

**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.