TOWN OF BRUNSWICK

PLANNING BOARD

85 UNION STREET
BRUNSWICK, ME 04011

PLANNING BOARD
AGENDA
BRUNSWICK TOWN HALL
COUNCIL CHAMBERS
85 UNION STREET

TUESDAY, SEPTEMBER 9, 2014, 7 P.M.

- REVISED 9.5.14 -

1. **Case # 14-028:** The Board will review and take action on a Major Review Sketch Plan application submitted by Coastal Building Investments, Inc., for a 17-lot residential subdivision, a 965 foot private drive, and associated site improvements, on the 7.45 ± acre property located along Barrows Street, in the Town Residential 5 /Columbia Ave – Spring Street (TR5) Zoning District. Assessor's Map U27, Lot 6.

2. **WORKSHOP - Case # 14-029:** The Board will review and discuss a Major Review Sketch Plan application submitted by Bruce Martinson, for a 3-lot residential subdivision, a private drive, and associated site improvements, on the 8.15 ± acre property located along Coombs Road, in the Farm Forest 3 (FF3) Zoning District. Assessor's Map 38, Lot 13.

3. **Zoning Ordinance Rewrite Committee (ZORC) Update**

4. **Other Business**

5. **Adjourn**

This agenda is mailed to owners of property within 200 feet of the above referenced development proposals as well as others upon request. It is the practice of the Planning Board to allow public comment on development review applications and all are invited to attend and participate.

Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised.

TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET
BRUNSWICK, ME 04011

ANNA BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

MEMORANDUM

TO: The Planning Board
FROM: Jeremy Doxsee, Town Planner
DATE: September 5, 2014
RE: Sketch Plan Review of Chamberlain Woods 17-Lot Subdivision

PROJECT SUMMARY

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

The Staff Review Committee reviewed the sketch plan application at their September 4th meeting – meeting notes are attached.

The applicant has submitted a project narrative and supplementary application materials, which are attached. Also, staff just received an amended site plan and explanatory email from Project Engineer Curt Neufeld. The main change to the plan entails a revised layout that shows the 17 lots accessed from the end of Boody Street and terminating in a cul-de-sac – instead of intersecting with Barrows and Belmont Streets. With respect to interconnectedness, the Zoning Ordinance provides the following:

> **511.3 Interconnectedness**
> The street design must allow for proper continuation of streets from other adjacent subdivisions and built-up areas. Dead-ends are to be avoided unless based on site constraints and there are no other feasible alternatives. For the purposes of this section, pedestrian or bicycle connections to adjacent lands may be sufficient to satisfy this requirement. This requirement may be waived in cases where interconnectedness would result in the disruption of community character.

The applicant contends that the cul-de-sac offers solutions to several issues raised by the SRC. Given the short turnaround between the SRC and the Planning Board meetings, and given that the SRC has not had an opportunity to review and comment on this revised layout, the Planning Board may choose to take action on the Sketch Plan, or may choose to table deliberations until such time that Staff has had an opportunity to review and comment on the revised layout. Planning Staff will attempt to get feedback on the revised layout from SRC members prior to Tuesday night's meeting.

DRAFT MOTIONS
SKETCH PLAN MAJOR REVIEW - CHAMBERLAN WOODS 17-LOT SUBDIVISION
FILE # 14-028

Motion 1. That the Board deems the Sketch Plan to be complete.

Motion 2. That the Board approves the Sketch Plan.

- OR -

Motion 2. That the Board moves to table the Sketch Plan application until the September 23rd meeting, to provide the SRC an opportunity to review and comment on the revised layout.

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

September 4, 2014

STAFF REVIEW COMMITTEE NOTES

Staff Present:

Jeff Hutchinson (Code Enforcement), John Foster (Public Works), Clint Swett (Assessing), Jeremy Doxsee (Planning, non-voting member)

Also Present:

Curt Neufeld (Sitelines), Bruce Martinson

Case # 14-028: The Committee will review and provide a recommendation to the Planning Board regarding a Major Review Sketch Plan application submitted by Coastal Building Investments, Inc., for a 17-lot residential subdivision, a 965 foot private drive, and associated site improvements, on the 7.45 ± acre property located along Barrows Street, in the Town Residential 5 /Columbia Ave – Spring Street (TR5) Zoning District. Assessor's Map U27, Lot 6.

Curt Neufeld provided a project overview:

- Site was previously approved by the Planning Board (2006) as a 33 lot condominium subdivision
- There is an existing stormdrain in the street that was extended past Belmont St. into the property and stubbed.
- Lot 17 of the proposed subdivision has already been developed and is under contract to be sold.
- Lot 16 may not end up being developed, due to its proximity to the CMP substation
- There is a quirk in DEP's stormwater law – if the lots are developed and sold by the applicant, a stormwater permit would be required. However, if the lots are sold and developed individually, no permit is required.
- Extension of road and utilities is being proposed in 2 phases: lots 1-6 for phase 1, lots 7-17 for phase 2.

Staff Comments**:**

John Foster:

- What are you proposing for the road?
    - Curt: would be built to standards of a private lane, not a public collector road.

    - Jeremy: what is cost differential between developing a private lane and a Minor public road? Curt will look into that.
- The road ought to be a public town way. It would look and act like a public way and is connected to public roads on both ends. It will be confusing for delivery of town services, and future residents on street will undoubtedly be clamoring to have the town plow and maintain their street.
    - Jeff expressed agreement.
    - Curt: will discuss with client. Also, we are not proposing a traffic analysis at this time. Asked John if he had any comments on that, and John said he did not.
- The connection with needs to be better aligned. Is radius curbing being proposed? It doesn't appear so, based on misalignment.
- Check ordinance to see if there are any provisions relating to off-set intersections.
    - Curt: we could align travel lanes without completely aligning ROWs.
- Will sidewalks be provided?
    - Curt – not currently proposed.
    - Jeff – notes §511.4 of ordinance which states that "it is the intention of the Ordinance to provide sidewalks within all growth districts, with the exception of residential developments containing less than 25 units on dead end streets. Sidewalks shall be at least 5 feet wide."
    - Curt – will talk to client. Also notes that there is an existing "cow path" on lot 5 that leads to Crimmins Field. Might need to be relocated.
    - Jeremy – we will look to develop pedestrian access easement as part of final plan review. Will also investigate what easements were included in final approval from 2006.
- Need more information on phasing plan. Where would turnaround for phase 1 be? Town will want a performance deposit for all road and sidewalk improvements. Don't want a repeat of Botany Place, where they built road 150 feet at a time.

Jeff Hutchinson:

- Clarify language in narrative re. total wetlands versus total wetlands impacted.
- No other questions for sketch. Notes project is half the density of previous approval.

Clint Swett:

- Need to figure out the name and addressing for road.
- There was discussion about whether naming one half of the road Boody Street Extension and the other half Belmont Street Extension, and having them meet in the middle.
- If road is a different name, existing portion of Boody Street should be consistent with new name. Folks on portion of Boody Street renamed would undoubtedly will be displeased with change to street name.

Case # 14-029: The Committee will review and provide a recommendation to the Planning Board regarding a Major Review Sketch Plan application submitted by Bruce Martinson, for a 3-lot residential subdivision, a private drive, and associated site improvements, on the 8.15 ± acre property located along Coombs Road, in the Farm Forest 3 (FF3) Zoning District. Assessor's Map 38, Lot 13.

Bruce Martinson provided a project overview:

- Including front lot, which was sold 2 years ago and now has a single family house, total lot is 10.1 acres. There used to be an old dilapidated cabin that collapsed a few years back, otherwise site historically has not been developed.
- Owner of front lot installed mailbox in ROW – problem?
    - John: place at your own risk.

- Jeff: coordinate with USPS

John Foster:

- No comments.

Jeff Hutchinson:

- Notes that Town has High to Moderate Value Deer Wintering Area (HMDWA) mapped on its GIS. §501.2 of Zoning Ordinance explains how to calculate net site area. Factoring in wetlands and HMDWA, there may not be enough net site area for three 2-acre lots.
  - Bruce: how can a landowner measure boundaries of WMDWA? Whereas wetlands boundaries can be measured and delineated, and setbacks shown on a plan, how does a landowner show where deer bed in the winter? There may be a few deer beds in some winters, and then none for years. Deer are migratory and transient. The HMDWA map boundaries are not based on science, and are suggestive of possible areas where deer might winter.
  - Jeff: State uses same aerial mapping assessments for Shoreland Zoning setbacks, wetlands, vernal pools, etc.
  - Bruce: I disagree. Wetland are generally fixed locations. They don't move year to year. I spoke with an IF&W official and the said that there is no HMDWA south of Millinocket.
    - Jeff: No one currently on staff knows where exactly data came from, only that the State gave the Town HMDWA data years ago, which is what our maps are based on. Get letter from State / IFW verifying statement about Millinocket and staff can support your claim that property doesn't contain HMDWA. This letter from IFW would be used in HMDWA mapping for new Ordinance as well.
- How wide is the proposed ROW.
  - Bruce: Starts at 50' and tapers down to 30'. Jeff – ok.
- Amend note "ROW for Parcel B" to ROW for parcels 2 & 3.
- Amend note for sf for Parcel B, to sf for parcels 2 & 3. Remove all references to Parcel B.
- Is ROW incorporated in deed for front lot / parcel 1? Bruce: yes.
  - Jeremy: provide copy of deed with final submission.
- Amend note re. wetland impacts to reflect all 3 lots.
- Jeremy: provide total sf of wetland disturbance, and explain whether a Permit-by-Rule (PBR) or NRPA permit is needed.

Clint Swett:

- Need to figure out the name and addressing for road.
- There was discussion about whether naming one half of the road Boody Street Extension and the other half Belmont Street Extension, and having them meet in the middle.
- If road is a different name, existing portion of Boody Street should be consistent with new name. Folks on portion of Boody Street renamed would undoubtedly will be displeased with change to street name.

<u>END</u>

From: Curtis Neufeld [mailto:cneufeld@sitelinespa.com]
Sent: Friday, September 05, 2014 2:40 PM
To: Jeremy Doxsee
Subject: Chamberlain Woods Subdivision Sketch Plan

Jeremy,

Sitelines has met with our client and reviewed with them the staff review comments pertaining to the subdivision off Barrows Drive. As a result of our discussions, we are proposing the alternative layout shown on the attachment. As revised, lots will be accessed by a road from the end of Boody Street terminating in a cul-de-sac within the subdivision. There would be no vehicular access from Barrows Street opposite Belmont Street. However, a pedestrian and utility easement would extend from the cul-de-sac to Belmont Street, which can also be used by emergency vehicles. This alternative layout provides for the following solutions to the several comments.

- Having a single street from the inability simplifies the naming of the streets in addressing of the lots.
- By not providing a street intersection opposite Belmont, the offset alignment is no longer concerned.
- As a dead-end street, the subdivision would not require sidewalks.
- Pedestrian access from the proposed road extension to payments field has been shown as an easement on the revised plan.
- The applicant is requesting to phase the project in three (3) phases as shown. This is essential to allow the applicant to generate capitol through the sales of lots for future infrastructure construction.

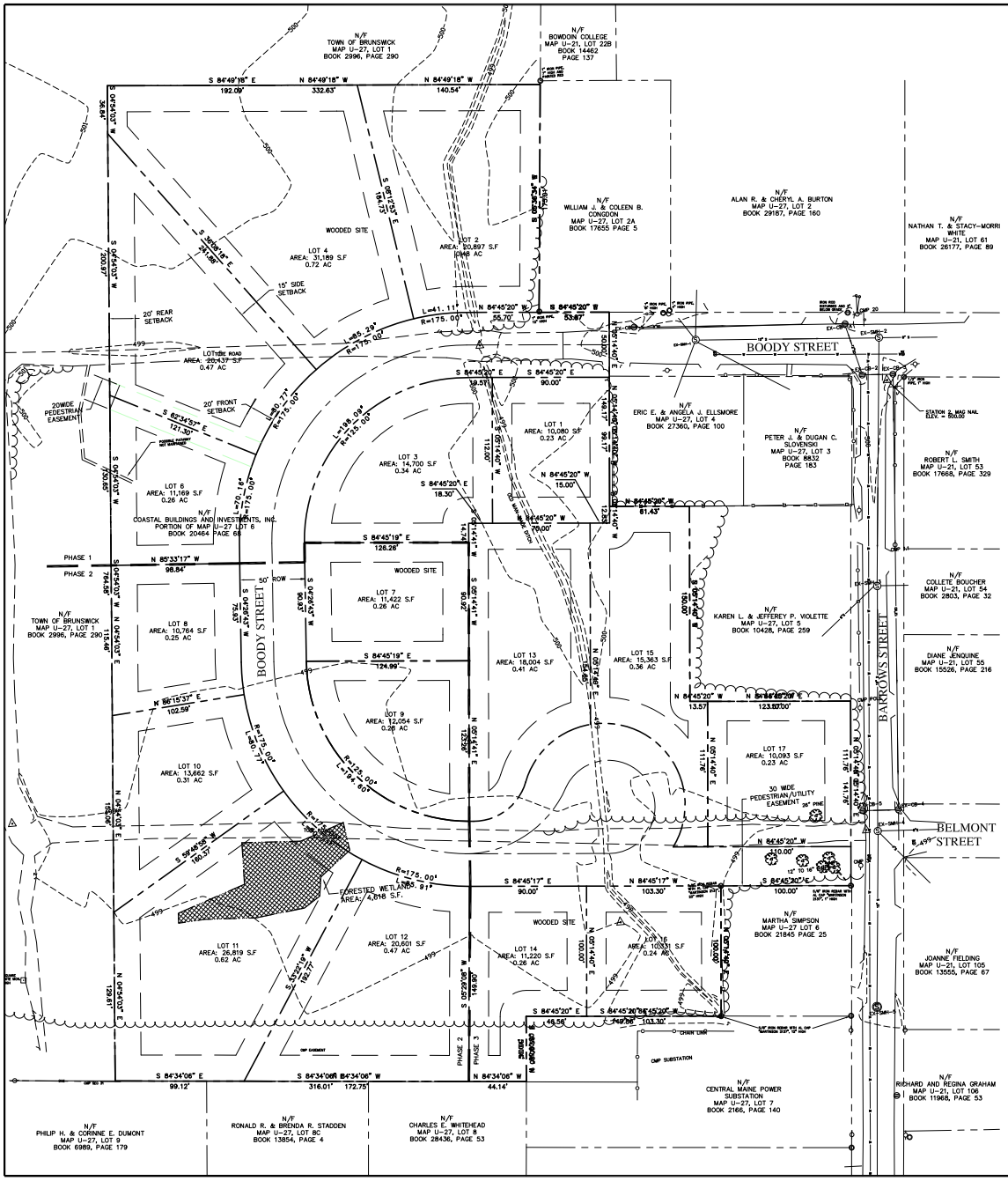
We request this layout be included in the package for the Planning Board so we can obtain their feedback and facilitate final design. We also understand staff and department heads will have additional feedback.

We appreciate your help with this project. Please feel free to contact me with any questions.

Curtis Y. Neufeld
Vice President
Sitelines PA

8 Cumberland Street
Brunswick, ME 04011
(fax) (207) 725-1114
(207) 725-1200 x18

www.sitelinespa.com



DENSITY COMPUTATIONS:

TOTAL AREA	324,703 S.F.	7.45 ACRES
R/W	48,252 S.F.	1.11 ACRES
WETLANDS	4,618 S.F.	0.11 ACRES
STEEP SLOPES	N/A	
NET SITE AREA	271,833 S.F.	6.24 ACRES

MAX. DENSITY=5 UNITS PER ACRE
MAX. UNITS= 31

APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

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.

STATE OF MAINE
KEVIN P. CLARK
#2245
PROFESSIONAL LAND SURVEYOR

DATE

KEVIN P. CLARK, PLS #2245

NOT VALID UNLESS EMBOSSED HERE

PRELIMINARY

LOCATION MAP
NOT TO SCALE

PLAN REFERENCE:
1. BOUNDARY INFORMATION TAKEN FROM A PLAN NAMED "PRELIMINARY PLAN OF WILDWOOD ACRES" BY HOWARD F BABBIDGE, P.E., L.S. #5 FOR HENRY M. BARIBEAU DATED JUNE 1, 1978.

GENERAL NOTES:
1. THE SITE IS OWNED BY COASTAL BUILDING INVESTMENTS INC. (141 PLEASANT STREET, #101, BRUNSWICK, ME 04011) MAP U27–LOT 6.
2. AREA OF EXISTING LOT = 7.45 AC.
3. ORDINANCE STANDARDS:
   ZONE: TR5 (COLUMBIA AVE–SPRING ST NEIGHBORHOODS)
   MINIMUM LOT AREA: 10,000 S.F.
   DIMENSION REQUIREMENTS:
   1.) MINIMUM LOT WIDTH: 65'
   2.) YARD DEPTHS
      A) FRONT = 20'
      B) REAR = 20'
      C) SIDE = 15'
   3.) MAXIMUM BUILDING HEIGHT = 35'
   MAXIMUM IMPERVIOUS SURFACE COVERAGE = 35%
   MAXIMUM BUILDING FOOTPRINT PER STRUCTURE = 5,000 SF
   MAXIMUM DENSITY = 5 UNITS PER ACRE
4. THE SURFICIAL SOILS ARE CLASSIFIED BY THE SOIL SURVEY FOR CUMBERLAND COUNTY, MAINE BY THE SOIL CONSERVATION SERVICE (PG 40).
   Au – AU GRES LOAMY SAND
5. BENCHMARK INFORMATION: CONTACT SITELINES PA. 725–1200
6. FLOOD ZONE INFORMATION:
   PARCEL IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 2300420015B EFFECTIVE DATE: JANUARY 3, 1986.
7. WETLANDS SHOWN ON THE PLAN WERE LOCATED BY SWEET ASSOCIATES.
8. ALL PARCELS WILL BE SERVED BY PUBLIC WATER AND SEWER.
9. DEVELOPMENT OF PARCELS IS SUBJECT TO REQUIREMENTS OF A STORMWATER MANAGEMENT LAW PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

1. 08/12/14	SUBMITTED TO TOWN OF BRUNSWICK FOR SKETCH PLAN REVIEW	JJM

TITLE:
SUBDIVISION PLAN

PROJECT:
CHAMBERLAIN WOODS SUBDIVISION
BARROWS STREET, BRUNSWICK, MAINE

PREPARED FOR:
COASTAL BUILDING INVESTMENTS, INC.
BRUNSWICK, MAINE

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

FIELD WK: BWM	SCALE: 1"=40'	SHEET: C3
DRN BY: RPL/JJM	JOB #: 1019.01	
CH'D BY: CYN	SS: U27/6	
DATE: 08/12/14	FILE: 1019-BASE	

August 12, 2014

1019.01-7

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

Re: Sketch Plan Application
CHAMBERLAIN WOODS SUBDIVISION
BARROWS STREET, BRUNSWICK, MAINE
Tax Map U27, Lot 6

Dear Jeremy:

On behalf of Coastal Building Investments, Inc., Sitelines, PA is pleased to submit the enclosed Sketch Plan Application and supporting materials for the development of a residential subdivision and associated private drive to be located along Barrows Street. This letter is intended to summarize the project in order to facilitate the review process.

PROPERTY

Coastal Building Investments, Inc. owns the parcel of land located along Barrows Street. The parcel contains 7.45± acres and has frontage on Barrows Street and the end of Boody Street. The majority of the site remains undeveloped. There have been some house lots developed adjacent to Barrows Street. The property is located in the Town Residential 5 / Columbia Ave – Spring St (TR5) Zoning district, in which residential dwellings are a Permitted Use. The property previously received approval from the Town in 2006 for the development of 33 condominium units. The units were never constructed and the permits have since lapsed.

SITE DESIGN

The proposed subdivision consists of seventeen (17) lots and an approximately 965-foot long private drive. The proposed lots will use driveways off the private drive to be constructed in phases. A new 8-inch water main, 8-inch sewer main and underground electric will be extended with the private drive. It is anticipated the road will remain private and will be maintained as part of a homeowner's association.

The project is located within the Mere Brook watershed, which has been identified as an Urban Impaired Stream Watershed by the Maine Department of Environmental Protection (MDEP). Since the project results in greater than 20,000 s.f. of new impervious area, a Stormwater Law application will be required from the MDEP. The wetlands located on-site are greater than 4,350 s.f., and thus, if impacted, may require Natural Resources Protection Act (NRPA) permit from the MDEP.

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 Barrows Street or Boody Street.

Whereas the density of the subdivision is approximately half of the approval granted in 2006, the ability for the utility providers to meet the demands for water, sewer, gas, etc., should be readily met.

SUMMARY

We trust that this information satisfactorily addresses the requirements for Sketch Plan Review and we look forward to meeting with you and the Planning Board at their September 2, 2014 meeting to obtain their feedback prior to committing to Final Design.

We appreciate your assistance with this project. Should you have any questions, please call or contact me via cneufeld@sitelinespa.com.

Very truly yours,

STATE OF MAINE
CURTIS
Y.
NEUFELD
No. 9779
LICENSED
PROFESSIONAL ENGINEER

Curtis Y. Neufeld, P.E.
Vice President

Enclosures

cc: Robert Cole, Coastal Building Investments, Inc.

SITELINES

MAJOR DEVELOPMENT REVIEW
SKETCH PLAN APPLICATION

1. Project Name: Chamberlain Woods Subdivision

2. Project Applicant
   Name: Coastal Building Investments, Inc.
   Address: 141 Pleasant Street, #101
   Brunswick, ME 04011
   Phone Number:

3. Authorized Representative
   Name: Sitelines, P.A. Attn: Curtis Y. Neufeld, P.E.
   Address: 8 Cumberland Street
   Brunswick, ME 04011
   Phone Number: 207-725-1200 ext. 18

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

   1. Engineer: Curtis Y. Neufeld, PE #9779, Sitelines, P.A., 207-725-1200 ext. 18
   2. Surveyor: Bruce W. Martinson, PLS #2137 Sitelines, P.A., 207-725-1200 ext. 19
   3.

5. Physical location of property being affected: Barrows Street

6. Lot Size: 7.45 acres

7. Zoning District: TR5

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? Refer to Cover Letter

9. Assessor's Tax Map U27 Lot Number 6 of subject property.

10. Brief description of proposed use: Refer to Cover Letter

11. Describe specific physical improvements to be done: Refer to Cover Letter

Owner Signature:

Applicant Signature (*if different*): (AGENT)

Required Attachments (by Applicant):

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

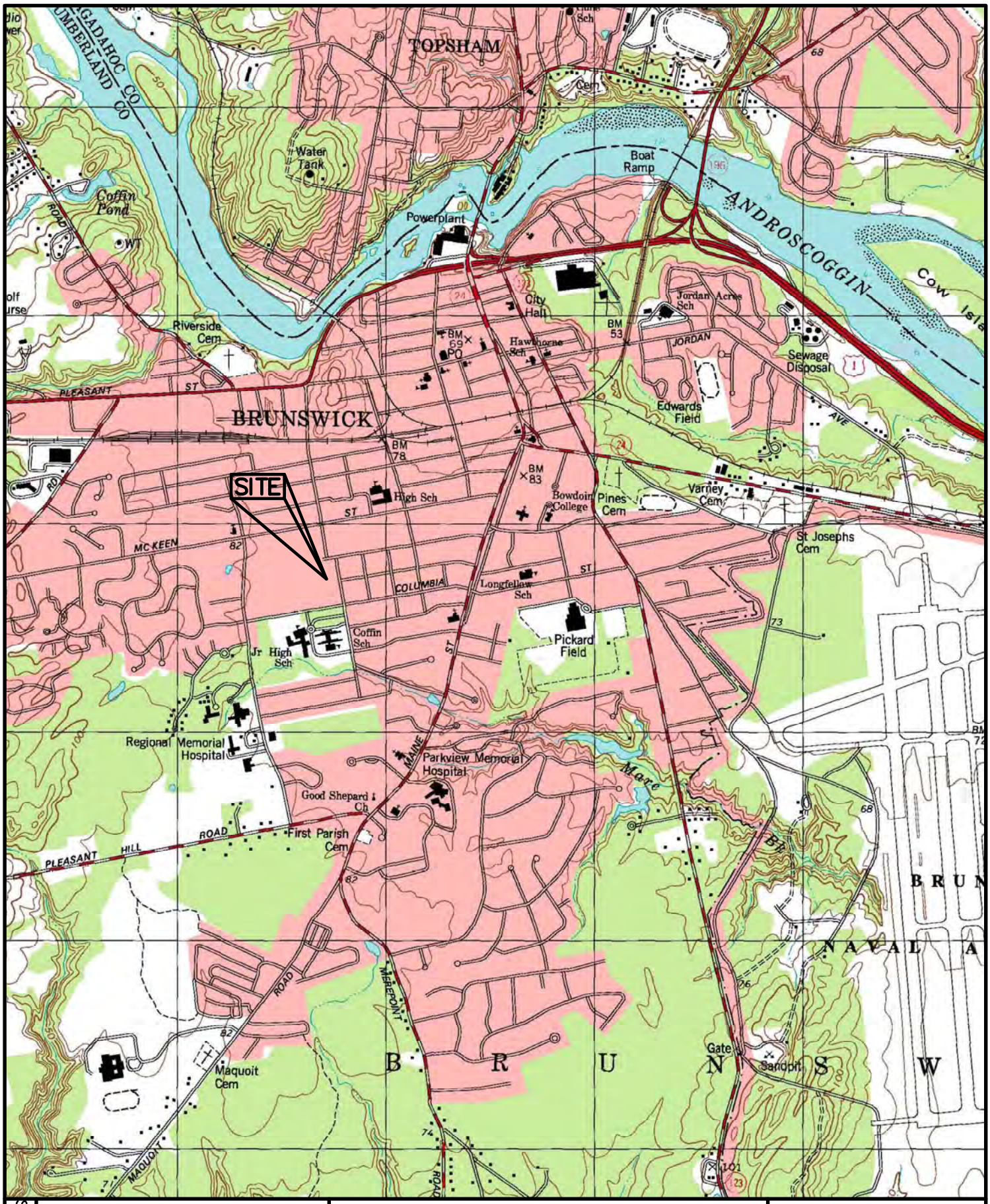
Required Attachment (by Planning and Development Department):

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

SKETCH PLAN REQUIREMENTS

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

Item	O	S	NA	W	P	Comments
Indicate Variances Granted			X			
Indicate Special Permits			X			
Indicate Special Exceptions			X			
Date, north point, scale		X				
Land area, existing use of the property, location of proposed development, locations reserved for future development		X				
Tentative rights-of-way locations, lot lines, lot numbers, lot areas		X				
Estimated soil boundary locations from the Soil Conservation Service Medium Intensity Soil Survey noting areas of severe and very severe soil limitations		X				No severe/very severe soil limitations on-site.
Existing natural, topographical, and cultural features including areas of steep slopes, bedrock outcrops, ponds, streams, aquifers, and other water bodies, wetlands, groundwater recharge areas, slumps, flood hazard areas, trees, and other vegetation, excavation sites, stone walls, net site area, historic and archeological sites, structures, or districts, and any other pertinent features.		X				No special natural topographical or cultural features on-site.
Tentative locations of proposed structures, owners of existing structures, and neighboring land uses		X				
Special conservation and recreation areas			X			
Location map		X				
Zoning information, including the zoning district(s) in which the property is located and the location of any overlay zones depicted on the plan.		X				
Any conditions imposed by previous development on the site.		X				None Imposed.
Other information Planning Board/Staff Review Committee deems necessary to conduct an informed review.			X			
Letter of consent signed by property owner authorizing the development review application in cases where applicant is not the owner of the property.			X			Applicant is the owner of the property
Application Fee		X				Provided under separate cover
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1			X			
Open Space Development: Request for Bonus Density			X			



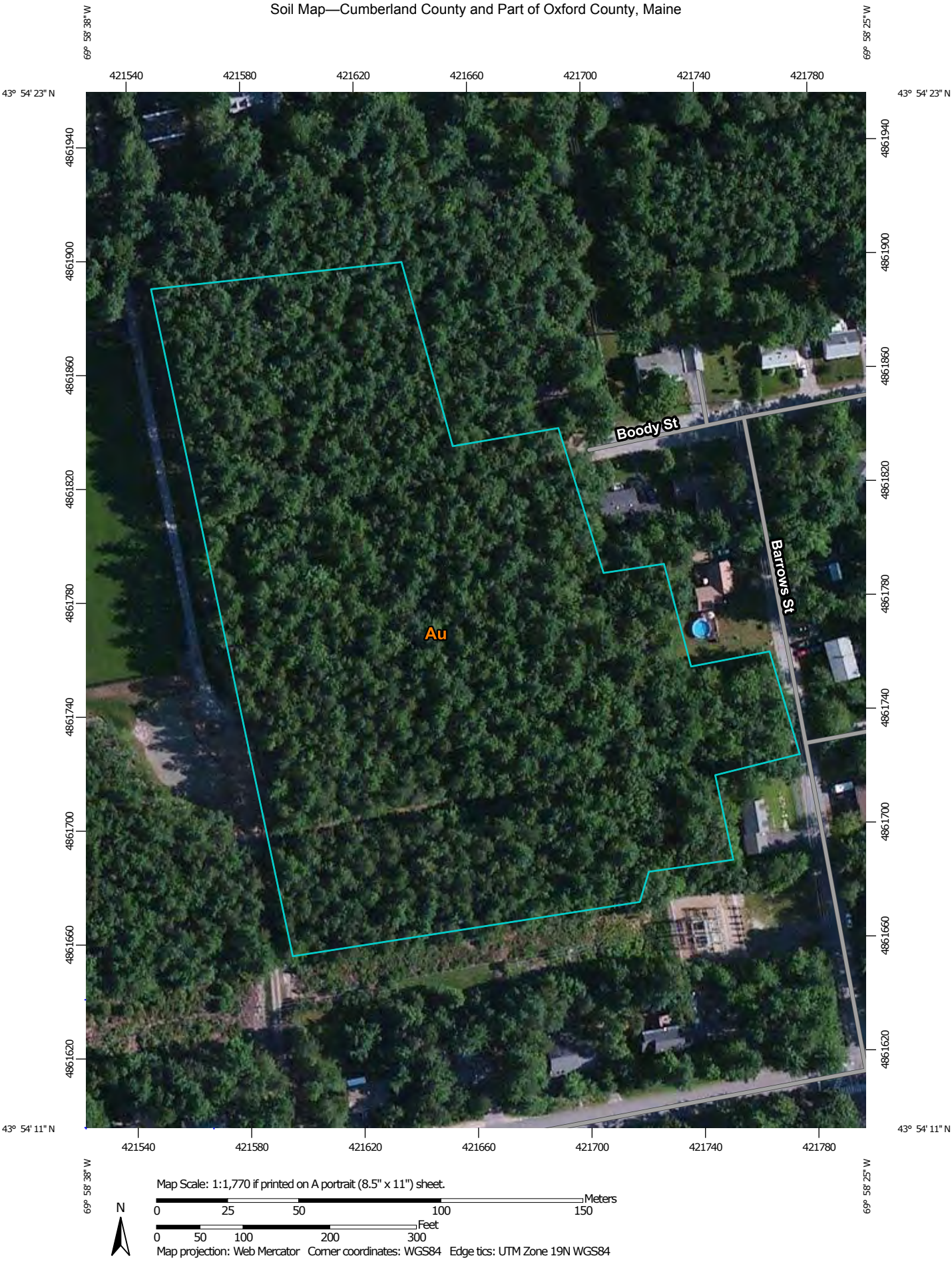
SHEET: 1 OF 1

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

USGS LOCATION MAP
CHAMBERLAIN WOODS SUBDIVISION
BARROWS ST/BOODY ST
BRUNSWICK, MAINE

DATE: 8/11/14
SCALE: 1"=2000'
JOB: 1019.01
FILE: 1019.01-USGS

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



Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
Au	Au Gres loamy sand	8.0	100.0%
Totals for Area of Interest		**8.0**	**100.0%**

Cumberland County and Part of Oxford County, Maine

Au—Au Gres loamy sand

Map Unit Setting

National map unit symbol: blgr
Elevation: 200 to 1,800 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 41 to 45 degrees F
Frost-free period: 90 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition

Au gres and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Au Gres

Setting

Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

Typical profile

H1 - 0 to 10 inches: loamy sand
H2 - 10 to 32 inches: loamy sand
H3 - 32 to 65 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.6 inches)

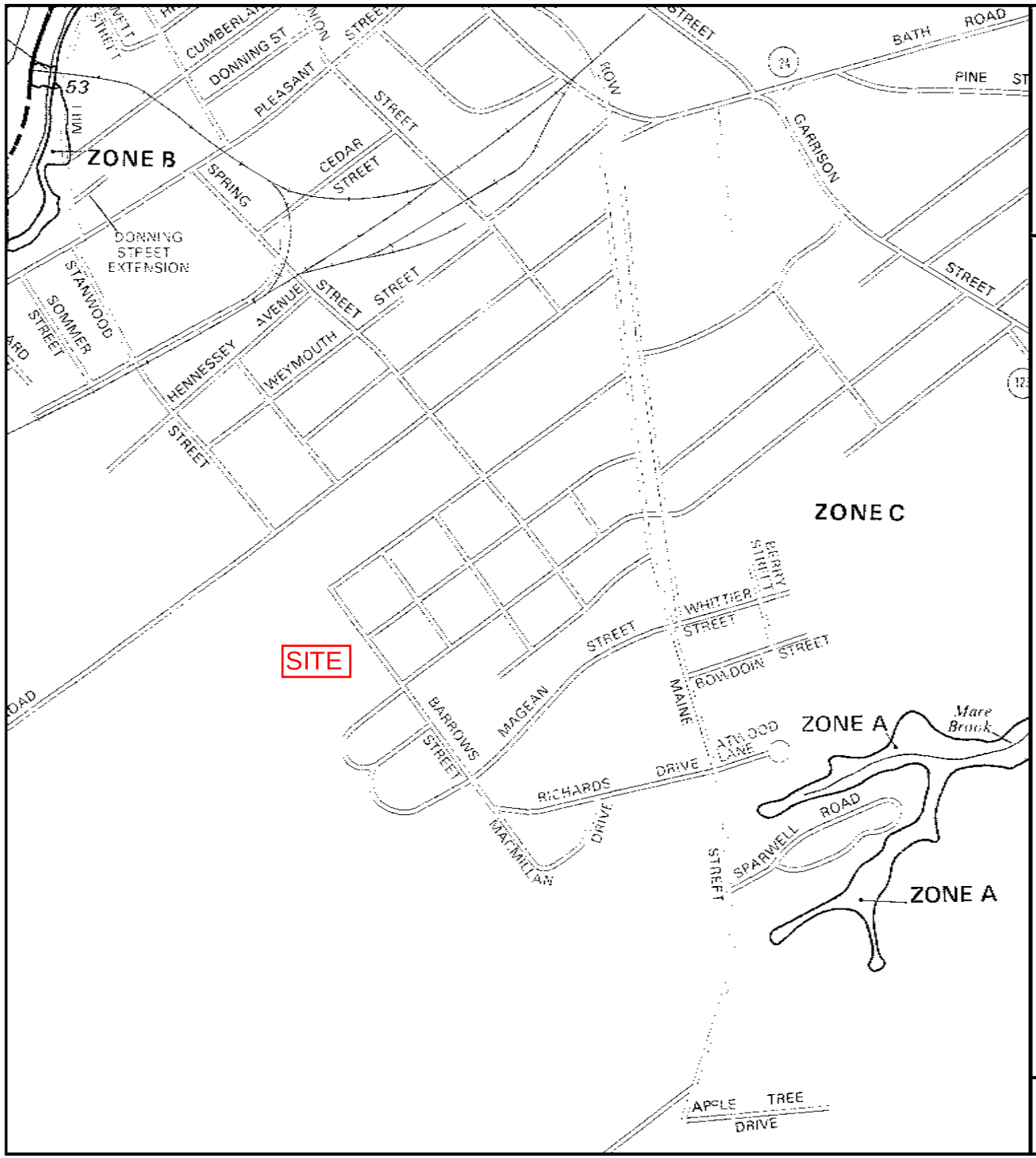
Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: D

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 8, Nov 27, 2013



APPROXIMATE SCALE

1000 0 1000 FEET

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

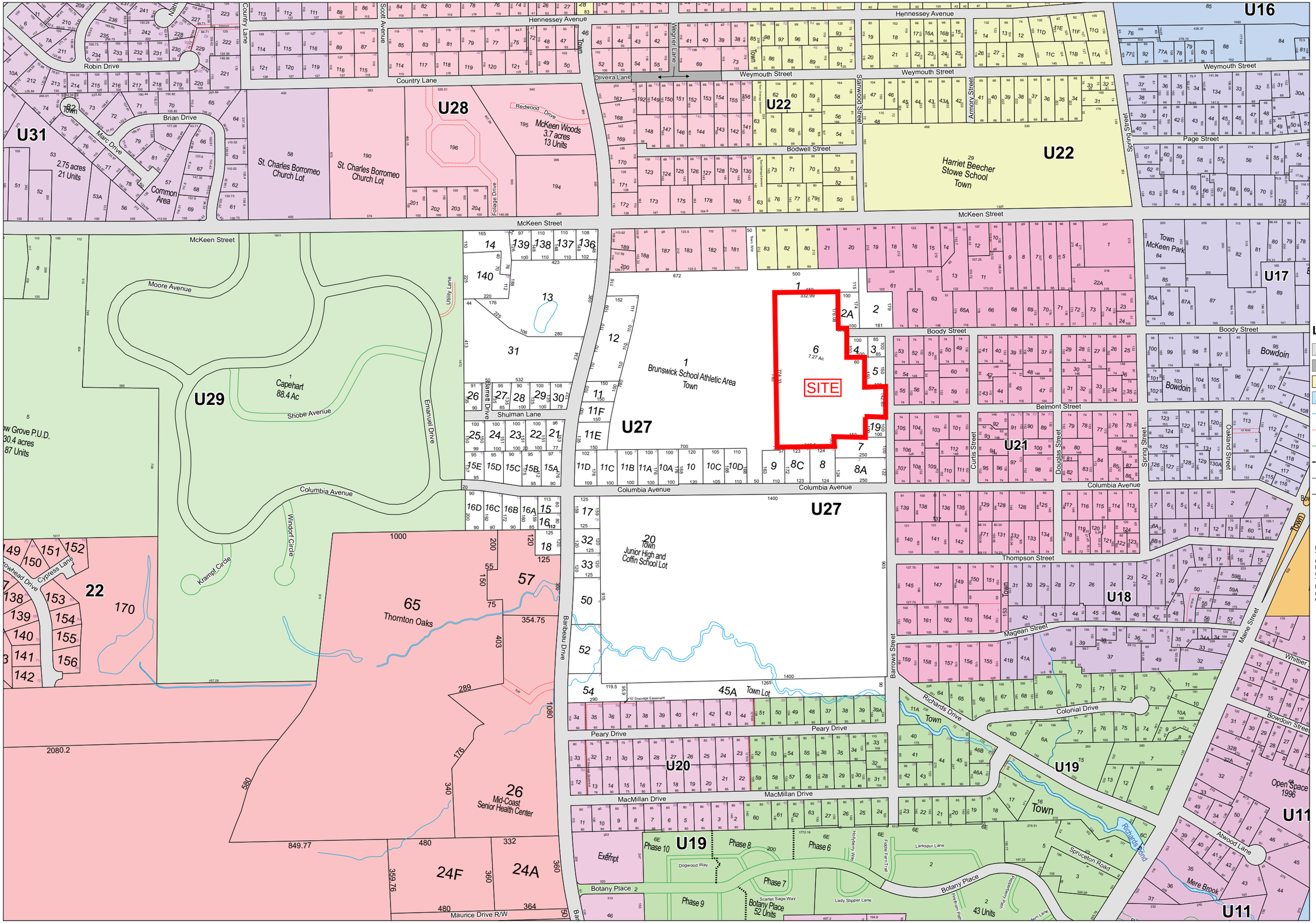
230042 0015 B

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



Town of
BRUNSWICK
Maine

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.

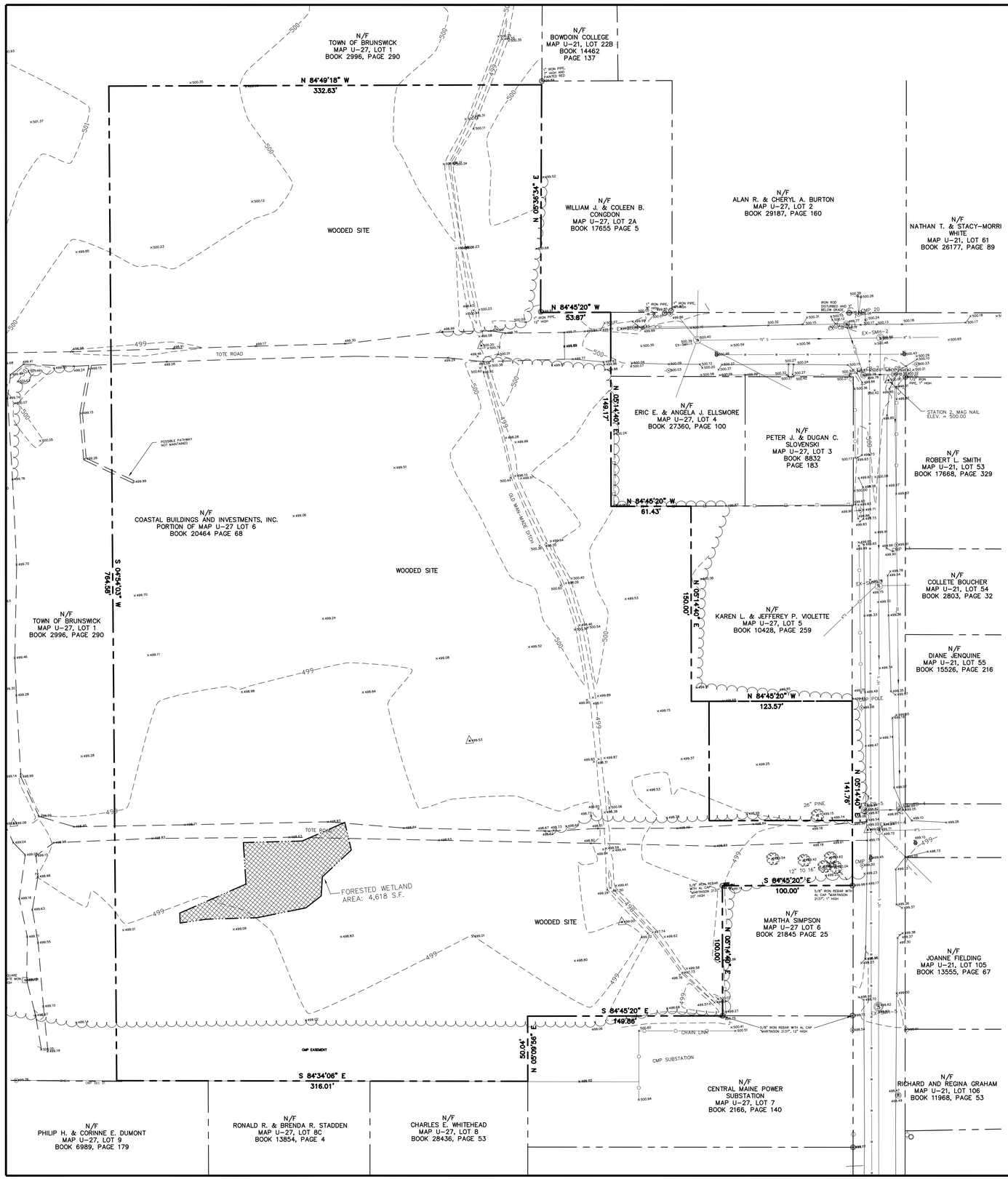
N

1 inch = 200 feet

Revised To: April 1, 2012

Maps Prepared by:
Town of Brunswick

MAP
U27



LOCATION MAP
NOT TO SCALE

PLAN REFERENCE:
1. BOUNDARY INFORMATION TAKEN FROM A PLAN NAMED "PRELIMINARY PLAN OF WILDWOOD ACRES" BY HOWARD F BABBIDGE, P.E., L.S. #5 FOR HENRY M. BARIBEAU DATED JUNE 1, 1978.

GENERAL NOTES:
1. THE SITE IS OWNED BY COASTAL BUILDING INVESTMENTS INC. (141 PLEASANT STREET, #101, BRUNSWICK, ME 04011) MAP U27–LOT 6.

2. AREA OF EXISTING LOT = 7.45 AC.

3. ORDINANCE STANDARDS:
ZONE: TR5 (COLUMBIA AVE–SPRING ST NEIGHBORHOODS)
MINIMUM LOT AREA: 10,000 S.F.
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH: 65'
2.) YARD DEPTHS
A) FRONT = 20'
B) REAR = 20'
C) SIDE = 15'
3.) MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM IMPERVIOUS SURFACE COVERAGE = 35%
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE = 5,000 SF
MAXIMUM DENSITY = 5 UNITS PER ACRE

4. THE SURFICIAL SOILS ARE CLASSIFIED BY THE SOIL SURVEY FOR CUMBERLAND COUNTY, MAINE BY THE SOIL CONSERVATION SERVICE (PG 40).
Au – AU GRES LOAMY SAND

5. BENCHMARK INFORMATION: CONTACT SITELINES PA. 725–1200

6. FLOOD ZONE INFORMATION:
PARCEL IS LOCATED WTHIN ZONE C (AREAS OF MINIMAL FLOODING) PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 23004200015B EFFECTIVE DATE: JANUARY 3, 1986.

7. WETLANDS SHOWN ON THE PLAN WERE LOCATED BY SWEET ASSOCIATES.

8. ALL PARCELS WILL BE SERVED BY PUBLIC WATER AND SEWER.

9. DEVELOPMENT OF PARCELS IS SUBJECT TO REQUIREMENTS OF A STORMWATER MANAGEMENT LAW PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

1.	08/12/14	SUBMITTED TO TOWN OF BRUNSWICK FOR SKETCH PLAN REVIEW	JJM

TITLE:
EXISTING CONDITIONS PLAN

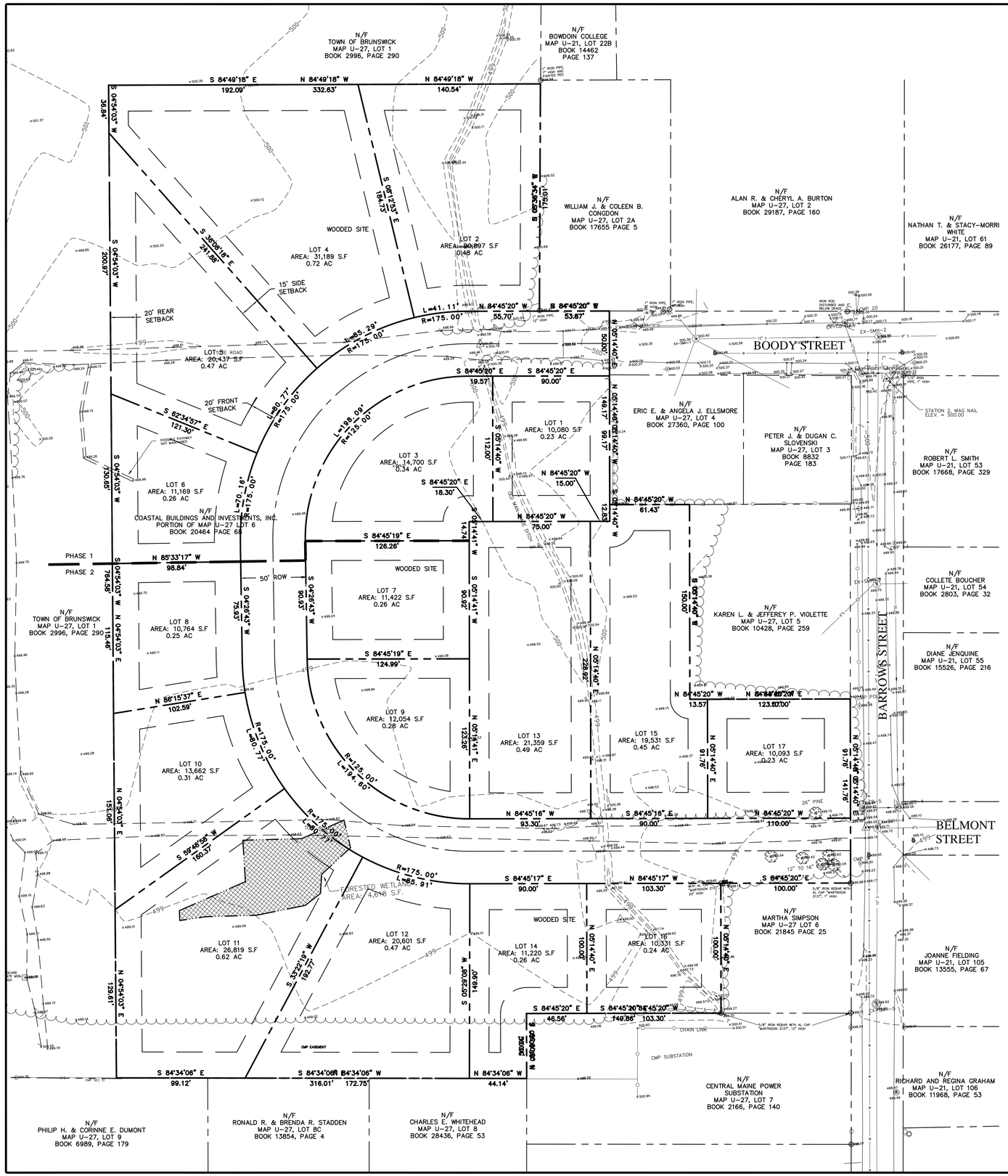
PROJECT:
CHAMBERLAIN WOODS SUBDIVISION
BARROWS STREET, BRUNSWICK, MAINE

PREPARED FOR:
COASTAL BUILDING INVESTMENTS, INC.
BRUNSWICK, MAINE

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

FIELD WK: BWM	SCALE: 1"=40'	SHEET: C2
DRN BY: RPL/JJM	JOB #: 1019.01	
CH'D BY: CYN	SS: U27/6	
DATE: 08/12/14	FILE: 1019-BASE	

PRELIMINARY



DENSITY COMPUTATIONS:

TOTAL AREA	324,703 S.F.	7.45 ACRES
R/W	48,252 S.F.	1.11 ACRES
WETLANDS	4,618 S.F.	0.11 ACRES
STEEP SLOPES	N/A	
NET SITE AREA	271,833 S.F.	6.24 ACRES

MAX. DENSITY= 5 UNITS PER ACRE
MAX. UNITS= 31

NORTH

LOCATION MAP
NOT TO SCALE

PLAN REFERENCE:
1. BOUNDARY INFORMATION TAKEN FROM A PLAN NAMED "PRELIMINARY PLAN OF WILDWOOD ACRES" BY HOWARD F BABBIDGE, P.E., L.S. #5 FOR HENRY M. BARIBEAU DATED JUNE 1, 1978.

GENERAL NOTES:
1. THE SITE IS OWNED BY COASTAL BUILDING INVESTMENTS INC. (141 PLEASANT STREET, #101, BRUNSWICK, ME 04011) MAP U27–LOT 6.

2. AREA OF EXISTING LOT = 7.45 AC.

3. ORDINANCE STANDARDS:
ZONE: TR5 (COLUMBIA AVE–SPRING ST NEIGHBORHOODS)
MINIMUM LOT AREA: 10,000 S.F.
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH: 65'
2.) YARD DEPTHS
A) FRONT = 20'
B) REAR = 20'
C) SIDE = 15'
3.) MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM IMPERVIOUS SURFACE COVERAGE = 35%
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE = 5,000 SF
MAXIMUM DENSITY = 5 UNITS PER ACRE

4. THE SURFICIAL SOILS ARE CLASSIFIED BY THE SOIL SURVEY FOR CUMBERLAND COUNTY, MAINE BY THE SOIL CONSERVATION SERVICE (PG 40).
Au – AU GRES LOAMY SAND

5. BENCHMARK INFORMATION: CONTACT SITELINES PA. 725–1200

6. FLOOD ZONE INFORMATION:
PARCEL IS LOCATED WTHIN ZONE C (AREAS OF MINIMAL FLOODING) PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 23004200015B EFFECTIVE DATE: JANUARY 3, 1986.

7. WETLANDS SHOWN ON THE PLAN WERE LOCATED BY SWEET ASSOCIATES.

8. ALL PARCELS WILL BE SERVED BY PUBLIC WATER AND SEWER.

9. DEVELOPMENT OF PARCELS IS SUBJECT TO REQUIREMENTS OF A STORMWATER MANAGEMENT LAW PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

CHAIRMAN:

GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

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.

STATE OF MAINE
KEVIN P. CLARK
#2245
PROFESSIONAL LAND SURVEYOR

DATE

KEVIN P. CLARK, PLS #2245

NOT VALID UNLESS EMBOSSED HERE

PRELIMINARY

1. 08/12/14	SUBMITTED TO TOWN OF BRUNSWICK FOR SKETCH PLAN REVIEW	JJM

TITLE:
SUBDIVISION PLAN

PROJECT:
CHAMBERLAIN WOODS SUBDIVISION
BARROWS STREET, BRUNSWICK, MAINE

PREPARED FOR:
COASTAL BUILDING INVESTMENTS, INC.
BRUNSWICK, MAINE

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

FIELD WK: BWM	SCALE: 1"=40'	SHEET: C3
DRN BY: RPL/JJM	JOB #: 1019.01	
CH'D BY: CYN	SS: U27/6	
DATE: 08/12/14	FILE: 1019-BASE	

TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET
BRUNSWICK, ME 04011

ANNA BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

MEMORANDUM

Department of Planning & Development

TO:	The Planning Board
FROM:	Jeremy Doxsee, Town Planner
DATE:	September 5, 2014
RE:	Sketch Plan Review of 3-lot Subdivision off Coombs Road

PROJECT SUMMARY

The project involves a 3-lot subdivision of a 10.1 acre parcel with frontage on Coombs Road. The front lot (lot 1) was subdivided and a single family house was constructed within the last 2 years, and the proposed subdivision of the second lot would result in total of 3 lots within the last 5 years, in accordance with 30-A M.R.S.A. Section 4401.

The applicant met with the Staff Review Committee on September 4th, and the meeting notes are attached.

Given the short turn-around between the SRC and the Planning Board meeting, there was not sufficient time to revise the Plan. So the narrative and Sketch Plan are not up-to-date. The SRC meeting notes reflect the changes that staff has asked the applicant to make to the plan.

In addition, the applicant has indicated that he is attempting to obtain a letter from the Maine Department of Inland Fisheries & Wildlife (IF&W) confirming that the rear of his property does not contain "high-to-moderate value deer wintering areas". He evidently received a verbal assurance that his property does not contain any high-to-moderate value deer wintering areas, but staff has asked that he provide a letter from IF&W confirming this.

Staff considered pulling this item from the agenda, but decided that, because the Board was convening anyway for another agenda item, the application could at the very least benefit from an initial review by the Board. So the application has been included on the agenda as a discussion / workshop item.

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

September 4, 2014

STAFF REVIEW COMMITTEE NOTES

Staff Present:

Jeff Hutchinson (Code Enforcement), John Foster (Public Works), Clint Swett (Assessing), Jeremy Doxsee (Planning, non-voting member)

Also Present:

Curt Neufeld (Sitelines), Bruce Martinson

Case # 14-028: The Committee will review and provide a recommendation to the Planning Board regarding a Major Review Sketch Plan application submitted by Coastal Building Investments, Inc., for a 17-lot residential subdivision, a 965 foot private drive, and associated site improvements, on the 7.45 ± acre property located along Barrows Street, in the Town Residential 5 /Columbia Ave – Spring Street (TR5) Zoning District. Assessor's Map U27, Lot 6.

Curt Neufeld provided a project overview:

- Site was previously approved by the Planning Board (2006) as a 33 lot condominium subdivision
- There is an existing stormdrain in the street that was extended past Belmont St. into the property and stubbed.
- Lot 17 of the proposed subdivision has already been developed and is under contract to be sold.
- Lot 16 may not end up being developed, due to its proximity to the CMP substation
- There is a quirk in DEP's stormwater law – if the lots are developed and sold by the applicant, a stormwater permit would be required. However, if the lots are sold and developed individually, no permit is required.
- Extension of road and utilities is being proposed in 2 phases: lots 1-6 for phase 1, lots 7-17 for phase 2.

Staff Comments**:**

John Foster:

- What are you proposing for the road?
    - Curt: would be built to standards of a private lane, not a public collector road.

    - Jeremy: what is cost differential between developing a private lane and a Minor public road? Curt will look into that.
- The road ought to be a public town way. It would look and act like a public way and is connected to public roads on both ends. It will be confusing for delivery of town services, and future residents on street will undoubtedly be clamoring to have the town plow and maintain their street.
    - Jeff expressed agreement.
    - Curt: will discuss with client. Also, we are not proposing a traffic analysis at this time. Asked John if he had any comments on that, and John said he did not.
- The connection with needs to be better aligned. Is radius curbing being proposed? It doesn't appear so, based on misalignment.
- Check ordinance to see if there are any provisions relating to off-set intersections.
    - Curt: we could align travel lanes without completely aligning ROWs.
- Will sidewalks be provided?
    - Curt – not currently proposed.
    - Jeff – notes §511.4 of ordinance which states that "it is the intention of the Ordinance to provide sidewalks within all growth districts, with the exception of residential developments containing less than 25 units on dead end streets. Sidewalks shall be at least 5 feet wide."
    - Curt – will talk to client. Also notes that there is an existing "cow path" on lot 5 that leads to Crimmins Field. Might need to be relocated.
    - Jeremy – we will look to develop pedestrian access easement as part of final plan review. Will also investigate what easements were included in final approval from 2006.
- Need more information on phasing plan. Where would turnaround for phase 1 be? Town will want a performance deposit for all road and sidewalk improvements. Don't want a repeat of Botany Place, where they built road 150 feet at a time.

Jeff Hutchinson:

- Clarify language in narrative re. total wetlands versus total wetlands impacted.
- No other questions for sketch. Notes project is half the density of previous approval.

Clint Swett:

- Need to figure out the name and addressing for road.
- There was discussion about whether naming one half of the road Boody Street Extension and the other half Belmont Street Extension, and having them meet in the middle.
- If road is a different name, existing portion of Boody Street should be consistent with new name. Folks on portion of Boody Street renamed would undoubtedly will be displeased with change to street name.

Case # 14-029: The Committee will review and provide a recommendation to the Planning Board regarding a Major Review Sketch Plan application submitted by Bruce Martinson, for a 3-lot residential subdivision, a private drive, and associated site improvements, on the 8.15 ± acre property located along Coombs Road, in the Farm Forest 3 (FF3) Zoning District. Assessor's Map 38, Lot 13.

Bruce Martinson provided a project overview:

- Including front lot, which was sold 2 years ago and now has a single family house, total lot is 10.1 acres. There used to be an old dilapidated cabin that collapsed a few years back, otherwise site historically has not been developed.
- Owner of front lot installed mailbox in ROW – problem?
    - John: place at your own risk.

- Jeff: coordinate with USPS

John Foster:

- No comments.

Jeff Hutchinson:

- Notes that Town has High to Moderate Value Deer Wintering Area (HMDWA) mapped on its GIS. §501.2 of Zoning Ordinance explains how to calculate net site area. Factoring in wetlands and HMDWA, there may not be enough net site area for three 2-acre lots.
  - Bruce: how can a landowner measure boundaries of WMDWA? Whereas wetlands boundaries can be measured and delineated, and setbacks shown on a plan, how does a landowner show where deer bed in the winter? There may be a few deer beds in some winters, and then none for years. Deer are migratory and transient. The HMDWA map boundaries are not based on science, and are suggestive of possible areas where deer might winter.
  - Jeff: State uses same aerial mapping assessments for Shoreland Zoning setbacks, wetlands, vernal pools, etc.
  - Bruce: I disagree. Wetland are generally fixed locations. They don't move year to year. I spoke with an IF&W official and the said that there is no HMDWA south of Millinocket.
    - Jeff: No one currently on staff knows where exactly data came from, only that the State gave the Town HMDWA data years ago, which is what our maps are based on. Get letter from State / IFW verifying statement about Millinocket and staff can support your claim that property doesn't contain HMDWA. This letter from IFW would be used in HMDWA mapping for new Ordinance as well.
- How wide is the proposed ROW.
  - Bruce: Starts at 50' and tapers down to 30'. Jeff – ok.
- Amend note "ROW for Parcel B" to ROW for parcels 2 & 3.
- Amend note for sf for Parcel B, to sf for parcels 2 & 3. Remove all references to Parcel B.
- Is ROW incorporated in deed for front lot / parcel 1? Bruce: yes.
  - Jeremy: provide copy of deed with final submission.
- Amend note re. wetland impacts to reflect all 3 lots.
- Jeremy: provide total sf of wetland disturbance, and explain whether a Permit-by-Rule (PBR) or NRPA permit is needed.

Clint Swett:

- Need to figure out the name and addressing for road.
- There was discussion about whether naming one half of the road Boody Street Extension and the other half Belmont Street Extension, and having them meet in the middle.
- If road is a different name, existing portion of Boody Street should be consistent with new name. Folks on portion of Boody Street renamed would undoubtedly will be displeased with change to street name.

<u>END</u>

August 12, 2014

2212-7

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

Re: Sketch Plan Application
RESIDENTIAL SUBDIVISION
HAWKINS LANE (OFF COOMBS RD), BRUNSWICK, MAINE
Tax Map 38, Lot 13 (Portion)

Dear Jeremy:

Please find enclosed the Sketch Plan Application and supporting materials for the development of a 2-lot residential subdivision and associated private drive to be located off Coombs Road. This letter summarizes the project in order to facilitate the review process.

PROPERTY
I own a parcel of land located off Coombs Road on a recently designated private way known as Hawkins Lane. This parcel contains 7.97± acres and has access on said Lane. The site was previously a woodlot. There are no existing improvements. The property is located in the FF3 – New Meadows River Area Zone, in which residential dwellings are a Permitted Use.

SITE DESIGN
The proposed subdivision consists of two (2) lots and an approximately 550-foot long private drive. These lots will be served by private wells and septic systems. The lots will gain utility access via poles and overhead lines or a combination of poles and underground conduit.

SUMMARY
We trust that this information satisfactorily addresses the requirements for Sketch Plan Review and we look forward to meeting with you and the Planning Board at their September 2, 2014 meeting to gain their approval.

We appreciate your assistance with this project. Should you have any questions, please call or contact me via bmartinson@sitelinespa.com.

Very truly yours,

Bruce W. Martinson, PLS
VP

Enclosures

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

MAJOR DEVELOPMENT REVIEW
SKETCH PLAN APPLICATION

1. Project Name: HAWKINS LANE SUBDIVISION

2. Project Applicant
   Name: BRUCE MARTINSON
   Address: 20 ANTIETAM ST
   BRUNSWICK, ME 04011
   Phone Number: 207-751-8640

3. Authorized Representative
   Name: (SAME)
   Address:
   Phone Number:

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

   1. SELF (PROF. LAND SURVEYOR #2137)
   2.
   3.

5. Physical location of property being affected: HAWKINS LANE (@ ±150 COOMBS RD)

6. Lot Size: 7.97 AC

7. Zoning District: FF3

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? APPLICANT = OWNER OF LAND TO BE SPLIT.

9. Assessor's Tax Map 38 Lot Number 13 (PORTION) of subject property.

10. Brief description of proposed use: RESIDENTIAL 2-LOT DIVISION OF ±4 ACRES EA.

11. Describe specific physical improvements to be done: 2 RESIDENCES WITH ASSOCIATED UTILITIES & COMMON DRIVEWAY

Owner Signature: [signature]

Applicant Signature (*if different*):

Required Attachments (by Applicant):

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

Required Attachment (by Planning and Development Department):

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

SKETCH PLAN REQUIREMENTS

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

Item	O	S	NA	W	P	Comments
Indicate Variances Granted			X			
Indicate Special Permits					X	PBR WETLAND CROSSING
Indicate Special Exceptions			X			
Date, north point, scale		X	X			
Land area, existing use of the property, location of proposed development, locations reserved for future development		X				
Tentative rights-of-way locations, lot lines, lot numbers, lot areas		X				
Estimated soil boundary locations from the Soil Conservation Service Medium Intensity Soil Survey noting areas of severe and very severe soil limitations					X	
Existing natural, topographical, and cultural features including areas of steep slopes, bedrock outcrops, ponds, streams, aquifers, and other water bodies, wetlands, groundwater recharge areas, slumps, flood hazard areas, trees, and other vegetation, excavation sites, stone walls, net site area, historic and archeological sites, structures, or districts, and any other pertinent features.		X				
Tentative locations of proposed structures, owners of existing structures, and neighboring land uses					X	
Special conservation and recreation areas					X	
Location map		X				
Zoning information, including the zoning district(s) in which the property is located and the location of any overlay zones depicted on the plan.					X	
Any conditions imposed by previous development on the site.			X			
Other information Planning Board/Staff Review Committee deems necessary to conduct an informed review.					X	
Letter of consent signed by property owner authorizing the development review application in cases where applicant is not the owner of the property.			X			
Application Fee		X				
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1			X			
Open Space Development: Request for Bonus Density			X			

Cumberland County and Part of Oxford County, Maine

BuB—Buxton silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: blgw
Elevation: 10 to 900 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Buxton and similar soils: 87 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buxton

Setting

Landform: Coastal plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciolacustrine deposits derived from siltstone and/or fine-silty marine deposits

Typical profile

H1 - 0 to 9 inches: silt loam
H2 - 9 to 16 inches: silty clay loam
H3 - 16 to 38 inches: silty clay loam
H4 - 38 to 65 inches: silty clay

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: D

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 8, Nov 27, 2013

Cumberland County and Part of Oxford County, Maine

HrB—Hollis fine sandy loam, 3 to 8 percent slopes

Map Unit Composition

Hollis and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hollis

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Coarse-loamy supraglacial meltout till derived from mica schist

Typical profile

H1 - 0 to 6 inches: fine sandy loam
H2 - 6 to 18 inches: fine sandy loam
R - 18 to 22 inches: bedrock

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Natural drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 8, Nov 27, 2013

Map Scale: 1:2,120 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

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**
BuB	Buxton silt loam, 3 to 8 percent slopes	5.9	77.2%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	0.2	2.3%
HrB	Hollis fine sandy loam, 3 to 8 percent slopes	0.9	11.9%
Sn	Scantic silt loam, 0 to 3 percent slopes	0.7	8.6%
Totals for Area of Interest		**7.7**	**100.0%**

Warranty Deed

{Statutory Short Form}

KNOW ALL MEN BY THESE PRESENTS, that EVELYN G. COFFIN AND JESSE COFFIN, both of 2 Gannett Shore, Brunswick, Maine 04011, in consideration of One Dollar ($1.00) and other good and valuable consideration paid by DOROTHY D. MARTINSON, of 38 Boody Street, Brunswick, Maine 04011, the receipt whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said DOROTHY D. MARTINSON, with Warranty Covenants, her successors and assigns, as follows:

> A certain lot or parcel of land in Brunswick, County of Cumberland and State of Maine, being all that property described on the attached Schedule A to which reference may be had for a more particular description.
>
> The above described premises is conveyed subject to an easement for purposes of ingress and egress by foot and motor vehicle and for all utilities which easement is described in the attached Schedule B and which easement benefits all that property conveyed by the Grantors by Deed of even or near date to Bruce W. Martinson.
>
> The above described property being a portion of Parcel One in a certain Warranty Deed from Evelyn G. Coffin to Jesse Coffin and Evelyn G. Coffin dated March 18, 2009, recorded in the Cumberland County Registry of Deeds at Book 26735, Page 229.
>
> At one time, Perley Alexander was conveyed an interest in a portion of the above-described property by Deed dated December 21, 1955, recorded in the Cumberland County Registry of Deeds at Book 2274, Page 37. The conveyance to Perley Alexander was for a small parcel of land 40 feet by 50 feet on Coombs Road on which the said Perley Alexander had built a shack and in which Perley Alexander lived. The shack had no electricity or running water. Perley Alexander died on July 4, 1977 and he is buried in the New Meadows Cemetery. The Deed recorded at Book 2274, Page 37 had a reversionary clause in it whereby the property became part of the locus conveyed by this deed.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said DOROTHY D. MARTINSON, her successors and assigns, to their own use and behoof forever.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, EVELYN G. COFFIN AND JESSE COFFIN have hereunto set their hands and seals this 19th day of April, 2013.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

L Valerie Campbell

L Valerie Campbell

Evelyn G. Coffin
EVELYN G. COFFIN

Jesse Coffin
JESSE COFFIN

STATE OF MAINE
COUNTY OF SAGADAHOC, SS.

APRIL 19th, 2013

Then personally appeared before me, EVELYN G. COFFIN AND JESSE COFFIN and acknowledged the foregoing instrument to be their free act and deed.

L Valerie Campbell
Notary Public/Attorney at Law

SEAL

L. VALERIE CAMPBELL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 22, 2013

Schedule A

Description of Land
on Coombs Road
Brunswick, Maine

A certain parcel of land on the northwesterly side of Coombs Road in Brunswick, County of Cumberland, State of Maine, said parcel being depicted on a plan entitled "Survey of Lot of Land to be Retained by Roland Coffin from Land Conveyed to Melville Robbins, Jr.", dated September 21, 1978, by Howard F. Babbidge, recorded in the Registry of Deeds for said County in Plan Book 121, Page 79, and also being depicted as **Parcel A** on a plan entitled, "Survey Plan of Land to be Conveyed by Evelyn Coffin and Jesse Coffin", dated March 3, 2013, by Sitelines, said parcel being more particularly described as follows:

BEGINNING at an iron rod on the northwesterly right-of-way line of said Coombs Road at the most easterly corner of land now or formerly of Richard Royer & Barbara Schroeder as described in a deed recorded in the Registry of Deeds for said County in Book 13361, Page 345;

THENCE N 37° 18' 00" W along said land of Royer & Schroeder a distance of 200.00 feet to a survey pin at other land of the Grantor, being depicted as Parcel B on said Sitelines plan;

THENCE N 52° 32' 11" E along said Parcel B a distance of 335.93 feet to a survey pin to be set on the northwesterly terminus of a private right-of-way over the parcel described herein;

THENCE N 53° 37' 00" E along said Parcel B, and along said terminus of said way, a distance of 50.00 feet to a survey pin to be set, thence continuing N 53° 37' 00" E along said Parcel B a distance of 10.00 feet to a survey pin to be set at land now or formerly of Donald & Phyllis Barrett as described in Book 15175, Page 351;

THENCE S 36° 23' 00" E along said land of Barrett a distance of 263.66 feet to an iron marker found;

THENCE S 09° 21' 00" E along said land of Barrett a distance of 91.00 feet to an iron marker on said line of Coombs Road;

THENCE N 65° 35' 50" W along said road line a distance of 13.70 feet to a point of curvature in said line;

THENCE westerly along said line and along a curve to the left having a radius of 250.00 feet, an arc distance of 55.05 feet to a survey pin to be set on the southeasterly terminus of said way, thence continuing along said curve and along the end of said way, a distance of 117.14 feet to a survey pin to be set, thence continuing along said curve a distance of 19.11 feet to a survey pin found, thence continuing along said curve a distance of 19.11 feet to a survey pin to be set at a point of tangency in said line;

THENCE S 52° 54' 10" W along said road line a distance of 123.24 to the **POINT OF BEGINNING.**

Containing 93,102 sq. ft. or 2.13 ac. ±

Schedule B

Description of Right-of-Way
from Coombs Road
Brunswick, Maine

COMMENCING at an iron rod on the northeasterly right-of-way line of said Coombs Road at the most southwesterly corner of land now or formerly of Donald & Phyllis Barrett as described in a deed recorded in the Registry of Deeds for said County in Book 15175, Page 351;

THENCE N 65° 35' 50" W along said road line a distance of 13.70 feet to a point of curvature in said line;

THENCE westerly along said line and along a curve to the left having a radius of 250.00 feet, an arc distance of 55.05 feet to a survey pin to be set at the **POINT OF BEGINNING** of the parcel described herein;

THENCE northerly through Parcel A on said Sitelines Plan and along a curve to the right having a radius of 30.00 feet, an arc distance of 40.10 feet to a survey pin to be set at a point of tangency;

THENCE N 01° 38' 15" W through said Parcel A, a distance of 25.00 feet to a survey pin to be set;

THENCE N 21° 31' 16" W through said Parcel A, a distance of 29.40 feet to a survey pin to be set;

THENCE N 01° 38' 15" W through said Parcel A, a distance of 26.10 feet to a survey pin to be set at a point of curvature;

THENCE northwesterly through said Parcel A and along a curve to the left having a radius of 200.00 feet, an arc distance of 121.29 feet to a survey pin to be set at a point of tangency;

THENCE N 36° 23' 00" W through said Parcel A, a distance of 66.49 feet to a survey pin to be set on the common line between said Parcel A and said Parcel B;

THENCE S 53° 37' 00" W along said Parcel B a distance of 50.00 feet to a survey pin to be set;

THENCE S 36° 23' 00" E through said Parcel A, a distance of 66.49 feet to a survey pin to be set at a point of curvature;

THENCE southeasterly through said Parcel A and along a curve to the right having a radius of 150.00 feet, an arc distance of 90.96 feet to a survey pin to be set at a point of tangency;

THENCE S 01° 38' 15" E through said Parcel A, a distance of 26.10 feet to a survey pin to be set;

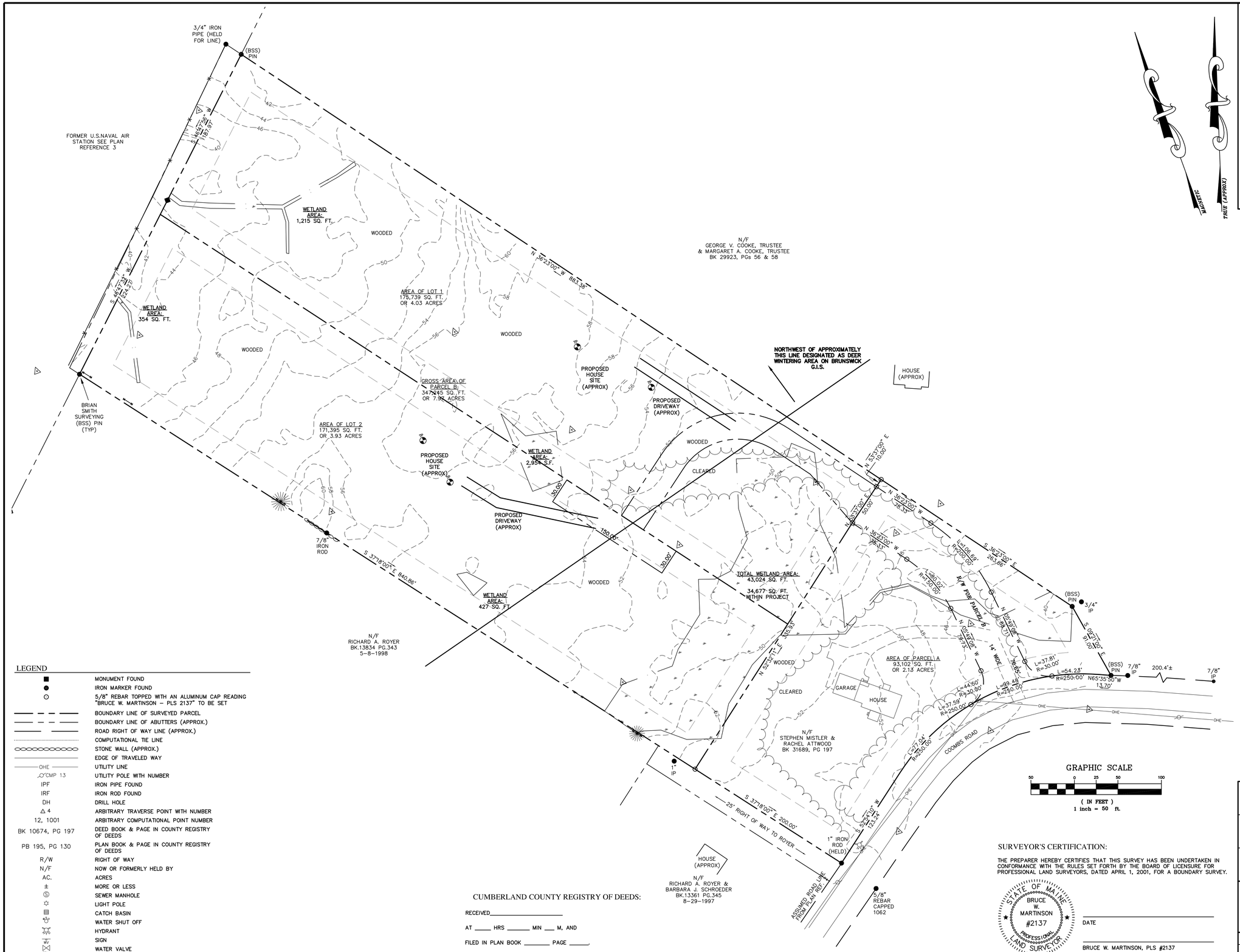
THENCE S 18° 14' 47" W through said Parcel A, a distance of 29.40 feet to a survey pin to be set;

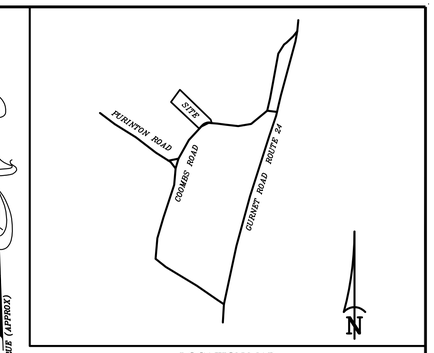
THENCE S 01° 38' 15" E through said Parcel A, a distance of 25.00 feet to a survey pin to be set at a point of curvature;

THENCE southerly through said Parcel A and along a curve to the right having a radius of 30.00 feet, an arc distance of 40.10 feet to a survey pin to be set at a point on said line of Coombs Road;

THENCE northeasterly along said road line and along the curve first described herein having a radius of 250.00 feet, an arc distance of 117.14 feet to the **POINT OF BEGINNING.**

Received
Recorded Register of Deeds
Apr 29,2013 03:19:45P
Cumberland County
Pamela E. Lovley





LOCATION MAP
NOT TO SCALE

NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

   BK 30597, PG 190

2. PLAN REFERENCE(S):

   PLAN ENTITLED, "STANDARD BOUNDARY SURVEY – LAND OF COFFIN", BY BRIAN SMITH SURVEYING.

3. AREA INFORMATION:

   SEE INDIVIDUAL PARCELS AT LEFT.

4. TAX MAP REFERENCE:

   TAX MAP 38, LOT 13.

5. BASIS OF BEARINGS:

   BEARINGS ARE MAGNETIC AND ARE BASED ON PLAN IN NOTE 2.

6. ROAD INFORMATION:

   COOMBS ROAD R/W IS PER PLAN REFERENCED IN NOTE 2 ABOVE. LOCATION IS BASED ON EVIDENCE FOUND.

7. WETLAND INFORMATION:

   TOTAL WETLAND AREA IS 26,540 SQ. FT.
   6,614 SQ. FT. OF WETLAND LIES OUTSIDE OF SUBDIVISION. THEREFORE 19,926 SQ. FT. AFFECTS SUBDIVISION.

8. DIMENSIONAL REQUIREMENTS:

   SITE IS ZONED FF3
   MIN LOT SIZE: 2 ACRES
   MAX DENSITY: 1 UNIT PER 2 ACRES
   MIN FRONT YARD: 25 FT
   MIN REAR YARD: 30 FT
   MIN SIDE YARD: 30 FT
   MAX IMPERVIOUS: 25%
   MAX BLDG HGT: 40 FT
   MAX BLDG FOOTPRINT PER STRUCTURE: 10,000 S.F.

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
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
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
WV	WATER VALVE
TBM	ELEVATION TEMPORARY BENCH MARK
	TEST PIT

CUMBERLAND COUNTY REGISTRY OF DEEDS:

RECEIVED_____

AT ____ HRS _____ MIN ___ M, AND

FILED IN PLAN BOOK _____ PAGE _____.

ATTESTED: _____, REGISTER

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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.

STATE OF MAINE
BRUCE W. MARTINSON
#2137
PROFESSIONAL LAND SURVEYOR

_____
DATE

_____
BRUCE W. MARTINSON, PLS #2137

NOT VALID UNLESS EMBOSSED HERE

PRELIMINARY

SUBDIVISION PLAN OF HAWKINS LANE LOTS

FOR BRUCE W. MARTINSON
HAWKINS LANE

BRUNSWICK, MAINE
(CUMBERLAND COUNTY)

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

FIELD WK: BWM	SCALE: 1" = 50'	SHEET:
DRN BY: BWM	JOB #: 2212	
CH'D BY: BWM	MAP/LOT:	
DATE: 08-12-2014	FILE: 2212SV	