TOWN OF BRUNSWICK

PLANNING BOARD

85 UNION STREET
BRUNSWICK, ME 04011

PLANNING BOARD
AGENDA
BRUNSWICK TOWN HALL
COUNCIL CHAMBERS
85 UNION STREET

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

1. **Case # 14-022 C.N. Brown Convenience Stores and Gas Station :** The Board will review and take action on a Sketch Plan Major Development Review application submitted by C.N. Brown, for development of a 5,100 sf convenience store, gas station, and Dunkin Donuts with a drive-thru, along with associated site improvements, on the 2.67 acre property located at 146 Bath Road, in the BNAS Reuse District & R-CMU Land Use District. Assessor's Map 40, Lot 40.

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

3. **Other Business**

4. **Approval of Minutes**

5. **Adjourn**

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

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

TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

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

ANNA BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

MEMORANDUM

TO: The Planning Board
FROM: Jeremy Doxsee, Town Planner
DATE: December 9, 2014
RE: Sketch Plan Review of C.N. Brown Convenience Store and Gas Station

PROJECT SUMMARY

Staff reviewed the sketch plan application and has made a determination of completeness.

The 2.67 acre site is primarily wooded with mature, even-aged softwood. The highest elevation (65') is in the southwest corner and the site slopes to the northwest (61') and the southeast (57'). There are no wetlands or other protected natural resources that constrain site development.

The applicant is proposing to construct a 5,100 sf convenience store (including a Dunkin Donuts w/a drive-thru), a gas pump island with 8 fueling positions, and a diesel canopy with 2 fueling positions, totaling 1.62 acres of new impervious surface.

The plan has been developed in accordance with Common Development Plan approved by the Planning Board in July of 2014. The applicant has indicated that the Final Plan submission will contain lighting, landscaping, architectural elevations and other site features that are consistent with the CDP approval.

Twenty-one parking spaces are required (4 spaces /1,000 SF) and twenty-three spaces have been provided.

Comments from the December 3rd Staff Review Committee meeting are attached.

DRAFT MOTIONS
SKETCH PLAN REVIEW OF C.N. BROWN CONVENIENCE STORE AND GAS STATION
FILE # 14-022

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

ANNA BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

December 3, 2014

STAFF REVIEW COMMITTEE NOTES

Staff Present:

Anna Breinich (Planning), John Foster (Public Works), Cathy Jamison (Assessing), Dick Rizzo (Police), Rob Pontau (Sewer), Jeremy Doxsee (Planning, non-voting member)

Case # 14-022 C.N. Brown Convenience Stores and Gas Station : The Committee will review and provide a recommendation to the Planning Board regarding a Sketch Plan Major Development Review application submitted by C.N. Brown, for development of a 5,100 sf convenience store, gas station, and Dunkin Donuts with a drive-thru, along with associated site improvements, on the 2.67 acre property located at 146 Bath Road, in the BNAS Reuse District & R-CMU Land Use District. Assessor's Map 40, Lot 40.

Present for Applicant:

C.J. Dirango (Priority Real Estate Group), Jim Howard (Priority Real Estate Group), Tom Saucier (Site Design Associates), Bob Rocheleau (MRRA)

Note: Bill Eaton is traffic engineer for project; Tim Soucie is the DOT project manager.

Staff Comments**:**

John Foster:

- The 50' curb cut leads into a parking lot that is wide open. Traffic isn't channelized – lots of room for conflict. The 50' opening is too wide for a 3 lane road.
    - Jim: we can add mountable curbing in parking area to channel traffic, but still allow large delivery trucks maneuvering room. We will look at narrowing 50' curb cut as well.
- Concerns about ingress and egress. How will westbound traffic on Bath Road get into site? Eastbound traffic during rush hour at the light at Admiral Fitch often backs up into the Merry Meeting Plaza intersection. How will these issues be addressed?
    - Tom indicated that, as a sketch submission, these details haven't been addressed yet. Traffic Engineer Bill Eaton will be working with Tom to adequately address. They submitted a Traffic Movement Permit to the DOT and these issues will be addressed as part of review.
- What is the purpose of the sidewalk that leads back to Allagash Road?

- Jim: Agreed. Allagash has no sidewalk, so it's essentially a sidewalk to nowhere. We will eliminate portion of sidewalk leading to Allagash, but preserve sidewalk from street to eastbound access into lot 6.

Anna Breinich:

- Concern about parking lot access way leading from Bath Road to Allagash Road. What's preventing cars from using as a de facto thru-street? In Base Reuse Master Plan Allagash was envisioned to have minimal thru traffic and would serve as a key east-west bike route. Have you considered closing curb cut to Allagash?
  - Jim: that would force cars in Brunswick Landing that want to use C-Store to take Admiral Fitch out to Bath Road and around to C-Store, which is unnecessarily channeling more traffic into busy intersections.
  - Anna asked about realigning curb cut to the west, to discourage pass-thru vehicles. Jim responded that location would create potential conflict with existing cars and cars using gas pumps.
  - Bob R.: doesn't anticipate high volume of cars using C-Store and proceeding into Brunswick Landing. Most cars will be entering and existing from Bath Road.
  - Tom: internal connectivity is a preferred design feature.
  - Jim: we can add a speed table to slow thru-traffic. Anna asked if adding "no thru traffic" signs would help. There was general consensus that adding more signs probably wouldn't discourage cars intend on passing thru.
  - Anna: not thrilled with alignment, but understands there are no clear-cut better alternatives.

Dick Rizzo

- John and Anna's comments adequately captured his concerns.

Cathy Jamison

- No comments.

Rob Pantau

- No comments.

END

Site Design Associates
Consulting Engineering and Land Planning

November 10, 2014

Jeremy Doxsee, Town Planner
Town of Brunswick
85 Union Street
Brunswick, Maine 04011

RE: **C.N. Brown Co.**
Proposed Convenience Store
146 Bath Road - Lot 5 – Brunswick Landing
Sketch Plan Submission

Dear Jeremy:

On behalf of C.N. Brown Co., Site Design Associates is pleased to submit the enclosed plans and application in support of a Sketch Plan Review Application for the construction of a convenience store with gas and diesel pumps at 146 Bath Road, Lot 5 at Brunswick Landing. The proposed development would consist of an approximately 5,100 sf structure, with a 3,600 sf convenience store with 10 fueling positions (8 gasoline and 2 diesel), and a 1,500 sf Dunkin Donuts with a drive through.

We have included one copy of the following information for your review:

- Sketch Plan Application
- Drawing C-100 – Existing Conditions Plan
- Drawing C-101 – Sketch Plan
- Drawing C-102 – Landscape Sketch Plan
- Drawing SK-101 – Approved Common Development Plan

We previously submitted a check in the amount of $153 for the sketch plan application fee.

Priority Real Estate Group, LLC (PREG) has a purchase and sale agreement with MRRA to purchase the subject parcel. C.N. Brown Co. (CNB) will enter into a purchase and sale agreement with PREG and will purchase the parcel from PREG subsequent to receiving all permits and approvals.

The project is located in the BNAS Reuse District, in the Community Mixed Use (CMU) Land Use District. This application reflects development in accordance with the Admiral Fitch Common Development Plan (CDP) approved by the planning board on July 22, 2014. (copy of Lots 5 and 6 plan enclosed)

23 Whitney Way – Topsham, Maine 04086
Phone: (207) 449-4275 email: info@sitedesignassociates.biz

The approval process for this project will include obtaining a Traffic Movement Permit (TMP) from the Maine Department of Transportation MDOT, which will involve construction of improvements and alteration to the signals at Bath Road and the Merrymeeting Plaza entrance. The project will also require a permit from the Maine Department of Environmental Protection under the Stormwater Law.

The following waivers from the final plan submission requirements will be requested:

- Profiles of proposed drainage facilities;
- Profiles of sanitary sewers, as the site will be serviced by a private force main;
- Class A high intensity soil survey, as the site is served by municipal water and sewer, and the soils are suitable for the development.

We are in hopes that you will find the application materials complete. Please let us know if you have any questions or comments, or require additional information.

Sincerely,
Site Design Associates

Tom Saucier, P.E.
President

C: Kevin Moore, C.N. Brown Co.
Jim Howard, Priority Real Estate Group, LLC

MAJOR DEVELOPMENT REVIEW
SKETCH PLAN APPLICATION

1. Project Name: Proposed Convenience Store

2. Project Applicant
   Name: C.N. Brown Company
   Address: P.O. Box 200
   South Paris, Maine 04281
   Phone Number: 207-743-9212

3. Authorized Representative
   Name: Tom Saucier, P.E.
   Address: 23 Whitney Way
   Topsham, Maine 04086
   Phone Number: 207-449-4275

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

   1. Tom Saucier, Site Design Associates 23 Whitney Way, Topsham, Maine 04086 P.E. #6095
   2. Peter Biegel, Site Design Associates, RLA #2624
   3. Sitelines, PA, Surveyors

5. Physical location of property being affected: 146 Bath Road

6. Lot Size: 2.67 Acres

7. Zoning District: BNAS Reuse -CMU

8. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? Applicant is not the owner of the property or abutting property. Applicant has an agreement with Priority Real Estate Group, which controls the property, to purchase the property, pending successful permitting.

9. Assessor's Tax Map 40 Lot Number 40 of subject property.

10. Brief description of proposed use: 3100 sf convenience store with fuel pumps, 2000 sf Dunkin Donuts with drive through service.

11. Describe specific physical improvements to be done: Construct 5,100 sf building, parking, cirulation areas, access drives, canopies, traffic improvements in Bath Road, scope of which to be determined, and construct stormwater management facilities as required by local and state regulations. The project also includes a gazebo and bicycle repair station.

Owner Signature: _____

Applicant Signature (*if different*): _____

Required Attachments (by Applicant):

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

Required Attachment (by Planning and Development Department):

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

SKETCH PLAN REQUIREMENTS

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

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

PLAN NOTES:

1. EXISTING CONDITIONS AS SHOWN ON THESE PLANS WAS PREPARED BY SITELINES, PA OF BRUNSWICK, MAINE FEBRUARY 2014.
2. BASED ON NRCS SOIL MAPPING, SURFICIAL SOILS OF THE SITE ARE WINDSOR LOAMY SAND, WITH NO LIMITATIONS ON THE TYPE OF DEVELOPMENT PROPOSED.
3. LOT IS PRIMARILY WOODED WITH A MATURE SOFTWOOD EVEN AGED COVER TYPE.

LEGEND

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
B	11/17/14	PLAN REVISIONS PER STAFF COMMENTS	DEPT	TWS	TWS						
A	11/10/14	FOR SKETCH PLAN REVIEW	DEPT	TWS	TWS						

Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275

CLIENT:
C.N. BROWN CO.
P.O. BOX 200 SOUTH PARIS, MAINE 04281

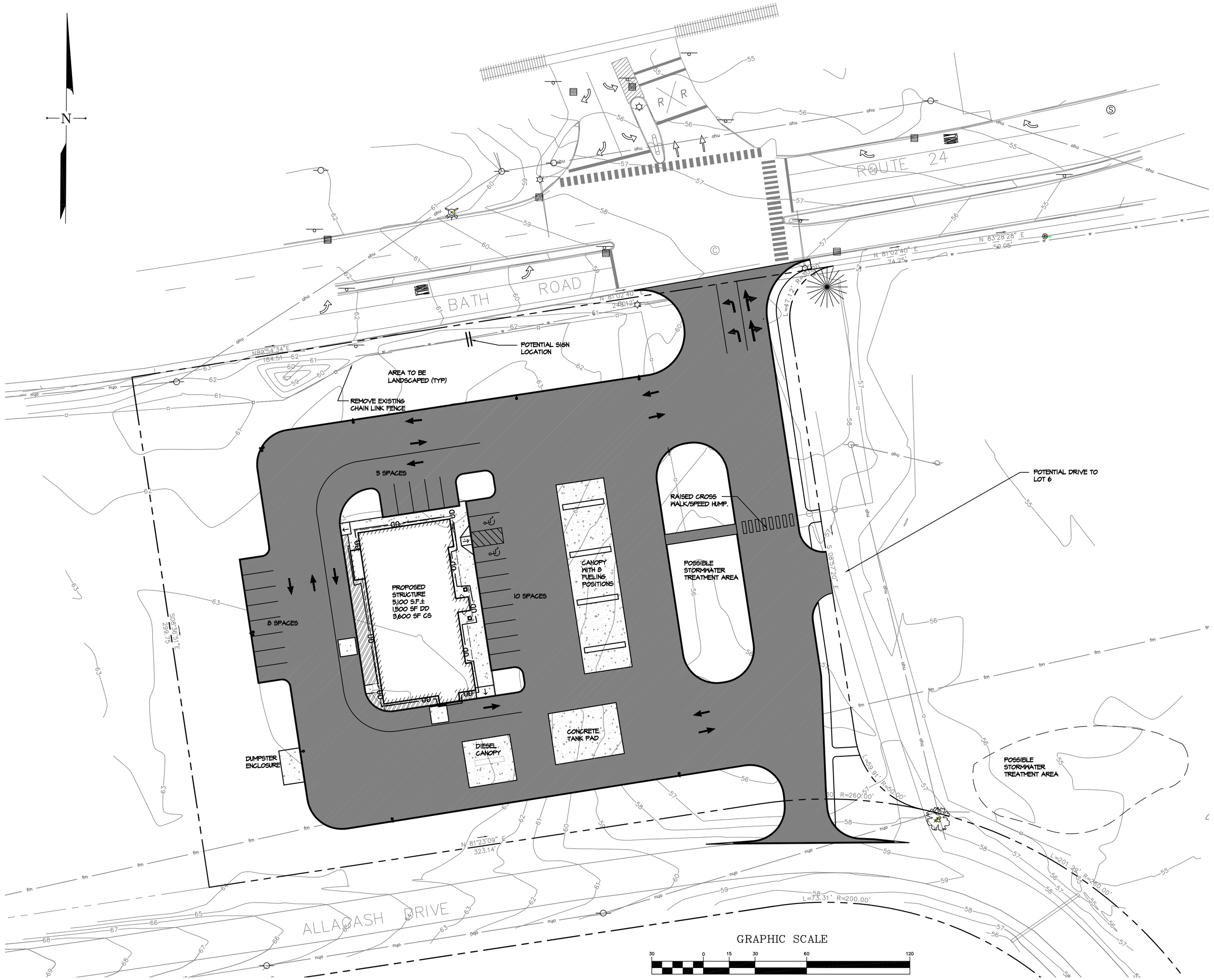
DESIGN: TWS
DRAWN: DEPT.
CHKD: TWS
DATE: FEB 2014
SCALE: 1"=30'

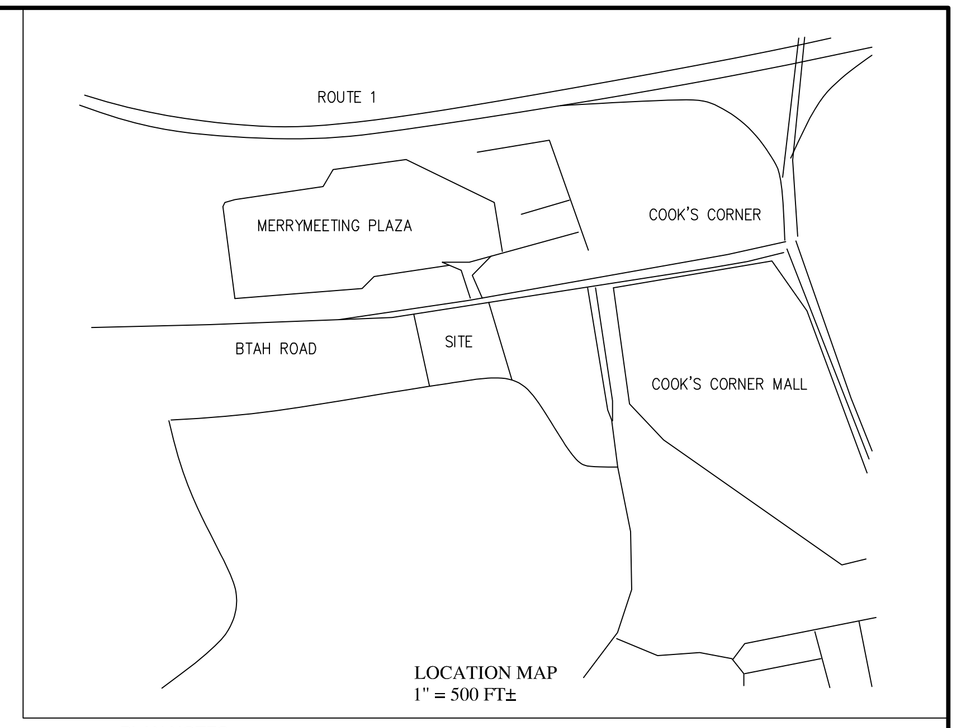
PROJECT:
LOT 5
BRUNSWICK LANDING, BATH ROAD, BRUNSWICK, ME

EXISTING CONDITIONS PLAN

PROJ. NO. 11-208-07
DWG. NO. C-100
REV. B

Drawing Name: P:\2011 Projects\11-208-07 Brunswick\dwg\LOT 5 11-17-14 | Plot Date / Time: Nov. 17, 14 / 1:59 PM





LOCATION MAP
1" = 500 FT±

PLAN NOTES:

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2. BASED ON NRCS SOIL MAPPING, SURFICIAL SOILS OF THE SITE ARE WINDSOR LOAMY SAND, WITH NO LIMITATIONS ON THE TYPE OF DEVELOPMENT PROPOSED.
3. ZONE: BNAS REUSE DISTRICT. THE PROPERTY IS NOT SUBJECT TO TOWN OF BRUNSWICK OVERLAY ZONING.
4. PARCEL AREA = 2.61 ACRES.
5. PROJECT WILL RESULT IN A TOTAL OF 1.62 ACRES OF NEW IMPERVIOUS SURFACE. THIS WILL CONSIST OF 5100 SF OF PRINCIPAL STRUCTURE, 3864 SF OF CANOPIES, 1640 SF OF NEW CONCRETE PADS, AND THE REMAINDER WILL BE BITUMINUS AND CONCRETE PARKING AND CIRCULATION AREAS AND WALKS.
6. TOWN OF BRUNSWICK TAX MAP 40, LOT 40.
7. PREVIOUS APPROVALS - ADMIRAL FITCH COMMON DEVELOPMENT PLAN, JULY 22, 2014, AND AMENDMENT OF SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION, JUNE 3, 2014.

DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
MAXIMUM LOT AREA*	NONE	2.65 ACRES
MINIMUM LOT WIDTH*	NONE	384± FT.
MINIMUM FRONT YARD*	15 FT	102± FT.
MAXIMUM FRONT YARD*	50 FT	102± FT.
MINIMUM SIDE YARD*	0 FT.	109± FT.
MINIMUM REAR YARD*	0 FT.	85± FT..
MAXIMUM IMPERVIOUS SURFACE COVERAGE*	100%	61%
MINIMUM BUILDING HEIGHT*	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	50 FT.	20± FT.
MAXIMUM BUILDING FOOTPRINT/STRUCTURE*	20,000 SF.	5,100± SF.
PARKING		
4 SPACES/ 1000 SF	21	23

*BUILDINGS OR STRUCTURES THAT ARE PART OF A COMMON DEVELOPMENT PLAN APPROVED BY THE PLANNING BOARD IN ACCORDANCE WITH SECTION 413 THAT ARE IN CONFORMANCE WITH THE APPROVED PLAN ARE NOT SUBJECT TO THIS LIMITATION

LEGEND

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Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275

CLIENT:
C.N. BROWN CO.
P.O. BOX 200 SOUTH PARIS, MAINE 04281

DESIGN: TWS
DRAWN: DEPT.
CHKD: TWS
DATE: FEB 2014
SCALE: 1"=30'

PROJECT:
LOT 5
BRUNSWICK LANDING, BATH ROAD, BRUNSWICK, ME

SKETCH PLAN

PROJ. NO.
DWG. NO. C-101
REV. B

Drawing Name: P:\2011 Projects\11-208-07 Brunswick\dwg\LOT 5 11-17-14 | Plot Date / Time: Nov. 17, 14 / 1:58 PM

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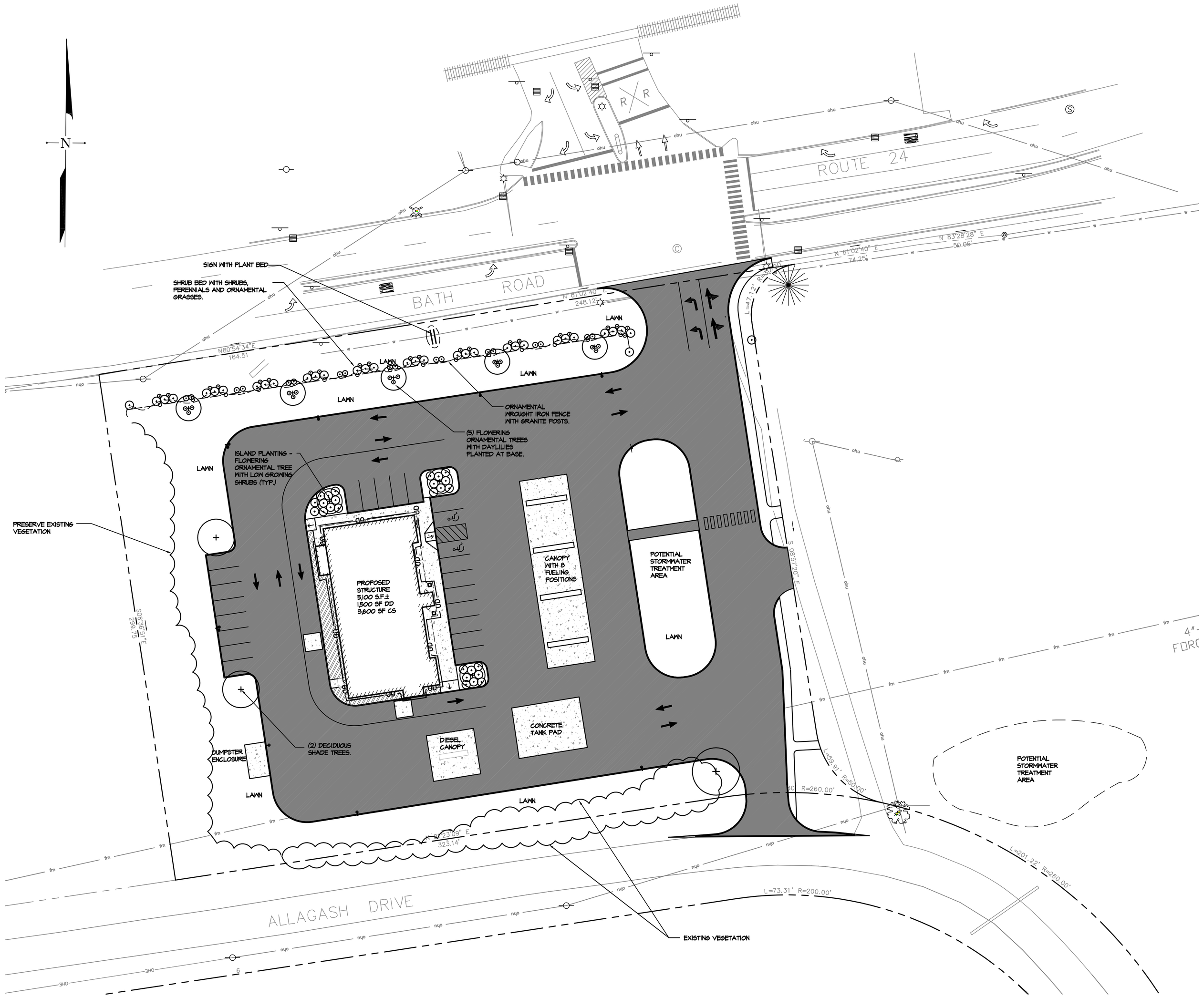

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DESIGN: TWS
DRAWN: DEPT.
CHKD: TWS
DATE: FEB 2014
SCALE: 1"=30'

PROJECT:
LOT 5
BRUNSWICK LANDING, BATH ROAD, BRUNSWICK, ME

LANDSCAPE SKETCH PLAN

PROJ. NO.
DWG. NO. C–102
REV. B

Drawing Name: P:\2011 Projects\11-208-07 Brunswick\dwg\LOT 5 11-17-14 | Plot Date / Time: Nov. 17, 14 / 2:00 PM

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 shone 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 sqft 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 DANA 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 discus 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 pie 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 Beecher 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 the 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 Drivethere is a sidewalk running south to Columbia there by connecting to the Towns 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 charter 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. Stevens'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 then 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 lads 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