

**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