



TOWN OF BRUNSWICK

PLANNING BOARD

85 UNION STREET
BRUNSWICK, ME 04011

**PLANNING BOARD
AGENDA
BRUNSWICK TOWN HALL
COUNCIL CHAMBERS
85 UNION STREET**

TUESDAY, OCTOBER 14, 2014, 7 P.M.

*****REVISED*****

(Chamberlain Woods Final Plan submittal needed additional information, downgraded to Sketch Plan)

1. **Case # 14-029 Hawkins Lane 3-Lot Subdivision:** The Board will review and take action on a combined Sketch/Final Major Review Subdivision application submitted by Bruce Martinson, for a 3-lot residential subdivision, a private drive, and associated site improvements, on the 10.1 acre property located along Coombs Road, in the Farm Forest 3 (FF3) Zoning District. Assessor's Map 38, Lot 13.
2. ~~**Public Hearing: Case # 14-034 10 Round Hill Lane:** The Board will hold a **Public Hearing** and take action on Special Permit and Minor Development Review applications submitted by Ian Talmage, regarding proposed weekend rentals of their property for seasonal weddings, and construction of a 3,528 open air accessory structure, on the 3.3 acre property located at 10 Round Hill Lane, in the Coastal Protection 1 (CP1) Zoning District. Assessor's Map 21, Lot 20.~~

**** Withdrawn at request of the Staff Review Committee. Will be rescheduled pending submission of additional information.*
3. **(Revised) Case # 14-028 Chamberlain Woods 17-Lot Subdivision:** The Board will review and take action on a Sketch Plan Major Review Subdivision application submitted by Coastal Building Investments, Inc., for a 17-lot residential subdivision, a 965 foot private drive, and associated site improvements, on the 7.27 ± acre property located along Barrows Street, in the Town Residential 5 /Columbia Ave – Spring Street (TR5) Zoning District. Assessor's Map U27, Lot 6.
4. **Zoning Ordinance Rewrite Committee (ZORC) Update**
5. **Approval of Minutes**
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.



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: October 8, 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 Applicant initially submitted the updated plan as a Final Plan submission. While the application was deemed technically complete, Staff, in consultation with the Town Engineer, determined that the Stormwater Plan still needed additional information. Further, the Town Engineer requested that the Stormwater Plan be peer reviewed. A timeline for completion of the peer review has not yet been received. For these reasons, Staff and the Applicant agreed that the submission would be more appropriate as Sketch Plan application, with the Planning Board to review and take action.

The Staff Review Committee reviewed the sketch plan application at their September 4th meeting, and again on October 9th. Both sets of meeting notes are attached, and are intended to provide the applicant with further guidance for their Final Plan submittal. In response to feedback at the last Planning Board meeting (September 9th), the applicant abandoned the cul-de-sac layout, and the plan has reverted back to a loop through street that intersects with Barrows and Boody Streets on the north end, and Barrows and Belmont Streets on the south end.

With respect to the Sketch Plan submission, it is noted that the Applicant is not proposing to develop these lots; the intention is to subdivide the lots and sell them for private development. Overall, the applicant has adequately addressed lot configuration and the road layout. The subdivision plan adheres to all dimensional and density requirements. Unlike a Final Plan, approval of a Sketch Plan does not require Findings of Facts. However any direction, guidance, or conditions of approval from the Planning Board to the Applicant for the upcoming Final Plan submission can be included herein.

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.



TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING & DEVELOPMENT

TOWN HALL - ROOM 216

85 UNION STREET

BRUNSWICK, ME 04011

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DIRECTOR OF PLANNING & DEVELOPMENT

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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.

END



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ANNA BREINICH, FAICP
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October 9, 2014

STAFF REVIEW COMMITTEE NOTES

Staff Present:

Anna Breinich (Planning), Jeff Hutchinson (Code Enforcement), Jeff Emerson (Fire), John Foster (Public Works), Clint Swett (Assessing), Dick Rizzo (Police), Jeremy Doxsee (Planning, non-voting member)

Case # 14-029: The Committee will review and provide a recommendation to the Planning Board regarding a Major Review Final 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.

Present for Applicant:

Curt Neufeld (Sitelines)

Staff Comments:

Jeremy Doxsee

- The two primary issues from the last SRC and PB meetings were resolution of whether the proposed lots contain High-to-Moderate Value Deer Wintering Areas and overall disturbance of wetlands – both of which have been adequately addressed. Staff received a letter from Scott Lindsay, Regional Wildlife Biologist for Maine IF&W, stating that Deer Wintering Areas in Brunswick are designated as “Indeterminate”, and are not considered High-to-Moderate Value. The plan now shows that up to 1,071 sf of wetlands will be disturbed from development of Hawkins Lane.

Anna Breinich:

- No comments

Jeff Hutchinson:

- No comments

Jeff Emerson:

- No comments

John Foster:

- No comments

Clint Swett:

- No comments

Dick Rizzo

- No comments

Case # 14-034 10 Round Hill Lane: The Committee will review and provide a recommendation to the Planning Board regarding Special Permit and Minor Development Review applications submitted by Ian Talmage, regarding proposed weekend rentals of their property for seasonal weddings, and construction of a 3,528 open-air accessory structure, on the 3.3 acre property located at 10 Round Hill Lane, in the Coastal Protection 1 (CP1) Zoning District. Assessor's Map 21, Lot 20.

Present for Applicant:

Jennifer Banis

- Would have maximum of 20 weddings at the property
- Maximum of 10 cars on property for events. Would use shuttles from nearby hotels to transport guests to and from property.
- Weddings would use trailored toilets with self-contained water systems
- Jen plans on catering events herself. Either Ian or Jen would be at all events to supervise and enforce terms of contract.

Staff Comments:

Jeff Hutchinson / Anna Breinich:

- Will food be prepared on site? Jen – no. I have a commercial kitchen in Topsham. Only light heating of food on-site.
- Looked thru property file – in the 1990s then-CEO made a determination that septic field had failed. No records in file that it's been replaced. Also in same area where proposed greenhouse structure is proposed. Jen – we bought the house 3 years ago and had system cleaned recently, and we were told the septic system and leach field are in the front yard. Maybe previous owner did without permits? Jeff- or maybe permits were lost / misplaced by Town. Either way, needs to be resolved before going to the Planning Board. You can use a licensed site evaluator to locate septic system. Bill Mayer, who did original installation, is still working in the area.
- Concerned that, even if portable toilets are nice, guests won't use them and will use inside facilities.
- Noise ordinance needs to be adhered to. Ordinance stipulates that decibel level at property line can't exceed 50 decibels during the day and 40 decibels after 8 pm. Doubtful that weddings will stay beneath those thresholds. Very difficult to attenuate noise from open air weddings.
- Parking is a concern. You indicate that parking will be alongside the driveway, but you don't indicate where. Driveway is only wide enough for one car – how will emergency vehicles get thru?
 - Clint suggested that cars could be restricted to one side of loop, leaving other side of loop open.

- Jen reiterated that there will be a 10 car limit. Other guests will be required to use off-site shuttles. Jeff was dubious that applicant would be able to enforce that.
- Anna – if 50 cars are parking off-site, where will they park? Jen – at nearby B&Bs, hotels, etc. Anna – even day guests? Jen – we will make necessary arrangements. Anna – approved parking for hotels didn't calculate use as satellite parking lot. Day parking will take away spaces from overnight guests, or downtown parking spaces. Applicant needs to provide written documentation from hotels regarding parking agreement/arrangements. There is a MDOT-owned park & ride lot on Cedar Street that could be an option.
- Jeff would like to see examples of other similar, successful wedding operations in rural, residential neighborhoods.

Jeff Emerson:

- Will greenhouse structure be enclosed? Jen – no. Will use canvas or plastic walls that could be lowered and raised.
- We can connect after meeting to discuss issues / thresholds pertaining to public assembly space.

John Foster:

- No comments

Clint Swett:

- No comments

Dick Rizzo

- No comments

Public Comments:

Bruce Cohorn, 61 Granite Farm Rd.

- Has observed 2 events at site already. Cars were parked along Casco Rd and dirt driveway.
- Even from a quarter mile away and with the windows closed, could hear music and voices.
- Applicant is already advertising wedding rentals on Vacation Rental By Owner (VRBO) website.
 - Jeff H: advertising for VRBO is ok because its still a single family residential use, but applicant shouldn't be advertising for weddings before obtaining necessary approvals.
- Property abuts a conservation easement – how will loud noise and crowds impact wildlife?

Joyce Bailey – 43 Casco Rd.

- Why did you rent out the property for weddings if it wasn't yet approved?
 - Jen – we didn't know we'd need approval at the time. Once we started receiving more interest in renting our property for weddings, we approached the Town to see what approvals would be needed.

Debbie Kupa – 93 Casco Rd (Granite Farm)

- Concerned about noise impacts, and impacts to wildlife.
- Concerned about impacts on her property, from overuse of applicant's septic system, which is upland from her property

- Has experience with weddings – impacts will be hard to control. There will be drinking, guests will want to dance and play music. Difficult to reign in once underway.
- What if it rains? Party will undoubtedly shift into house and barn. Worried about safety issues.

Anna and Jeff indicated that this should be taken off the Planning Board agenda until parking, septic, noise impact, and related issues are adequately addressed.

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.

Present for Applicant:

Curt Neufeld (Sitelines)

Staff Comments:

Anna Breinich:

- Materials indicate that houses will use crushed stone drip edge for stormwater. How will homeowners be made aware that they are required to install this stormwater treatment measure? This is part of larger concern that, while stormwater management plan for private road will be part of this review, stormwater treatment won’t be adequately addressed for individual development of lots. Same thing for groundwater impacts. Curt indicated that he would look into this for final plan submission.

Jeff Hutchinson:

- All set – application satisfies sketch plan requirements.

Jeff Emerson:

- Emergency access concerns addressed by showing connection of private road to Barrows and Belmont Streets.

Clint Swett:

- Assessing Dept is not in favor of naming portion of Boody Street and private road Governor’s Way. Would rather entire loop be named Boody Street, especially since it will eventually be accepted by the Town.
 - There was general discussion among the group about a preferred street name. Anna indicated that the Planning Department would prefer a grid pattern of development for this street, in keeping with the rest of the neighborhood. Curt responded that staff has already seen the sketch plan and indicated that a loop road connection to Barrows Street would be acceptable. It’s late in the process to start redesigning the entire subdivision layout.
- John Foster
 - The drainage swales running parallel to road, in the front of all the properties, are not in keeping with the character of the rest of the neighborhood. The large lots, wide frontages, and swales, are more indicative of a rural subdivision, rather than an in-town development.
 - Had to leave for another appointment, will submit additional comments in email to Town Planner.

Dick Rizzo

- No comments

END

**FINAL SUBDIVISION APPLICATION
CHAMBERLAIN WOODS
TAX MAP U27, LOT 6
BARROWS STREET
BRUNSWICK, MAINE**

Prepared For

COASTAL BUILDINGS AND INVESTMENTS, INC.
Mr. Robert (Bob) Cole
141 Pleasant Street, #101
Brunswick, Maine 04011

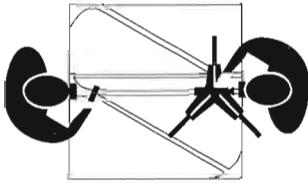
Prepared By

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

September 23, 2014

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September 23, 2014

1019.01-7

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

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

Dear Jeremy:

On behalf of Coastal Building and Investments, Inc., Sitalines, PA is pleased to submit the enclosed Major Development Review Final Application and supporting materials for the development of a residential subdivision and associated private road to be located along Barrows Street. Sitalines met with Town officials at a Staff Review meeting on September 4, 2014 to discuss the project. The comments received from that meeting have been incorporated into these plans. The project was presented to the Planning Board as a Sketch Plan on September 9, 2014. The project was tabled on account of questions related to the possibility of terminating the road with a cul-de-sac. It has since been determined to use a loop road as originally proposed.

PROPERTY

Coastal Building and 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 and there are two (2) gravel trails traversing the property. The existing improvements result in approximately 12,200 s.f. (0.28 acres) of impervious area. 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) residential lots and an approximately 965-foot long private drive. The proposed lots will use driveways off the private drive to be constructed in three (3) phases. A new 8-inch water main, 8-inch sewer main, 2-inch gas main, and underground electric will be extended with the private drive. It is anticipated the road will be offered for public acceptance; however, it will be maintained as part of a homeowner's association until it is. The development of the road, and the existing residential home development, will result in approximately 20,800 s.f. (0.48 acres), or an increase in 8,600 s.f. (0.20 acres), of impervious area.

SITELINES, PA

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

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). As the project results in less than 20,000 s.f. of new impervious area, it will not require any stormwater permitting from the MDEP. There are forested wetlands located on-site that are greater than 4,350 s.f. As shown on the enclosed plans, under 4,300 s.f. of wetlands are proposed to be impacted and the project will not require a 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.
- Sidewalks. The applicant is requesting a waiver to 511.4, which would require a sidewalk. This was discussed at the Sketch Plan meeting where it was acknowledged the neighborhood does not have sidewalks and it would be out of character to add them for the proposed loop road.
- Location of Existing Trees. As the lot is completely forested, it would be impractical to locate all trees greater than 10". Clearing of the individual lots will be subject to the individual lot owners and will only be restricted on the lot with the wetlands.

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.

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 desirable, supplemental plantings may be used by future homeowners to enhance the natural buffer.

The density of the proposed subdivision is within the maximum lot density of five (5) 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).



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 forested area with two (2) gravel trails traversing the property. The site generally drains to low areas within the parcel boundaries and infiltrates. The proposed road will be constructed with a storm drain system that includes ditches, which will direct runoff either to Barrows Street or to the stormwater system extended from the end of Boody Street. A portion of the existing storm drain in Boody Street will be replaced with larger pipe as part of the project. 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. A letter from the Director of Public Works indicating permission to connect to the municipal system during the previous approvals is attached for reference. 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. As the groundwater is shallow (approximately four (4) feet below grade), buildings will need to be constructed with finished floor elevations multiple feet above existing grade to accommodate basements. This will be the decision of the individual lot owners at the time of construction. There are no adverse impacts to groundwater anticipated from this development. To the extent possible, an underdrain will be installed to provide relief of groundwater. The underdrain will be installed under the roadside swales, which will serve to filter stormwater from smaller, more frequent storm events. The underdrain will tie into the storm drain system at key locations.

506 EROSION AND SEDIMENTATION:

The disturbed areas of the site will be isolated through the use of silt sock 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 be extended with the road from the existing sewer mains in Barrows and Boody Street. As part of the construction of the road, 4-inch sewer service stubs will be extended to the individual lots for future development. A



letter has been sent to the Brunswick Sewer District, requesting their ability to serve the proposed development. Upon receipt of a response letter, a copy will be forwarded to the Town.

508 WATER SYSTEM:

A new 8-inch water main will be extended with the road and provide service to the new lots. The water main will loop from the 10-inch water main on Barrows Street to the existing water main on Boody Street. As part of the construction of the road, 1-inch water service stubs will be extended to the individual lots for future development. Two (2) fire hydrants are proposed to be located along the proposed roadway. A letter has been sent to the Brunswick and Topsham Water District, requesting their ability to serve the proposed development. Upon receipt of a response letter, a copy will be forwarded to the Town.

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 requested 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 Barrows and Boody Street, 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 seventeen (17) lot subdivision, an anticipated six (6) children will be added to the school system. No adverse impact to the school system is anticipated from the proposed subdivision.

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

Time Period	Avg. Rate	Trip-Ends
Weekday, A.M. Peak	0.77	13.09
Weekday, P.M. Peak	1.02	17.34
Saturday, Peak Hour	0.94	15.98

The anticipated increase in trip-ends does not trigger traffic permitting from the Maine Department of Transportation (MDOT), and will not have an adverse impact to the function of the surrounding roadways.

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, or \$4,136.96. The Brunswick Sewer District Entrance fee is calculated at a rate of \$1,178 for each of the 16 new housing units, resulting in an estimated fee of \$18,848.00.



which we request be prorated for the units by phase: \$7,068 for Phases 1 and 2, \$4,712 for Phase 3. Prior to the issuance of building permits for each lot, the corresponding impact fees must be paid.

Recreation Impact fees are addressed in Section 519.

511 DEVELOPMENT OF NEW STREETS:

The proposed private road planned will be a 20-foot wide paved 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. It is anticipated the road will be offered for public acceptance; however, it will be maintained as part of a homeowner's association until it is.

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:

One new curb cut will be formalized on Barrows Drive opposite Belmont Street. The alignment of the new road will not be directly across from Belmont Street due to the location of the existing home. However, the nature of the traffic on Barrows and Belmont is such that volume and speeds will be low. Barrows Street ends at Boody Street and is controlled by a stop sign at Columbia Avenue. The amount of traffic crossing Barrows from Belmont Street to Governor's Way will be minimal.

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. The anticipated houses will be similar in appearance and spacing to those in existing neighborhoods in the vicinity. The lot configuration was designed to allow the construction of a home with a 65-foot wide building window. Although it is subject to the individual lot owners, it is anticipated that the houses will have clapboard siding and asphalt shingle roofs.

516 BUILDING CONFIGURATION:

All but one of the lots will access off the proposed private road. Due to orientation of the private road, the front doors will most likely face towards the private road. This is subject to the design of the 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, there are no obvious areas of the parcel that would be appropriate for passive recreation. Given the proximity to Crimmins Field and playgrounds at the middle and high schools, the Applicant is not proposing reservation of land for parks, playgrounds or conservation areas. We respectfully request the Recreation Commission consider a waiver for this requirement. Should the Recreation Commission require it, a Fee-in-Lieu of Land for this project. The Recreation Impact fee is anticipated to be as follows: Average lot area=16,640 s.f. Total to be reserved 8.7% per §519. Total area 7.45 acres x 0.087=0.65 acres of area to be reserved. The average value of an undeveloped acre is estimated at \$50,000; therefore the fee would be approximately $\$50,000 \times 0.65 = \$32,407$. This will need to be confirmed with the Assessor.

520 FISCAL CAPACITY:

Coastal Building and Investments has been providing housing to the Brunswick area since 1974. Wood Pond is a subdivision completed by the Applicant in the vicinity that demonstrates their commitment to completing projects. 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 road 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 a 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 until it is accepted as a public road.

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.

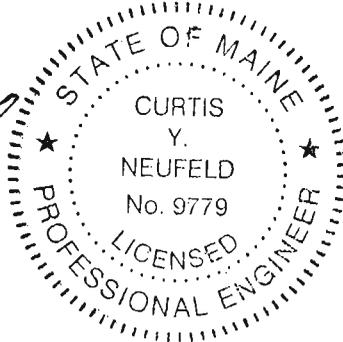


We look forward to meeting with you and the Planning Board at their next available meeting to review the project and gain their approval. We appreciate your assistance with this project. Should you have any questions, please call or contact me via cneufeld@sitelinespa.com.

Very truly yours,



Curtis Y. Neufeld, P.E.
Vice President



Enclosures

cc: Robert Cole, Coastal Building and Investments, Inc.



Chamberlain Woods Subdivision
Major Development Review Application
September 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.						

September 23, 2014

1019.01-2

Mr. Robert Cole
Coastal Building and Investments, Inc.
141 Pleasant Street, #101
Brunswick, ME 04011

**Re: Designation of Agent Authorization
Residential Subdivision
Barrows Street, Brunswick**

Dear Bob:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Coastal Building and Investments, Inc., 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 end of Boody Street and Barrows Street in Brunswick, Maine.

Sincerely,

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

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

Robert J. Cole

Date

Chamberlain Woods Subdivision
Major Development Review Application
September 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 Coastal Building & Investments, LLC Certificate of Good Standing.

WARRANTY DEED

(Statutory Short Form)

MAINE REAL ESTATE TAX PAID

I, Richard D. Baribeau, of Jupiter, Palm Beach County, and State of Florida, for consideration paid, grant to Coastal Building & Investments, Inc., a Maine corporation with an office in Brunswick, Cumberland County, and State of Maine, with Warranty Covenants, a certain lot of land situated in Brunswick, Cumberland County, State of Maine, and bounded and described as follows:

Beginning at a point on the Westerly sideline of Barrows Street at the Northeasterly corner of land of the Central Maine Power Company, on which their substation is located; thence northerly along the said sideline of the street 242.65 feet to land formerly of Constance Luce; thence North 82° 45' West along said former Luce land 125 feet to a corner of same; thence North 7° 15' East along said Luce land 150 feet to land now or formerly of one Coulombe; thence North 82° 45' West along said Coulombe land and land formerly of Frank Thomas a distance of 60 feet; thence North 7° 15' East along said Thomas land 99.50 feet to the Southerly sideline of Boody Street; thence along the Southerly sideline of said street line in a Westerly direction 56.25 feet; thence North 7° 15' East 50 feet across said street to land formerly of David Barslow; thence in the same direction along said Barslow land 176.08 feet to an iron pin in the ground and land now of the Town of Brunswick and formerly of PSI Upsilon Fraternity; thence North 83° 33' West 332.99 feet to an iron pipe in the ground and other land of said Town held by it for a future athletic field; thence South 6° 27' West along said Town land 774.33 feet to the center of the Central Maine Power Company right-of-way; thence South 82° 45' East 313.50 feet to said Central Maine Power Company Substation land; thence North 7° 15' East along said Central Maine Power Company land 50 feet to an iron pin in the corner of same; thence South 82° 45' East 250 feet to said Barrows Street and the point of beginning.

Said premises are conveyed subject to any and all right, title and interest said Power Company has in and to a strip of land fifty (50) feet wide running from east to west on the south side of the above-conveyed premises.

EXCEPTING AND RESERVING from the above-described premises that portion thereof which was conveyed by the Grantor herein to Robert J. Cole by deed of even date and recorded herewith.

For reference, see Parcel IV in the Warranty Deed from Henry M. Baribeau, Jr. to Richard D. Baribeau dated January 3, 1985, and recorded in Cumberland County Registry of Deeds in Book 6659, Page 237.

WITNESS, my hand and seal this 29 day of October, 2003.

Witness [Signature]

[Signature] Richard D. Baribeau, Grantor

STATE OF MAINE Cumberland, ss.

October 29, 2003

Then personally appeared before me the above-named Richard D. Baribeau and acknowledged the foregoing instrument to be his free act and deed.

[Signature] Notary Public/Attorney-at-Law

SEAL

Received Recorded Register of Deeds Oct 28 2003 12:00:00P Cumberland County John B. O'Brien

Chamberlain Woods Subdivision
Major Development Review Application
September 23, 2014

Attachment C
Abutting Property Owners

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

ABUTTING PROPERTY OWNERS

MAP-U27 LOT-21
BRUNSWICK, TOWN OF
28 FEDERAL ST
BRUNSWICK, ME 04011

MAP-U27 LOT-8C
STADDEN, RONALD R & BRENDA R JT
54 COLUMBIA AVE
BRUNSWICK, ME 04011
BK 13854 PG 4

MAP-U27 LOT-2A
CONGDON, WILLIAM J & COLLEEN B JT
56 BOODY ST
BRUNSWICK, ME 04011
BK 17655 PG 5

MAP-U27 LOT-9
DUMONT, PHILIP H & CORINNE E JT
58 COLUMBIA AVE
BRUNSWICK, ME 04011
BK 6989 PG 179

MAP-U27 LOT-4
ELLSMORE, ERIC E & LEIGHTON,
ANGELA J JT
57 BOODY ST
BRUNSWICK, ME 04011
BK 27360 PG 100

MAP-U27 LOT-5
VIOLETTE, KAREN L & JEFFREY P JT
4 BARROWS ST
BRUNSWICK, ME 04011
BK 10428 PG 259

MAP-U21 LOT-55
JENQUINE, DIANE
5 BARROWS ST
BRUNSWICK, ME 04011
BK 15526 PG 216

MAP-U21 LOT-105
FIELDING, JOANNE B
7 BARROWS ST
BRUNSWICK, ME 04011
BK 13555 PG 67

MAP-U27 LOT-19
SIMPSON, MARTHA
8 BARROWS ST
BRUNSWICK, ME 04011
BK 21845 PG 25

MAP-U27 LOT-7
CENTRAL MAINE POWER CO
C/O IBERDOLA USA MANAGEMENT
CORP – LOCAL TAXES
70 FARM VIEW DR
NEW GLOUCESTER, ME 04260
BK 2166 PG 140

MAP-U27 LOT-8
WHITEHEAD, CHARLES E
52 COLUMBIA AVE
BRUNSWICK, ME 04011
BK 28436 PG 53

Chamberlain Woods Subdivision
Major Development Review Application
September 23, 2014

Attachment D
Photographs

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

CHAMBERLAIN WOODS SUBDIVISION, BRUNSWICK, MAINE
Existing Conditions



Photo 1 – Looking East from Boody Street onto Project Site



Photo 2 – Gravel trail extending off Boody Street onto Project Site

CHAMBERLAIN WOODS SUBDIVISION, BRUNSWICK, MAINE
Existing Conditions



Photo 3 – Swale across Project Site



Photo 4 – Looking from Project Site towards Boody Street

CHAMBERLAIN WOODS SUBDIVISION, BRUNSWICK, MAINE
Existing Conditions



Photo 5 – Looking North on Barrows Street from proposed Site entrance



Photo 6 – Looking West towards Belmont Street from proposed Site entrance

CHAMBERLAIN WOODS SUBDIVISION, BRUNSWICK, MAINE
Existing Conditions



Photo 7 – Looking South on Barrows Street from Belmont Street



Photo 8 – Gravel trail extending from Barrows Street onto Project Site

CHAMBERLAIN WOODS SUBDIVISION, BRUNSWICK, MAINE
Existing Conditions



Photo 9 – Looking West from gravel trail towards Barrows Street



Photo 7 – Looking East from Barrows Street towards Project Site

Chamberlain Woods Subdivision
Major Development Review Application
September 23, 2014

Attachment E
Supporting Documents

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

Brunswick, Maine

John A. Foster, PE
Town Engineer/Director PWD
foster@brunswickme.org

Public Works Department
9 Industry Road
Brunswick, Maine 04011
(207) 725-6654 (Ext. 17)
FAX (207) 725-6655
www.brunswickme.org/dpw

18 December, 2006

Curtis Neufeld, P.E.
Sitelines, Inc.
8 Cumberland St
BRUNSWICK ME 04011

PROJECT: Churchill Woods Condominiums
Connection of Storm Drainage Facilities to Town System

Dear Curt:

I have reviewed your December 8, 2006 submittal with storm management analysis and request to connect subsurface drainage facilities from the proposed single-family housing project to the Town operated and maintained storm drain system in Country Lane/McKeen St. We have reviewed and approved this request as we have concluded the Town storm drain system is adequate to handle this small increase in runoff resulting from subsurface drainage. Per our discussion, the plans should be revised to include a manhole structure in the public right-of-way to include a means to control the peak rate of discharge into the Town's system.

Therefore, please accept this letter as our acknowledgement and permission for the Churchill Woods Condominium Project to discharge stormwater from the project to the public storm drain system in Country Lane and McKeen Street, subject to final approval of the drainage plans and receipt of applicable DEP permits. If you have any questions on the above please let me know.
Sincerely,

TOWN OF BRUNSWICK



John A. Foster,
Town Engineer/Director PWD

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 twenty-second day of September 2014.

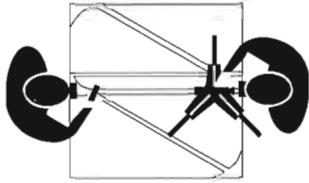


A handwritten signature in black ink, appearing to read 'Matthew Dunlap', written over a horizontal line.

Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
COASTAL BUILDING AND INVESTMENTS, INC.	Clerk	PAUL R. COPELAND, III	19931394 D	GOOD STANDING
Home Office Address (of foreign entity)	Other Mailing Address		Address in Maine	
	20 FEDERAL STREET BRUNSWICK, ME 04011			



October 1, 2014

1019.01-7

Mr. Thomas Farrell, Director
Brunswick Parks & Recreation Department
220 Neptune Drive
Brunswick, Maine 04011

**Re: Major Development Review Final Application
Chamberlain Woods Subdivision
Tax Map U27, Lots 6**

Dear Tom:

Submitted for review and consideration by you and the Recreation Commission is our plan and supporting information for a proposed residential subdivision located on the easterly side of Barrows Street. The developer, Coastal Building and Investments, Inc. proposes to create a 17 lot subdivision with a shared access drive. We have enclosed the proposed site plan and the narrative below for your review. The density of the proposed subdivision is within the maximum lot density of 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).

The proposed subdivision will provide housing within areas of existing residential use and served by public utilities, thereby reducing sprawl and minimizing the creation of new infrastructure and stretching Town resources. The development is consistent with the Town of Brunswick's comprehensive plan, which encourages new housing be built within the community.

With regard to demographics, we expect the units to be desirable to low to medium income residents, with home values targeted at \$250,000 to 300,000. The development is intended for those wishing to reside in town with access to many recreational, cultural and employment opportunities within a short distance.

With regard to recreation and open space, the developer intends to pay the required fee in lieu of reserving open space. We would ask that you confer with the assessor to determine the value of undeveloped land in this neighborhood.

SITES LINES, PA

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

Mr. Thomas Farrell
10/1/14
Page 2

Please place us on the Agenda to meet with the Recreation Commission at their next scheduled meeting. We look forward to meeting with the Commission to discuss our proposal or to modify it as may be mutually agreeable.

If you have any questions or require additional information, please do not hesitate to call.

Very truly yours,



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

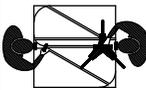
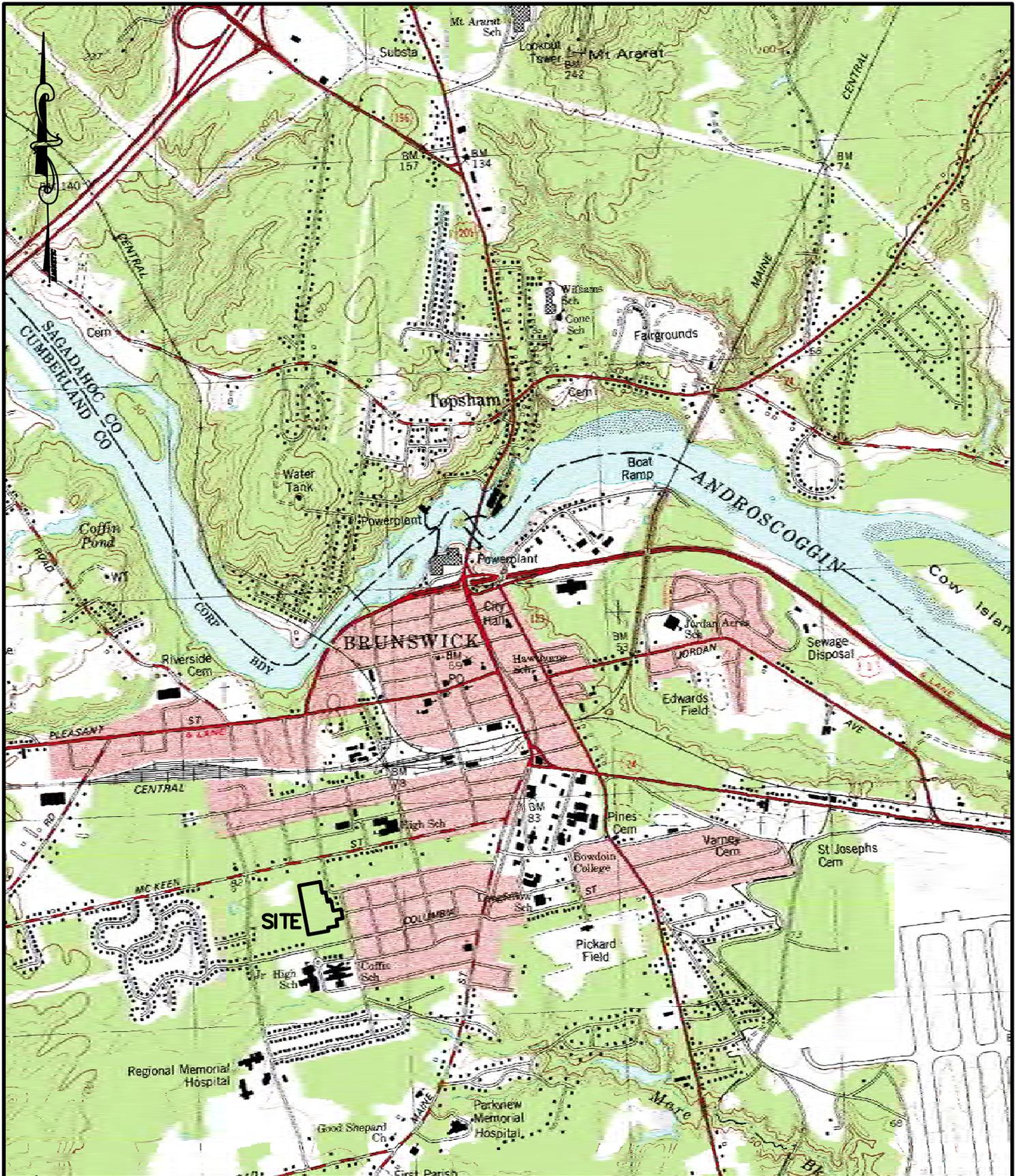
Enclosures

cc: Bob Cole, Coastal Building and Investments, Inc.



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.



SITELINES
ENGINEERS PLANNERS

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

FIGURE 1: LOCATION MAP

CHAMBERLAIN WOODS
BRUNSWICK, MAINE

DATE: 9-23-14

SCALE: 1" = 2000'

JOB: 1019

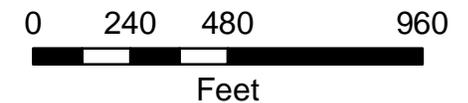
FILE: 1019MAPS

Brunswick Maine

CHAMBERLAIN WOODS UTILITIES



- Legend**
- Selected Parcels
 - PS Pump Stations
 - Sewer Manholes
 - Sewer Pipes
 - Drainage Pipes
 - ▲ Drainage Structures
 - + Hydrants
 - Parcels
 - Town Boundary



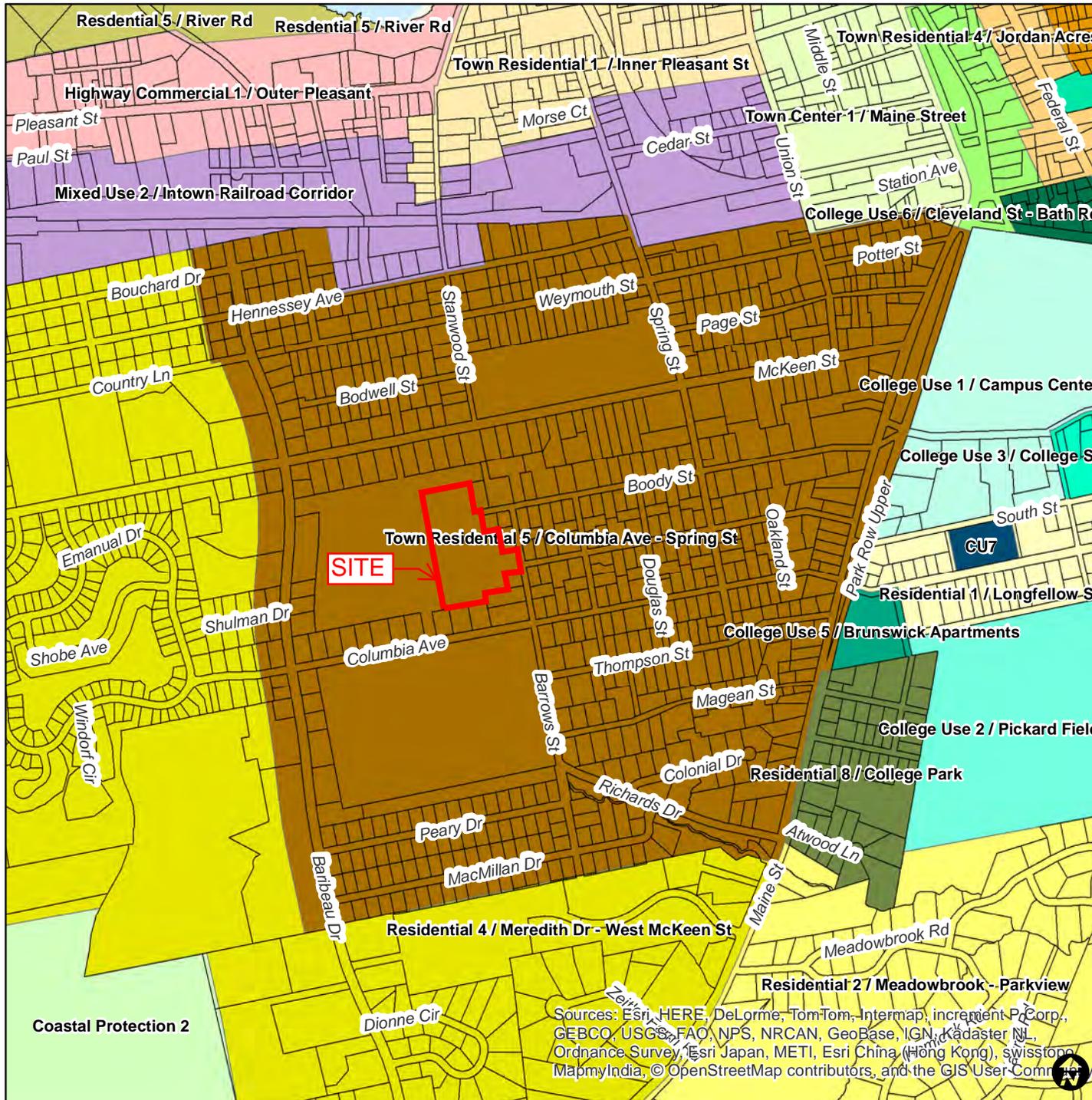
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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

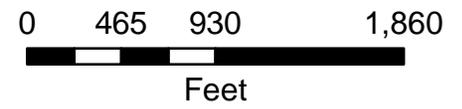
Map generated on: 9/22/2014

Brunswick Maine

CHAMBERLAIN WOODS ZONING



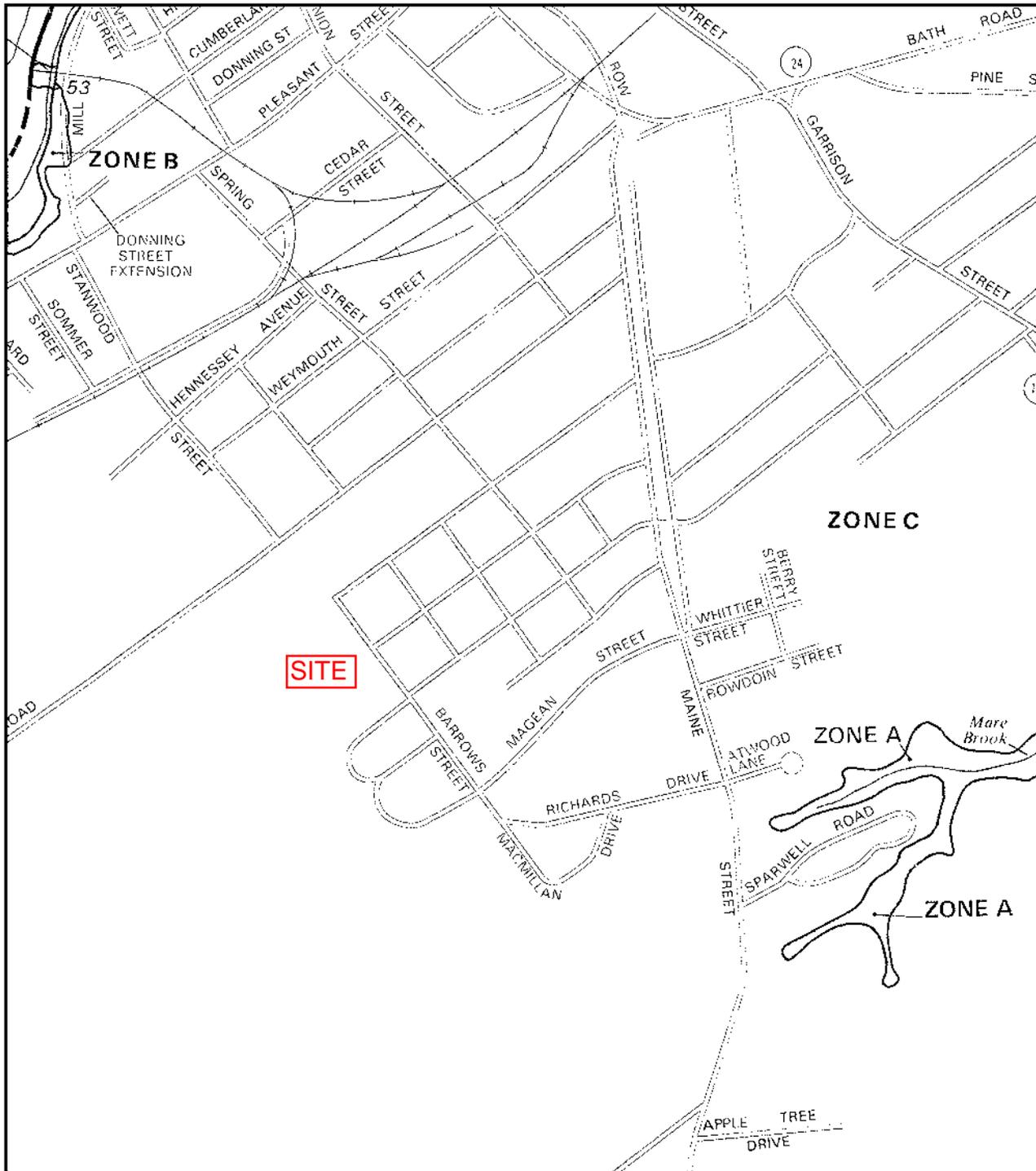
- Legend**
- Selected Parcels
 - Parcels
 - Town Boundary
 - Town Center 1 / Maine Street
 - BNAS Conservation District
 - Town Center 2 / Fort Andross
 - Town Center 3 / Lower Park Row
 - Town Residential 1 / Inner Pleasant St
 - Town Residential 2 / Federal St
 - Town Residential 3 / Water St
 - Town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



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Map generated on: 9/22/2014

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



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

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



Map Scale: 1:1,770 if printed on A portrait (8.5" x 11") sheet.



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



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

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: Jun 20, 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
Au	Au Gres loamy sand	8.0	100.0%
Totals for Area of Interest		8.0	100.0%

Chamberlain Woods Subdivision
Major Development Review Application
September 23, 2014

Attachment G
Road Maintenance Agreement

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

RESIDENTS OF CHAMBERLAIN WOODS
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 Governors Way, 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 Governor's Way 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 Governor's Way as it presently exists and as it may be extended regarding the maintenance of said Governor's Way and extensions thereof and the allocation of the costs necessary to so maintain Governor's Way 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 Governors Way 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. This agreement shall only apply to that portion of the road that is privately held and shall terminate when and if the road is accepted by the Town of Brunswick as a public way.

13. 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.

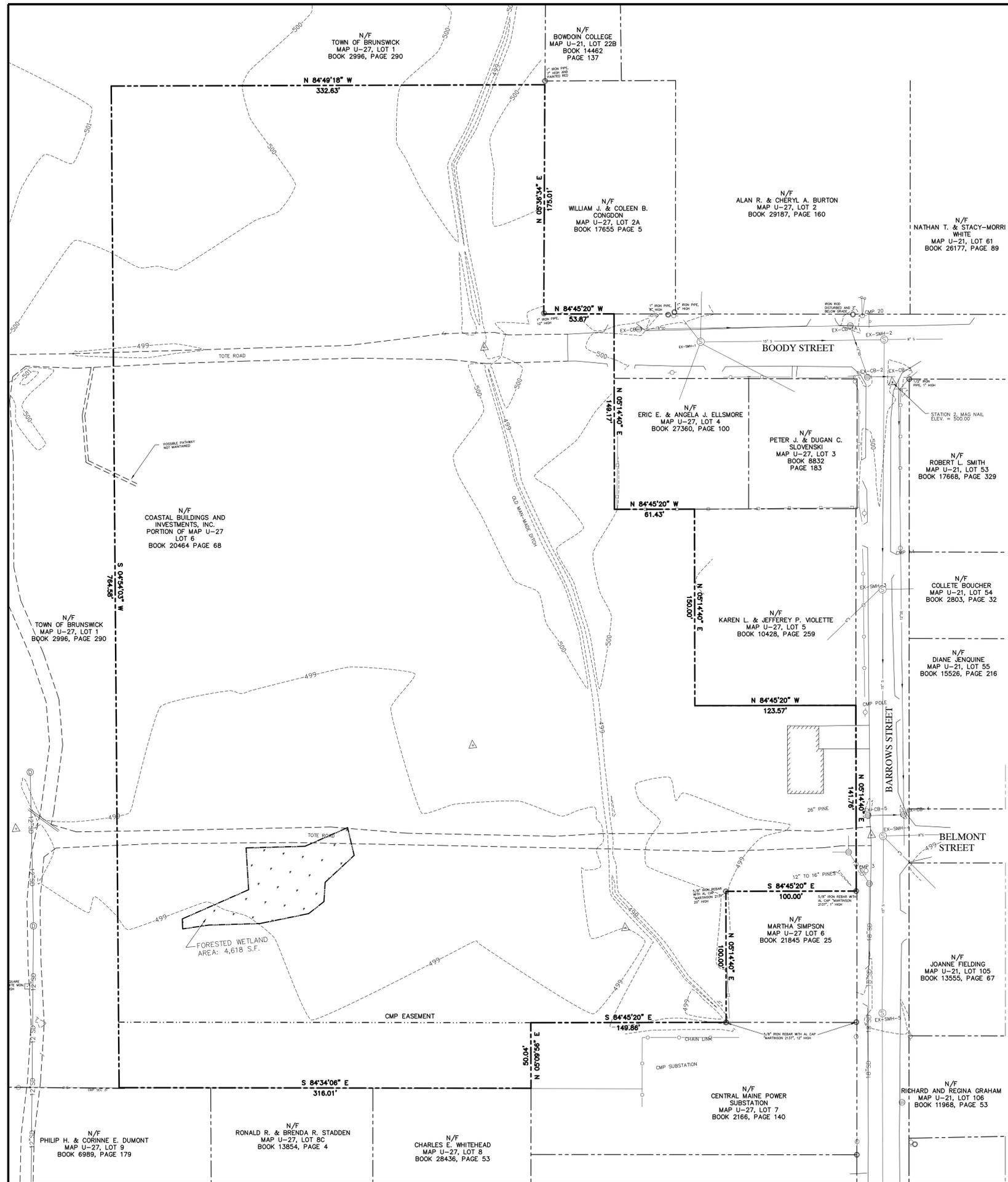
Notary Public

Type or Print Name

Chamberlain Woods Subdivision
Major Development Review Application
September 23, 2014

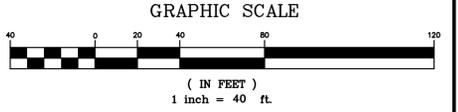
Attachment H
Site Plans

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:
1. BOUNDARY INFORMATION TAKEN FROM A PLAN NAMED "PRELIMINARY PLAN OF WILDWOOD ACRES" BY HOWARD F. BABBIGE, 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
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.



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

TITLE: **EXISTING CONDITIONS PLAN**

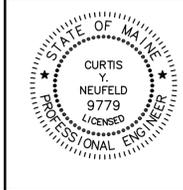
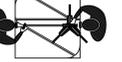
PROJECT: **CHAMBERLAIN WOODS SUBDIVISION
BARROWS STREET, BRUNSWICK, MAINE**

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

PROGRESS PRINT
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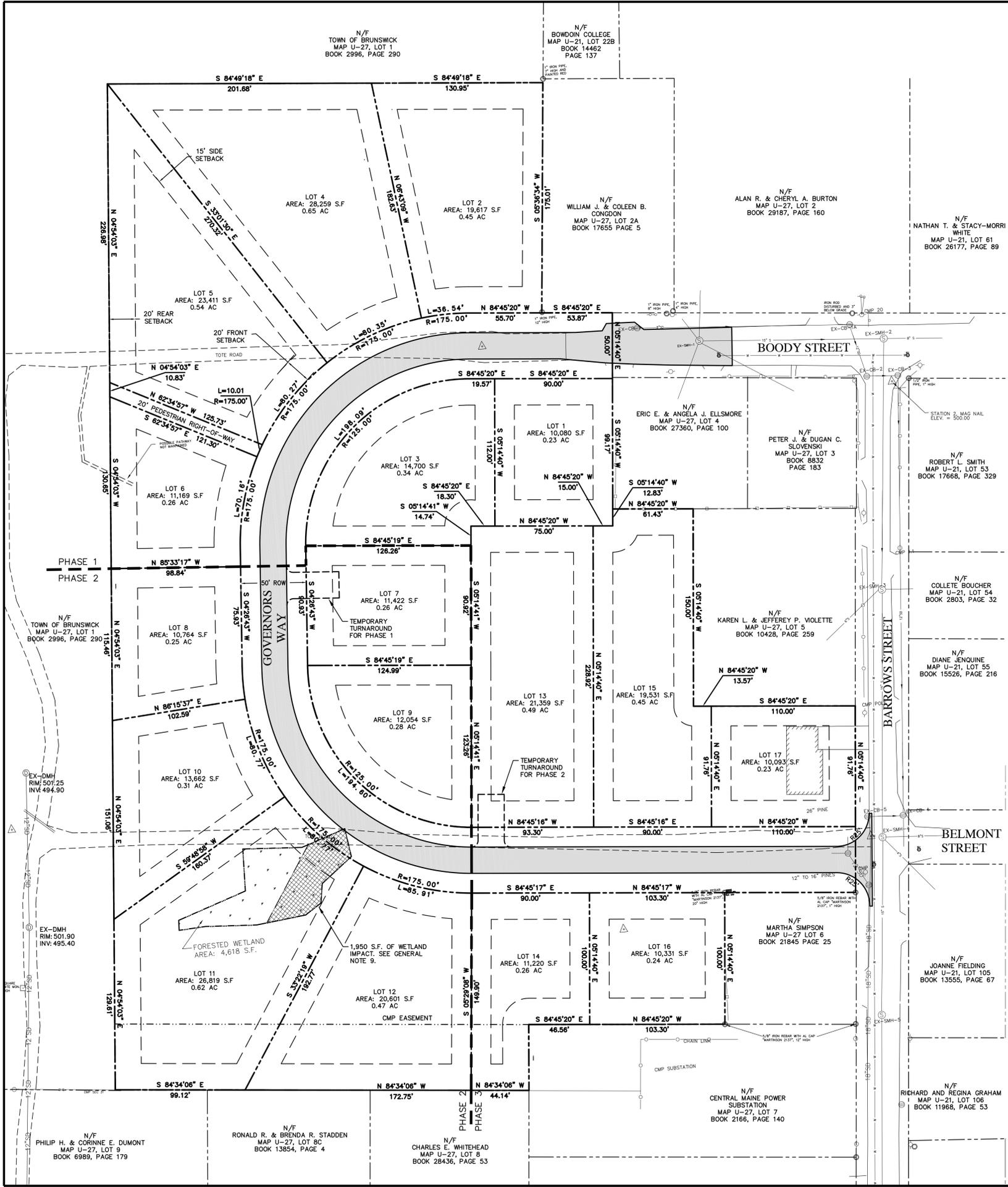


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LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
207.725.1200 www.sitelinespa.com

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



DENSITY COMPUTATIONS:

TOTAL AREA	324,703 S.F.	7.45 ACRES
R/W	49,487 S.F.	1.14 ACRES
WETLANDS	4,818 S.F.	0.11 ACRES
STEEP SLOPES	N/A	
NET SITE AREA	270,598 S.F.	6.21 ACRES
MAX. DENSITY=5 UNITS PER ACRE		
MAX. UNITS=	31	



LOCATION MAP
NOT TO SCALE

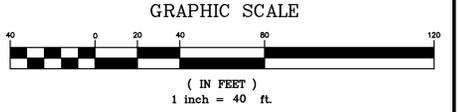
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2. AREA OF EXISTING LOT = 7.45 AC.
3. ORDINANCE STANDARDS:
ZONE: TR5 (COLUMBIA AVE-SPRING ST NEIGHBORHOODS)
MINIMUM LOT AREA: 10,000 S.F.
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH: 65'
2.) YARD DEPTHS
A) FRONT = 20'
B) REAR = 20'
C) SIDE = 15'
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
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. WETLANDS TO BE IMPACTED ARE FOR THE ANTICIPATED LOCATION OF A DRIVEWAY. ALTERNATE CONFIGURATIONS ARE POSSIBLE, BUT COORDINATION WITH THE DESIGN ENGINEER SHALL BE MADE TO ENSURE THAT NOT MORE THAN 4,300 S.F. OF WETLANDS ARE IMPACTED. LOT 11 SHALL CONTAIN A DEED RESTRICTION REQUIRING WETLAND IMPACTS LESS THAN 4,300 S.F.

PHASING:

PHASE 1	LOTS 1-6
PHASE 2	LOTS 7-12
PHASE 3	LOTS 13-16

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
LAND SURVEYOR

DATE _____

KEVIN P. CLARK, PLS #2245

NOT VALID UNLESS EMBOSSED HERE

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

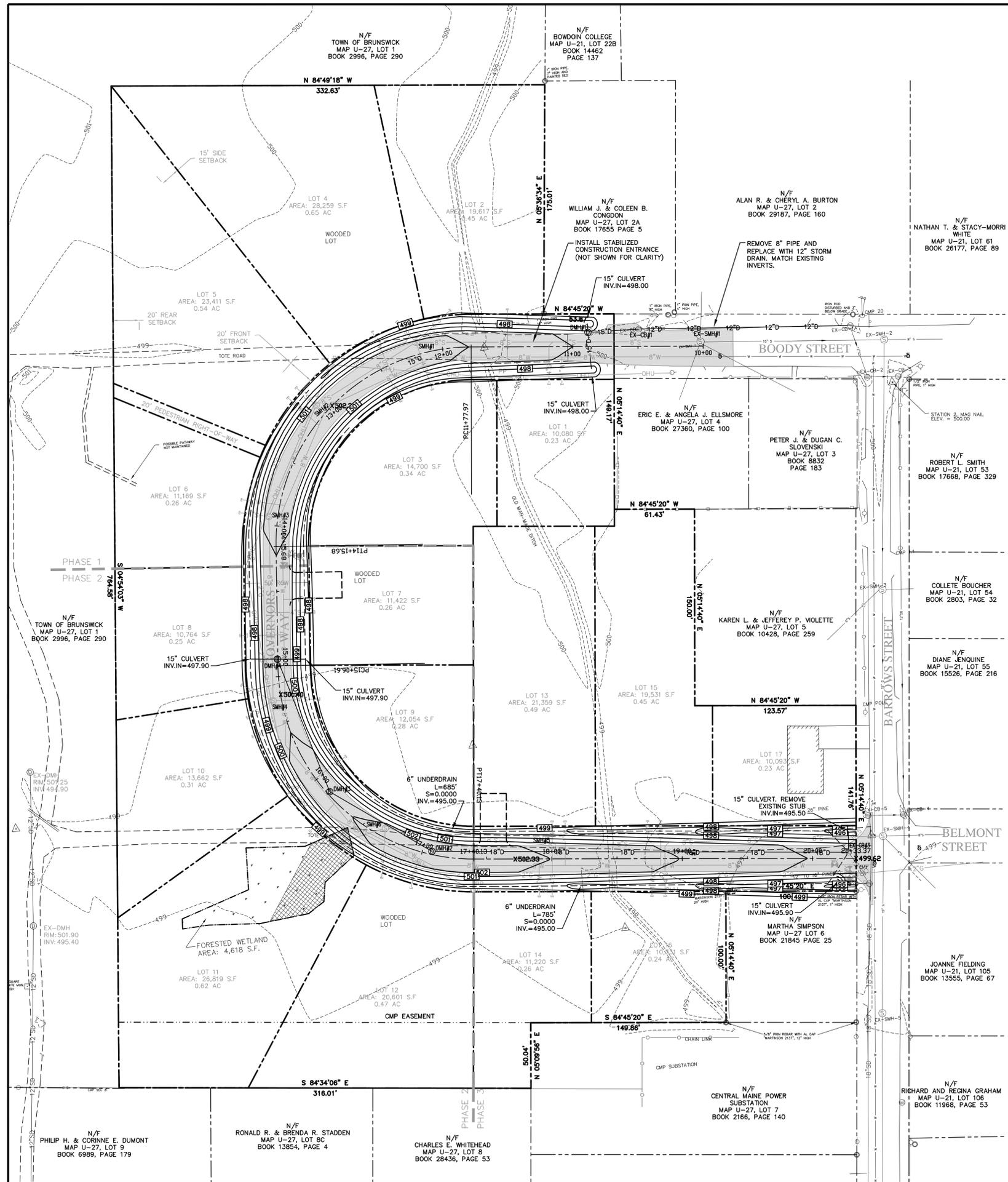
TITLE: **SUBDIVISION PLAN**

PROJECT: **CHAMBERLAIN WOODS SUBDIVISION
BARROWS STREET, BRUNSWICK, MAINE**

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

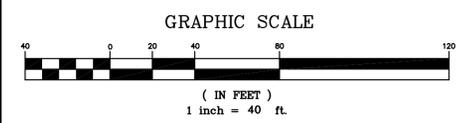
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FIELD WK: BWM	SCALE: 1"=40'	SHEET:
DRN BY: RPL/JJM	JOB #: 1019.01	C3
CHD BY: CYN	SS: U27/6	
DATE: 08/12/14	FILE: 1019-BASE	



LOCATION MAP
NOT TO SCALE

- GRADING AND DRAINAGE NOTES:**
1. THE CONTRACTOR SHALL PHASE GRADING EFFORTS SUCH THAT TOTAL SITE DISTURBANCE IS MINIMIZED. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING EFFORTS OR WITHOUT DELAY UPON THEIR COMPLETION, DEPENDENT UPON THE SITUATION.
 2. ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED OR DIRECTED.
 3. THE LIMITS OF DISTURBANCE SHALL GENERALLY BE THE MINIMAL EXTENT NECESSARY ONLY TO PERFORM THE GRADING EFFORTS SHOWN ON THE DRAWINGS. SPECIAL CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF OBJECTS AND AREAS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL.
 4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDING IN ACCORDANCE WITH THE DRAWINGS, UNLESS INTENDED FOR OTHER SURFACE COVER.
 5. STORM DRAINS SHALL BE CONSTRUCTED CONCURRENTLY WITH GRADING EFFORTS TO PROVIDE ADEQUATE CONVEYANCE FOR ANY SITE RUNOFF CONDITIONS.
 6. WHERE FINAL GRADING HAS BEEN COMPLETED, SURFACE RESTORATION FOR DISTURBED AREAS WILL BE COMPLETED AS SOON AS PRACTICABLE. FOR VEGETATIVE AREAS, VEGETATION WILL BE PROGRESSIVELY ESTABLISHED.
 7. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
SMOOTH BORE POLYETHYLENE PIPE - HDPE N-12 ADS
 8. BENCHMARK INFORMATION: SEE PLAN
 9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES AND PIPING PRIOR TO ORDERING.
 10. RIM ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.
 11. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF RETAINING WALL TO ENGINEER PRIOR TO ORDERING MATERIALS. (SITELINES P.A., 8 CUMBERLAND STREET, BRUNSWICK, MAINE 04011, 207-725-1200)



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

TITLE: **GRADING, DRAINAGE & EROSION CONTROL PLAN**

PROJECT: **CHAMBERLAIN WOODS SUBDIVISION
BARROWS STREET, BRUNSWICK, MAINE**

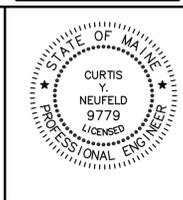
PREPARED FOR: **COASTAL BUILDING AND INVESTMENTS, INC.
BRUNSWICK, MAINE**

PROGRESS PRINT
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CONSTRUCTION NOTE:
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.

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PRELIMINARY



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FIELD WK: BWM	SCALE: 1"=40'	SHEET:
DRN BY: RPL/JJM	JOB #: 1019.01	C4
CHD BY: CYN	SS: U27/6	
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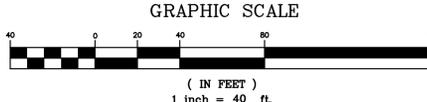
LOCATION MAP
NOT TO SCALE

UTILITY NOTES:

1. 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.
2. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO COMMENCING EXCAVATION.
3. THE BASIS FOR PROJECT LAYOUT AND FOR CONSTRUCTION ELEVATIONS IS THE BASELINE AND BENCHMARK EXISTING ON THE SITE AND SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL CONTROL BEFORE BEGINNING WORK.
5. SEE PLUMBING AND ELECTRICAL PLANS FOR LOCATION AND INVERTS OF SLEEVES IN FOUNDATIONS.
6. ELECTRIC SERVICE SHALL BE INSTALLED IN CONDUIT UNDER PAVEMENT AND CONCRETE.
7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SEWER, WATER, ELECTRICAL, AND SANITARY CONDUIT, MANHOLES, TRANSFORMERS, AND FITTINGS FOR APPROVAL.
8. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. 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.
10. SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR-35 PVC.
11. INSTALL 2" RIGID STYROFOAM INSULATION OVER SANITARY SEWER IN AREAS WHERE THERE IS LESS THAN 4' OF COVER.
12. CONNECTIONS AT MANHOLES/CATCH BASINS SHALL HAVE A FLEXIBLE BOOT CAST ONTO THE BARREL AND SECURED WITH STAINLESS STEEL BANDS.

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 HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
6. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
7. BUILDING FOUNDATION SHOWN IS NOT FOR FOUNDATION LAYOUT. COORDINATE SITE WORK WITH ARCHITECTURAL DRAWINGS INCLUDING BUILDING FEATURES AND FOUNDATION PLAN.



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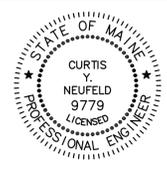
UTILITY PLAN

PROJECT: CHAMBERLAIN WOODS SUBDIVISION
BARROWS STREET, BRUNSWICK, MAINE
PREPARED FOR: COASTAL BUILDING AND INVESTMENTS, INC.
BRUNSWICK, MAINE

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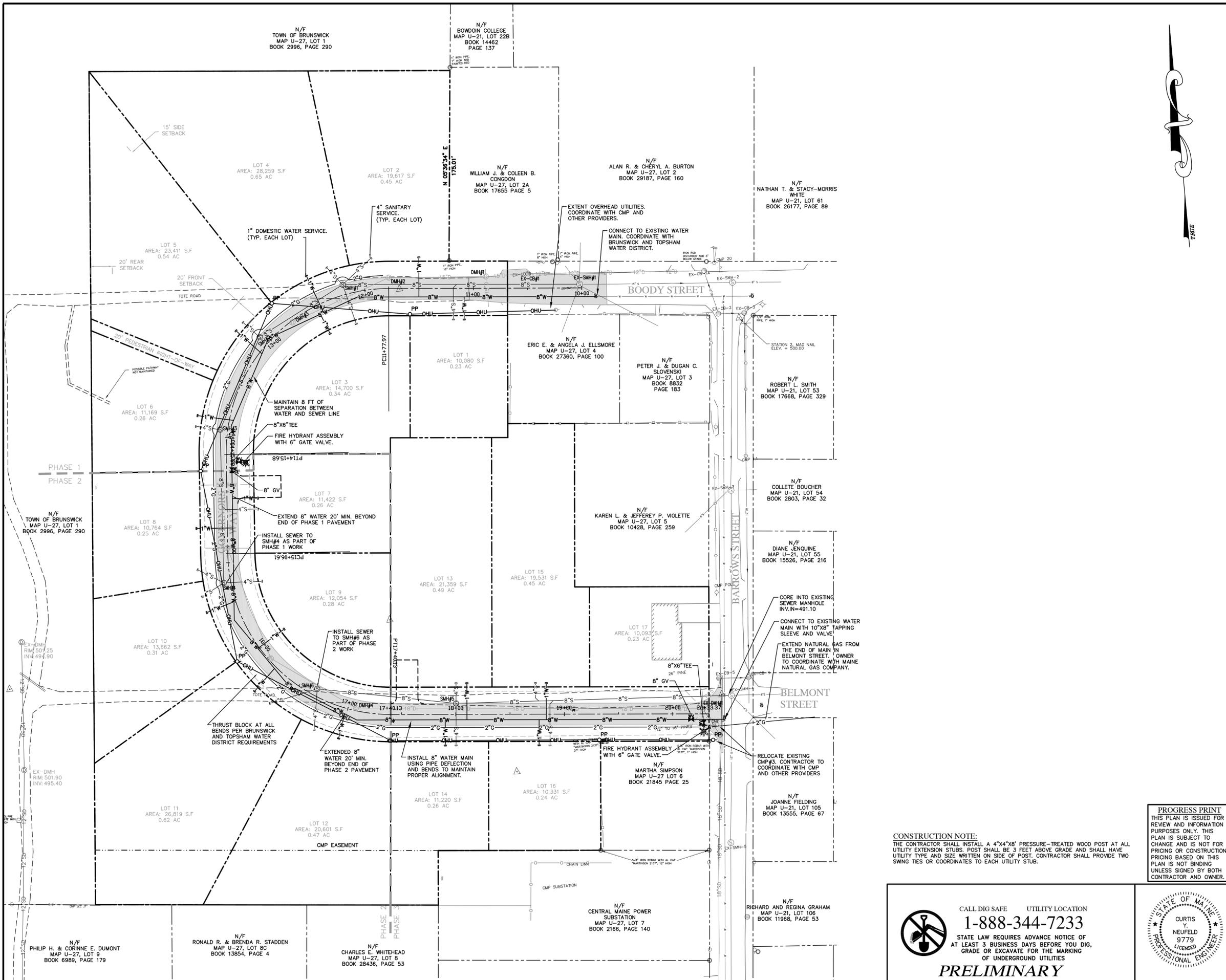
CONSTRUCTION NOTE:
THE CONTRACTOR SHALL INSTALL A 4"x4"x8' PRESSURE-TREATED WOOD POST AT ALL UTILITY EXTENSION STUBS. POST SHALL BE 3 FEET ABOVE GRADE AND SHALL HAVE UTILITY TYPE AND SIZE WRITTEN ON SIDE OF POST. CONTRACTOR SHALL PROVIDE TWO SWING TIES OR COORDINATES TO EACH UTILITY STUB.

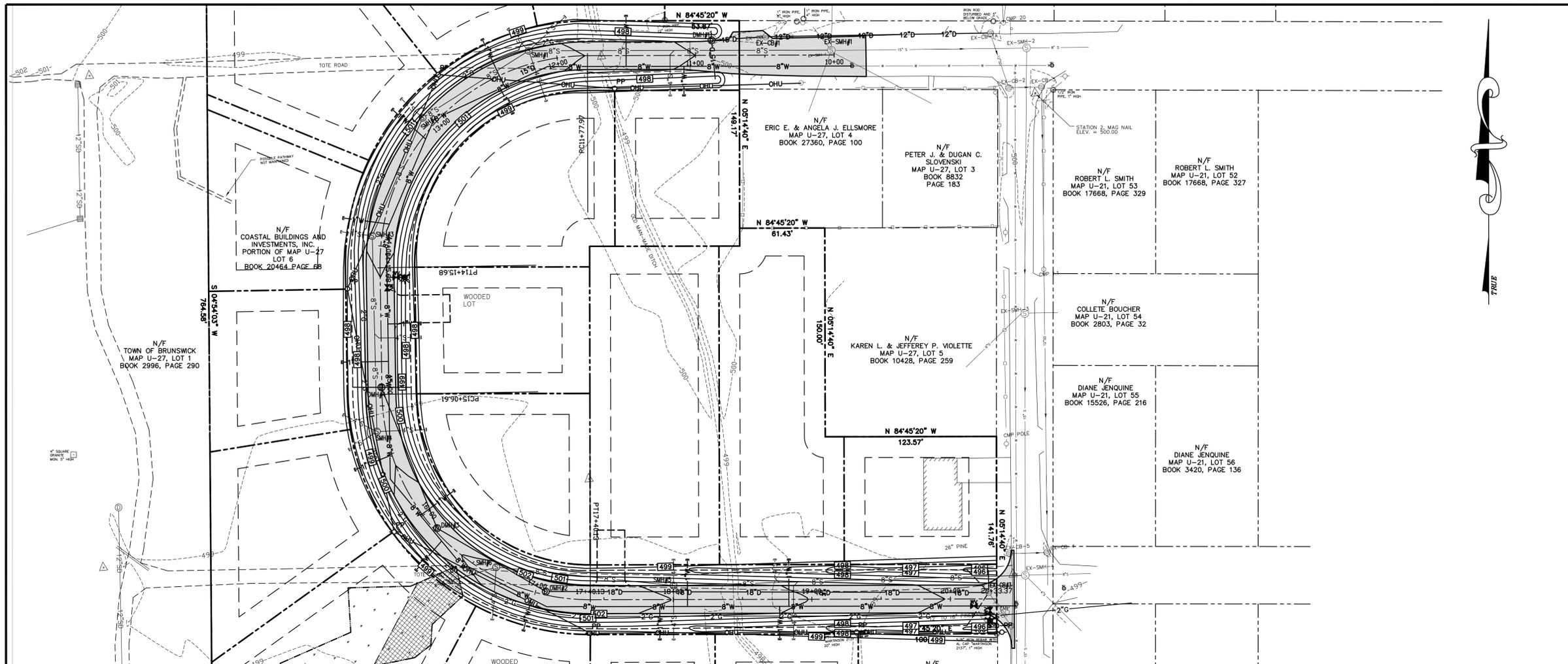
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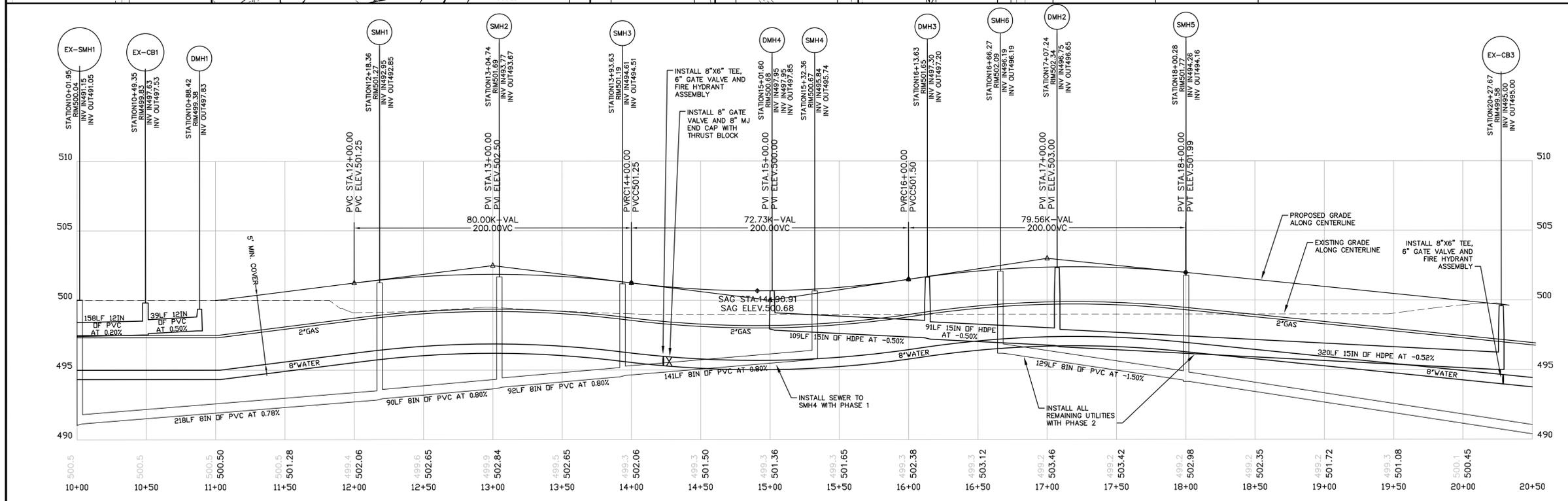
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FIELD WK: BWM	SCALE: 1"=40'	SHEET:
DRN BY: RPL/JJM	JOB #: 1019.01	C5
CHD BY: CYN	SS: U27/6	
DATE: 08/12/14	FILE: 1019-BASE	

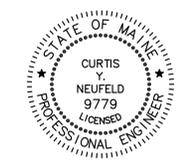




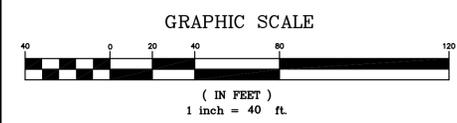
LOCATION MAP
NOT TO SCALE



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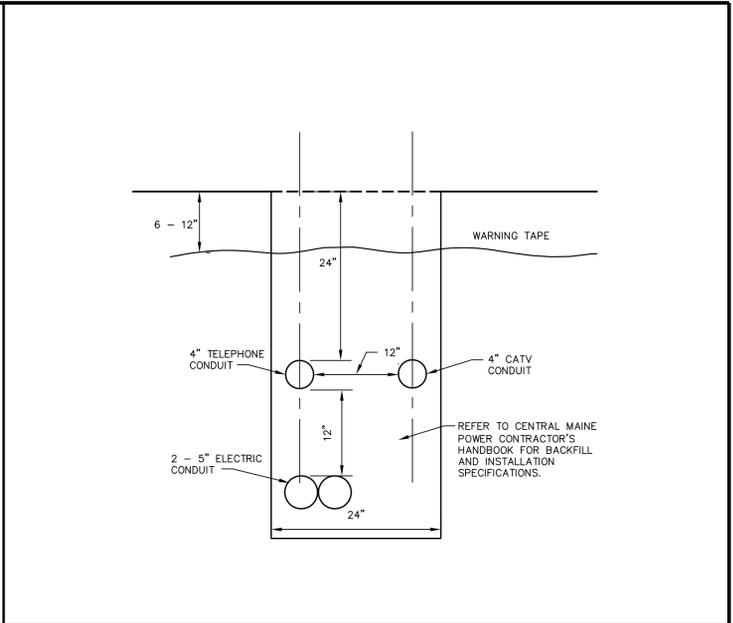
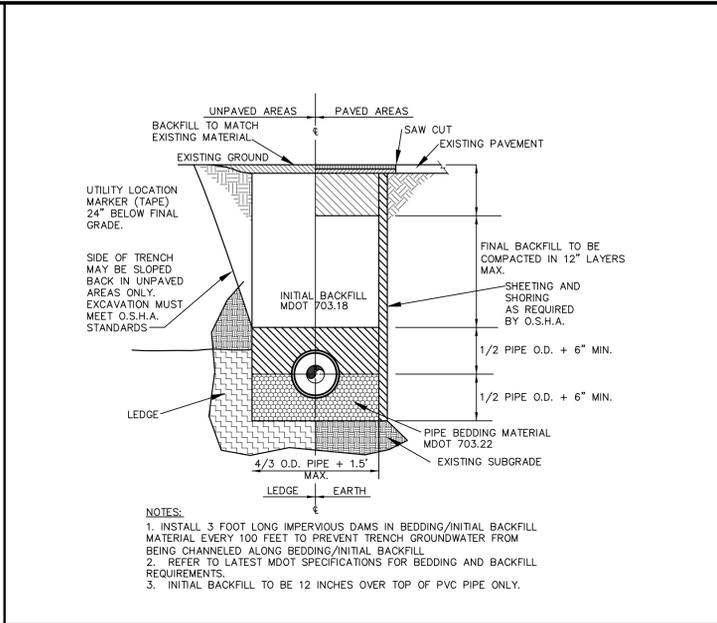
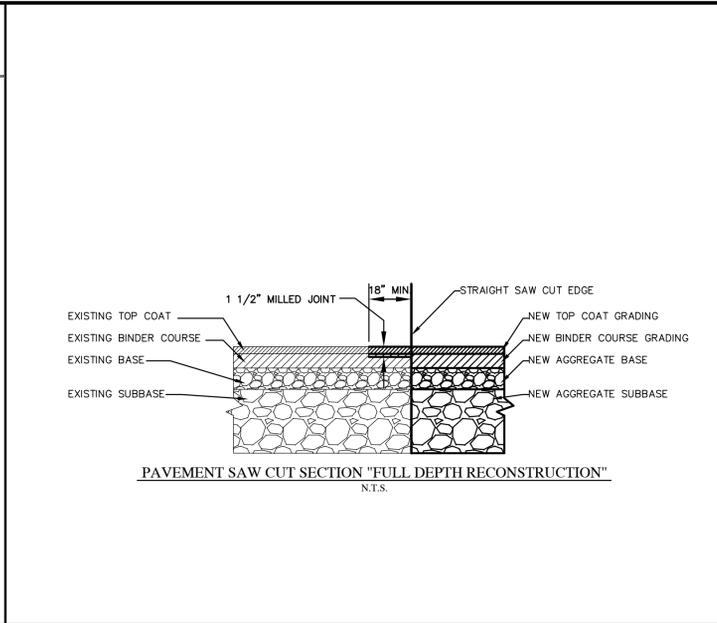
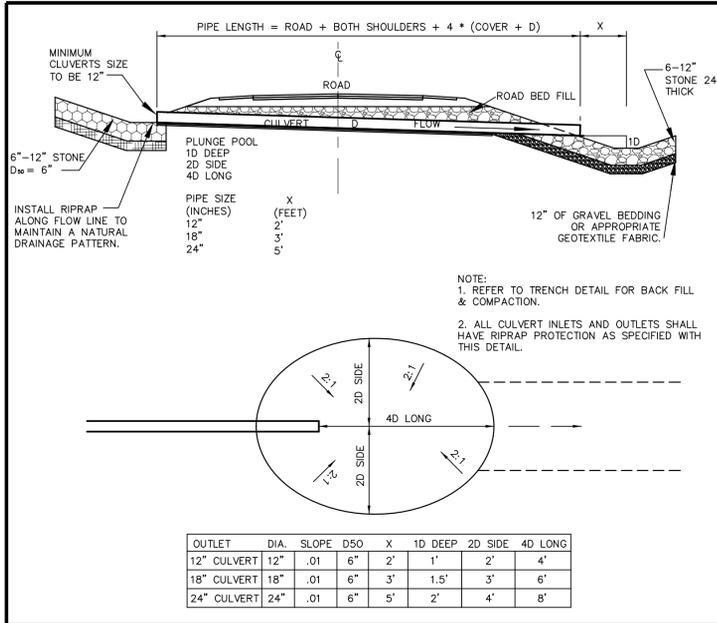
1. 08/12/14 SUBMITTED TO TOWN OF BRUNSWICK FOR SKETCH PLAN REVIEW JMM

TITLE: **PLAN & PROFILE**
PROJECT: **CHAMBERLAIN WOODS SUBDIVISION
BARROWS STREET, BRUNSWICK, MAINE**
PREPARED FOR: **COASTAL BUILDING AND INVESTMENTS, INC.
BRUNSWICK, MAINE**

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FIELD WK: BWM	SCALE: 1"=40'	SHEET:
DRN BY: RPL/JJM	JOB #: 1019.01	C6
CHD BY: CYN	SS: U27/6	
DATE: 08/12/14	FILE: 1019-BASE	

GOVERNORS WAY
H: 1"=40' V: 1"=4'

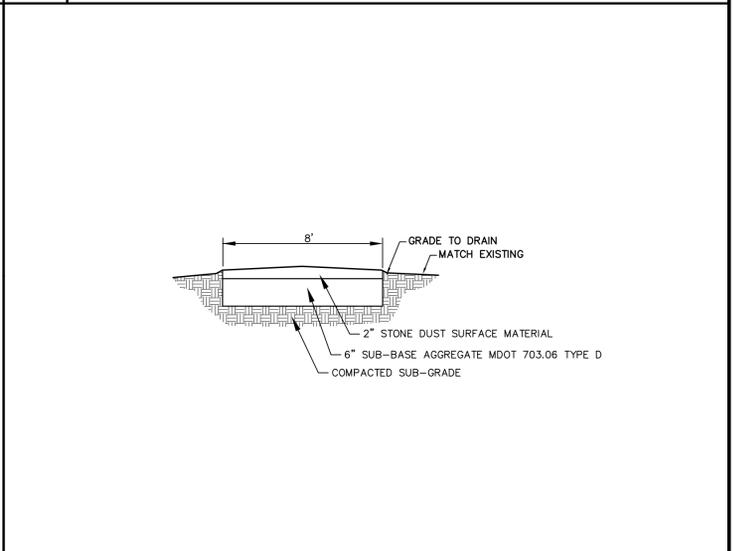
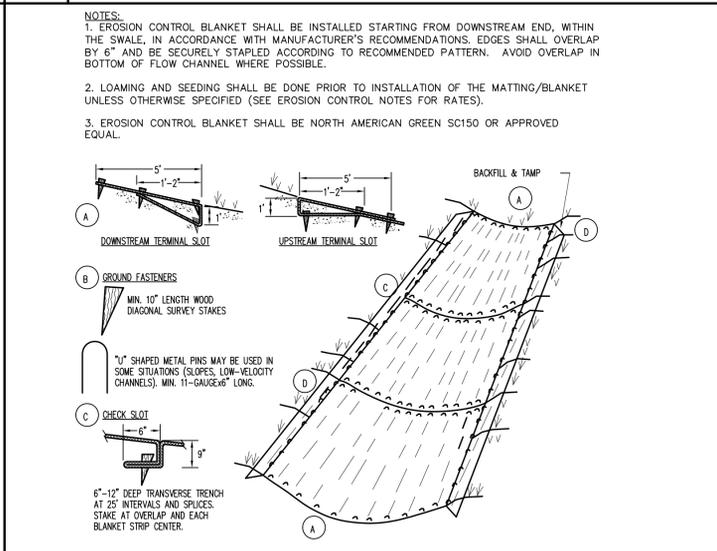
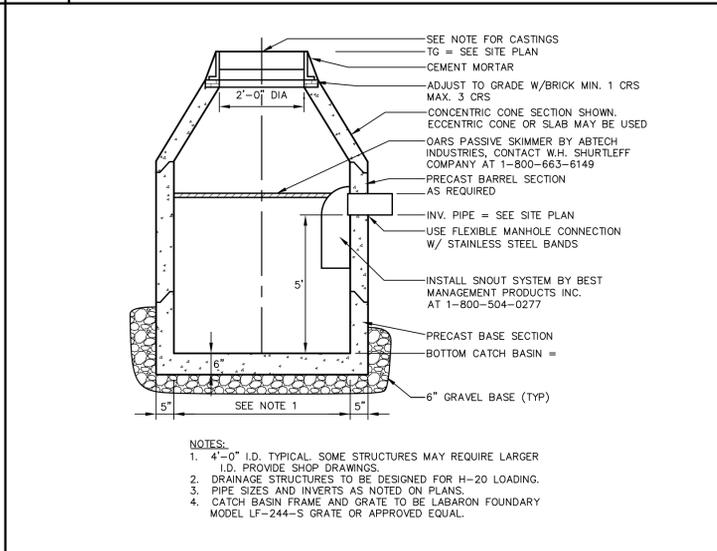
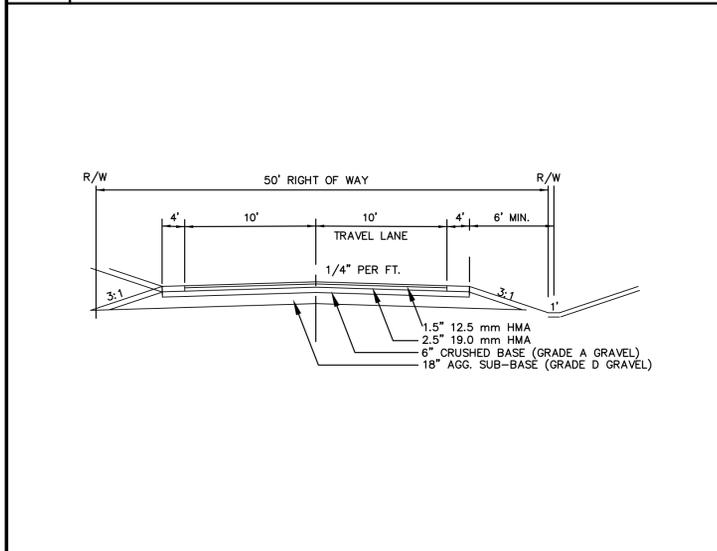


A CULVERT INLET/OUTLET PROTECTION
N.T.S.

B PAVEMENT SAW CUT DETAILS
N.T.S.

C TYPICAL PIPE TRENCH DETAIL
N.T.S.

D TYPICAL UTILITY TRENCH
N.T.S.

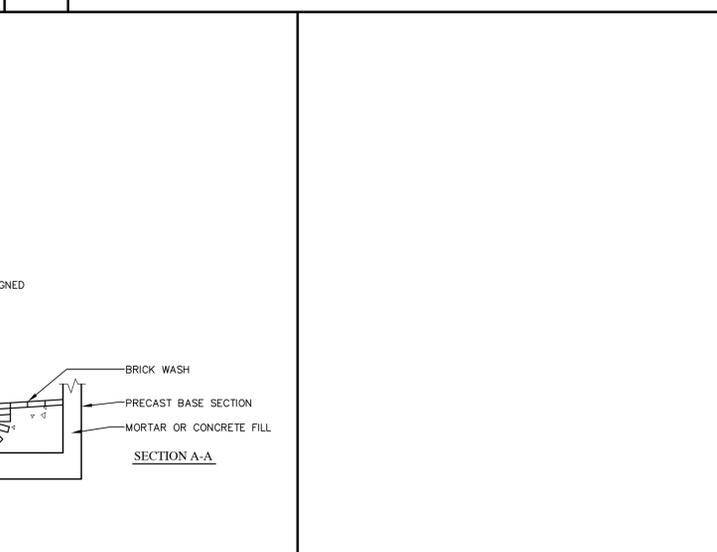
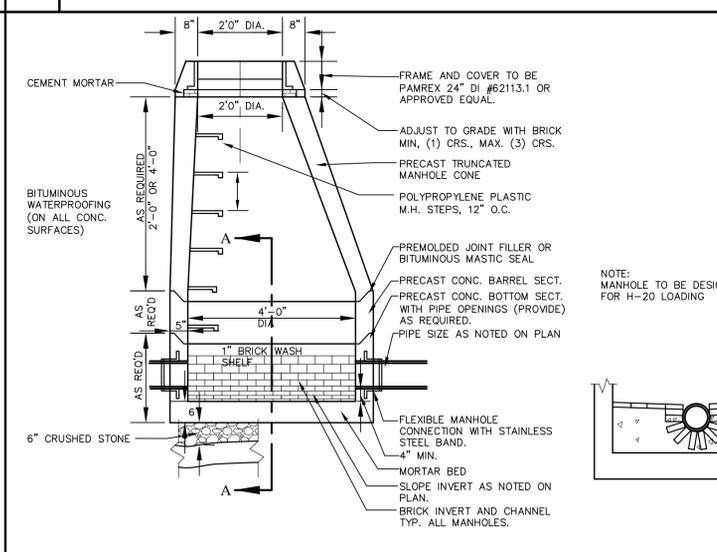


E TYPICAL ROAD SECTIONS
N.T.S.

F DRAINAGE MANHOLE WITH SNOUT
N.T.S.

G GRASSED SWALE PROTECTION
N.T.S.

H WALKING TRAIL CROSS SECTION
N.T.S.



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

SITE DEVELOPMENT DETAILS

PROJECT: CHAMBERLAIN WOODS SUBDIVISION
BARROWS STREET, BRUNSWICK, MAINE

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

SITELINES, PA
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FIELD WK: BWM SCALE: NTS SHEET:
DRN BY: RPL/JJM JOB #: 1019.01
CHD BY: CYN MAP/LOT: U27/6
DATE: 08/12/14 FILE: 1019.01-DETAILS

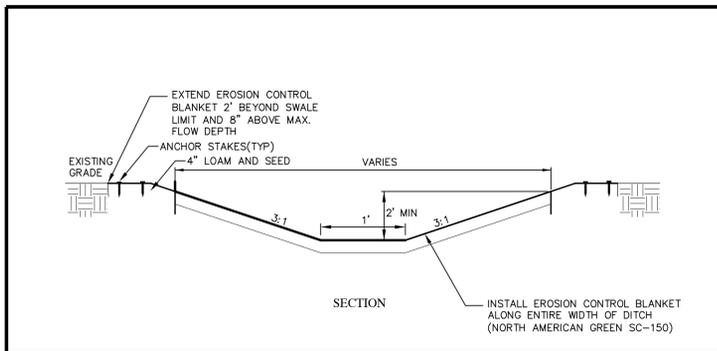
C7

I SANITARY SEWER MANHOLE
N.T.S.

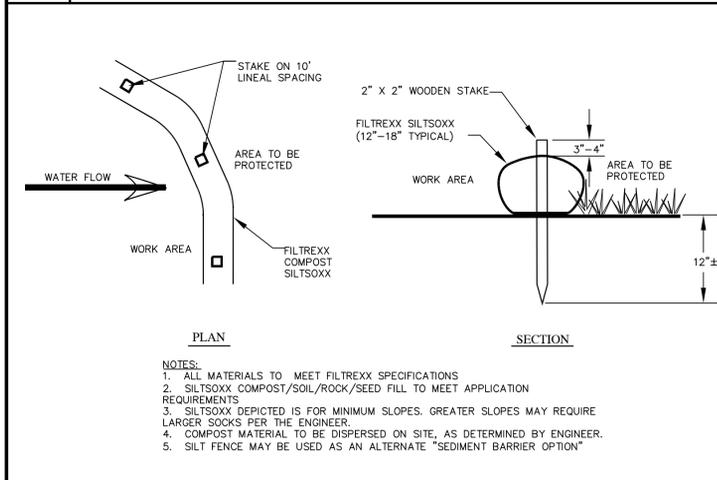
J SANITARY SEWER MANHOLE
N.T.S.

K SECTION A-A

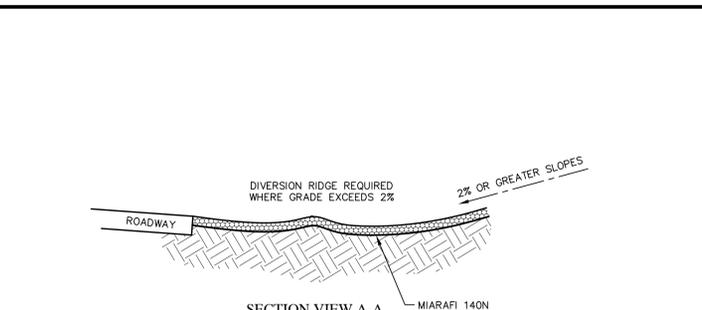
D



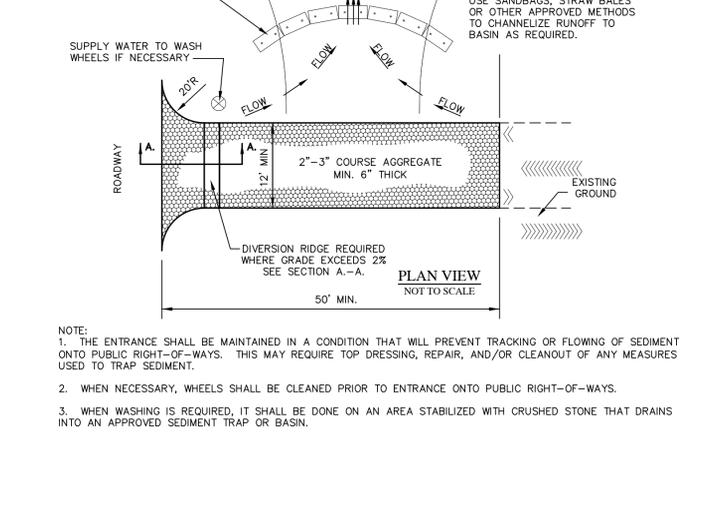
A CHANNEL STABILIZATION
N.T.S.



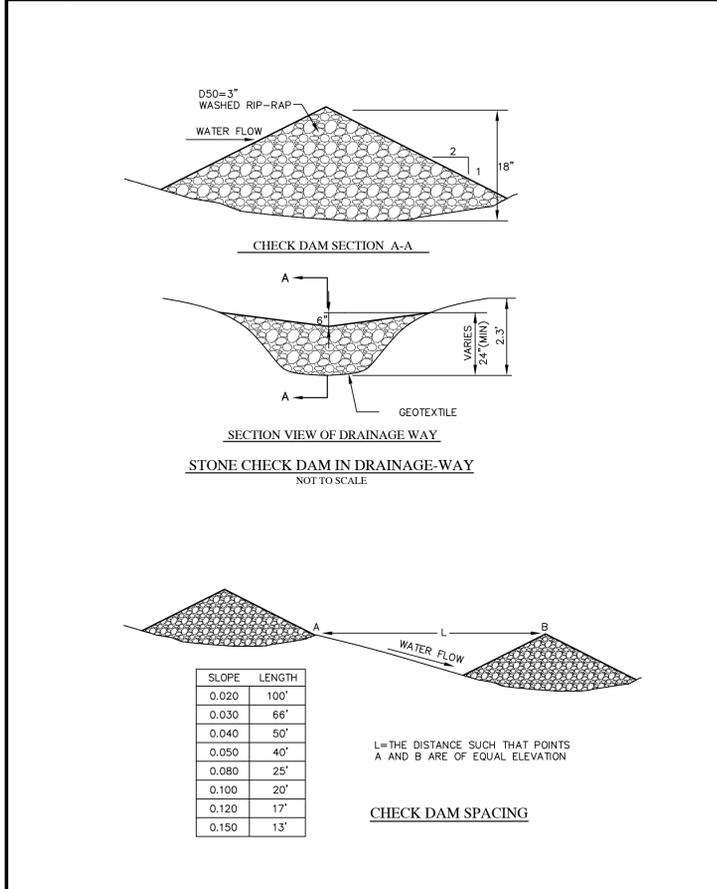
B FILTREXX SILT/SOXX DETAIL "SEDIMENT BARRIER OPTION"
N.T.S.



C STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



C STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



D STONE CHECK DAMS
N.T.S.

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/SEDIMENTATION 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 EQUIVALENT 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 SOO 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 SEED. 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)

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 "TUFTURF", 70% DIAMOND TALL FESCUE, 20% PLEASURE OLUS 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 1/2 OZ.PER 1,000 SQFT. (FLOWERS) ACHILLEA MILLEFOLIUM YARROW, AQUILEGEA CANADENSIS COLUMBINE, ASCLEPIAS TUBEROSE BUTTERFLY MILKWEED, ASTER NOVAE-ANGLIAE NEW-ENGLAND ASTER, BAPTISIA AUSTRALIS WILD INDIGO, BOLTONIA ASTERIDS 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

WET POND MIX:
• TRANSITION ZONE (WHICH IS 4 FEET ABOVE AND BELOW PERMANENT POOL ELEVATION) SHALL BE NEW ENGLAND WETMIX (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA, (413) 548-8000. APPLY PER RECOMMENDED RATES.
• BANKING (FROM TRANSITION ZONE TO TOP OF BANK) SHALL BE NEW ENGLAND CONSERVATION/WILDLIFE MIX BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA, (413) 548-8000. APPLY PER RECOMMENDED RATES.

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%.
III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
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.
E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
5. FOLLOWING 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:

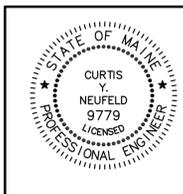
1. HAY BALE BARRIERS, SEDIMENT BARRIER, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD 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 RESEEDED 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.

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 SEED, 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 STRAW-COCOONUT EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL).
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.
- 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.
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.



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

EROSION CONTROL DETAILS AND NOTES

PROJECT: CHAMBERLAIN WOODS SUBDIVISION
BARROWS STREET, BRUNSWICK, MAINE

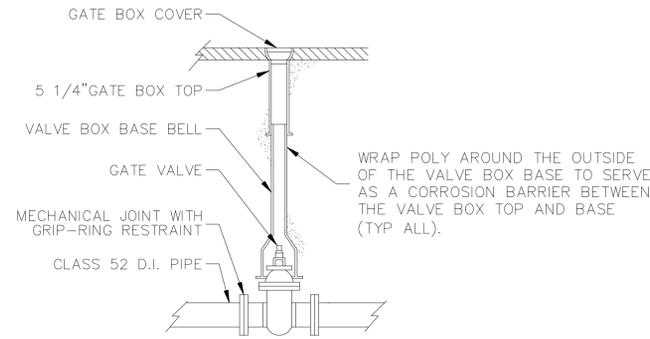
PREPARED FOR: COASTAL BUILDING AND INVESTMENTS, INC.
BRUNSWICK, MAINE

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

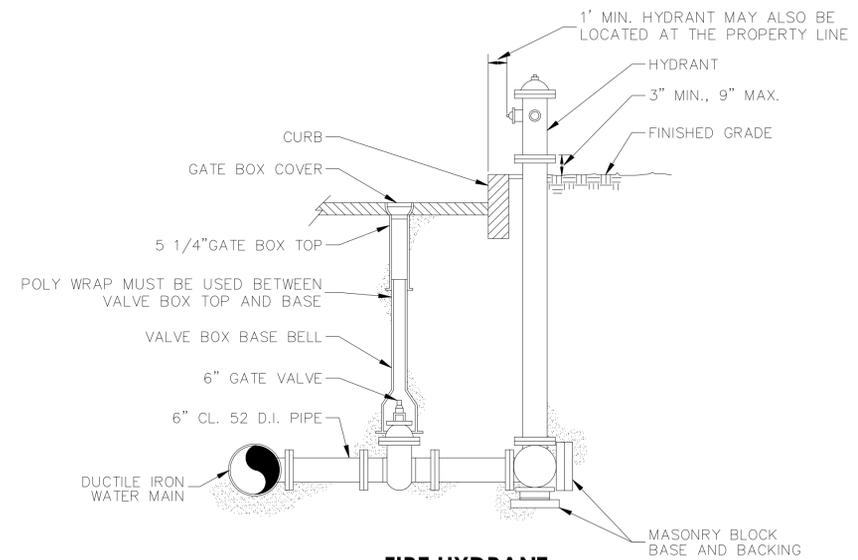
FIELD WK: BWM	SCALE: N/A	SHEET:
DRN BY: RPL/JJM	JOB #: 1019.01	C8
CHD BY: CYN	MAP/PLOT: U27/6	
DATE: 08/12/14	FILE: 1019.01-DETAILS	

GENERAL NOTES

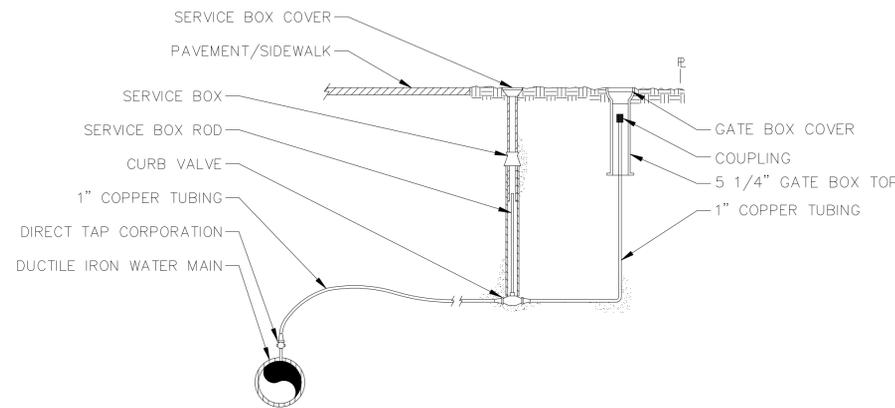
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.
2. ALL WORK AND MATERIALS SHALL MEET APPLICABLE AWWA/ANSI STANDARDS UNLESS OTHERWISE MODIFIED BY THE DISTRICT IN THE DISTRICT'S GUIDELINES, POLICIES, DETAILS, OR MATERIAL SPECIFICATIONS.
3. TEST PITS SHALL BE EXCAVATED AT CROSSINGS WITH OTHER UTILITIES IN ADVANCE OF WATER MAIN CONSTRUCTION TO DETERMINE LOCATION AND DEPTH SUFFICIENTLY TO PERMIT ADJUSTMENT OF WATER MAIN ALIGNMENT AND DEPTH BY PIPE DEFLECTION.
4. MINIMUM DEPTH OF COVER FOR ALL WATER MAINS AND SERVICES SHALL BE 5'-0" FROM FINISHED GRADE UNLESS OTHERWISE DIRECTED BY THE DISTRICT.
5. PROPOSED PIPELINE, VALVE, AND HYDRANT LOCATIONS ARE APPROXIMATE. FINAL LOCATION MAY BE ADJUSTED, WITH WRITTEN DISTRICT PERMISSION, AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES AND STRUCTURES.
6. EXISTING WATER MAINS TO BE ABANDONED IN PLACE SHALL BE CUT AND CAPPED WITH END PLUG OR END CAP.
7. ALL FITTINGS, VALVES, AND HYDRANTS SHALL HAVE MECHANICAL JOINTS RESTRAINED WITH "GRIP-RING" RESTRAINERS.
8. ANY PUSH-ON BELL JOINT WITHIN TWENTY FEET OF A FITTING REQUIRES A FIELD-LOK GASKET.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE MAIN IN ACCORDANCE WITH AWWA C600, EXCEPTING THAT MAXIMUM PIPE DEFLECTION SHALL NOT EXCEED 75 PERCENT OF THE MAXIMUM ALLOWABLE DEFLECTION SPECIFIED.
10. THE COMPLETED PIPING SYSTEM SHALL BE FLUSHED, DISINFECTED, AND PRESSURE TESTED BY THE CONTRACTOR IN THAT ORDER. THESE TESTS ARE DETAILED IN ANSI/AWWA C651 AND AWWA C600. ONCE ALL TESTS HAVE BEEN PASSED THE MAIN CAN BE ACTIVATED. SERVICES SHALL BE INSTALLED UNDER LINE PRESSURE AFTER THE SYSTEM HAS BEEN ACTIVATED.
11. THE CONTRACTOR SHALL NOT OPERATE ANY DISTRICT VALVE OR HYDRANT WITHOUT THE EXPRESSED PRIOR PERMISSION OF THE DISTRICT.



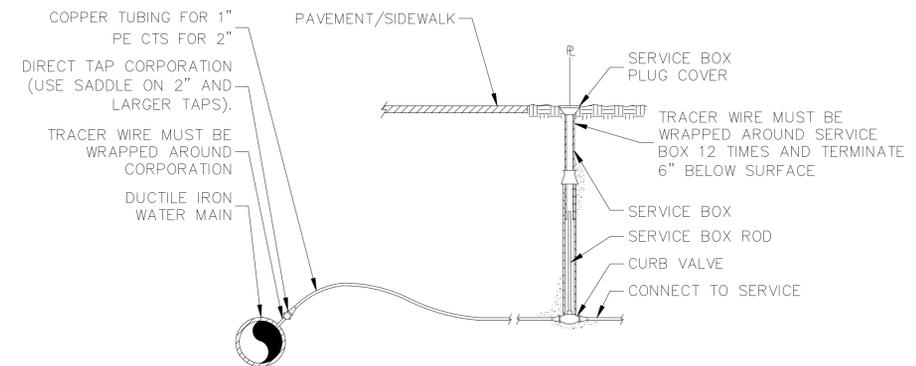
GATE VALVE
NTS



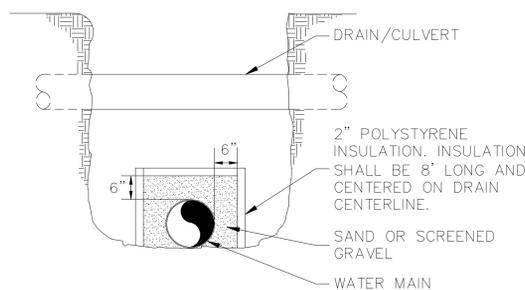
FIRE HYDRANT
NTS



AIR RELIEF
NTS

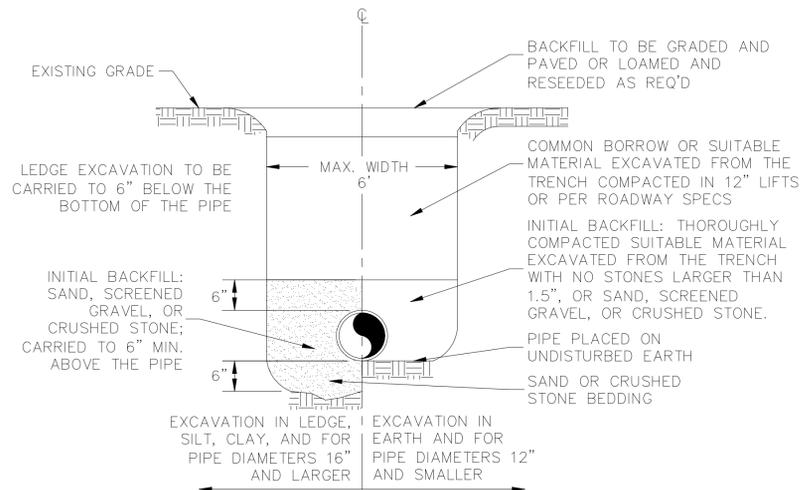


SERVICE DETAIL
NTS



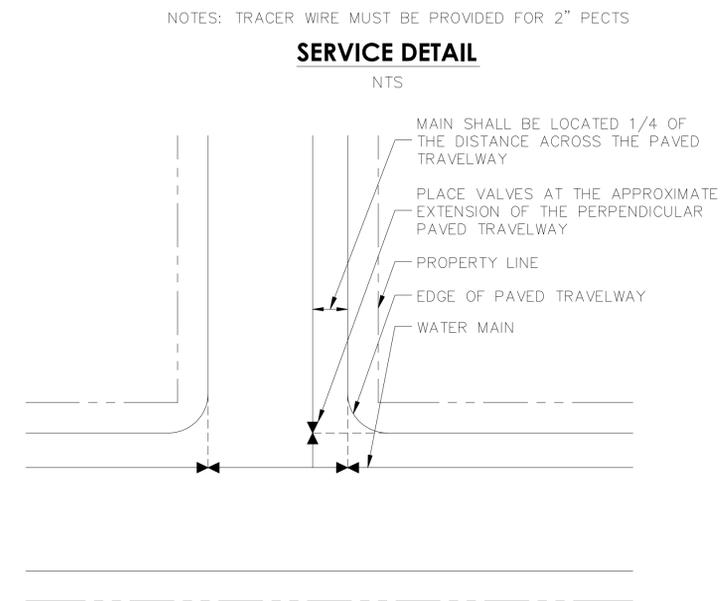
NOTES: INSULATION IS REQUIRED AT ALL DRAIN & CULVERT CROSSINGS THAT DO NOT PROVIDE A MINIMUM OF 18" OF VERTICAL SEPARATION

INSULATION DETAIL
NTS



NOTES: MINIMUM DEPTH OF COVER IS 5'-0"

TRENCH DETAIL
NTS



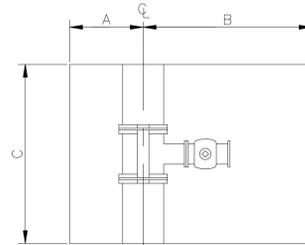
VALVE AND WATER MAIN LOCATION
NTS

DRAWN BY: _____
CHECKED BY: _____
DATE: _____
APPROVED BY: _____
DATE: _____
PROJECT NO.: _____
SCALE: _____

BRUNSWICK & TOPSHAM
WATER DISTRICT
PO BOX 489
TOPSHAM, ME 04086

BRUNSWICK AND TOPSHAM
WATER DISTRICT
TOPSHAM, ME
DETAILS

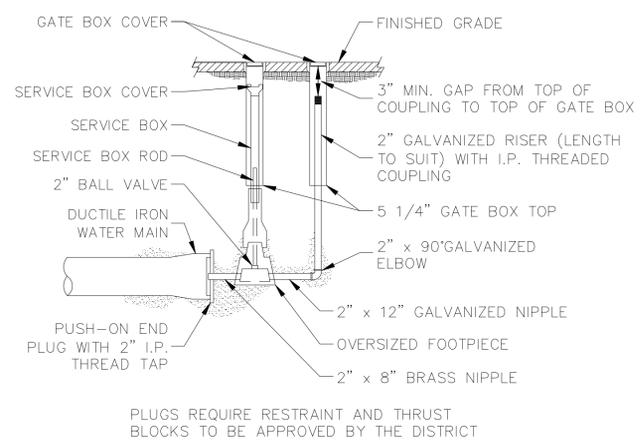
REVISED 1/28/2013



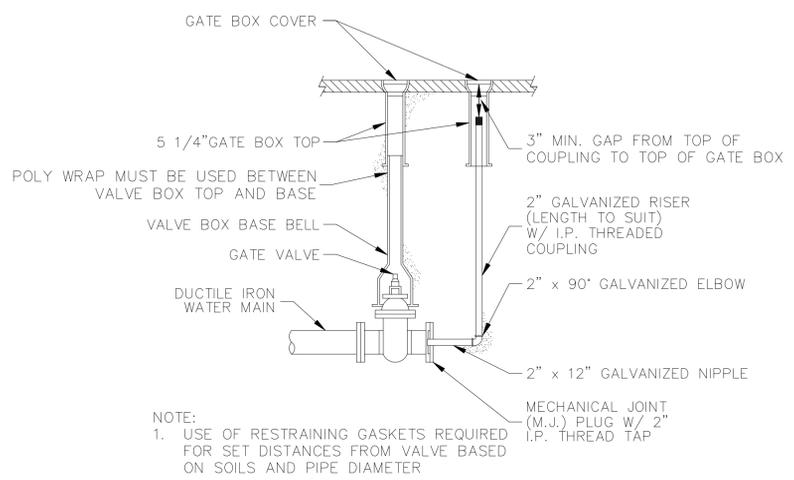
MAIN SIZE	A	B	C
4", 6", & 8"	2' 0"	9' 0"	5'-0"
10" & 12"	2' 0"	10' 0"	5' 0"
16"	2' 0"	11' 0"	6' 0"

- NOTE:
- EXCAVATION DEPTH TO BE 1' BELOW BOTTOM OF MAIN
 - LARGER THAN 16" TO BE ENGINEERED WITH TAPPING CONTRACTOR

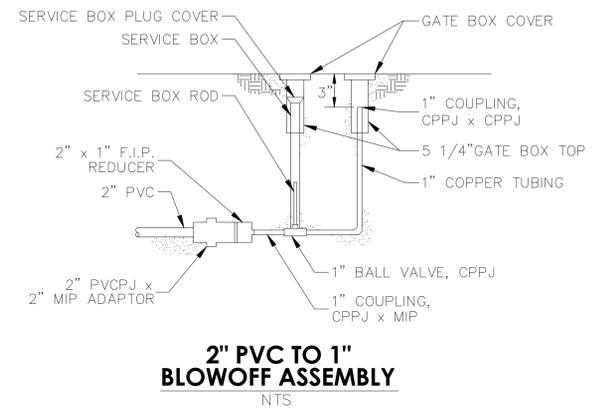
EXCAVATION DIMENSIONS TAPPING SLEEVES AND VALVES
NTS



BLOWOFF ASSEMBLY
NTS



M.J. PLUG TO 2" BLOWOFF ASSEMBLY
NTS



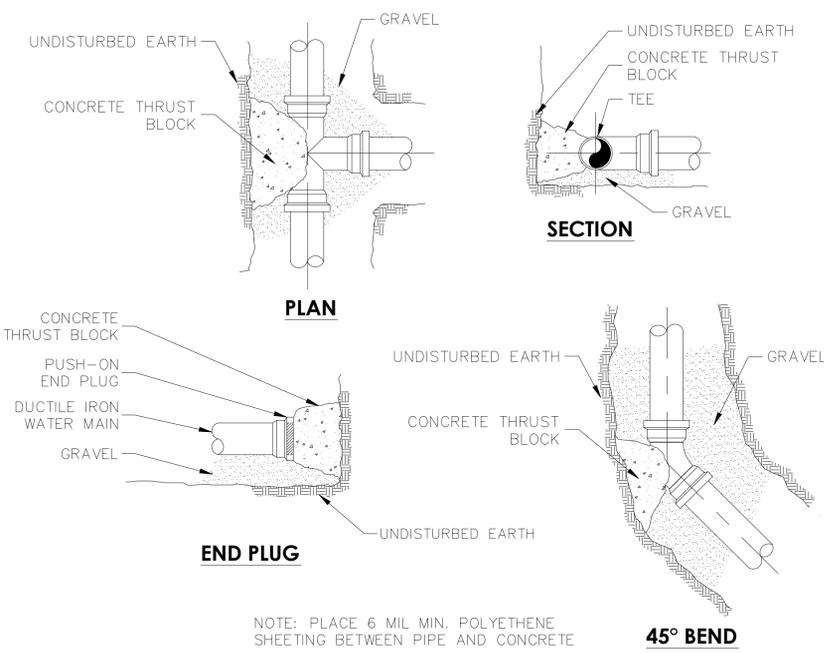
2" PVC TO 1" BLOWOFF ASSEMBLY
NTS

CONCRETE THRUST BLOCK SIZE REQUIREMENTS				
FITTINGS	SQ. FT. OF BEARING ON UNDISTURBED SOIL			
	90°BENDS	45°BENDS	TEES AND PLUGS	
PIPE SIZE	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	9	12
	16"	26	14	19
	20"	40	22	28

BASED ON SOIL BEARING PRESSURE OF 2000PSF AND 100PSI LINE PRESSURE. COMPACT COURSE TO FINE SANDS AND CLAYS REQUIRE ENGINEERED BLOCKS. ENGINEERED BLOCKS WILL TYPICALLY REQUIRE REINFORCING STEEL OF #5 AT 12".



CUT & CAP WATER MAIN
NTS



NOTE: PLACE 6 MIL MIN. POLYETHENE SHEETING BETWEEN PIPE AND CONCRETE

THRUST BLOCK DETAIL
NTS

DRAWN BY: _____
CHECKED BY: _____
DATE: _____
APPROVED BY: _____
DATE: _____
PROJECT NO.: _____
SCALE: _____

BRUNSWICK & TOPSHAM
WATER DISTRICT
PO BOX 489
TOPSHAM, ME 04086



BRUNSWICK AND TOPSHAM
WATER DISTRICT
TOPSHAM, ME
DETAILS

**DRAFT FINDINGS OF FACT
Major Development Review
Sketch/Final Subdivision Plan
October 14, 2014**

Project Name: Hawkins Lane 3-Lot Subdivision
Address: 1 Hawkins Lane
Case Number: 14-029
Tax Map: Map 38, Lots 13
Zoning: Farm Forest 3 (FF3)
Applicant: Bruce Martinson

Staff reviewed the application and has made a determination of completeness

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 again on October 9th. Both sets of meeting notes are attached.

At the September 9th Planning Board meeting, the Board directed the applicant 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”. Staff received a letter from Scott Lindsay, Regional Wildlife Biologist for Maine IF&W, stating that Deer Wintering Areas in Brunswick are designated as “Indeterminate”, and are not considered High-to-Moderate Value. The Board also directed the applicant to show on the plan the overall disturbance to the parcel’s mapped wetlands. The plan now shows that up to 1,071 sf of wetlands will be disturbed from development of Hawkins Lane.

Staff review is based on the following application materials:

- Major Development Review Final Plan application.
- Drawing by Sitelines, PA, entitled “Subdivision Plan of Hawkins Lane Lots”, revised 9-23-14.

The following waivers have been requested by the applicant:

1. Class A Soil Survey. *The applicant has indicated that the soils are suitable for septic systems. Soil suitability will be verified by the Code Enforcement Officer prior to issuance of septic permit.*

2. Profile, cross-section dimensions, curve radii of existing and proposed streets. *No changes are proposed for Coombs Road and Hawkins Lane will be a private shared driveway.*

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 FF3 Zoning District. *The Board finds that the provisions of Section 411.1 are satisfied.*

411.2 Preservation of Natural Features

Approximately 1,071 sf of wetlands will be disturbed due to construction of the private driveway, which does not trigger the need for any local or state permits. The site does contain a Maine IF&W-mapped Deer Wintering Area. Only High-to-Moderate-Value Deer Wintering Areas are regulated in the Town's Zoning Ordinance. A letter was obtained from Scott Lindsay, Regional Wildlife Biologist for IF&W, stating that Deer Wintering Areas in Brunswick are designated as "Indeterminate", and are not considered High-to-Moderate Value. No other wildlife habitats have been identified, nor are there surface waters, steep slopes, or other protected 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, or vernal pools are identified on the site. Approximately 1,071 sf of wetlands will be disturbed due to construction of the private driveway, which does not trigger the need for any additional local or state permits. The project will not cause any undue adverse impact to the Mere 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 in an "area of minimal flooding". *The Board finds that the provisions of Section 411.4 are satisfied.*

411.5 Stormwater Management

The application is for the subdivision of 2 lots of record into 3 lots of record. No structures are proposed at this time. The applicant has indicated that single-family dwelling units are intended for Lots 2 & 3. A single-family dwelling unit is already on Lot 1. The applicant has indicated that stormwater will be directed to grass areas for infiltration on site. The Town Engineer has reviewed the plan and is satisfied that stormwater approach is 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 subdivided lots will be serviced by private wells. The applicant has indicated that the soils are suitable for septic systems. Soil suitability will be verified by the Code Enforcement Officer prior to issuance of septic permit. 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 Town Engineer is satisfied that Best Management Practices will be monitored as part of the issuance of Building Permits, 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

The applicant has indicated that the soils are suitable for septic systems. Soil suitability will be verified by the Code Enforcement Officer prior to issuance of septic permit. *The Board finds that the provisions of Section 411.8 are satisfied.*

411.9 Water Supply

The subdivided lots will be serviced by private wells. *The Board finds that the provisions of Section 411.9 are satisfied.*

411.10 Aesthetic, Cultural and Natural Values

The development of single-family dwelling units in the FF3 Zoning District is deemed to not have an adverse effect on the scenic or natural beauty of the area, historic sites, or significant wildlife habitat, as 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

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

This criterion is not applicable for single family residential development. However, an access easement and driveway maintenance agreement for the shared access road is necessary. A condition will be added that, prior to issuance of a building permit, the applicant shall submit a Road Maintenance/Easement Agreement, in form and substance satisfactory to the Director of Planning and Development. *The Board finds that the provisions of Section 411.12 are satisfied, with the condition that, prior to issuance of a*

building permit, the applicant shall submit a Road Maintenance/Easement Agreement, in form and substance satisfactory to the Director of Planning and Development.

411.13 Pedestrian and Bicycle Access and Safety

This criterion is not applicable for single family residential development. *The Board finds that the provisions of Section 411.13 are not applicable.*

411.14 Development Patterns

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

411.15 Architectural Compatibility

The application is for a residential 3-Lot subdivision; structures have not been proposed at this time. This site is not located within the Village Review Zone nor is it located within a design overlay district. The project is compatible in size, scale, mass and design with the surrounding residential 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. 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 shall determine a Recreation Impact Fee in lieu of land. A condition of approval has been added that, prior to issuance of a Building Permit, the Recreation Impact Fee shall be determined by the Recreation Commission 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 by the Recreation Commission 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

The applicant has demonstrated adequate financial and technical capacity to subdivide this property. *The Board finds that the provisions of Section 411.19 are satisfied.*

411.20 Noise and Dust

As with all single family, residential development, during construction, the demolition and construction work will be done in consideration of reasonable times and decibel levels, and in accordance with Section 109 (Nuisance) of the Zoning 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

Bruce Martinson 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
HAWKINS LANE 3-LOT SUBDIVISION
CASE NUMBER: 14-029**

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.

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 Solid Waste Impact fee shall be determined and paid, to the satisfaction of the Director of Public Works.

3. Prior to issuance of a Building Permit, the Recreation Impact Fee shall be determined by the Recreation Commission and paid, to the satisfaction of the Director of Parks and Recreation.
4. Prior to issuance of a Building Permit, the applicant shall submit a Road Maintenance/Easement Agreement, in form and substance satisfactory to 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).



PAUL R. LEPAGE
Governor

CHANDLER E. WOODCOCK
Commissioner

DEPARTMENT OF INLAND FISHERIES AND WILDLIFE

Wildlife Division – Region A
358 Shaker Rd.
Gray, ME 04039
Phone: (207) – 657-2345 x 110
Fax: (207) – 657-2980
Scott.Lindsay@maine.gov

9-25-14

Jeremy Doxsee, AICP
Town Planner
The Department of Planning & Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

Dear Mr. Doxsee,

You and I recently had a phone conversation about Deer Wintering Areas (DWA) in Brunswick and how MDIFW data regarding this habitat is being interpreted by the town. This issue came to my attention per an inquiry from Bruce Martinson, who owns lands on Coombs Rd.

I understand you have been using DWA data, as delineated on MDIFW produced Beginning with Habitat (BWH) maps. These maps were provided to towns and accompanied by a presentation by MDIFW staff. These maps show a variety of habitat data from several sources and were intended to assist towns in planning. Though the habitat delineations are accurate to the best of my knowledge, they were not meant to be used for regulatory purposes. Deer Wintering Areas is a data layer shown on BWH maps. These habitat boundaries were based upon field surveys by MDIFW staff, some of which may have occurred decades ago.

DWA's in the organized towns, such as Brunswick, are all rated at "indeterminate value". They have not been scored low, moderate or high; which is based on an evaluation of cover type and extent of deer use. DWA's in the organized towns have not gone through the legislative rulemaking process and thus have not been adopted as Significant Wildlife Habitat under the Natural Resource Protection Act. This is because deer in the southern and coastal part of the state experience on average, milder winters which do not often force deer into DWA's. Examples of habitats that do qualify for Significant Wildlife Habitat include Significant Vernal Pools and Inland Wading Bird and Waterfowl Habitats, both of which you likely have in your town.

Contrary to the situation in organized towns, those DWA's in unorganized towns are rated low, moderate or high, and require regular surveys by MDIFW staff on the ground and by air to make sure criteria are met. Qualifying DWA's in these towns can be regulated.

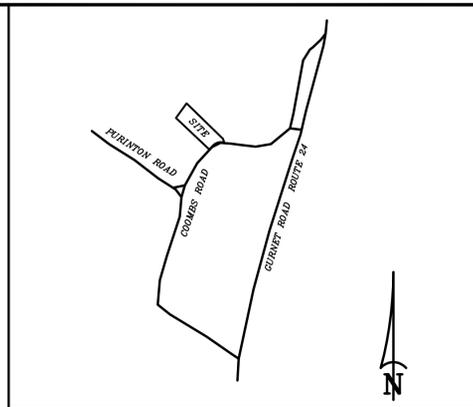
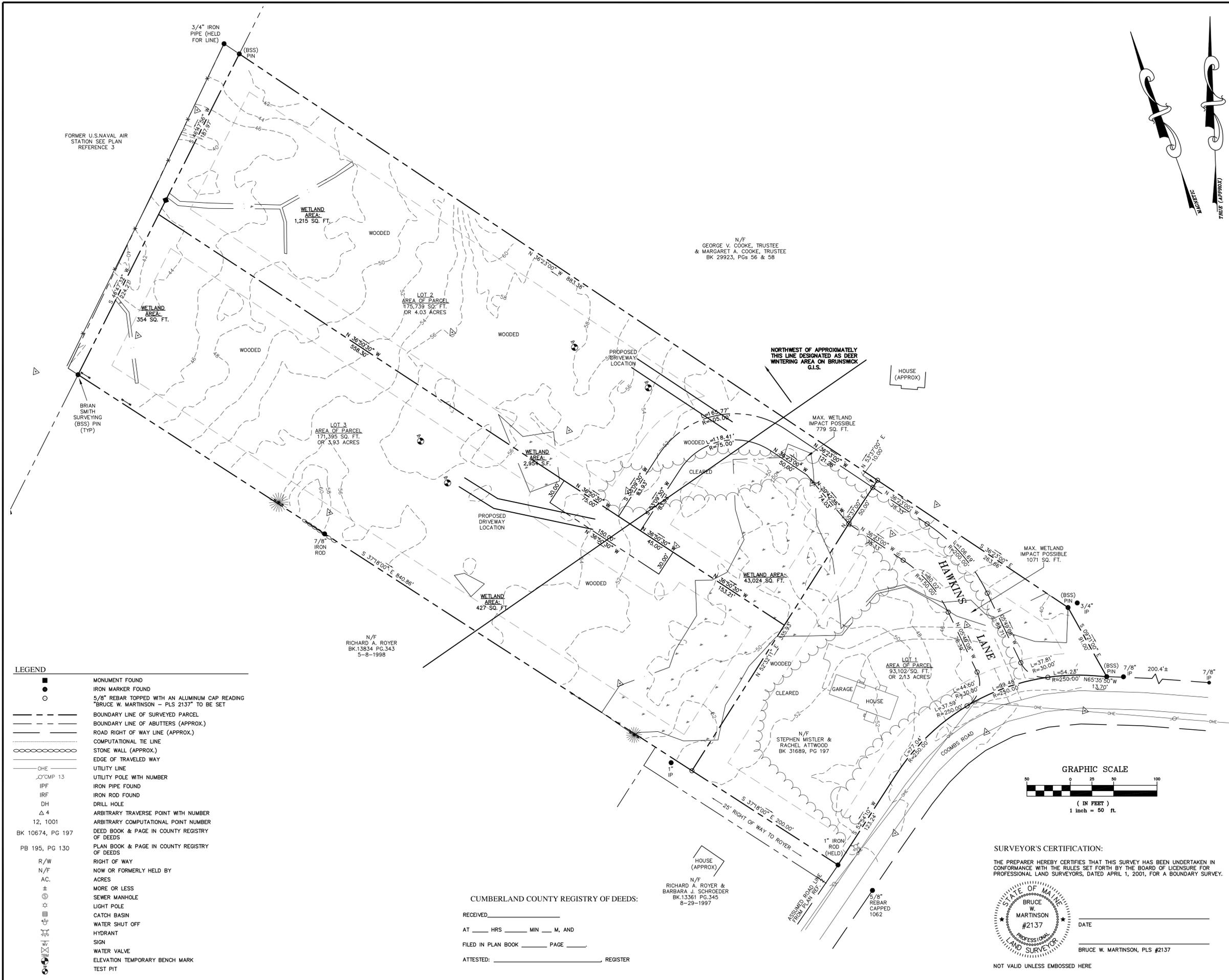
The DWA numbered # 00432, located on Coombs Rd, east of the former BNAS, is not a moderate or high value DWA. This does not mean that deer will not congregate in softwood cover during periods of deep snow and cold temperatures; they just tend to do this less predictably and for shorter duration. In many winters in the coastal zone, they would be considered “free ranging” and not confined to DWA’s at all. Though primarily a function of conserving energy during winter, it is believed that deer also use DWA’s for predator aversion during times when they are more vulnerable. Thus, DWA conforming cover types should be considered part of large scale habitat diversity that would benefit a variety of wildlife species, including deer. I would be happy to work with the town to develop recommendations on how to maintain functional DWA’s.

I hope this clarification helps you.

Sincerely,

Scott Lindsay

Scott Lindsay
Regional Wildlife Biologist



LOCATION MAP
NOT TO SCALE

- NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:**
BK 30597, PG 190
 - PLAN REFERENCE(S):**
PLAN ENTITLED, "STANDARD BOUNDARY SURVEY - LAND OF COFFIN", BY BRIAN SMITH SURVEYING.
 - AREA INFORMATION:**
SEE INDIVIDUAL PARCELS AT LEFT.
 - TAX MAP REFERENCE:**
TAX MAP 38, LOT 13.
 - BASIS OF BEARINGS:**
BEARINGS ARE MAGNETIC AND ARE BASED ON PLAN IN NOTE 2.
 - ROAD INFORMATION:**
COOMBS ROAD R/W IS PER PLAN REFERENCED IN NOTE 2 ABOVE. LOCATION IS BASED ON EVIDENCE FOUND.
 - 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.
 - 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.
 - LOT DENSITY CALCULATIONS:**
AREA OF ENTIRE PROJECT: 440,347 SQ. FT.
AREA OF WETLANDS IN PROJECT: 43,378 SQ. FT.
NET DENSITY: 596,969
 - WETLAND IMPACT:**
THE MAXIMUM POSSIBLE IMPACT TO WETLANDS IN THE PROJECT IS 1,850 SQ. FT. TWO AREAS WHERE PRIVATE LANE CROSSES WETLANDS ARE SHOWN AT LEFT.

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
---	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
⊙	WATER VALVE
⊙	ELEVATION TEMPORARY BENCH MARK
⊙	TEST PIT

CUMBERLAND COUNTY REGISTRY OF DEEDS:

RECEIVED _____

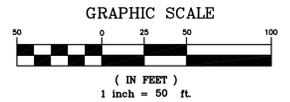
AT ____ HRS ____ MIN ____ M. AND

FILED IN PLAN BOOK ____ PAGE ____

ATTESTED: _____ REGISTER

HOUSE (APPROX.)

N/F RICHARD A. ROYER & BARBARA J. SCHROEDER BK.13361 PG.345 8-29-1997



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

1. 09-23-2014 ADDED WETLAND IMPACT CALCULATIONS.

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	
CHD BY: BWM	MAP/LOT:	
DATE: 08-12-2014	FILE: 2212SV	

**BRUNSWICK PLANNING BOARD
JUNE 3, 2014**

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

MEMBERS ABSENT: Dann Lewis

STAFF PRESENT: Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, June 3, 2014 in Council Chambers, 1st Floor, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

Public Hearing: The Planning Board will hold a public hearing regarding a rezoning amendment request to change the existing MU 1 / Rural Mixed Use (Lower Old Bath Road Area) Zoning District to the CC / Commercial (Cook's Corner Center) Zoning District and the Country Residential 2 (CR2) / old Bath Road Zoning District.

Jeremy Doxsee, Planner, reviewed a memo sent by Anna Breinich to the Board giving background on the proposed rezoning request. Jeremy stated that at this time the Town is going through a comprehensive rezoning effort and one of the strategies of that is to combine zoning districts where possible and practical to create fewer districts and assist in making our ordinance easier to use and understand. Jeremy explained that this is being addressed due to a request by a land owner, Ted Crooker, who is a property owner in the MU1 (Rural Mixed Use) Zoning District and has been looking into developing or marketing the site over the last few years but has had a difficult time with the existing dimensional standards in the MU1 Zone. The CC (Cook's Corner Center) Zoning has a more lenient impervious surface coverage limitation. The Planning Department concluded that the request was in line with our strategic goals of the comprehensive rezoning effort. Jeremy explained that this change would involve most of the MU 1 parcel being zoned in CC Zoning District; with a few lots to be put in the CR2 Zoning District. Jeremy showed a map indicating a breakup of the MU1 Zoning District and how it will now appear if approved.

Chairman Charlie Frizzle asked the applicant if he had anything to add; he did not.

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

MOTION MADE BY DALE KING TO RECOMMEND TO TOWN COUNCIL THAT THE PARCELS OF LAND IN THE GROWTH AREA OF MU 1, EAST OF THE OLD BATH ROAD, BE REZONED TO THE ABUTTING CC ZONE, AND THE REMAINING PARCELS IN THE MU 1 ZONE OUTSIDE THE GROWTH AREA, WEST OF OLD

BATH ROAD, BE REZONED THE ABUTTING CR 2 DISTRICT; ELIMINATING THE MU 1 ZONING DISTRICT. SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

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

Jeremy Doxsee gave a brief history of the project and explained that since that time there have been some adjustments to the Land Use District Boundaries based on updates to the BNAS Re-Use Master Plan, some additional conveyances from the Navy, and the potential to create a Common Development Plan. A Common Development Plan is something that is in our Ordinance but, as of yet, has not been used. Jeremy introduced Jan Wiegman of Wright Pierce, Bob Rocheleau and Tom Brubaker from MRRA to give a better overview of the changes and answer any questions.

Tom Brubaker from MRRA explained that since the plan was approved in March and after meeting with some developers and town staff on several projects, especially along Fitch Avenue and Bath Road, some areas have been identified to clean-up. He then introduced Jan Wiegman of Wright Pierce to walk thru each of the proposed changes to the plan.

The first change is the left property line between Lots 1 & 2. To improve the clarity we determined that the airport perimeter fence was a better marker and moved the West lot line of parcel 1 by 2 feet to include both sides of the fence and to be solely on parcel 2.

The next change involves reconfiguring lots 5 & 6. This is a developer driven request thru MRRA's discussions with a developer and with the Town. We had originally planned to realign Fitch Avenue to come out with a right of way opposite the Merrymeeting Plaza signal. After discussions with the developer it was decided to keep Admiral Fitch as it currently is because it is a better plan and an access will be created instead, as part of a lot 5, with thru access to Allagash, Lot 6, 6A, 6B, and 6C.

The next change involves dividing lot 7 into 4 lots, 3 larger ones and 1 smaller one, which was done as a potential to limiting growth and there may be some realignment of this area and intersection in the future.

Page 6 contains the large lot that is not included in this subdivision, this is the parcel where the Brunswick Recreation Department is located and will be transferred to the town. One of the things that was discovered is that the northern property line described in the Public Benefit Conveyance didn't coincide with what we have for lot 39, it would have left a little triangle belonging to no one so we made lot 39 line coincident with that line and adjusted Venture Drive's Right of Way to make sure it all matched up in the future.

Corrections have been made to fix a few typos that have been discovered. (Example: rounding errors, total of area calculations). At the request of the Planner we have created a table on each of the sheets showing any lot adjustments.

The next item involves MRRA making a change to eliminate the Professional Office District and replace that with the Community Mixed Use District. This allows them more flexibility with the potential lots and much of these are along Bath Rd., where the office zone is.

The final comment was for clarification purposes. Since the plan was approved last year, many of the property owners have changed, and the new property owners are shown on the updated plan. There are some changes to right of ways that have been purchased as a portion of the conveyed lots (i.e. – Neptune and Pegasus Streets).

MOTION BY DICK VISSER THAT THE BOARD DEEMS THE APPLICATION TO BE COMPLETE. SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

MOTION THAT ALL APPLICABLE PRIOR CONDITIONS RELATING TO THIS AMENDMENT REMAIN IN EFFECT IN ADDITION TO ANY NEW CONDITIONS CONTAINED HEREIN , MOVED BY DALE KING, SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY .

MOTION THAT THE AMENDED SITE PLAN IS APPROVED WITH THE FOLLOWING CONDITION ADDED TO PRIOR CONDITIONS

1. That the Board's review and approval does hereby refer to the plans and materials submitted by the applicant and the written and oral comments of the applicant's representatives, reviewing officials and members of the public as reflected in the public record and that any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require review and approval in accordance with the Brunswick Zoning Ordinance.

MOTION MOVED BY BILL DANA, SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

Other

- Jeremy Doxsee, Planner, mentioned that there is Staff Review meeting next week for a Minor Development Review. He explained that we have a couple applications in the queue that have been delayed and are awaiting additional required information. At this time there is no meeting next week.

Minutes

Chairman Charlie Frizzle, indicated that there is a first draft of the minutes for the meeting held April 29, 2014. If there are any changes that the Board would like to make prior to approval, please get those to Jeremy Doxsee as soon as possible.

Adjournment

This meeting was adjourned at 7:22 P.M.

**BRUNSWICK PLANNING BOARD
SEPTEMBER 9, 2014**

MEMBERS PRESENT: Chair Charlie Frizzle, Vice Chair Margaret Wilson, Bill Dana, Dann Lewis and Richard Visser

MEMBERS ABSENT: Dale King and Soxna Dice

STAFF PRESENT: Director of Planning Anna Breinich; Town Planner Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, September 9, 2014 in Council Chambers, 1ST Floor, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

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.

Jeremy Doxsee introduced the application and stated that the Staff Review Committee reviewed this application on Thursday, September 4, 2014; those notes are included in the packet. Jeremy said that the feedback from staff and in subsequent meetings have led to the developer to end with a cul-de-sac as displayed in tonight’s packet. Jeremy noted that the Town Engineer, John Foster has reviewed this revised engineering plan and has responded via email as passed out before the meeting. Jeremy said that there are a number of variables still to be determined if the developer moves forward and provided in the final plan.

Curt Neufeld of Sitelines, reviewed a PowerPoint presentation for Chamberlain Woods Subdivision. Curt said that this subdivision was previously approved for a 33 unit condo, but due to the downfall in the economy, it is now a wooded lot with public water, sewer and gas with a previously built storm drain coming in from Barrows Drive. Curt acknowledge that this site has paths leading to Crimmins Field and said that the developer would like to keep at least one connection. Curt said that it was some of the staff comments that prompted the applicant to think about how to address and name the streets. If it was decided that they would have a new name, the last four houses on Boody Street would be forced to change their address. The applicant decided to go along with a cul-de-sac; an extension of Boody Street along with a 30 foot easement with limited access and a sidewalk. Curt said that the advantage is that it is a quieter road, consistent with other streets. Curt said that there would also be an easement to allow residents access to Crimmins Field between the two lots previously indicated on the plan.

With respect to stormwater, Charlie Frizzle said that he is not sure he understands what is going on with the two approaches. In the previous approval there were a lot of comments from neighbors on wetness. Charlie said that he is not comfortable selling the lots individually with no approved stormwater plan. With respects to two different approaches to interconnect, the original plan comes closer to the intent of the town ordinance. However, if one aim is

neighborhood inter-connectivness, he does not see how two access roads off Barrows Drive will accomplish this. Charlie said that a dead end street and cul-de-sac do not allow for two separate access points to every home; if he were going to approve the cul-de-sac approach, he would want staff approval on the second proposal. Curt Neufeld replied that the drainage design would be constructed for the the road and lots with the difference being who would review and approve them. Curt said that for DEP, it comes down to impervious thresholds. Per the application, the thresholds do not trigger review. Curt pointed out that the application would still need approval from Public Works and sewer. Curt said that the lots have had standing water in the past and that they found the water to be 4-5 feet down. Regarding access, they developed this plan after the Staff Review meeting on Thursday and would certainly obtain support from Police and Fire for a second access.

Richard Visser shares Charlie Frizzle's concerns and said that this application does seemed rushed; would like to see Staff Review comments on the revised plan first. Bill Dana asked for a response to John Foster's email. Curt Neufeld replied that they took this configuration that was from a previously approved layout. With regards to phasing, the developer needs to fund the project as it goes and understands timing and performance guarantees would need to be worked out. Curt said that Boody Street maintenance would be addressed once phasing is presented. In regards to wetlands, it's a question of where to put the driveway and house.

Margaret Wilson said that she agrees with Charlie Frizzle's point that the plan as proposed tonight does not do much to address requirement of Section 511 of the ordinance with one access. Her preference would be for the loop to go all the way around. Margaret said that having sidewalks around 17 houses makes no sense when the rest of the street does not have them, but would like to see the details on the 30 foot extension and how it would work. Margaret said that looking at the surrounding neighborhoods, there is a grid and would like to see the grid continued in the middle. Margaret is not comfortable with the plan as submitted and would suggest tabling the application. With regards to the DEP permit, DEP would require that the water be treated which she would prefer. Margaret said that her final issue is what will happen if two phases are completed and the remaining are put on hold; you end up with a dead end street. Anna Breinich replied that they can require a bond. Jeremy Doxsee said that John Foster's hesitation to phasing is because in other applications there have been many phases; it is very hard to track and keep track of all the conditions. Curt Neufeld noted that phasing makes it more affordable for a developer. Curt asked, if the through road were completed, how would the Board feel about a waiver for the sidewalk? Margaret said that she would rather lack of sidewalk over stormwater treatment and Charlie agreed. Richard Visser asked if this would be a private or public road. Curt replied that the road would be private but built to public road specifications with intention that at some point they would ask the town to take over.

Charlie Frizzle opened the meeting to public comment.

Colleen Congdon, resident of 56 Boody Street, is not concerned about an address change and agrees that sidewalks on the new houses would be out of character for the neighborhood. Colleen does have a concern about cu-de-sac because all traffic comes back out; she would prefer a grid. Colleen said that another problem is that there is little visibility at the STOP sign at Barrows Drive. Colleen said that she is concerned about the lots being sold as individual lots

because even though it is not *wetlands*, it is still wet lands and neighbors still have wet basements. Colleen said that the last time the developer spoke about developing there, there was talk about the large trees remaining; she would like to see this. Colleen asked if there will be parking available for Crimmins Field. Colleen asked about snow removal because right now that is where the snow is dropped. Colleen asked if the road be wide enough for emergency vehicles to get through with parked cars. Colleen asked if there will be an end date and if there is any impact for this to be affordable housing. Charlie Frizzle replied that the approval lapses in five years and that the Planning Board has no authority to make this affordable housing.

Ronald Stadden, resident of 54 Columbia Ave. since 1998, stated that not only is there water underground, but on his property he has water from CMP pole lines. He stated that the water was not too bad this past spring, but that he is concerned about the watershed and that development does not add to the water in his backyard. Ronald said that another concern is what type of land stripping is going to be done; does not want the land completely stripped.

John Portela, resident of 60 Columbia Ave., stated that his concern is the water issue and the identified wet area. John stated that they had \$5,000 in water damage from the last storm. When path was built to Crimmins Field, he was told that the path would draw water away, but the opposite was true. When they have had water, this system has not assisted, it has deteriorated. John asked if there will be mitigation and where will the water move?

Philp Dumont, resident of 58 Columbia Ave., replied that he has always had water issues and in the past would call his backyard Dumont Pond. Concern that new homes will create higher water tables and assumes that the houses will have to be built up. Phil likes the walkway, but has only seen a little less in water drainage.

Charlie Frizzle closed the public comment period.

Curtis Neufeld said that he appreciates the concerns especially pertaining to stormwater. Curt reiterated that the drainage system has been brought out to the site, lots can be graded and noted that the preliminary intent is to take the water out in at least one or two existing drainage systems. With regards to the large trees, the applicant understands and would seek to preserve them, but they will need to be looked at on a case by case situation. Snow management would continue as usual with snow moved to the side; the applicant will make it clear that at the end of the phase there is a place to manage snow. Curt said that the road is wide enough for cars to pass parked cars, but that there is no intent to allow parking to Crimmins Field. The houses would be market rate houses, not affordable housing. Curt said that he would like to see the application move forward with the intent that more information be provided at the next meeting. Curt does not think that construction of new houses will cause issues with existing houses and can work with the Town Engineer on perforations to approach this. Curt said that in his experience, properly designed and properly graded drainage systems have minimal issues. Bill Dana asked if the water table changes when trees are removed. Curt replied, no and stated that stormwater plans are focused on water from the sky and not groundwater, but they can look at perforations and water drains.

MOTION BY MARGARET WILSON TO TABLE THE APPLICATION. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

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.

Jeremy Doxsee introduced the application and said that the applicant and staff have been working to address comments presented at the staff review meeting of September 4th. Jeremy said that the big issue that remains is the deer wintering area. The Zoning Ordinance lists this area as high to moderate deer wintering area on this property, but they do not know the value and have asked applicant to substantiate a claim through IF&W that this area does not have high to moderate deer wintering value. Jeremy noted that the applicant did bring a revised plan to meeting as passed out.

Bruce Martinson, applicant, provided a history of the land and subdivision. Bruce said that he had spoken to someone at IF&W about the deer wintering issue and failed to obtain a letter that day. Bruce has been in contact again and is waiting for a letter that states that this is not a high value area. Bruce provided a brief history on how it is believed that the deer wintering language was adopted. Bruce proposed to draw a line that would conserve a deer corridor with a deeded conservation area and would still allow protection. Charlie Frizzle replied that as far as deer wintering is concerned, it appears that something definitive from IF&W would be sufficient. Anna Breinich stated that the Duck Cove Subdivision is adjacent to this parcel and this deer wintering area also traverses this subdivision. In looking back to those files, they found that in 2008 there was a difference in mapping and IF&W did come out at that time. Anna is waiting to hear back from Judy Camuso and whether they should come out.

Charlie Frizzle said that he was comfortable with the application so long as the final application has an accurate wetlands distribution threshold calculation and pending IF&W correspondence regarding deer wintering.

Charlie Frizzle opened to public comment, no public comment was made. Charlie closed the public comment.

Zoning Ordinance Rewrite Committee (ZORC) Update

Anna Breinich reviewed upcoming town wide meeting dates.

Other

- Reminded members of upcoming training.
- Charlie Frizzle stated that upon completion of Dann Lewis's term, he will not be seeking reappointment.

Minutes

No minutes were reviewed at this meeting.

Adjourned

This meeting was adjourned at 8:28 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary