:**  
1. CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES OF THE CUMBERLAND COUNTY SOIL CONSERVATION SERVICE AND THE MAINE DEP BEST MANAGEMENT PRACTICES HANDBOOK.

**GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:**  
**EROSION/SEDIMENT CONTROL DEVICES:**  
THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

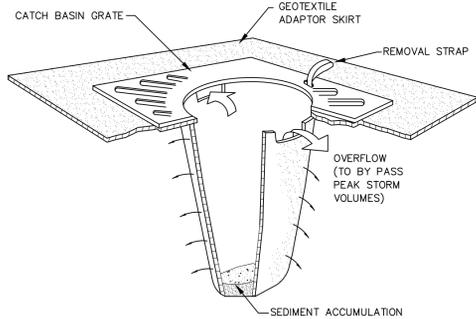
1. SEDIMENT BARRIER: SILT/SOXX OR APPROVED EQUAL WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SEDIMENT BARRIER WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SEDIMENT BARRIER AND TO PROVIDE ADDITIONAL TREATMENT.
2. HAY BALES: HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.
3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.
4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.
5. STRAW AND HAY MULCH: USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY.
6. IN LIEU OF MULCH, USE EROSION CONTROL BLANKET (EQUAL TO NORTH AMERICAN GREEN SC150) TO STABILIZE AREAS OF CONCENTRATED FLOW AND DRAINAGE WAYS.

**TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:**  
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

1. SEDIMENT BARRIER ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SEDIMENT BARRIER WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.
2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SEDIMENT BARRIER.
3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
  - A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
  - B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
  - C. STABILIZE STOCKPILES WITHIN 7 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
  - D. SURROUND STOCKPILE SOIL WITH SEDIMENT BARRIER AT BASE OF PILE.
4. ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 7 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.
5. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.
6. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

**PERMANENT EROSION CONTROL MEASURES:**  
THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.) WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP. (NONE ANTICIPATED)

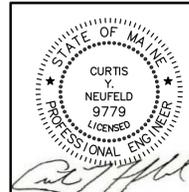


- NOTES:**
1. CATCH BASIN PROTECTION TO BE "SILT/SACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).
  2. INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.
  3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

**C** TEMPORARY INLET PROTECTION DETAIL  
N.T.S.

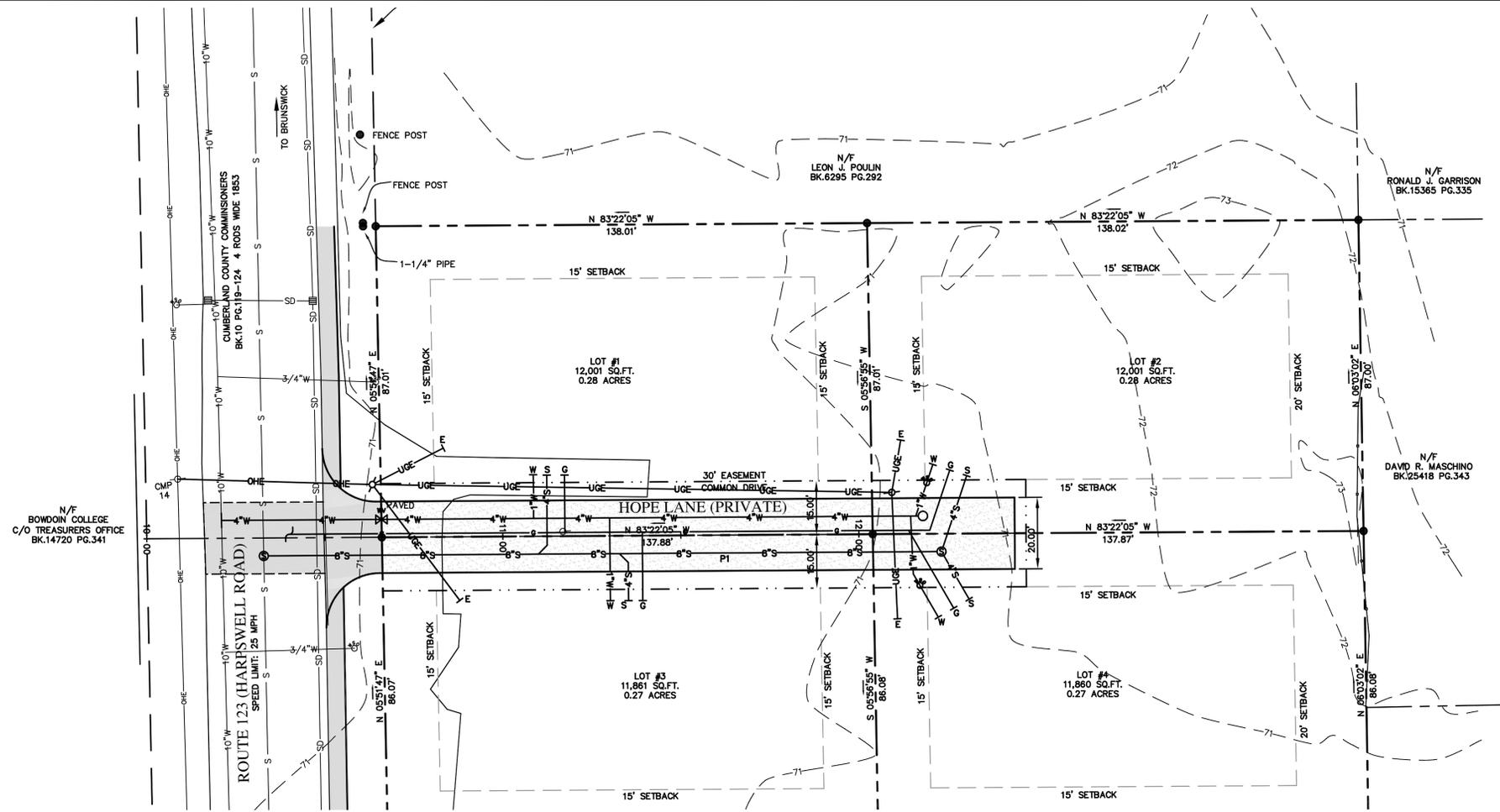
3. 06-24-14 REVISED PER STAFF COMMENTS CYN
2. 06-10-14 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN
1. 04-01-14 SUBMITTED FOR SKETCH PLAN REVIEW JUM

**TITLE:** EROSION CONTROL DETAIL AND NOTES  
**PROJECT:** HABITAT FOR HUMANITY SUBDIVISION  
89 & 89.5 HARPSWELL ROAD, BRUNSWICK, ME  
**OWNER:** HABITAT FOR HUMANITY / 7 RIVERS MAINE, INC.  
108 CENTRE STREET, BATH, MAINE 04530

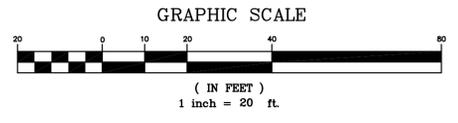
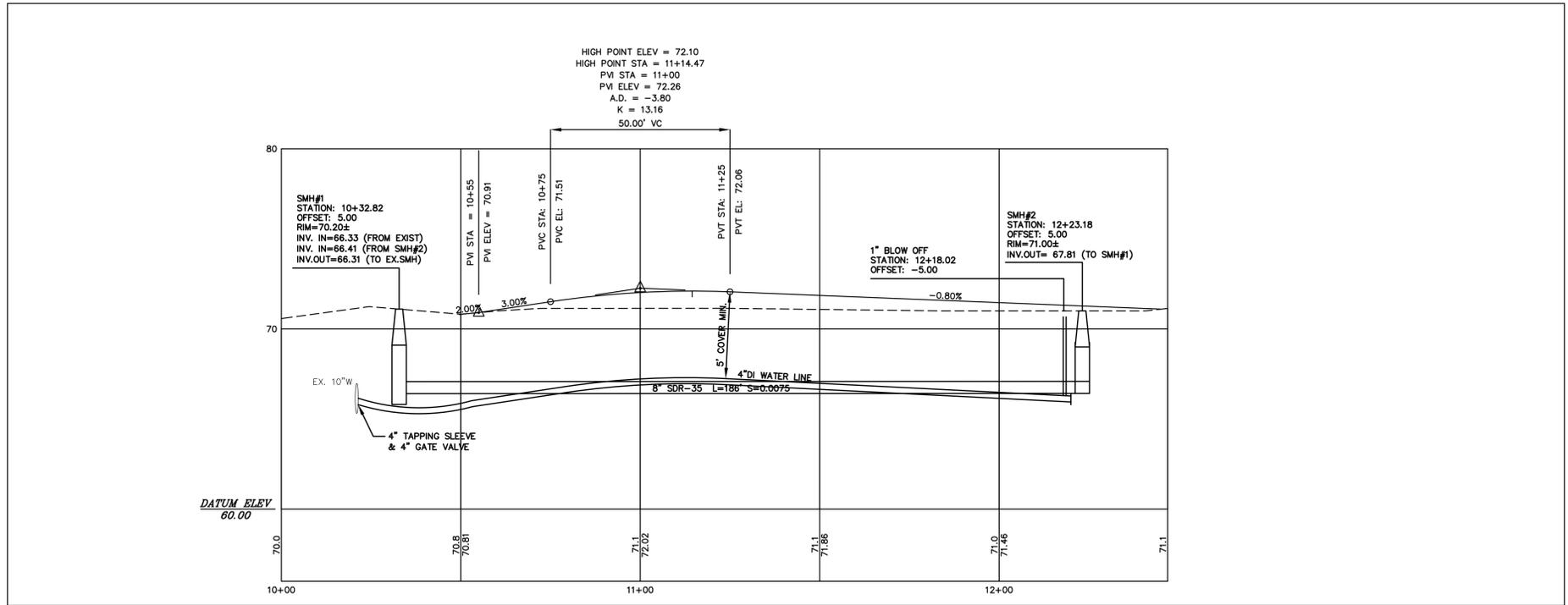


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FIELD WK: BSS	SCALE: 1" = 20'	SHEET: <b>4</b>
DRN BY: RPL	JOB #: 2490	
CHD BY: CYN/BSS	MAP/LOT: U02/58B&58C	
DATE: 03-26-14	FILE: 2490-SV	



- UTILITY NOTES:**
1. THE CONTRACTOR SHALL INSTALL A 4"x4"x8' PRESSURE-TREATED WOOD POST AT ALL UTILITY EXTENSION STUBS. POST SHALL BE 3 FEET ABOVE GRADE AND SHALL HAVE UTILITY TYPE AND SIZE WRITTEN ON SIDE OF POST. CONTRACTOR SHALL PROVIDE TWO SWING TIES OR COORDINATES TO EACH UTILITY STUB.
  2. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO COMMENCING EXCAVATION.
  3. THE CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL CONTROL BEFORE BEGINNING WORK.
  4. ELECTRIC SERVICE SHALL BE INSTALLED IN CONDUIT UNDER PAVEMENT AND CONCRETE.
  5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SEWER, WATER, ELECTRICAL, AND SANITARY CONDUIT, MANHOLES, TRANSFORMERS, AND FITTINGS FOR APPROVAL.
  6. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  7. DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF AWWA C150 AND C151, CLASS 52, AND HAVE PUSH ON OR FLANGED JOINTS AS REQUIRED. FITTINGS SHALL HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.
  8. SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR-35 PVC.
  9. INSTALL 2" RIGID STYROFOAM INSULATION OVER SANITARY SEWER IN AREAS WHERE THERE IS LESS THAN 4' OF COVER.
  10. CONNECTIONS AT MANHOLES/CATCH BASINS SHALL HAVE A FLEXIBLE JOINT CAST ONTO THE BARREL AND SECURED WITH STAINLESS STEEL BANDS.

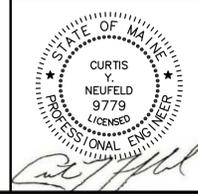


4. 06-24-14 REVISED PER STAFF COMMENTS SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN
3. 06-17-14 ADD UTILITIES TO PROFILE RPL
2. 06-10-14 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN
1. 04-01-14 SUBMITTED FOR SKETCH PLAN REVIEW JUM

**TITLE:** HOPE LANE PLAN & PROFILE

**PROJECT:** HABITAT FOR HUMANITY SUBDIVISION  
89 & 89.5 HARPSWELL ROAD, BRUNSWICK, ME

**OWNER:** HABITAT FOR HUMANITY / 7 RIVERS MAINE, INC.  
108 CENTRE STREET, BATH, MAINE 04530



**SITELINES, PA**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
8 CUMBERLAND STREET, BRUNSWICK, ME 04011  
207.725.1200 www.sitelinespa.com

FIELD WK: BSS	SCALE: 1" = 20'	SHEET:
DRN BY: RPL	JOB #: 2490	<b>5</b>
CHD BY: CYN/BSS	MAP/LOT: U02/58B&58C	
DATE: 03-26-14	FILE: 2490-SV	



## TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING & DEVELOPMENT

TOWN HALL - ROOM 216

85 UNION STREET

BRUNSWICK, ME 04011

ANNA BREINICH, FAICP  
DIRECTOR OF PLANNING & DEVELOPMENT

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

June 19, 2014

### STAFF REVIEW COMMITTEE NOTES

#### Committee Members Present:

Anna Breinich (Planning), Jeremy Doxsee (Planning, non-voting member), John Foster (Public Works)  
Jeff Emerson (Fire), Dick Rizzo (Police), Violet Ranson (Bowdoin Fellow)

#### Also Present:

Dave Perren (Habitat for Humanity), Curt Neufeld (Sitelines), Dave Maschino (Abutter)

**Case # 14-012 – Habitat for Humanity:** The Committee will review and provide a recommendation to the Planning Board on a Major Review *Final 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.

Curt provided an overview of the plan and revisions since the April 15<sup>th</sup> meeting.

#### Comments:

Anna Breinich:

- In regards Section 310 and reduction of impact fees - will need an indenture stating how many years units will remain affordable and occupied. Minimum of 10 years.
- What are median incomes? Dave responded AMI is 25-80%. Anna: add as condition of approval.
- Dave P: deed will have language that Habitat for Humanity will have right of first refused in event homeowner tries to sell before 10 years.
- Curt: Rec Commission met last night and determined rec impact fee will be \$15,077.26 for lots 2,3, & 4. (Section 310 can reduce/relieve this fee)

Dick Rizzo: No comments

Jeff Emerson: No comments

John Foster:

- Private lane needs to be extended to accommodate for snow plowing.
- Applicant should investigate condition of water service.
  - Curt - maybe tie into new water line in private lane?
- There is some private infrastructure for all common lots. Town should require performance deposits if not completed before issuance of B.P.
- Sidewalk improvement should be included. Up to Codes Office on how Performance Deposit is negotiated.
- Re. street opening permit for Harpswell Road - patch will use shiplap joints to prevent infiltration of water into street.
- Solid waste impact fee – town will entertain a “net calculation” (subtracting previous impacts of previous use)
- 

END: 10:34am

# BRUNSWICK PARKS & RECREATION DEPARTMENT

30 FEDERAL STREET

BRUNSWICK ME 04011-1584

TEL (207) 725-6656  
FAX (207) 725-6663

THOMAS M. FARRELL  
Director

June 24, 2014

Mr. Charles Frizzle, Chair  
Brunswick Planning Board  
85 Union Street  
Brunswick, Maine 04011

***Habitat for Humanity – 7 Rivers Residential Subdivision at 89 Harpswell Road***

Dear Mr. Frizzle,

The Recreation Commission met with Mr. Curtis Neufeld, representing Habitat for Humanity – 7 Rivers on June 18, 2014 to review the proposed subdivision planned for 89 Harpswell Road.

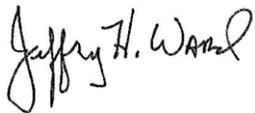
Commissioners voted unanimously to recommend acceptance of a fee in lieu of land in fulfillment of the recreation/open space requirement as set forth in the Town's Subdivision Ordinance for this project. To determine the value per undeveloped acre of land at the site, Director Farrell obtained a real estate declaration of value from the property transfer from Town Assessor, Cathy Donovan (see attachment #1). Cathy noted that the total sale price for the 1.1 acre site was \$155,000. She further indicated that the per acre fee for purposes of calculating the recreation/open space impact fee for this parcel is \$140,909.

The formula for fee in lieu of land, as computed via the Subdivision Ordinance for this project is \$15,077.26 (see attachment #2).

Please note that the fee for the first of the four proposed lots was waived as there was a previous residential home on the project site which is no longer there. In addition, the Commission is aware that there is an affordable housing provision within the zoning ordinance that the Planning Board may consider applying as it pertains to this project.

Should you have any questions relative to the above recommendation please contact Director of Parks and Recreation, Tom Farrell or me. Director Farrell can be reached at [tfarrell@brunswickme.org](mailto:tfarrell@brunswickme.org) or at 725-6656. I can be reached at [Jeff.Ward.207@gmail.com](mailto:Jeff.Ward.207@gmail.com) or at 725-4939.

Very Truly Yours,



Jeffrey H. Ward, Chair  
Brunswick Recreation Commission

Pc: Brunswick Recreation Commission  
Curtis Neufeld, Authorized Representative for the Developer  
Cathy Donovan, Town Assessor



\*12RETTD\*

RETTD

682.00

MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER TAX  
DECLARATION

TITLE 36, M.R.S.A. SECTIONS §§4641-4641N

ATTACHMENT # 1

Recorded On: Feb 18, 2014 02:47:49P  
Transfer Tax of 682.00  
State of Maine Transfer Tax  
Cumberland County  
Doc #: 6548

1. County

CUMBERLAND

2. Municipality/Township

BRUNSWICK

3. GRANTEE/  
PURCHASER

3a) Name LAST or BUSINESS, FIRST, MI

HABITAT FOR HUMANITY/7 RIVERS MAINE INC

3c) Name LAST or BUSINESS, FIRST, MI

3e) Mailing Address

108 CENTRE STREET

3f) City

BATH

3g) State

ME

3h) Zip Code

04530

4. GRANTOR/  
SELLER

4a) Name LAST or BUSINESS, FIRST, MI

MILLER, KAREN A.

4c) Name LAST or BUSINESS, FIRST, MI

4e) Mailing Address

49 TIMBERCLIFFE DRIVE

4f) City

CAMDEN

4g) State

ME

4h) Zip Code

04843

5. PROPERTY

5a) Map

U-02

Block

Lot

58

Sub-Lot

C

5b) Type of property—Enter the code number that best describes the property being sold. (See instructions) →

102

Check any that apply:

No tax maps exist

5d) Acreage

Multiple parcels

Portion of parcel

5c) Physical Location

89 AND 89-1/2 HARPSWELL ROAD  
+ Lot 58B

6. TRANSFER TAX

6a) Purchase Price (If the transfer is a gift, enter "0")

6a

155000.00

6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)

6b

.00

6c) Exemption claim -  Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

7. DATE OF TRANSFER (MM-DD-YYYY)

02-14-2014

MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front a substantial financial penalty could be triggered by development, subdivision, partition or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

Foreclosure Sale

11. OATH

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee [Signature] Date 2/14/2014

Grantor [Signature] Date 2-17-14

Grantee \_\_\_\_\_ Date \_\_\_\_\_

Grantor \_\_\_\_\_ Date \_\_\_\_\_

12. PREPARER

Name of Preparer Elliott & MacLean, LLP

Phone Number 207-236-8836

Mailing Address 20 Mechanic Street, Camden, ME 04843

E-Mail Address nancy@camdenlaw.com

Fax Number 207-236-8848

Prepared by Tom Farrell  
June 18, 2014

**HABITAT FOR HUMANITY – 7 RIVERS**  
**RESIDENTIAL SUBDIVISION AT 89 HARPSWELL ROAD**

Lot #2	12,001 sq ft
Lot #3	11,861 sq ft
Lot #4	<u>11,860 sq ft</u>
	35,722 sq ft

$$\begin{array}{r} 35,722 \text{sq ft} \\ \times .13 \\ \hline 4,643.86 \end{array}$$

$$4,643.86 / 43,560 = .107$$

.107 X price of an undeveloped acre

$$.107 \times \$140,909 = \$15,077.26$$

**FEE IN LIEU OF LAND IS \$15,077.26**

**BRUNSWICK PLANNING BOARD  
APRIL 8, 2014**

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

**MEMBERS ABSENT:** Dann Lewis

**STAFF PRESENT:** Town Planner Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, April 8, 2014 in Council Chambers, 1<sup>ST</sup> Floor, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

**Case # 14-010 – Churchill Woods Condominiums:** The Planning Board will review and take action on a combined Sketch/Final Major Development Site Plan Reapproval application submitted by Churchill LLC, for phased construction of 16 residential units; located off of McKeen Street (Assessor’s Map U28, Lot 196), in the R4 Meredith Drive –West McKeen Street Zoning District.

Jeremy Doxsee stated that the application before the Board is a combined Sketch/Final Major Development Site Plan reapproval application submitted by Churchill LLC. Jeremy stated that the application submitted is identical from the originally approved September 5, 2006 application for 16 condominium units in the R4 District and noted that the R4 District does permit up to five units per acre but that the applicant has decided to go with single-family units. Jeremy pointed out that the original application came through around the time that DEP changed Stormwater requirement and that this application was reviewed under the new laws; DEP is currently reviewing the application again. Jeremy said that there were no comments per staff review and that the Town Engineer and Town Arborist are comfortable with what has been submitted.

Curt Neufeld with Sitelines, reviewed that in the original 2006 application there was some talk at the time of increasing the density and impervious coverage to promote these infill developments but the idea that there would be a lollipop loop that would go to McKeen street and designed internally with a dedicated easement that would provide for pedestrians and a bike lane sat well with neighbors. Curt pointed out that there was an easement that was prepared between the owner of the land and the Town ensuring public access to trails. Curt said that this was a nice residential area and a good opportunity to bring in mid-level residents. Curt pointed out again that this was a nice infill with the proposed density and compatible to neighborhood. Curt noted that there would be one access off of McKeen Street with the first of the next two units taking entrance off of Country Lane. Curt said that the next phase would be to build an entrance road to the split which would create an immediate turnaround and provide for the first four or five units there to be constructed; the remaining loop would be constructed in the final phase. Curt said that the units are intended to have a tree and a poled carriage light in lieu of any street lights and that a buffer to McKeen Woods has been planted. Each unit will have water and sewer available and the housing would have a little built in park in the circle. Curt noted that they are going back to DEP with the same plan.

Bill Dana asked that in the event that the Zoning Ordinance does change, in terms of impermeable surfaces, will that be an amendment to this application or will there be another application? Charlie Frizzle replied that the applicant would have the choice to either amend this development or separate out the center and submit a new application but that this would be their choice.

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

Chairman Charlie Frizzle opened the meeting to public hearing.

**Mark Patrick, resident of 79 Hennessy Ave.**, noted that the first three lots on Country Lane had some of the biggest trees in the area and when those were prepared the applicant clear cut those three lots, constructed one house and the tree stumps and slash from the three lots sat in a pile for almost two years and asked if as development progress, will the rest of the lot be clear cut? Charlie Frizzle replied that he believes the lots will be clear cut as the project progresses, but subsequent to construction the plantings per the design and approved by the Town Arborist will be put into place. Mark recommended, if possible, to save a few of the trees. Curt Neufeld replied that he believes that the limits per the Conditions of Approval, would be flagged and thought this was to save some of the trees and noted that the trees will be somewhat at the mercy of facilities. Soxna Dice asked if the timing of clearing is phase by phase or lot by lot. Curt replied that lots are cleared by phase but for that phase only. Richard Visser replied that he believes this is covered in condition 8.

**Richard Harrison of Country Lane**, asked to clarify that the next two houses will be on Country Lane? Curtis Neufeld replied that he was correct. Richard asked where water and services will come from and Curt replied that services are already stumped in. Richard stated that there is a lot between his condo and the one down towards Baribeau Drive owned by the Bouchard family though it may be owned by the Town and wondered if they would need to dig that up to get water and sewer? Curt replied that this would not be necessary for those houses on McKeen Street.

**Nicole Werner of 8 Country Lane**, stated that she received a letter from a lawyer telling her that they have the right to come through property for Stormwater but does not know if it is coming through on her property. Curt Neufeld replied that the letter is a notice that says that the applicant is going to file with the DEP to get approvals for that Stormwater plan and stated that there is no intention of going through her property. Curt reviewed Stormwater layout. Nicole asked if she can request a natural row of trees along the vacant lots. Curt reviewed the setback and clearing lines and noted that the area is densely wooded and it is hoped that many trees will be maintained.

**Rudi Smith, resident of 75 Hennessey Ave**, asked as far as future owners are concerned, where does roof drainage end up? Curt Neufeld replied that it will fall to lawn areas around the roof and run back into the shallow soils and into the ground; what doesn't go all the way down will

go into the drains. Rudi asked if they could connect into the other drains in the Town and Curt replied that the units will but not the surface drains. Rudi expressed his concern that the water will not drain during cold and wet weather and clarified that the lowest point of swail is on north end. Curt replied that there really is not any pitch on any one end and noted that this is great soil; the science says that there should be no problems. Rudi asked if there will be drainage at each unit at footing and Curt replied “yes”. Rudi asked where that will go and Curt replied that it will tie into a perimeter pipe; footie drain that goes all the way out. Rudi said that some of the houses built to the west of the entrance (McKeen Street) now have water in their basements and believe that it was caused by the development of the units on Country Lane. Rudi stated that he lives at 75 Hennessey Ave and wants to caution the people going to buy these units to be prepared for that and requests that the applicant bring the basement floor up high enough. Curt replied that the idea is that the footer would be 4-5 below grade and that the pipe would be lower and bring water out to the street. Rudi stated that he had DEP come out and nothing has happened. Jeremy Doxsee clarified that Rudi is saying that the development along Country Lane impacted the water table and Rudi replied that it has during different times of the year.

**Mellen Patrick, resident of 79 Hennessey Ave**, asked for clarification on a map dated 4/1/2012 that she received with a road going through instead of the original plan. Curt Neufeld replied that there is no intent to do that. Charlie Frizzle replied that there is no intent to do this and assure her that if approved, the applicant will have no right to put a road going through.

**Barbara Taylor, resident of 15 Country Lane**, and owner of the one house that was built 6-7 years ago stated that at that time, the houses were built by Oxford Homes who no longer exist and asked about the design of the homes. Charlie Frizzle replied that the Board does not usually look at who the developer wishes to contract for their homes or offering for selection. Barbara asked, as a condominium owner, what rights she has and Charlie replied that she has the rights that were built into her contract. Referring back to drainage, Barbara said that there are two man hole covers next to her house that are raised; one says drain and one says sewer, and when it melts there is always a big pool of water that does not drain right away. Barbara asked what assurance does she have of her basement not getting wet and who does she contact if the debris left next to her house in the vacant lot is not cleaned up? Charlie replied that she go to Codes Enforcement. Jeremy Doxsee replied that as far as he knew, the developer has not identified a new construction company and stated that he would be willing to assist in facilitating a nuisance complaint for the construction debris left next to her house. Margaret Wilson replied that this issue has been brought up before and just as recently as the reapproval of Botany Place and the problem is that there is nothing in the ordinance that protects neighbors from that unsightly situation while it is still in construction. Barbara asked if the trees would be left and Margaret replied that they would leave the ones that they could. Curt Neufeld replied that unfortunately between the roads and the setback, much if not all would be disturbed, but if there is a nice tree where a proposed tree would be it would make sense to try and save it. Barbara asked why this was not done on Country Lane and Curt replied that he could not speak to that. Curt discussed the stormwater and drains and stated that in terms of this site, once everything is installed, it should work as intended. Margaret suggested a condition that once house one is built, the landscaping be placed. Jeremy replied that he wouldn't want to act prematurely and have a new seedling be adversely effected by the ongoing construction while working on an adjacent lot. Soxna Dice pointed out that when they discussed the construction debris and Botany Place, they

were addressing dirt pile, and pointed out that Barbara is not talking about construction debris and that a deck being dumped on an empty lot is not construction debris and maybe is something that Codes Enforcement can address. Jeremy stated that in terms of stormwater, he knows that many neighbors would like to see catch basins on site, but that the ordinance does ask that developers use low impact management practices for stormwater. Soxna Dice replied that another reason why it is important to keep stormwater on site is because natural filtration is one of the best pollution abatements and also for aquifer recharge.

**Richard Papetti, resident of 8 Scott Ave**, how does he know that the developer is good again. Charlie Frizzle replied that it is relevant but the Board has no leverage with respect to developers who do not behave and this would have to be brought up in a legal context. Jeremy Doxsee replied that in this instance the performance guarantee for services for phases 2 and 3 will be required, but in terms of construction of houses themselves, that is different. Richard asked if there is there an inspection phase and Charlie replied that all infrastructure are inspected before the applicant moves forward. Richard clarified that upon completion, there will be 16 condominiums and that as of now, one has been built. Rudi clarified that the process could be fast or slow depending on the economy and asked how long the developer has before they have to seek reapproval. Charlie Frizzle replied that the Board would be approving a 16 unit condominium project and that this approval would lapse in five years if the applicant hasn't completed the project. Rudi stated that he was under the impression that one contractor would be building the units and clarified that this is not the case. Curt Neufeld replied that the original intent was to offer four floor plans; the units were designed so that the design could work and be fluid and fit throughout. Curt stated that he does not know if the developer will be moving forward with a modular or a stick built contractor, but that he believes that there will be another offering of three or four floor plans. Curt stated that he also believes that all the units will be single floor though he cannot say that for sure, but will be comparable to what has already been built. Richard stated that he believes that the average cost per unit will be roughly \$400,000 and Curt said that he did not know what the cost will be. Charlie replied that that cost per unit is not in Planning Board purview. Curt stated that in economic terms, there is a definite swing in interest in this project and other similar projects. Margaret Wilson clarified that she did not see anything in the packets that talked about configuration of houses and asked Curt if this was intended. Curt replied that he believes that there is language that they request the ability to make changes with the intent that these units might be able to substitute one for the other. Charlie replied that if the developer should experience another situation where a builder goes under then he would have to hire another builder, but the design would still have to fit the basic footprint; the Board does not dictate how they build the houses. Jeremy Doxsee replied that the Town has made a point not to set guidelines over single-family homes and even if the applicant were to submit architectural renderings, the Board would only be speaking on their personal opinions.

Rudi Smith asked if the Town inspects grading according to plan before an occupancy permit is issued. Charlie Frizzle replied that it is inspected only if the grading effects the Stormwater management plan; the site has to be graded per the management plan submitted to the State. Rudi replied that he was told by someone in Town Hall that back when his house was built, it was so busy that permits were just signed off and he does not want to see that happen here; he would like to see this addressed correctly.

Chairman Charlie Frizzle closed the public hearing.

Richard Visser pointed out that Condition number 5 may give some comfort as it does address the Stormwater management plan. Margaret Wilson stated that she would appreciate it if Curt Neufeld could talk to applicant about how he has left the site for some years but would appreciate more effort. Curt agreed. Dale King asked how wide the buffer was and Curt replied that by deed it is 25 feet and the setback is typically 20 feet. Dale asked if they were going to do landscaping or benches in the middle where there is going to be a park. Charlie replied that the written commitment at this point is to leave it in its natural state.

**MOTION BY MARGARET WILSON THAT THE BOARD WAIVES THE FOLLOWING REQUIREMENTS:**

1. Section 412.2.B.17: Waiver for the requirement to show all trees over 10 inches in diameter.
2. Section 412.2.B.8: Waiver for the requirement to show cross section and profiles of existing roads.

**SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.**

Discussion on rewording of condition number 8 so that the developer does a better job in sequencing the landscaping once the lots have been completed and the houses have been built.

**MOTION BY DALE KING THAT THE MAJOR DEVELOPMENT REVIEW FINAL SITE PLAN IS REAPPROVED 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 review and approval in accordance with the Brunswick Zoning Ordinance.
2. That, prior to issuance of Building Permits for Phases 2 & 3, the developer shall provide the Town with a performance guarantee, as required under Section 411.19, to be approved by the Town Engineer.
3. That, prior to issuance of Building Permits, the developer shall provide a public access easement to allow access between Country Lane and the internal loop road.
4. That, prior to issuance of Building Permits, the final plan shall provide a detail of the proposed pedestrian/bicycle path.
5. That, prior to issuance of Building Permits, the stormwater management plan is approved by the Town Engineer and that the Maine D.E.P. Chapter 500 Stormwater Permit is reapproved.

6. That, prior to issuance of Building Permits, an updated Solid Waste Impact Fee is approved by the Director of Public Works, and proof of payment per unit is provided by the applicant.

7. That, prior to issuance of Building Permits, an updated Recreation Impact Fee is approved by the Director of Parks & Recreation and/or Recreation Commission, and proof of payment per unit is provided by the applicant.

8. That, prior to issuance of Building Permits, a revised landscaping plan shall be submitted to the satisfaction of the Director of Planning and Development. This plan shall show site clearing for the development limited to the specific areas required for individual phases of the project; areas for future development are to be left in a natural state until such time as the site work for individual phases commences, which shall not occur until building permits have been issued for the individual phases. No new phase shall begin until landscaping and construction cleanup from the previous phase has been completed, to the satisfaction of the Director of Planning and Development.

9. That, prior to issuance of a Building Permit, the final plan shall include a phasing schedule on the cover sheet to include projected start dates for Phases 2 & 3.

**SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.**

**Zoning Ordinance Rewrite Update**

- Next meeting on April 9, 2014 in Council Chambers at 4:45 PM. Jeremy Doxsee reviewed the agenda.

**Other Business**

- Anna Breinich is expecting a letter from the Town Attorney asking the Board to address the issue on the sign ordinance and perhaps make an ordinance change.
- April 22, 2014 agenda to possibly include an application for the Plaza at Cooks corner and a four lot subdivision off Harpswell Road.

**Approval of Minutes**

No minutes were reviewed at this meeting.

**Adjourned**

This meeting was adjourned at 8:44 P.M.

Attest

Tonya D. Jenusaitis  
Recording Secretary

**BRUNSWICK PLANNING BOARD  
MAY 13, 2014**

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

**MEMBERS ABSENT:** Dann Lewis

**STAFF PRESENT:** Anna Breinich, Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, May 13, 2014 in Council Chambers, 85 Union Street. Vice Chair Margaret Wilson called the meeting to order at 7:00 P.M.

**Request for Site Plan Approval Extension. Case No. 08-021, Maine Street Station, JHR**

Development of Maine is requesting the Board extend its Site Plan approval per Section 407.4.A of the Zoning Ordinance for the development of multiple buildings on Station Avenue (Assessor's Map U16, Lots 1, 1A, 15, 19 and 21) in the Town Center 1 (TC1) District.

Anna Breinich provided a project summary and noted that the Planning Board had granted 2 prior extensions. Anna summarized the project's shared parking agreement.

Michael Lyne of JHR Development summarized the work done to date, and indicated that they are still actively looking to develop lots 5 & 6.

Soxna Dice asked about the project landscaping for lots 5 & 6, and what will happen to the existing landscaping when the lots are developed. Mike Lyne indicated that the landscaping would have to be removed, and that new landscaping would go in after completion of construction. Margaret Wilson asked that staff verify that all the conditions initially required by the Planning Board had been met. Anna indicated that they had all been met as to buildings 1 through 4.

Vice Chair Margaret Wilson opened the meeting to public comment. There were no public comments. Margaret Wilson closed the meeting to public comment.

**MOTION BY BILL DANA THAT THE MAJOR DEVELOPMENT SITE PLAN APPROVAL BE EXTENDED AN ADDITIONAL 2 YEARS. SECONDED BY DALE KING, APPROVED UNANIMOUSLY.**

**Workshop:** The Board will review and set a public hearing date to consider 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.

Anna Breinich provided an overview of the requested zoning change. Anna noted that the MU1 parcels to the east of Old Bath Road would be changed to CC, while the 2 parcels to the west of Old Bath Road would be folded into CR2 District.

In response to a question from Margaret Wilson about parcel ownership, Ted Crooker approached the microphone and clarified which lots in the existing MU1 Zone he owns. Michael Feldman, Realtor for Ted Crooker, explained that the lots had been for sale for a long time, but that the dimensional restrictions imposed by the MU1 District had deterred prospective buyers from moving forward. Feldman has been approached by an interested party who owns a high-end self-storage facility in New Hampshire, and who is interested in locating another high-end self-storage facility in this location.

Ted Crooker clarified that the small portion of a larger parcel on the east side of the MU1 district is a pumping station associated with the mobile home park to the east. The Planning Board agreed that the entire parcel should remain outside the CC zone and keep the current zoning of the remainder of the parcel, CR2 with Manufactured Home Overlay.

Dale King concurred that this was a good location of a self-storage facility. Anna stated that this is a zoning map alteration only. No text in the Ordinance will be changed.

**MOTION BY DALE KING TO SET A DATE FOR THE PUBLIC HEARING PROPOSING THAT THE ZONING MAP BE CHANGED TO INCLUDE THE HIGHLIGHTED LOTS EAST OF OLD BATH ROAD IN THE COOKS CORNER ZONING DISTRICT AND THOSE 2 LOTS WEST OF OLD BATH ROAD IN THE CR2 DISTRICT. SECONDED BY BILL DANA. APPROVED UNANIMOUSLY.**

**Workshop:** The Board will review and set a public hearing date for a proposed amendment to §604.7 of the Zoning Ordinance entitled “Political Campaign Signs”.

Anna Breinich provided an overview of the proposed amendment to the sign ordinance, and referenced the advisory memo from the Town Attorney. Anna summarized the proposed changes to the Ordinance, noting that all references to time limits will be removed.

Charlie Frizzle stated that he would prefer that the word “temporary” be left in the ordinance and that if the Council wanted to remove it, which would be their prerogative. Bill Dana agreed, saying that nobody really wants old, deteriorating political signs everywhere. Margaret Wilson expressed some ambivalence about leaving it in, but was willing to go along with the majority view. The Board agreed that eliminating the highlighted words in section 604.7 is required by Constitution and should be done.

Charlie Frizzle asked that the Town Attorney and Code Officer be available at the public hearing, in the event there were any questions raised. Anna replied that Jeff Hutchinson would be present. Margaret Wilson said that requiring the town attorney to attend would be cost prohibitive and any needed questions could be presented to him ahead of time when he could issue a written opinion.

Vice Chairwomen Margaret Wilson opened the meeting to public comment. There were no public comments. Margaret Wilson closed the meeting to public comment.

**MOTION BY BILL DANA TO SET A DATE FOR THE PUBLIC HEARING TO ELIMINATE THE TIME LIMITS CONTAINED IN THE ORDINANCE SECTION 604.7 (POLITICAL SIGNS). SECONDED BY DALE KING, APPROVED UNANIMOUSLY.**

**Other Business**

- Jeremy Doxsee provided an overview of the May 27<sup>th</sup> and June 3<sup>rd</sup> Planning Board agendas.

**Minutes**

Margaret Wilson stated that there are four sets of minutes in the packet, including three draft 1's (March 4, March 18, March 25), which have been provided to Jeremy who will forward to Tonya. Margaret stated that here is one set of Draft 2 minutes from January 28<sup>th</sup>, which the Board unanimously approved.

**Adjourned**

This meeting was adjourned at 7:40 P.M.

Attest:

Jeremy Doxsee, AICP  
Town Planner

**BRUNSWICK PLANNING BOARD  
MAY 27, 2014**

**MEMBERS PRESENT:** Chair Charlie Frizzle, Vice Chair Margaret Wilson, Dann Lewis, Richard Visser, Dale King, Bill Dana, and Soxna Dice

**MEMBERS ABSENT:** None

A meeting of the Brunswick Planning Board was held on Tuesday, May 27, 2014 in Council Chambers, 1<sup>st</sup> Floor, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

**Zoning Amendment Public Hearing:**

Jeremy Doxsee, Town Planner, explained that the purpose of this hearing is to remedy concerns that our current Political Sign Ordinance is unconstitutional and violates free speech with regards to the length of time signs are allowed on private property. A request for a legal opinion was submitted to the Town Attorney, Steven Langsford, and his opinion was submitted to Councilor Benet Pols in a letter dated April 28, 2014. Based on a review of prior case law it is his opinion that the Ordinance is in fact unconstitutional and recommends the town should not limit the amount of time a sign can be displayed on private property. Zoning Amendments go to Planning Board, they hold a Public Hearing, and then the item goes back to Town Council to hold their own Public Hearing. Jeremy Doxsee read the current language and proposed language. The proposed language reads (in the 2<sup>nd</sup> sentence) “Political Campaign Signs are permitted on private property and shall be limited to 8 (eight) square feet in size.” Any reference to time duration has been taken out.

Chairman Charlie Frizzle asked the Board if they had any questions, there being none, he opened up the hearing for public comments.

Michelle Small, resident of 34 Stanwood St., identified herself as the resident who brought this to the attention of the Council and cited previous court decisions that addressed this issue. Ms. Small indicated that she is a strong supporter of the 1<sup>st</sup> Amendment but does feel that there should be a time limit for political signs following an election. Based on other similar cases it has been found that several courts have ruled that a ten day time limit for taking down signs following an election is within the constitutional bounds.

Chairman Charlie Frizzle asked if there were any additional comments from the public, hearing none, the public hearing was closed. Charlie then asked the Board if they had any questions pertaining to this amendment. Vice Chair Margaret Wilson asked Codes Officer, Jeffrey Hutchinson, if the word “temporary” caused any issues with enforcing the sign ordinance and if more or less guidance is needed to assist with the enforceability of the ordinance. Vice Chair Wilson and Mr. Visser asked about a specific time frame rather than using the “word”

temporary. This was discussed. Jeffrey indicated that there have not been issues regarding temporary sign enforcement. Chairman Frizzle explained that the next step in the process is for a recommendation to be forwarded to the council for their public hearing. As part of the recommendation the Planning Board would like to suggest to the Council a timeframe of 10 days from the date of the Election for removal.

**MOTION BY RICHARD VISSER TO MOVE THE LANGUAGE AS PRESENTED TO THE BOARD. SECONDED BY DALE KING, APPROVED UNANIMOUSLY.**

**MOTION BY MARGARET WILSON TO MAKE A SUGGESTION TO THE TOWN COUNCIL THAT THEY CONSIDER A TERMINATION TIME PERIOD OF 10 DAYS FOLLOWING THE ELECTION FOR THESE SIGNS. SECONDED BY BILL DANA, ALL IN FAVOR WITH THE EXCEPTION OF SOXNA DICE.**

**Public Hearing, Case # 14-003 – Coastal Enterprises Inc., Professional Office Building:**

The Planning Board will hold a Public Hearing and take action on a Major Development Review Final Site Plan application submitted by Coastal Enterprises, Inc., regarding their proposal to redevelop the lots located at 28-30 Federal Street, including construction of a two-story 10,800 s.f. footprint (net 20,775 s.f.) professional office building with associated site improvements. (Assessor's Map U13, Lots 149 & 150, in the Town Center 1 (TC1) Zoning District.)

Jeremy Doxsee introduced the project and reviewed the application process and steps taken to date. Jeremy stated that this project has been looked at by various professionals, as well as town staff, and they feel this application has been thoroughly vetted. Jeremy gave the applicant an opportunity to give an overview of the project and answer any questions the board may have. David Latulip from Priority Real Estate Group gave an overview of issues that were raised at the neighborhood meetings and how concerns were addressed with regard to appearance and tying the new building in with the neighborhood. An effort was made to meet all the requirements of the Village Review Board without a request for any variances or waivers. David then introduced Will Conway to explain the changes to the plan that have occurred since the Board last reviewed the plan. The only major change to the structure is the addition of a public entrance on Federal Street. Will explained the neighborhood benefits this project brings, such as improving the streetscape with additional street trees, creating a sidewalk that connects Federal St to the public parking area and the addition of a crosswalk on Federal St. for pedestrian connectivity and it has been agreed to by Coastal Enterprises Inc. that during off hours, evenings and weekend hours the parking will be available to complement the adjacent municipal lot.

Jeremy Doxsee pointed out a discrepancy in square footage that was found in the storm water narrative; the actual square footage for the first floor is 10,800 ft and the total increase in the impervious area is 3.8%.

Margaret Wilson asked for clarification regarding the non-conformity issue that the Village Review Board addressed. Anna Briench, Director of Planning and Development, explained that during a review of the finding of facts and as a condition of approval we were requested to talk with the town attorney to get his opinion on the reading of the non-conformity section relating to the side yard parking applied. Basically the parking lot is considered a structure and because of the ordinance language itself Section 216.9.B.1.f(1) in cases where parking configurations already exist, and this being an existing parking configuration, that a parking area shall be screened from the public right of way with landscaping or fencing. Our Attorney agreed that is the case and we were able to interpret that the current parking can be rehabilitated with necessary screening per the ordinance even thou the principal structure will be new construction. Rehabilitation of the parking area is allowed because the areas already exist and are structures.

Charlie Frizzle, Chairman, asked if anyone else on the Board had any questions or comments, there being none, he opened the public hearing.

Jane Millett, resident of 10 Franklin Street and Town Councilor of District 6, asked for better clarification on the discrepancy in the square footage of the building. Jeremy explained this issue. Another area of concern that she feels needs to be addressed is the contradiction of new construction in-fill occurring without having to conform to either the Maine Historic Preservation or the National Preservation District. Another contradiction that needs to be addressed is the inconsistency between our Village Review Board and the Maine Historic Preservation guidelines.

Cory Theberge, 13 Federal St, wanted to make sure the building was quiet.

Chairman Charlie Frizzle asked if there was anyone else who wished to comment, hearing none, he closed the public hearing portion of the meeting.

**MOTION BY BILL DANA THAT THE BOARD DEEMS THE APPLICATION TO BE COMPLETE. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.**

Charlie Frizzle asked if there were any comments on the draft finding of facts as presented; the board had no comment but Charlie asked staff to make a clarification to one of the conditions of approval, so there were no questions in the future.

Ben Walter, CWS architect, discussed the architectural style, elevations, and materials and how it related to Federal St. styles.

**MOTION BY DALE KING THAT THE MAJOR DEVELOPMENT REVIEW IS APPROVED WITH THE FOLLOWING CONDITIONS. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.**

1. That the Board's review and approval does hereby refer to these finding of facts, 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 are 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.
2. Prior to issuance of a building permit the Town Arborist shall approve the landscaping plan.
3. Prior to issuance of a building permit the Town Engineer shall approve the storm water utility access and maintenance agreement.
4. Prior to the issuance of a building permit the Town Engineer shall approve the lighting plan.

**Public Hearing: Case # 14-015 – Bowdoin College Solar Array Facility:** The Board will hold a Public Hearing and take action on a Minor Development Review application and a Special Permit application submitted by SolarCity on behalf of Bowdoin College, for installation of a 655 Kilowatt solar photovoltaic system and 200' gravel access drive, on land that was formerly part of the Brunswick Naval Air Station and was conveyed to the College; located in the College Use / Town Conservation (CU/TC) Zoning District Assessor's Map 40, Lot 90.

Jeremy Doxsee introduced the applicant and explained that SolarCity is a nation-wide developer of Solar Projects. This project requires Minor Development Review from the Planning Board and a Special Permit. Typically Minor Development Review is handled by the Staff Review Committee but in this instance, because a Special Permit is required, past practice has been to bring both applications before the Planning Board for consideration. The Staff Review Committee has reviewed and commented on both. It is the request of a 230 ft long by 10 ft wide gravel access road that is generating the need for Minor Development Review. The Zoning Ordinance considers a gravel road or driveway an impervious surface and any project with more than 2,000 sq. ft. requires minor development review. It is also an unclassified use in our Zoning Ordinance which requires a Special Permit. This would be the largest private solar array in Maine with a total of 60,000 sq. ft. Jeremy introduced Matt Gitt, project manager, from SolarCity to give a more descriptive overview of the project and answer any questions. Matt gave a slide presentation on the site location, method of installation and the actual appearance of the installation once it is complete, and the construction timeline, with the plan to be operational by August. Dale King received confirmation that there would be minimal site work needed for this project and no trees would be removed. Margaret Wilson requested more information regarding safety issues. Matt explained that the site would have a 6 ft. fence surrounding the project, part of which is already in place as part of the air station. The safety concern of trespassing is the same as with any other electrical service. The electrical plans were discussed in detail. Dale King asked about signage and Matt indicated there would be high voltage

warning signs posted. Margaret asked Jeremy for clarification with regards to the storm water management plan and if it has been reviewed by the Town Engineer. Charlie Frizzle asked that it be noted on the record that the plan has been reviewed by the Town Engineer and found to be satisfactory.

Chairman Charlie Frizzle explained that a public hearing needs to be held for the Special Permit Application and opened the meeting for public comment, there being none, he closed the public hearing.

The Special Permit will be taken up first since without an approved permit, no work can take place.

**MOTION BY SOXNA DICE THAT THE SPECIAL PERMIT APPLICATION IS DEEMED COMPLETE, SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.**

**MOTION BY BILL DANA THAT THE SPECIAL PERMIT APPLICATION IS APPROVED WITH THE FOLLOWING CONDITION, SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.**

1. That the Board's review and approval does hereby refer to these finding of facts, 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 special permit 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.

**MOTION BY MARGARET WILSON THAT THE MINOR SITE PLAN APPLICATION IS DEEMED COMPLETE. SECONDED BY DALE KING, APPROVED UNANIMOUSLY.**

**MOTION BY DANN LEWIS THAT THE SPECIAL PERMIT APPLICATION IS APPROVED WITH THE FOLLOWING CONDITION, SECONDED BY DICK VISSER, APPROVED UNANIMOUSLY.**

1. That the Board's review and approval does hereby refer to these finding of facts, 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 are 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.

**Case # 14-016 – Tao Yuan Expansion:** The Board will review and take action on a Combined Sketch/Final Major Review Site Plan Amendment application submitted by Cecile Stadler of Cara's Place, LLC, regarding proposed parking and traffic circulation changes; located at 22

Pleasant Street in the Town Center (TC1) Zoning District. Assessor's Map U13, Lot 052.  
(Rescheduled from May 13, 2014)

Jeremy Doxsee explained that this is a site plan amendment for the Tao Yuan addition and also involves an amendment to a 2006 plan by Terrace Place Condominiums. Previously the applicant's lot and the Terrace Place Condominiums lot were one lot. There was an existing restaurant on the property with a proposal to construct condominiums behind it. Only one of the condominium buildings was constructed and the foundation for a second building was put in place but never utilized due to a downward turn in the economy. The applicant has since purchased the restaurant and the foundation of the second building in hopes of expanding the restaurant. After a few setbacks in the planning process, the applicant is requesting only a change in parking configuration at this time. Jeremy encouraged the applicant, Cecile Stadler, to come to the microphone and give any additional information or answer questions the Board may have. Cecile explained that they would like to utilize the foundation to add 6 parking spaces for employee parking and reconfigure the current parking to right angle parking which will help to improve the current parking and create better traffic circulation. Margaret Wilson asked if there were plans to improve the landscaping at the site to include some greenery. Cecile explained that with the purchase of the foundation property they now have more room to create a green area along Abbey Rd.

Charlie Frizzle indicated that this action does not require a public hearing but opened the floor for any public comment. Art Boulay, business owner at 18 Pleasant St, addressed his concern that the Planning Board has an eyesore of an unused foundation in the middle of the city and he would think that the Board would take this opportunity to require plantings to improve the view.

**MOTION BY SOXNA DICE THAT THE SITE PLAN AMENDMENT APPLICATION IS DEEMED COMPLETE. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.**

**MOTIONS BY BILL DANA THAT THE APPLICABLE PRIOR CONDITIONS RELATED TO THIS AMENDMENT REMAIN IN EFFECT IN ADDITION TO ANY NEW CONDITIONS CONTAINED HEREIN. SECONDED BY SOXNA DICE, UNANIMOUSLY APPROVED.**

**MOTION BY RICHARD VISSER THAT THE AMENDED SITE PLAN IS APPROVED WITH THE FOLLOWING CONDITIONS ADDED TO PRIOR CONDITIONS CURRENTLY IN PLACE. SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.**

1. That the Board's review and approval does hereby refer to these finding of facts, 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 review and approval in accordance with the Brunswick Zoning Ordinance.

2. Prior to the issuance of a building permit a photometric plan shall be submitted for the area in and around the foundation parking to the satisfaction of the Directors of Public Works and Planning and Development.
  - i. Specify on the plan where the existing light is proposed to be relocated.
3. Prior to the issuance of a building permit a detail for the dumpster enclosure shall be submitted in accordance with Section 216 of the Brunswick Zoning Ordinance to the satisfaction of the Director of Planning and Development.

### **Other Business**

The Zoning Ordinance Rewrite Committee has a couple work sessions coming up to take a look at the staff level draft before it goes public. This draft is not meant to be a public document but a review to insure that the consultant has addressed all concerns that have been stated, as well as, being consistent with the comprehensive plan. The public draft will be available in mid-July.

### **Minutes**

**MOTION BY DALE KING TO APPROVE MINUTES OF THE PLANNING BOARD MEETING HELD MARCH 4, 2014 AS AMENDED, SECONDED BY SOXNA DICE. VOTE WAS UNANIMOUS AMONG THOSE PRESENT.**

### **Adjourn**

This meeting was adjourned at 8:50 P.M.