



TOWN OF BRUNSWICK

PLANNING BOARD

85 UNION STREET
BRUNSWICK, ME 04011

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

THURSDAY, NOVEMBER 13, 2014, 7 P.M.

1. **WORKSHOP:** The Planning Board will hold a workshop to offer comment regarding a conceptual 16-lot open space subdivision plan submitted by Robert Muller for properties located in the Farm Forest 1 (FF1) Zoning District and Rural Brunswick Smart Growth Overlay. Assessor's Map 7, Lots 36, 37, 38, 39, 40, 41, and 42.
2. **Zoning Ordinance Rewrite Committee (ZORC) Update**
3. **Approval of Minutes**
4. **Other Business**
5. **Adjourn**

This meeting agenda is being mailed to abutters within 200' of the proposed development as a courtesy as formal application has not been filed with the Town at this time. Said abutters will again be notified when an application is filed with the Town. It is the practice of the Planning Board to allow public comment on workshop items and all are invited to attend and participate.

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



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November 10, 2014

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

**RE: Douglass Village Green
Robert Muller Property, 207 Hacker Road Map 7, Lot 24**

On behalf of Robert Muller, owner of the parcel located at 207 Hacker Road, we would appreciate the opportunity to present concept plans for the Douglas Village Green open space subdivision to the Planning Board at the November 13, 2014 workshop meeting.

Background

The Muller's parcel is approximately 48 acres and located in the Farm & Forest 1 Zone (Durham-Hacker Road Area). Currently there is a plan on file of the existing Muller Trust lot divisions, eight lots with access from Hacker Rd. One of the lots (the Muller's previous home) was sold several years ago. The remaining lots and road have not been sold or developed.

New Neighborhood

The Muller's are now proposing a different type of subdivision based on guiding principles that will further enhance the mission and purpose of living in harmony with the land and neighbors.

The guiding principles include:

- Creating a neighborhood with a mission: a purpose to care about neighbors and environment, in a safe, rural area near large conservation easements
- New England village-like neighborhood: Cape style homes, semi clustered homes, low impact design, conserve +/- 50% of land, zero energy, solar powered by design (not an option but a requirement), minimal road
- Grouped services: well, septic, grey water and utilities,
- Small scale agriculture: heritage animals, vegetables, fruit and root stock, maybe mini CSA outsource support
- Potentially build a small barn for post office and technology brains of neighborhood (weather, water, temp, power, septic, water, etc.)
- Concept design integrated into larger area: synergy of rural neighborhood preserved, collaborate with Two Echo, Cox Pinnacle, Neulands, neighbors, and history of Sandelin farm and overall farming area

Preliminary Assessment

Albert Frick Associates has performed a preliminary assessment of the lands' capacity to support new homes for on-site wastewater. They have also performed a reconnaissance level assessment of wetlands surrounding the development area as well as a preliminary assessment of potential vernal pools. We will show the results of their work at the workshop meeting.

We have also met with planning, codes, engineering and fire departments to gain insight into their considerations and gain a better understanding of the existing subdivision ordinance and proposed zoning changes.

Based on our understanding of the current Chapter 501.2 of the Brunswick Ordinance, we have developed a preliminary net site area calculation as follows:

Net Site Area Calculation

Total Lot Area: 48 acres.

Areas to subtract include:

a. Slopes 25% gradient or more greater than 5,000 contiguous square feet: 0.72 acres

We used the 2' LIDAR contours available through OGIS to calculate the slopes.

b. Area located below the upland edge of any wetland: 16.5 acres.

Estimated based on preliminary delineation by AFA and estimation of wetland areas in the back area of lot determined using LIDAR contour data.

c. Area located below the normal high water line of any protected resource: 0 (no additional water areas to deduct)

There was once a dam structure that impounded water forming a pond – as is shown on the Town's old resource maps – but that dam no longer functions and hasn't for 60+ years.

d. Area located within any existing or proposed public street or private right-of-way: 1.72 acres.

Estimating proposed road 1,500 lf x 50' wide ROW. Not including connection to Two Echo, and the area where it crosses the wetland (where we've already deducted the area).

e. Area contains habitat, whether or not mapped, for species considered endangered, threatened: 0 acres

We have completed a preliminary review of vernal pools adjacent to the proposed development area. There was one area adjacent/within the stream – but because the stream contains fish – the vernal pool would not be considered viable. This area is within the area deducted for the wetlands already.

Most of the parcel on the southeast side of the stream (closest to Hacker Road) is delineated as being within the 'Wildlife Habitat Block' on the Town's resource map because it is undeveloped, unfragmented forested habitat area. With Staff, we have reviewed the Habitat Disturbance Analysis required under the Rural Brunswick Smart Growth Overlay District

provisions, Chapter 217.4, and propose to preserve 50% of the land to meet/exceed the requirements. We will discuss further at the meeting.

f. IF&W defined deer wintering areas, waterfowl/wading bird habitat, shorebird nesting. : 0 acres

There are no high value deer wintering areas or wildlife corridors shown on your parcel on the Town's resource maps. There is no wading or shorebird issues.

g. Areas containing critical spawning and nursery areas for Atlantic Sea Run salmon: 0 acres

NET SITE AREA SUMMARY

Total area: 48 ac

Slopes: 0.72 ac

Wetlands: 16.43 ac

Proposed Roads: 1.53 ac

Total Net Site Area is: 29.32

Maximum density for Farm and Forest District 1 (Hacker Durham Road areas) is 1 unit per 2 acres = $29.32/2 = 14.66$ units

Open Space Density Bonus

According to the Ordinance Chapter 308.2 for Open Space Developments, with 50% of the land put into conservation (24 acres) and the site developed under the open space provision of the Brunswick Ordinance, the project may be eligible for a 15% density bonus. Assuming: 15% of 14.66 is 2.19. $(14.66 + 2.19) = 16.8$ units. **(16/17 units)**

We also understand the proposed Ordinance may include an increase in the open space density bonus from 15% to 25%. $14.66 + 3.7$ (25%) = **18.3 units (18 units)**. We have shown 19 units in the second Concept Plan attached as a maximum density.

We look forward to discussing these Concept Plans with the Board on November 13th. Please contact me if you have any additional questions prior to the meeting.

Sincerely,

Amy Bell Segal, Associate
Terrence J. DeWan & Associates

Concept Plans for Douglas Village Green
207 Hacker Road, Brunswick, Maine



**16 Unit
Open Space
Concept Plan**

- Using 15% Open Space Density Bonus in current Ordinance.



**19 Unit
Open Space
Concept Plan**

- Using 25% Open Space Density Bonus in proposed Ordinance.

**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 the developer to replace the proposed loop road 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 acknowledged 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 respect 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 would 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 each 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 the 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 disturbance 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 seek 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

**BRUNSWICK PLANNING BOARD
OCTOBER 14, 2014**

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

MEMBERS ABSENT: Dale King

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

A meeting of the Brunswick Planning Board was held on Tuesday, October 14, 2014 in Council Chambers, 1ST Floor, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

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.

Jeremy Doxsee introduced the application and said that this sketch plan submission was reviewed by Staff Review on September 4th with a Planning Board meeting on September 9th and said that there were deficiencies noted at that time such as the lack of determination on the plan regarding whether or not the deer wintering shown on the town GIS mapping was considerate. Through earlier discussions with IF&W, the applicant felt that the area was not of high to moderate value; verification in writing was asked for. Jeremy said that a letter from IF&W has been included in the packet which explains how that original dedication came to be and that it was not meant to be a planning tool. Jeremy said that the area could be a deer wintering area but that it is not considered to be of high to moderate value. Jeremy said that they had also asked the applicant to determine what the maximum disturbance of wetlands would be; this has been marked on the plan. Jeremy said that at the Staff Review Committee meeting of October 9th, no other comments were made.

Margaret Wilson asked what the nature of the 1,000 sq of wetlands was rated. Bruce replied that he thinks you would call them forested wetlands. Margaret asked about vernal pools and Bruce replied that Eco Analysts confirmed that he did not have any in 2013. Charlie Frizzle clarified that under note 10 the total wetlands disturbance would be 1,850 and the 1,191 in Jeremy's notes needs to be changed.

Charlie Frizzle opened the meeting to public comment. No public comment, the public comment period was closed.

MOTION BY BILL DAN THAT THE BOARD DEEMS THE SKETCH PLAN TO BE COMPLETE. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.

MOTION BY SOXNA DICE THAT THE BOARD WAIVES THE FOLLOWING REQUIREMENTS:

1. Class A High Intensity Soil Survey.
2. Profile, cross-section dimensions, curve radii of existing streets..

SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

MOTION MARGARET WILSON 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.

SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

~~**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.

Jeremy Doxsee introduced the application and noted that the abutter notices were mailed out as Sketch/Final Plan, and although the submission was complete, in discuss with the Town Engineer it was felt that they needed more information on stormwater and groundwater. Jeremy said that

Staff Review originally reviewed this application on September 4th and then again October 9th and comments have been included in the packet. Jeremy said that tonight they are mainly looking at the road layout as the plan was originally proposed as a cul-de-sac and the applicant has since decided that the road would connect to Boody Street, and Barrows Drive.

Curt Neufeld, representative from Sitelines, reviewed the outline parcel and reiterated that the main change is the plan to have a single loop road from Boody Street that would wrap around and join Barrows Drive. Curt said that they are proposing three phases, Phase I and Phase II would be for 6 lots each with a turnaround followed by Phase III for 4 lots.

Curt reviewed the storm drains, and utility stubs as well as the proposed road layout which would have an underdrain that would be installed parallel to the road in the ditch. Curt said that this underdrain pipe will run almost the whole length of the road and will tie into an existing catch basin. Curt said that what this will allow for is removal of water at the lowest site. The pipes would be 6 inches of pipe wrapped in geotex fabric with 12 inches of stone. Curt said that the storm pipes that were installed for the original plan have been working for several years and the adjacent neighbor has not needed to use her sump pump often if at all. Richard Visser asked where the water will ultimately go and Curt replied that it goes out to Mere Brook. Bill Dana asked about the stone drips being installed around the houses with drainage flowing towards the site perimeter and asked why they wouldn't be directed towards the storm drains. Curt replied that this method of capturing Stormwater is fairly common in sandy soils and to install an underdrain and surround the house would almost be impossible. Curt said that since the houses are being sold to individual homeowners, the question of how to regulate this could be an issue, but that they could place a note on the plan.

Charlie Frizzle reminded citizens that this application is for sketch plan only and that more information will be required for the Final Plan. Charlie noted that they do not have the stormwater plan in hand but that the Town Engineer was reviewing the plan and has also asked that the stormwater plan is peer reviewed based on the concern that people have expressed.

Charlie Frizzle opened the meeting to public comment.

Lisa Bossi, resident of 33 Boody Street, and owner of property at 41 Boody Street, said that she and her husband moved here 14 years ago and did an extensive renovation on a house built in the 1920's. Lisa said that they fell in love with the neighborhood based on its diversity, history and protected boundary. Lisa pointed out that Boody Street has approximately 40 homes on it and with the exception of the new house at the corner of Barrows, there has been no new construction in the area for a while. Lisa said that her children have played in the woods for many years and they love having access to the fields. Lisa asked if there was precedent for an existing grid neighborhood having an extension put on that is part of a subdivision; an extension that is quite extensive with an addition to traffic and housing density. Charles Frizzle replied that traffic will be divided as there will be an exit on Barrows Street, but will be reviewed in further in the Final Plan. With respects to precedent, Charlie replied that he did not know of one, but pointed out that the Comprehensive Plan is looking to steer growth towards the growth area and that this project is located in the middle of the growth area. Charlie added that they will look at the character of the neighborhood during the Final Plan review, but that it will be difficult to argue

that single family houses will change the character of a single family house neighborhood. Jeremy Doxsee added that in the previous plan approved in 2006 was approved for 33 condominium units and a case could be made that this application with half the density is more consistent with the character of the neighborhood.

Mary-Jo Barrett, resident of 36 Belmont Street, said that the tree line is beautiful and quiet. Mary-Jo asked why the developer would want to build on swamp water and asked if the soil was being tested and said that at one time there was asphalt on the land.

Carolyn Bulliner, resident of 6 Curtis Street, asked if there was going to be any impact on stormwater in the existing houses with the creation of this development and said that many in the area already have problems with stormwater. Charles Frizzle replied that the purpose of a Stormwater Management Plan is to assure that new development will not adversely affect existing stormwater plans.

Dante (Dan) Diedwardo, resident of 31 Boody Street, said that Boody Street and Noble Street should remain as they are. Dan said if the development is approved, there will be 40 extra vehicles using Boody and Noble Street. Dan said that the difference between the 2006 approval and now is that Harriet Becher Stowe School is open and there are a lot of children walking in the street with no sidewalks. Dan said that the children walk in the middle of the streets sometimes with no regards and that this area is what Maine living is all about. Dan said that he would like the applicant to go back and take the road to Baribeau Drive or Columbia Street; this area is one of the nicest areas in Brunswick and will not be so with the extra traffic. Charlie Frizzle replied that 40 cars is a bit excess for a 17 lot development.

Barbara Swisher, resident of 26 Boody Street, said that she believes in building in, but that she also believes in open space for kids and like Lisa Bossi said, if they keep building houses, they will not have that open space. Barb suggested that they have a third access point. Barb asked that they not clear cut the lots prior to selling the houses and referenced Botany Place which was bare for almost 6 years.

Matthew Loosigian, resident of 50 Boody Street, said that they love the neighborhood and charm and said that his child runs through the backyards of 3 consecutive houses to play. Matt said that they walk bare foot to the end of Boody Street through the woods to the playing field and then they walk back. If approved, this family ritual of walking through the woods will no longer exist. Matt asked about habitat structure and asked if there has been any study conducted. Matt asked if their taxes will increase or if they will be impacted in any way fiscally because of this development. Matt asked who will be developing the homes or selling the parcels and Curt Neufeld replied that the intention is to sell the parcels. Matt said that he is concerned with on-going construction.

Sarah Brayman, resident of 10 McKeen Street, and Town Councilor for District 7, said that she has chaired the Sidewalk Committee and has been a part of the Capital Improvement Committee for the Town Council and knows how much sidewalks cost. Sarah said that she believed it was the Planning Boards intent to waive the sidewalk requirement per Section 511.4 of the Brunswick Zoning Ordinance because the rest of the neighborhood does not have

sidewalks but thought that the intent of providing sidewalks in the growth area was regardless of what it looks like now. Sarah said that she drove around the area and noticed that on Baribeau Drive there is a sidewalk running south to Columbia there by connecting to the Town's sidewalk network. Sarah believes that sidewalks are an important part of the Town and noticed that the proposed street curves are fairly steep which she believes gives good reason to install sidewalks. Sarah said that because there are no other sidewalks on the street, is not a good enough reason to not do it right at this time. Sarah said that the development projects 6 new children to the area, but that they also need to think of the older adults and walkability. Sarah encourages the Board to reconsider the sidewalks. Margaret Wilson replied that they have not approved the waiver and that this will be part of the Final Plan submission.

Steven Klockow, resident of 30 Belmont Street, said that they love the character of the neighborhood and echoes the unique character of Douglass Park. Steven said that he is concerned about the character of the neighborhood and of the construction of a porch on a recently developed home in the area and how well they will last. Steven said that the water has been an issue and in the past his son has floated a boat in the stormwater drains which he and neighbors try to keep clean. Steven's concerns is walkability and the character of the neighborhood and the street becoming a series of intersections.

Kathleen Glenn-Lewin, resident of 10 Curtis Street, said that she does think that the area is a beautiful woodland, but that the idea of in building is important and does not feel that the addition of 17 single family homes will change the street character as much as has been stated at this meeting if done properly. Kathy said she knows of several individuals who are looking to move into Brunswick in an area such as this. Kathy said that she does understand the neighbor's hesitation to change, but said that this is not a reason to not move forward especially if development is done correctly.

Coleen Congdon, resident of 56 Boody Street, said that her concern is that the catch basin in front of her house and the second located further up the street will not be enough to keep the water off this lot.

Phil Dumont, resident of 90 Columbia Avenue, said that his concern is the wetlands and the water that has always been in this area. Phil said that in the 30 years he has lived in his house he has never not had water and said that his grandkids used to call it the Dumont Pond. Phil said it has gotten better, but noted that there was little rain last year. Phil said that the water table in the area fluctuates and asked if the new owners will be notified of the water issues in the area; will they want to build a home if they know this? Phil said that the trees do help the water table and asked if the new owners will be building their homes 2-3 feet above ground?

Curt Neufeld replied that the parcel of land is ideally situated for single family homes in that it is close to schools, park and a proposed connection to walk to Crimmins Field. Curt said that he hopes that the people who buy these homes are respectful and feels that they will be an asset and hopefully lower everyone's taxes. Curt pointed out that the Town owns land here; Crimmins athletic field and woods. Curt said that the development is very compatible with the neighborhood and they are proposing different types of drainage than in the rest of the neighborhood. Curt said that the development will have swails with multiple culvert inlets;

sidewalks will block this opportunity. Curt reminded citizens that the stormwater plan has been sent out for peer review and is going to be designed to move stormwater the way it is supposed to be done. Curt said that this is a well-conceived plan that will allow for great development for families and others in the area.

Adrian Bossi, resident of 33 Boody Street, asked if there was a tree density ordinance or if developers are allowed to clear cut. Charlie Frizzle replied that the Town Ordinance has nothing in place to this effect other than Shoreland Zoning protections. Jeremy Doxsee replied that they are required to identify all trees over 10 inches in caliper and to show that in the plan or ask for a waiver; by providing this information it allows staff and the Board to look at the mature trees, topography, wet lands and to work with the applicant to see where valuable habitat and specimen trees are. Adrian asked for more information about the path to Crimmins Field. Curt Neufeld replied that the access would be a footpath.

Chair Charlie Frizzle closed the public comment.

Soxna Dice said that the plan calls for the utilities to be placed in phases and asked if the clear cutting would also be done in phases. Curt Neufeld replied that he could not speak to this at this time because he is unsure if the utilities will require a full connection. Curt said that the least disturbance would be to do the roadway clearing within the right of way. Soxna clarified that the driveways will cross the culverts with a drainpipe and asked how a sidewalk would interfere with this. Curt replied that with the sidewalk at the edge of the road, it would prevent the water flowing into the swail. Soxna asked if it were possible to have sidewalks on the other side of the swail or sidewalks without a curb. Curt replied that he has seen widen roadways without curbs. Jeremy Doxsee stated that the Town engineer pointed out in Staff Review that this design was similar to what you would find in a rural area and that he would provide an email summarizing his thoughts on this proposal.

**MOTION BY SOXNA DICE TO DEEM THE SKETCH PLAN COMPLETE.
SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.**

**MOTION BY BILL DANDA TO APPROVE THE SKETCH PLAN. SECONDED BY
DANN LEWIS, APPROVED UNANIMOUSLY.**

Zoning Ordinance Rewrite Committee (ZORC) Update

Anna Breinich said that they have been asked by Town Council to provide a revised schedule and tasks associated with extending the project timeline and scope of services. Anna said that one thing not in the original Clarion proposal was a need for a second public draft and adding this adds an additional 6 month time frame to add to the December timeline.

Other

Minutes

**MOTION BY RICHARD VISSER TO APPROVE THE MINUTES OF JUNE 3, 2014.
SECONDED BY BILL DANA, APPROVED AMONG THOSE PRESENT.**

Adjourned

This meeting was adjourned at 8:30 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary