



**TOWN OF BRUNSWICK**

**PLANNING BOARD**

85 UNION STREET  
BRUNSWICK, ME 04011

**PLANNING BOARD**

**AGENDA**

**BRUNSWICK TOWN HALL**

**COUNCIL CHAMBERS**

**85 UNION STREET**

**TUESDAY, FEBRUARY 10, 2015, 7 P.M.**

1. **Case # 15-002 Chamberlain Woods 10-Lot Subdivision:** The Planning Board will review and take action on a Sketch Plan Major Review Subdivision application submitted by Coastal Building Investments, Inc., for a 10-lot residential subdivision, a 225 foot private drive, and associated site improvements, on the 7.45 ± acre property located along Boody Street, in the Town Residential 5 /Columbia Ave – Spring Street (TR5) Zoning District. Assessor's Map U27, Lot 6.  
*(Staff note: the applicant had previously submitted a 17 lot subdivision application, but has decided to move forward with a smaller subdivision application at this time.)*
2. **Zoning Ordinance Rewrite Committee (ZORC) Update**
3. **Other Business**
4. **Approval of Minutes**
  - a. July 1, 2014 Draft 2
  - b. July 22, 2014, Draft 2
  - c. November 13, 2014 Draft 2
  - d. December 9, 2014 Draft 2
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

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TO: The Planning Board  
FROM: Jeremy Doxsee, Town Planner  
DATE: February 5, 2015  
RE: Sketch Plan Review of Chamberlain Woods 10-Lot Subdivision

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### PROJECT SUMMARY

Staff has reviewed the Sketch Plan subdivision application and determined that it is complete.

The applicant, Coastal Building Investments, Inc., has submitted a Sketch Plan Major Review Subdivision application for a 10-lot residential subdivision, a 225 foot private drive, and associated site improvements, on the 7.45 ± acre property located at the end of Boody Street, in the Town Residential 5 / Columbia Ave – Spring Street (TR5) Zoning District.

Due to higher than anticipated road construction and utility installation costs, the applicant has decided to scale down the project from the previously proposed 17-lot subdivision to the now-proposed 10-lot subdivision. One of these lots has already been developed as a single-family house, and the other is the 4.4 acre mother parcel, which is not proposed to be developed at this time.

The applicant is proposing to develop the four “prime” lots that have frontage on the cul-de-sac, and sell the other 4 lots as “shovel ready”. Development of the 225 foot road and 4 lots is not expected to trigger the need for a Stormwater Permit from the DEP (threshold of 20,000 sf of impervious surface within an urban impaired watershed).

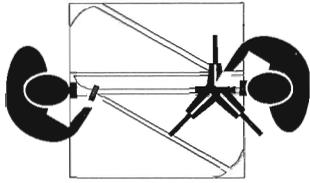
The Staff Review Committee reviewed the sketch plan application at their February 4<sup>th</sup> meeting, and meeting notes are attached.

Overall, the applicant has adequately addressed lot configuration and the road layout, and proposed the subdivision adheres to all dimensional and density requirements.

**DRAFT MOTIONS**  
**SKETCH PLAN MAJOR REVIEW - CHAMBERLAN WOODS 10-LOT SUBDIVISION**  
**FILE # 15-002**

**Motion 1.** That the Board deems the Sketch Plan to be complete.

**Motion 2.** That the Board approves the Sketch Plan.



January 20, 2015

1019.01-7

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

**Re: Sketch Plan Application**  
**CHAMBERLAIN WOODS SUBDIVISION**  
**BOODY STREET, BRUNSWICK, MAINE**  
**Tax Map U27, Lot 6**

Dear Jeremy:

On behalf of Coastal Building Investments, Inc., Sitelines, PA is pleased to submit the enclosed Sketch Plan Application and supporting materials for the development of a 10-lot residential subdivision and associated dead end road to be an extension of Boody Street. The Applicant previously submitted a Sketch Plan application for a 17-lot residential subdivision in October of 2014. Since that time, the applicant has decided to move forward with a smaller subdivision. This letter is intended to summarize the project in order to facilitate the review process.

**PROPERTY**

Coastal Building Investments, Inc. owns the parcel of land located along Barrows Street (Tax Map U27, Lot 6). The parcel contains 7.45± acres and has frontage on Barrows Street and the end of Boody Street. A 10,000 s.f. single-family lot with frontage on Belmont Street was placed under contract and is expected to be sold in January 2015. The majority of the site remains undeveloped. There have been some house lots developed adjacent to Barrows Street. The property is located in the Town Residential 5 / Columbia Ave – Spring St (TR5) Zoning district, in which residential dwellings are a Permitted Use.

**SITE DESIGN**

The proposed subdivision consists of eight (8) new lots for sale and an approximately 225-foot long road that terminates with a cul-de-sac. The proposed lots will use driveways off the road extension. A new 8-inch water main, 8-inch sewer main and underground electric will be extended with the road right-of-way (ROW). The road will be constructed to the Town of Brunswick standards and is anticipated to be offered for acceptance. Until the road is accepted, as shared maintenance agreement will provide for the necessary maintenance.

The project is located within the Mere Brook watershed, which has been identified as an Urban Impaired Stream Watershed by the Maine Department of Environmental Protection (MDEP). At this point, it is not anticipated that the project will result in greater than 20,000 s.f. of new impervious area, thus no permitting is required from the MDEP. There are wetlands located on-site, but they will not be impacted as a result of the proposed project.

## **SITELINES, PA**

ENGINEERS ■ PLANNERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS  
8 Cumberland Street ■ Brunswick, ME 04011 ■ TEL 207-725-1200 ■ FAX 207-725-1114 ■ [www.sitelinespa.com](http://www.sitelinespa.com)

Based on the specifics of the project, the applicant will request waivers for the following application items:

- Class A Soil Survey. The project is located on soils suitable for the proposed use. The site is served by municipal water and sewer, so no wells or subsurface disposal systems will be required, which may necessitate a soils survey.
- Profile, cross-section dimensions, curve radii of existing streets. No changes are proposed to Barrows Street or Boody Street.

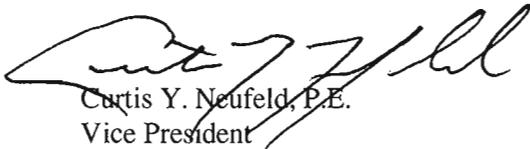
Whereas the density of the subdivision is less than half of the approval granted in 2006, the ability for the utility providers to meet the demands for water, sewer, gas, etc., should be readily met.

**SUMMARY**

We trust that this information satisfactorily addresses the requirements for Sketch Plan Review and we look forward to meeting with you and the Planning Board at their February 10, 2015 meeting to obtain their feedback.

We appreciate your assistance with this project. Should you have any questions, please call or contact me via [cneufeld@sitelinespa.com](mailto:cneufeld@sitelinespa.com).

Very truly yours,



Curtis Y. Neufeld, P.E.  
Vice President

Enclosures

cc: Robert Cole, Coastal Building Investments, Inc.



**MAJOR DEVELOPMENT REVIEW  
SKETCH PLAN APPLICATION**

1. Project Name: \_\_\_\_\_

2. Project Applicant

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

3. Authorized Representative

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

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

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

5. Physical location of property being affected: \_\_\_\_\_

6. Lot Size: \_\_\_\_\_

7. Zoning District: \_\_\_\_\_

8. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

10. Brief description of proposed use: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

11. Describe specific physical improvements to be done: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

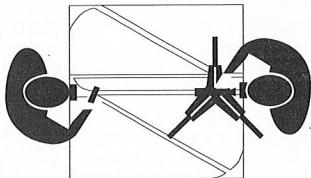
**Required Attachment (by Planning and Development Department):**

- 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						
Indicate Special Permits						
Indicate Special Exceptions						
Date, north point, scale						
Land area, existing use of the property, location of proposed development, locations reserved for future development						
Tentative rights-of-way locations, lot lines, lot numbers, lot areas						
Estimated soil boundary locations from the Soil Conservation Service Medium Intensity Soil Survey noting areas of severe and very severe soil limitations						
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.						
Tentative locations of proposed structures, owners of existing structures, and neighboring land uses						
Special conservation and recreation areas						
Location map						
Zoning information, including the zoning district(s) in which the property is located and the location of any overlay zones depicted on the plan.						
Any conditions imposed by previous development on the site.						
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.						
Application Fee						
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1						
Open Space Development: Request for Bonus Density						



September 23, 2014

1019.01-2

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

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

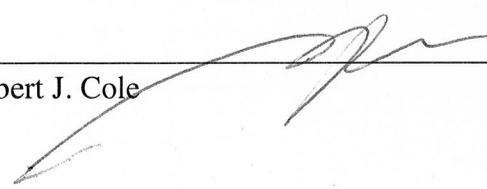
Dear Bob:

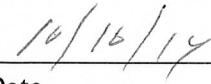
As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Coastal Building and Investments, Inc., for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed residential subdivision to be located at end of Boody Street and Barrows Street in Brunswick, Maine.

Sincerely,

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

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

  
Robert J. Cole

  
Date

**SITELINES, PA**

ENGINEERS ■ PLANNERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS  
8 Cumberland Street ■ Brunswick, ME 04011 ■ TEL 207-725-1200 ■ FAX 207-725-1114 ■ [www.sitelinespa.com](http://www.sitelinespa.com)

ABUTTING PROPERTY OWNERS

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

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

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

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

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

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

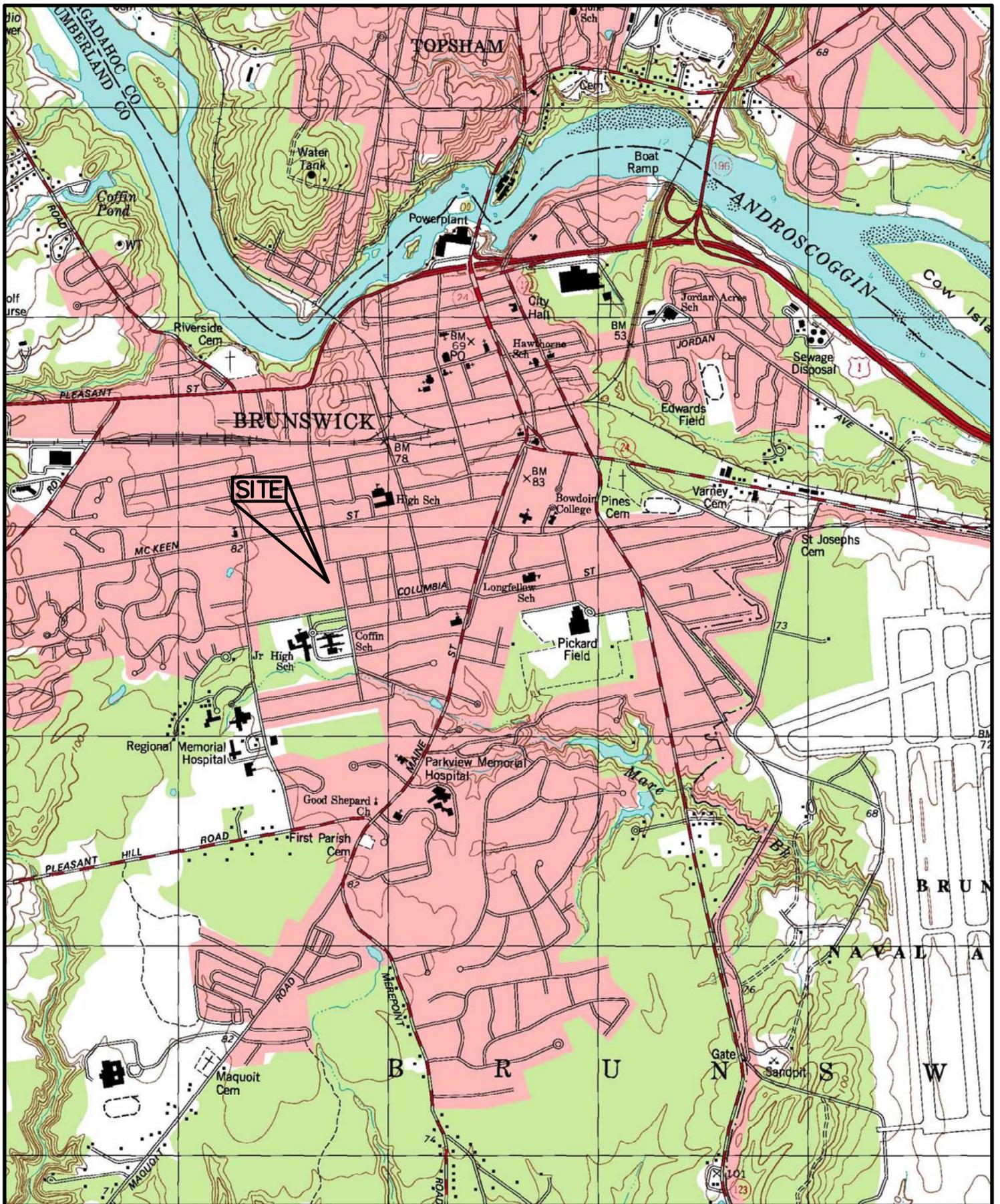
MAP-U21 LOT-55  
JENQUINE, DIANE  
5 BARROWS ST  
BRUNSWICK, ME 04011  
BK 15526 PG 216

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

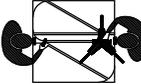
MAP-U27 LOT-19  
SIMPSON, MARTHA  
8 BARROWS ST  
BRUNSWICK, ME 04011  
BK 21845 PG 25

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

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



SHEET: 1 OF 1



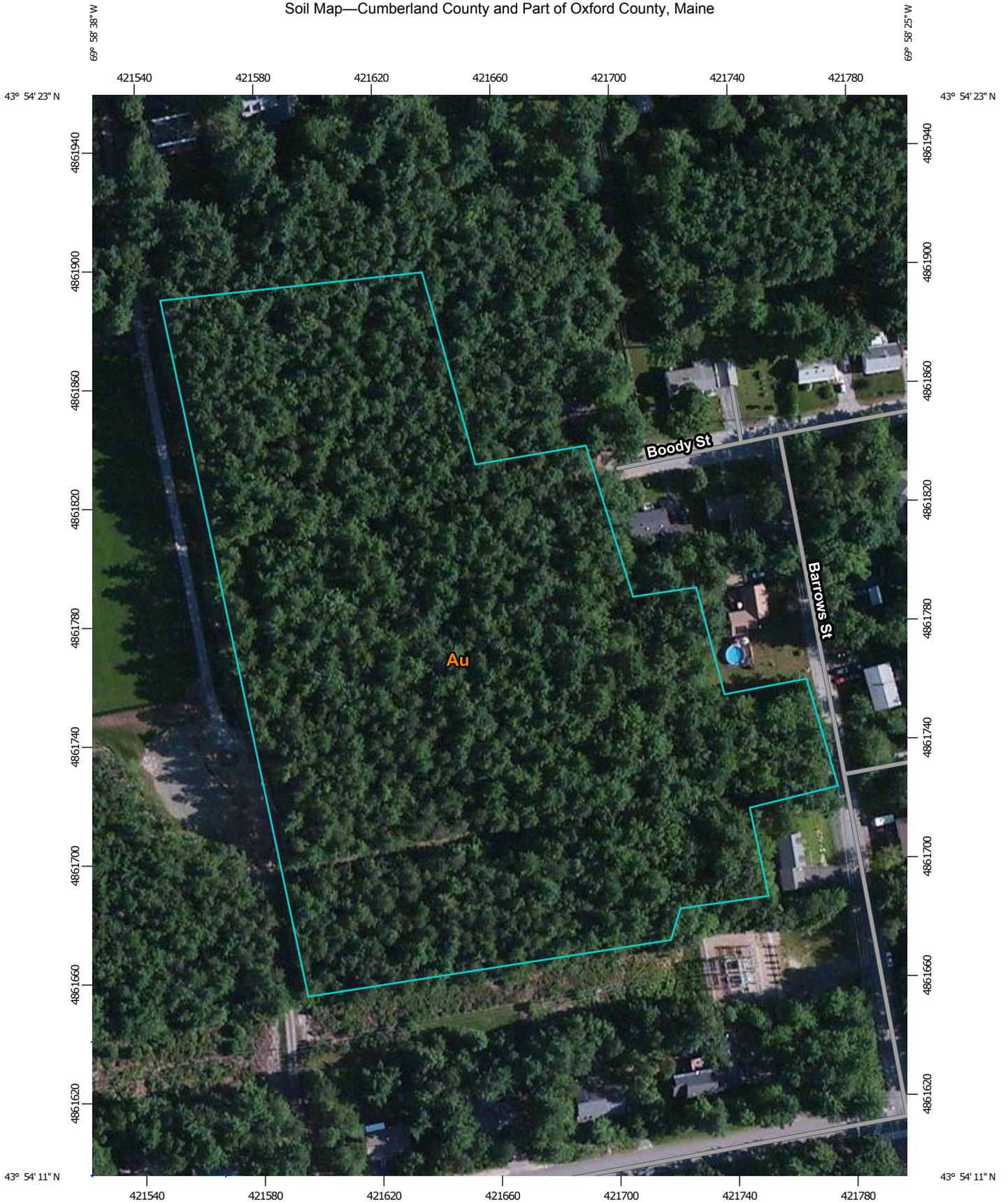
**SITELINES**  
ENGINEERS PLANNERS

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

**USGS LOCATION MAP**  
 CHAMBERLAIN WOODS SUBDIVISION  
 BARROWS ST/BOODY ST  
 BRUNSWICK, MAINE

DATE: 8/11/14
SCALE: 1"=2000'
JOB: 1019.01
FILE: 1019.01-USGS

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



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



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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

8/12/2014  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 8, Nov 27, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2010—Jul 27, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Au	Au Gres loamy sand	8.0	100.0%
<b>Totals for Area of Interest</b>		<b>8.0</b>	<b>100.0%</b>

## Au Gres Series

The Au Gres series consists of deep, nearly level, somewhat poorly drained soils. These coarse-textured soils formed in glacial outwash deposits. They are primarily on old deltas in coastal areas of the county.

A representative profile of an Au Gres soil has a surface layer of black loamy sand about 3 inches thick. Below this layer is about 7 inches of light brownish-gray, loose loamy sand that has strong-brown mottles. The upper 6 inches of the subsoil is dark reddish-brown, friable loamy sand that has light olive-brown mottles. The lower 16 inches of the subsoil is reddish-yellow, loose loamy sand that has light olive-brown and yellowish-brown mottles. The substratum, at a depth of 32 inches, is light yellowish-brown, loose sand that has light olive-brown mottles. The water table is at a depth of 1 foot in spring and during periods of heavy precipitation. Depth to bedrock is 5 feet or more.

Most areas of these soils are wooded. Common species are white spruce, black spruce, balsam fir, white pine, American elm, red maple, and speckled alder, as well as heath plants, sedges, and ferns. Little of this soil has been used for farming.

Representative profile of Au Gres loamy sand, 0.3 mile east of the junction of Old Bath Road and 150 feet south of Bath Road in Brunswick Township:

- A1—0 to 3 inches, black (10YR 2/1) loamy sand; weak, fine, granular structure; friable when moist; many roots; strongly acid; clear, wavy boundary.
- A2—3 to 10 inches, light brownish-gray (10YR 6/2) loamy sand; many, coarse, distinct, strong-brown (7.5YR 5/6) mottles; single grain; loose when moist; many roots; strongly acid; clear, irregular boundary.
- B21hr—10 to 16 inches, dark reddish-brown (5YR 3/2) loamy sand; many, coarse, distinct, light olive-brown (2.5Y 5/4) mottles; weak, coarse, subangular blocky structure; friable when moist; few roots; strongly acid; abrupt, smooth boundary.
- B22lr—16 to 32 inches, reddish-yellow (7.5YR 6/6) loamy sand; many, coarse, distinct, light olive-brown (2.5Y 5/4) and yellowish-brown (10YR 5/6) mottles; single grain; loose when moist; a few roots; strongly acid; gradual, wavy boundary.
- C—32 to 60 inches, light yellowish-brown (10YR 6/4) sand; many, coarse, distinct, light olive-brown (2.5Y 5/6) mottles; single grain; loose when moist; 10 percent gravel; strongly acid.

The profile ranges from loamy sand to sand. The A1 horizon is black (10YR 2/1) to dark grayish brown (10YR 4/2). In the A2 horizon hue is 10YR or 7.5YR, value ranges from 5 to 7, and chroma is 1 or 2. In the B21hr horizon hue is 7.5YR or 5YR, and value and chroma range from 2 to 4. In the B22lr horizon, hue is 7.5YR or 5YR, value ranges from 4 to 6, and chroma is 4 to 6. The content of gravel in the C horizon ranges from 5 to 15 percent.

Associated with Au Gres soils in the landscape are Deerfield, Saugatuck, Scarboro, and Windsor soils. Au Gres soils are somewhat poorly drained. Windsor soils are excessively drained, Scarboro soils are very poorly drained, and Deerfield soils are moderately well drained. Au Gres soils lack the continuous cemented ortstein of Saugatuck soils.

**Au Gres loamy sand (Au).**—This is the only Au Gres soil mapped in the county. It is in depressions. Included in mapping are small areas of Windsor, Saugatuck, Deerfield, and Walpole soils. Also included are a few areas of a soil that has a layer of clay at a depth of 5 feet.

Runoff is slow. Permeability is rapid, but the seasonal

high water table affects internal drainage during periods of heavy precipitation.

This soil can be used for hay and pasture if water-tolerant plants are grown. Management practices to improve drainage are also needed. Wetness and the inability of this soil to retain fertilizers severely limit its use for cultivated crops. Limitations generally are moderate to severe for woodland use. White pine and white spruce are suitable trees for planting. Because of wetness and a high water table, this soil has very severe limitations for urban and recreational purposes. Capability unit IVw-5; woodland group 4w1; wildlife group 3.

## Belgrade Series

The Belgrade series consists of deep, moderately well drained, nearly level to undulating, medium-textured soils. These soils formed in marine and lacustrine sediment. They are principally on terraces in the coastal areas of the county.

A representative profile of Belgrade soil in a cultivated area has a surface layer of dark-brown very fine sandy loam 9 inches thick. The upper 9 inches of the subsoil is brown, friable very fine sandy loam. The lower 10 inches of the subsoil is olive, friable silt loam that has olive-yellow and dark yellowish-brown mottles. At a depth of 28 inches, the substratum is alternating bands, about one-fourth inch in thickness, of olive, friable silt and light olive-brown, friable very fine sand that has a few dark yellowish-brown mottles.

A water table is at a depth of 2½ feet in spring and during periods of heavy precipitation. Depth to bedrock is 5 feet or more. Permeability is moderately slow to moderate, and available water capacity is high.

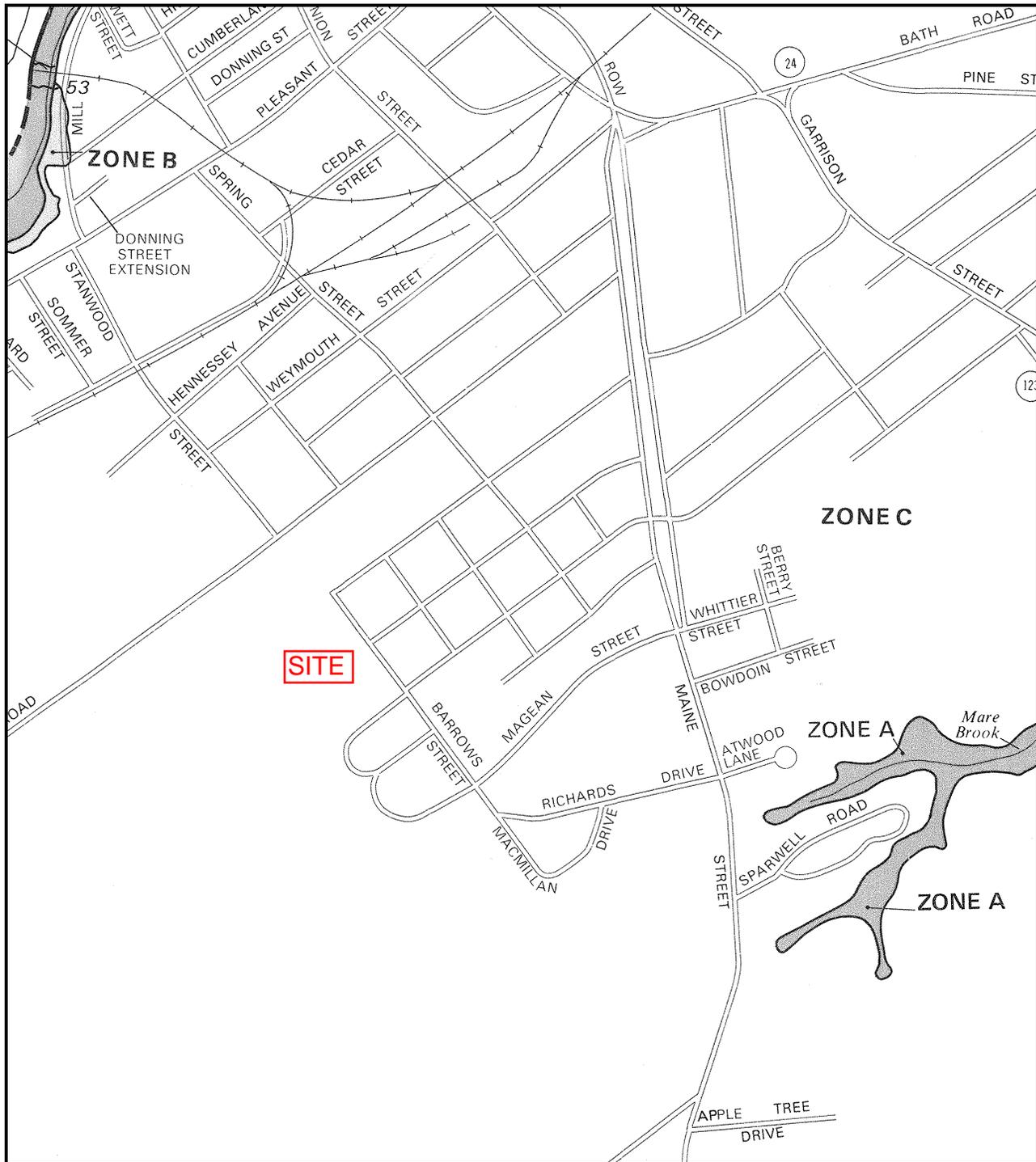
These soils are used mainly for farming, but some areas are wooded. Common species are white pine, white spruce, and northern hardwoods.

Representative profile of Belgrade very fine sandy loam, 0 to 8 percent slopes, 0.4 mile west of Lawrence Road across from Chandler River on the south side of dirt road in Pownal Township:

- Ap—0 to 9 inches, dark-brown (10YR 4/3) very fine sandy loam; weak, medium, granular structure; friable when moist; many roots; strongly acid; abrupt, smooth boundary.
- B21—9 to 18 inches, brown (7.5YR 4/4) very fine sandy loam; weak, medium, subangular blocky structure; friable when moist; common roots; strongly acid; clear, smooth boundary.
- B22—18 to 28 inches, olive (5Y 5/3) silt loam; common, medium, distinct, olive-yellow (2.5Y 6/6) and dark yellowish-brown (10YR 4/4) mottles; massive; friable when moist; a few roots; strongly acid.
- C—28 to 60 inches, olive (5Y 4/3) silt varves and light olive-brown (2.5Y 5/6) very fine sand varves; a few, fine, distinct, dark yellowish-brown (10YR 4/4) mottles; moderate, medium, platy structure; friable when moist; medium acid.

The solum ranges from 20 to 30 inches in thickness. Reaction ranges from strongly acid to medium acid in the solum. The solum ranges from silt loam to very fine sandy loam.

In a few areas that have not been cultivated, these soils have an A1 horizon, about 6 inches thick, that is slightly darker than the Ap horizon. The B21 horizon is slightly thicker in these areas. In the B21 horizon hue is 7.5YR or 10YR, value is 4 or 5, and chroma ranges from 3 to 6.



APPROXIMATE SCALE

1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
**BRUNSWICK, MAINE**  
CUMBERLAND COUNTY

PANEL 15 OF 35  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

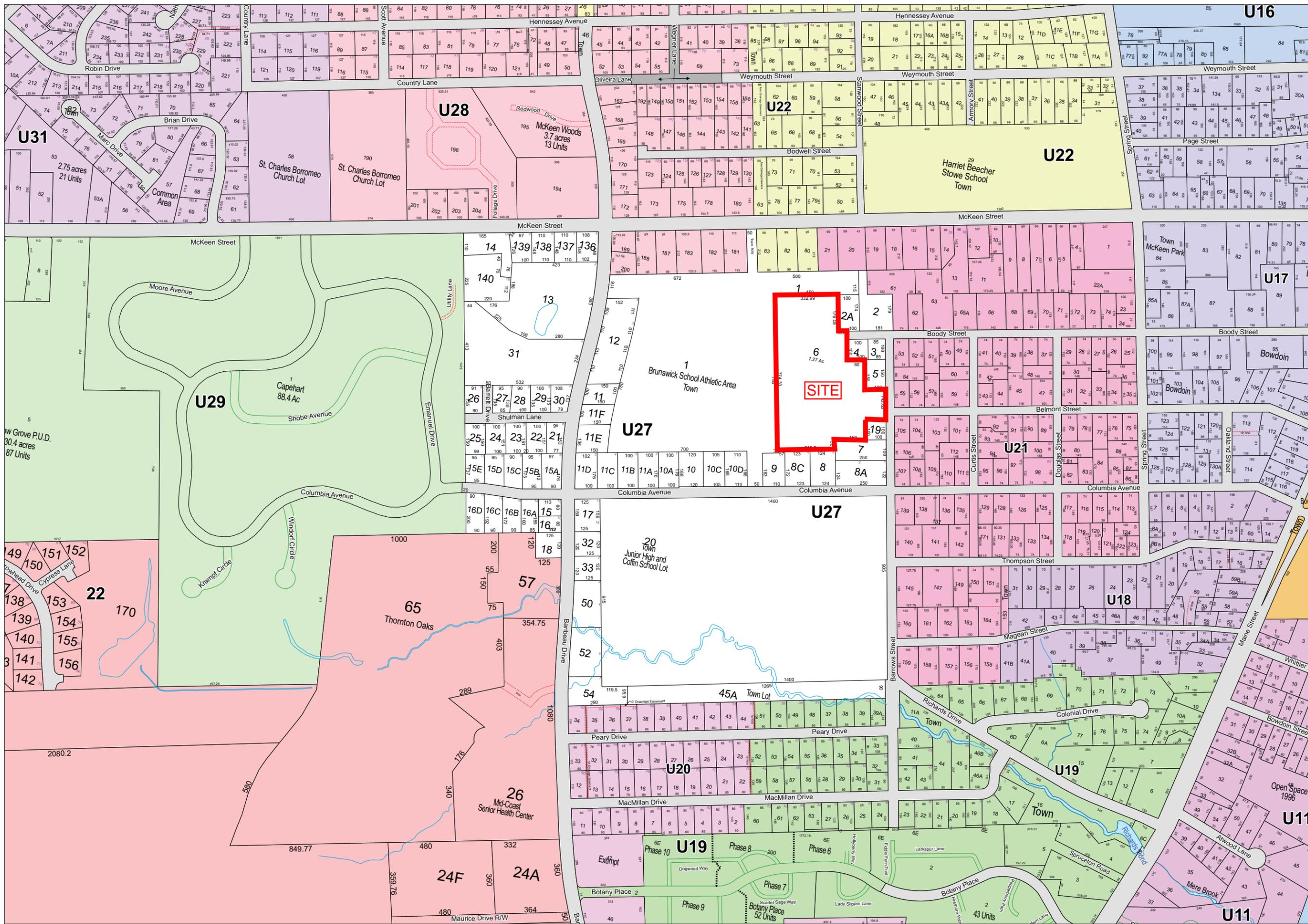
COMMUNITY-PANEL NUMBER  
230042 0015 B

EFFECTIVE DATE:  
JANUARY 3, 1986



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



Town of  
**BRUNSWICK**  
Maine



**Legend**

- Public Road
- Private Road
- ROW
- Water
- Hydrography Line
- ROW Property Access
- Other Road
- Town Boundary
- Other Lot Boundary
- Parcels Lines

**Disclaimer:**  
The information is provided as a reasonably accurate point of reference, but is not guaranteed and is not to be used for conveyances. The Town of Brunswick shall not be held responsible for the accuracy or misuse of this data.  
Copyright Town of Brunswick.



1 inch = 200 feet

Revised To: April 1, 2012  
Maps Prepared by:  
Town of Brunswick

**MAP**  
**U27**



**BRUNSWICK PLANNING BOARD**  
**July 01, 2014**

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

**MEMBERS ABSENT:** Dale King

**STAFF PRESENT:** Anna Breinich, Director of Planning & Development; and Jeremy Doxsee, Town Planner

A meeting of the Brunswick Planning Board was held on July 1, 2014 in Council Chambers, Town Hall, 85 Union Street.

Tonight's agenda includes a Major Review Final Plan application for a subdivision on Harpswell Road submitted by Habitat for Humanity, and secondly, a workshop for a Common Development Plan being submitted by the combination of Priority Real Estate Group, LLC, and Midcoast Regional Redevelopment Authority centered along Admiral Fitch Avenue.

**Case # 14-012 – Habitat for Humanity Subdivision:** The Planning Board will review and take action on a Major Review *Final Plan* application submitted by Habitat for Humanity, for a residential four (4) lot subdivision and associated private drive located at 89 Harpswell Road, in the Residential 7 / McLellan – Garrison St Zoning District. Assessor's Map U02, Lots 58B & 58C.

Jeremy Doxsee, Town Planner, explained that this application is a Major Development Review project and requires a two step review process. The applicant's sketch plan application was submitted to the Staff Review Committee. Comments were forwarded to the Planning Board, which approved the sketch plan without conditions. The final plan was then submitted to the Staff Review Committee, and their conditions of approval are found in the draft findings of fact.

Curt Neufeld of Sitelines represented Habitat for Humanity and made a short presentation about the application. Habitat is proposing to divide 1.1 acres into four lots accessed by a single private lane, with public water and sewer. They are requesting several waivers, and the applicant is seeking a reduction in fees for creating affordable housing.

Mr. Frizzle asked if the plans reflected a change in the length of the road requested by John Foster, Public Works Director, and Mr. Neufeld responded in the affirmative.

Ms. Wilson asked if the road would not be paved, and Mr. Neufeld responded that it would be a gravel drive as one of the sustainable aspects of the project, and although there is a slight increase in the impervious surface area, there is a net decrease in the drainage into the Town's drainage system.

Mr. Frizzle opened the meeting to the public for comments. There were no comments, so Mr. Frizzle closed the meeting to public comments.

**MOTION BY DANN LEWIS THAT THE BOARD DEEMS THE APPLICATION TO BE COMPLETE. SECONDED BY BILL DANA, APPROVED UNANIMOUSLY OF THOSE PRESENT.**

Mr. Frizzle had questions related to the draft findings of fact. He could not find the note from the Director of Public Works regarding the profile of proposed sidewalk on the plans. Mr. Doxsee did not believe it was on the plans, so it will be added as condition #8.

Mr. Frizzle reiterated that the applicant would be requesting a reduction in recreation and solid waste impact fees offered for affordable housing, but the applicant would be filing that paperwork with staff.

Mr. Visser questioned whether the motion needed to be changed, but Mr. Frizzle replied it would not; they would still be collecting those fees, but the amount of the fees may change.

**MOTION BY DANN LEWIS THAT THE BOARD WAIVES THE FOLLOWING REQUIREMENTS:**

1. Class A High Intensity Soil Survey.
2. Profile, cross-section dimensions, curve radii of existing streets.
3. Profile of water and sewer service lines.
4. Profiles of proposed sidewalks.

**SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

**MOTION BY MARGARET WILSON THAT THE MAJOR DEVELOPMENT REVIEW FINAL SUBDIVISION PLAN IS APPROVED WITH THE FOLLOWING CONDITIONS. SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.**

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 review and approval in accordance with the Brunswick Zoning Ordinance.
2. Prior to issuance of a Building Permit, the applicant shall secure a Street Opening Permit, to the satisfaction of the Director of Public Works.
3. 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.

4. Prior to issuance of a Building Permit, the Recreation Impact Fee shall be determined and paid, to the satisfaction of the Director of Parks and Recreation.
5. In accordance with §310.2 of the Zoning Ordinance, the applicant shall file an indenture with the Cumberland County Registry of Deeds, guaranteeing the level and duration of affordability, and provide a certified copy to the Planning Department, to the satisfaction of the Director of Planning and Development.
6. Pursuant to §521 of the Zoning Ordinance, the applicant shall provide a performance guarantee, in form and substance satisfactory to the Director of Public Works, if construction of the sidewalk, lane, and utilities is not completed prior to issuance of a Building Permit.
7. Prior to issuance of final Certificates of Occupancy for each house, the applicant shall submit executed Road Maintenance/Easement Agreements, to the satisfaction of the Director of Planning and Development.
8. Prior to the recording of the plan, a note shall be added to the plan stating that the new sidewalk on Harpswell Road must be constructed in accordance with Town specifications.

Mr. Frizzle asked a question about condition 5, which Ms. Breinich answered.

**Workshop: Common Development Plan:** The co-applicants, Priority Real Estate Group, LLC and Midcoast Regional Redevelopment Authority, have requested a workshop with the Planning Board, prior to resubmission of their Major Review Common Development Plan application. Centered along Admiral Fitch Avenue, and located in the BNAS Reuse & CMU Land Use Districts; Assessor's Map 40, Lots 1, 10, 16, 32, 34, 37, 48, 50, 52, 52, 72, 76, 84, & 103.

Jeremy Doxsee, Town Planner, introduced a workshop for a Common Development Plan requested by co-applicants Priority Real Estate Group, LLC, and the Midcoast Regional Redevelopment Authority. The applicants have requested this workshop in advance of a resubmission of their Common Development Plan. At the Staff Review Committee some feedback was given and questions raised about bicycle and pedestrian amenities and signage. They have met with staff a few times, and are here tonight to give a presentation and answer questions and take comments before their resubmission of the Plan.

Curt Neufeld from Sitalines, who is representing the applicants, gave a presentation about their Common Development Plan and how it adheres to the zoning ordinance. It is designed to create a gateway presentation coming into Brunswick Landing, where many of the landscapes and hardscape elements are common among the different lots. Each parcel will still need Site Plan Review. They are seeking some changes to the zoning ordinance for lot frontage, and are working with staff on this issue. Mr. Neufeld showed similar building designs built by Priority Group and explained the term streetscape. He said they would like monument signs at each

parcel, with a maximum height of 8 feet and width of 6 feet, and showed examples of similar signs. They will seek a waiver for entrance signage, which they would like to be a little larger, but similar to the parcel signs. He spoke about the bicycle and pedestrian amenities the applicant has planned, such as bicycle racks and a repair station.

Tom Saucier, Site Design Associates, is working on developing the first two lots in the Development Plan. He presented the site design, and the idea to preserve as many of the large trees as possible. The site design at this point includes retail space, a one or two-story office building next to the retail space, a parking lot, and another office building in lot 6, and a convenience store with a drive-thru on lot 5. As a result of meetings with town staff, the applicants changed the location of access points away from the intersection at Bath Road, and have conferred with MDOT on turn lanes and adjustment of traffic lights.

Mr. Neufeld then discussed plans for the other side of the road, which included a possible banquet hall/convention center, office or professional buildings, and parking in the back. The applicants welcome comments, and will next come back for a public hearing and possible approval of the CDP.

Mr. Frizzle asked if, in the future, a franchise or chain store moved into the development, how they would handle the sign issues.

Jim Howard of Priority Group replied that other than the convenience store and gas station, which will come back to the Planning Board for specific signage along the Bath Road, which has different sign standards than Admiral Fitch, they have no plans for national chain stores. They are not looking at retail, other than a bank and a restaurant, rather professional or office space, and possibly warehouse space.

Ms. Wilson asked about sidewalks, since she believed that would be a priority in the Common Development Plan, and Mr. Neufeld showed the sidewalk locations on the plan.

Ms. Dice asked about the plan that showed a great amount of asphalt without trees or islands, and Mr. Frizzle responded that he thought they had done a good job being sensitive with what is seen from Bath Road, and that it was appropriate.

Ms. Dice asked about the possibility of having a row of trees breaking up the long row of asphalt. Mr. Neufeld responded that these are comments they are looking for as they make changes to the plan; there are opportunities to add trees in islands or along the access road. Mr. Howard also responded that they were going to leave every tree they can, and will plant new trees along the street side. There were more challenges with that lot, due to safety issues with access, but they will try to keep as much space open as possible.

Ms. Breinich explained that the purpose behind a CDP was to lay out the big picture; the appearance and the standards that will be coordinated throughout the development, like the signs and the landscaping. The site plan review, which they would normally do at this stage, will come later. She has been talking to the developer about the process, and the possibility of having

a sketch/final submittal when the plan comes forward, because they will be seeing the plan again in much more detail, by lot.

Ms. Wilson asked about the advantage of presenting a Common Development Plan, and Ms. Breinich responded that advantage is only to Brunswick Landing, because the developer is creating the dimensional standards. Staff had recommended that Priority Group and MRRA unite to use a Common Development Plan because the dimensional standards in place did not lend themselves to development in the Admiral Fitch Boulevard area. The CDP permits flexibility and allows for larger lawn areas and more streetscape, instead of building to the road.

Mr. Frizzle opened the meeting to public comment.

**Fred Blanchard, Harpswell Road**, read a statement he had prepared. He believes the Town of Brunswick has no jurisdiction over Brunswick Landing, and that land use and zoning ordinances do not apply there.

*(A copy of the statement will be attached to the minutes.)*

Mr. Frizzle closed the public comment section of the meeting.

Jeremy Doxsee, Town Planner, talked about the next step in this process, given the workshop tonight and the delays while the applicants worked with town staff, and asked if the Planning Board was comfortable with a combined sketch/final, which would then allow the applicant to move forward with the Site Plan for the proposed two buildings fronting on Bath Road.

Mr. Frizzle was comfortable with that, as long as the developer agreed, because the Sketch Plan has allowed them to present rough sketches to the Planning Board and gather information that they can use in the Final Design without investing a lot of money.

**Steve Levesque, Executive Director of MRRA**, said that the idea of the plan was to get a consistent look and feel for the development as different entities buy lots, regardless of property owner. He responded to Soxna Dice's question by stating that anyone buying property would need to conform to these standards.

**Jim Howard, Priority Group**, said they could not come to the Planning Board without approval of the CDP because they cannot meet the applicable standards.

Mr. Frizzle asked about limits to this CDP for other developers. Mr. Levesque replied that MRRA owns all the parcels except one, which is owned by George Schott. Properties will be bought based on vision, because they will want to be part of something that looks nice. They will be actively marketing this development plan.

Ms. Breinich clarified which lots the CDP applied to, but said that it may be amended at any time.

Mr. Visser asked about the possibility of a site walk, and Ms. Breinich replied that she had spoken with both Mr. Howard and Mr. Levesque, and they were working on a time to do this.

Mr. Frizzle thanked the applicants for presenting this first Common Development Plan, and he is looking forward to seeing the result.

**Zoning Ordinance Rewrite:**

Ms. Breinich reported that staff has been working with the consultant on a draft clean up, and they anticipate the draft going to ZORC later this week. It will then be reviewed in a workshop with Don Elliott from Clarion, on July 15, 2014, at 9:00 am. Their goal is to have the draft released by the end of July, after ZORC is done readying it for public viewing.

Mr. Frizzle mentioned the summer schedule:

- No Planning Board business for the July 8, 2014 meeting; that night will be used for the second installment of a training seminar
- No meeting scheduled for the third Tuesday, July 15, 2014
- Meeting on Tuesday, July 22, 2014
- No meeting on Tuesday, July 29, 2014, unless it is needed
- Meeting on Tuesday, August 5, 2014; this is the only meeting in August
- Meeting Tuesday, September 9, 2014

**Minutes:**

There were three sets of minutes. Mr. Frizzle is treating April 8, 2014 as Draft 1, as he has some comments. There is a Draft 1 of the May 27, 2014 meeting. He asked the Board to give comments about these meetings to Jeremy. There is a Draft 2 of the May 13, 2014 minutes ready for approval.

**MOTION BY MARGARET WILSON TO APPROVE MINUTES OF THE PLANNING BOARD MEETING HELD MAY 13, 2014, SECONDED BY RICHARD VISSER, AND THE VOTE WAS UNANIMOUS OF THOSE PRESENT.**

**Adjourn**

Mr. Frizzle adjourned the meeting.

Attest

Debra L. Blum  
Recording Secretary

**BRUNSWICK PLANNING BOARD**  
**July 22, 2014**

**MEMBERS PRESENT:** Chair Charlie Frizzle, Dann Lewis, Richard Visser, Dale King, Bill Dana, and Soxna Dice

**MEMBERS ABSENT:** Margaret Wilson, Vice Chair

**STAFF PRESENT:** Anna Breinich, Director of Planning & Development; and Jeremy Doxsee, Town Planner

A meeting of the Brunswick Planning Board was held on Tuesday, July 22, 2014 in Council Chambers, Town Hall, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

Tonight's agenda includes a combined Sketch/Final Major Review Site Plan application submitted by Hammond Lumber Company for an expansion of their site on Spring Street, and secondly, the first ever Brunswick Common Development Plan being submitted by the combination of Priority Real Estate Group, LLC, and Midcoast Regional Redevelopment Authority.

**Case # 14-014 – Hammond Lumber Site Expansion:** The Planning Board will review and take action on a combined Sketch/Final Major Review Site Plan application submitted by Hammond Lumber Company, for development of a gravel storage area adjacent to the existing Hammond Lumber facility at 20 Spring Street, in the Mixed Use 2 Intown Railroad Corridor (MU2) Zoning District. Assessor's Map U15, Lot 130.

Jeremy Doxsee, Town Planner, explained that this application was submitted in April, and was first in front of the Staff Review Committee on May 1, 2014. It is a major development review because it creates more than 5,000 square feet of new impervious surface. It was noted that the applicant has already done the majority of the work and is seeking an after-the-fact approval. As part of a major development review, it goes before the Staff Review Committee first. Two issues were discussed that the Staff Review Committee felt needed additional analysis. The first issue was storm water treatment for the project. Initially, it was proposed that the additional storm water runoff would be directed into the right of way, but the town engineer indicated that he did not want to see a net increase in storm water. The second issue was the clearing of the 1.8 acre site by the applicant, which is allowed to do without a permit, but a gravel lay down area had been put down, which our ordinance treats as impervious, which triggered the need for development review. Since the landscaping had been cut down to the property lines, some abutting neighbors expressed concern about visual impact. Sitelines has revised the plans and resubmitted. During that time as well, the applicant was working with the State Department of Environmental Protection on a storm water permit, which would be required. After resubmission, the project went back before the Staff Review Committee on July 10, 2014. There

were few comments from the SRC at the July meeting, and the town engineer has not yet reviewed the revised storm water plan, but that has been added as a condition of approval. The applicant has received their storm water by rule permit approval. The applicant has not yet received the Tier 1 Natural Resource Protection Act permit, so that has also been added as a condition of approval.

Mr. Frizzle explained that the Natural Resource Protection Act permit is required because, as part of clearing and backfilling this site, a small amount of wetlands was filled in. They have submitted their application for that permit, and it is a condition of approval that the permit is received.

Curt Neufeld from Sitelines is here representing Hammond Lumber. He gave a presentation explaining the project, the permits they were waiting for, and the fence that was going to be put up as a buffer to abutting land owners. There are no lights proposed, no structures, and no increase in traffic expected. He suggested a change to condition 3 to read that they submit a plan to meet the storm water requirements, rather than the storm water treatment. Other than that, he is satisfied with Jeremy's conditions.

Mr. Dana asked if any water checks were made after the big rain storms we have had recently.

Mr. Neufeld is unaware of any checks. The calculations are based on future work being impervious, and now it is just disturbed earth with mulch, so he doesn't believe it is producing the same amount of runoff as a finished commercial development.

Mr. Frizzle opened the public comment period, although it was not required. Seeing no public wishing to speak, he closed the public comment period.

Soxna Dice noticed that the provision of no lights offered by Sitelines was not written anywhere, and would like to make sure it's enforceable. She would like to see a note on the plan or stronger wording than "no lighting is proposed".

Mr. Neufeld responded that they would need to come back before the Board if lights were needed in the future. The lighting plan would need to show its compliance with the ordinance.

Ms. Breinich responded that a condition cannot be made for something that hasn't been proposed.

Mr. Visser didn't see the need of making a notation about the lighting.

Mr. Frizzle was concerned with the precedent of putting something on the note to the negative, and they have never done that before. They are not putting a note on for other aspects of the plan, such as no sheds are proposed for the plan, or other possible future needs.

After speaking with Mr. Lewis, Mr. Frizzle announced that the majority did not favor adding the condition.

Mr. Doxsee spoke about the conditions attached to the plan.

Mr. Frizzle would like to clarify the impervious surface requirement and the calculation of that requirement, and Mr. Doxsee explained how the impervious surface was calculated. He explained that none of the site elements were ever looked at previously, since it was built out prior to 1972. Staff made the decision to review only the 1.8 acres, which triggered the “permit by rule” because it disturbs over an acre and tree removal was involved, but there is less than an acre of new impervious surface, so that triggers the “storm water permit by rule”. Initially the DEP was going to treat both lots as an entire development, but they also decided that since there were no historical records on this property, they also only considered the 1.8 acres. The State and the Town have taken a consistent approach to this review.

Mr. Frizzle asked Mr. Doxsee if he followed up with the Fire Department about access to the laydown area should there be a fire, and Jeremy replied he had talked with Chief Brilliant, who felt there was adequate emergency access.

**MOTION BY BILL DANA THAT THE BOARD DEEMS THE APPLICATION TO BE COMPLETE. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY OF THOSE PRESENT.**

There were no comments on the draft finding of facts as presented.

**MOTION BY DALE KING THAT THE BOARD WAIVES THE FOLLOWING REQUIREMENTS:**

1. Class A High Intensity Soil Survey.
2. Profile, cross-section dimensions, curve radii of existing streets.
3. Profile of water and sewer service lines.

**SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

**MOTION BY SOXNA DICE THAT THE MAJOR DEVELOPMENT SKETCH PLAN AND FINAL SITE PLAN IS APPROVED WITH THE FOLLOWING CONDITIONS. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY OF THOSE PRESENT.**

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 review and approval in accordance with the Brunswick Zoning Ordinance.

2. Prior to a signature of the mylar by the Planning Board the applicant shall provide a copy of the Tier 1 Natural Resource Protection Act permit approval to the satisfaction of the Director of Planning & Development.
3. Prior to signature of the mylar by the Planning Board, the storm water management plan shall be approved by the Director of Public Works, with the finding that storm water management has been designed in accordance with the latest Maine DEP Best Practices Design Manual.

**Case # 14-021 Common Development Plan:** The Planning Board will review and take action on a combined Sketch/Final Plan Major Review Common Development Plan application submitted by Priority Real Estate Group, LLC and Midcoast Regional Redevelopment Authority. Located in the BNAS Reuse District; Assessor's Map 40, Lots 1, 10, 16, 32, 34, 37, 48, 50, 52, 52, 72, 76, 84, &103.

Jeremy Doxsee, Town Planner, is presenting the Board's first review of a Common Development Plan from co-applicants Midcoast Regional Redevelopment Authority and Priority Real Estate Group. This combined sketch/final plan was presented to the Staff Review Committee on May 1, 2014. Since this was the first time a Common Development Plan has gone through the review and approval process, there were a number of elements in the CDP ordinance that staff felt needed additional clarification. Since that time, the applicant has met with various staff on several occasions, and the Code Enforcement Officer has met with members of the Bicycle & Pedestrian Advisory Committee. A workshop with the Planning Board was held a few weeks ago, and after that meeting, the Board was able to tour the site of the project. Mr. Doxsee noted seven waivers requested by the applicant.

Curt Neufeld from Sitelines represents the joint applicant, and gave a brief presentation of the plan, including conceptual layouts.

Mr. Frizzle commented that Note 1 in the modified dimensional standards did not apply, and Ms. Breinich concurred.

Mr. Neufeld pointed out some revisions in the plan, in part due to the Board's comments previously. These included better access to some lots and the redesign of parking lots to preserve additional green space. The mature trees lining Admiral Fitch Avenue will be retained.

Mr. Frizzle mentioned that the Board would not be approving any specific site plans as part of this Common Development Plan. What is scheduled to be approved tonight are those features that will define this project as a Common Development Plan, and the individual site plans, which need to be in conformance with the CDP, will come to the Board as the sites are developed.

Mr. Visser had a question about the entrance from Bath Road, and Mr. Neufeld explained that they would have to go through a permitting process with DOT, and consultants bring in an engineer to estimate traffic counts and to look at existing traffic. They are anticipating that a left turn lane will be required, the road may need to be widened to accommodate the lane, and signals modified.

Ms. Dice had a question about footnotes, which Ms. Breinich answered.

Mr. Frizzle opened the meeting to the public for comments; seeing none, he closed the public comment period.

**MOTION BY DALE KING THAT THE BOARD DEEMS THE APPLICATION TO BE COMPLETE. SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY OF THOSE PRESENT.**

**MOTION BY BILL DANA THAT THE BOARD WAIVES THE FOLLOWING REQUIREMENTS:**

1. Section 413.3 (a) – Waiver requested to the maximum scale of 1”=50’
2. Waiver to show buildings on all lots.
3. Section 413.3 (D) – Waiver requested to showing location for all signs.
4. Section 413.3 (E.2 & 4) – Waiver requested to show site plan of lighting treatment and the mounting height of fixtures.
5. Section 413.3 (F) – Waiver requested for a master landscaping plan.
6. Appendix III.9.1 – Waiver is requested to the 8-foot maximum height for the Brunswick Landing entrance sign.
7. Appendix III.10.2 – Waiver requested for the requirement of on-street parking on Admiral Fitch Avenue.

Mr. King asked to have waiver 7 explained. Mr. Frizzle believed the applicant was trying to maintain Admiral Fitch Avenue as a boulevard, with wide esplanades on each side, and Mr. Neufeld agreed.

Steve Levesque, Midcoast Regional Redevelopment Authority, added that until a connector is built from Route 1 into the property, Admiral Fitch is the main entrance. It is four lanes and getting busier, so they are limiting parking to the less congested side roads.

Mr. Frizzle spoke about signage, and a comment that had been received from a resident. Mr. Levesque responded that they were going to put in an information kiosk and a phone in a centralized location near the former guard house to help people find businesses, but in the interest of aesthetics of the area, not every business was going to have its own sign. They will also have maps available.

Jeremy Doxsee suggested condition 6, which would clarify footnotes, and it was added below.

**SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY OF THOSE PRESENT.**

That the Major Development Review Final Common Development 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. That an easement be preserved for the existing bicycling/walking path, the intent being that relocation of the path will only occur if no other site development alternative is available for Lots 8, 9, 10, 11, 12 and 14.
3. That new sidewalks shall be provided along Pegasus Street consistent in width and materials of existing sidewalks.
4. That the dimensional and density standards as approved shall be placed on the common development plan.
5. That the size and materials for business identification signs on Lot 5 shall be determined at the time of Development Review.
6. That footnotes 1-6 in the dimensional and density table for the Common Development Plan shall be removed to the satisfaction of the Director of Planning and Development.

**MOTION BY DALE KING TO APPROVE THE COMMON DEVELOPMENT PLAN, SECONDED BY DANN LEWIS, AND APPROVED UNANIMOUSLY OF THOSE PRESENT.**

**ZORC Update:**

Ms. Breinich gave an update on the progress of the Zoning Ordinance Rewrite Committee. There is a schedule of meetings, and they are in the process of notifying boards, committees and commissions of their respective meetings. All meetings are open to the public.

- There will be a "soft opening" of the proposed draft ordinance on July 31, 2014 in the Council Chambers. Don Elliott of Clarion Associates will be giving a presentation.
- The committee will be meeting with the Planning Board, Village Review Board and the Zoning Board of Appeals on August 5, 2014.
- On August 11, 2014, the committee will be meeting with the Master Plan Implementation Committee and the Brunswick Bicycle & Pedestrian Advisory Committee.
- On August 12, 2014, they will meet with Marine Resources, Recreation Commission, Conservation Commission, and the Rivers and Coastal Waters Commission. These meetings are to introduce the ordinance and give highlights of the changes geared specifically to the groups present.
- Public forums will be held on September 17, 2014, and September 24, 2014, and according to the amount of input the committee is getting, will decide on further public forums.
- The tentative plan is to use October, November and December to prepare the final draft for review and adoption.

**Other business:**

Ms. Breinich asked if any of the Board would like to meet on the 29<sup>th</sup> for training, pending TV3's approval. At Soxna's request, the training time would be 6:30 pm.

**Minutes**

There is one set of Draft 1 minutes for the June 3, 2014 meeting, which Mr. Frizzle asked Board members to review and give and changes or comments to Jeremy as soon as possible. There are 3 sets of Draft 2 minutes; April 8, 2014, April 29, 2014 and May 27, 2014.

**MOTION BY BILL DANA TO APPROVE MINUTES OF THE PLANNING BOARD MEETING HELD APRIL 8, 2014, SECONDED BY SOXNA DICE, AND THE VOTE WAS UNANIMOUS OF THOSE PRESENT.**

**MOTION BY BILL DANA TO APPROVE MINUTES OF THE PLANNING BOARD MEETING HELD APRIL 29, 2014, SECONDED BY DANN LEWIS, AND THE VOTE WAS UNANIMOUS OF THOSE PRESENT.**

**MOTION BY DICK VISSER TO APPROVE MINUTES OF THE PLANNING BOARD MEETING HELD MAY 27, 2014, SECONDED BY BILL DANA, AND THE VOTE WAS UNANIMOUS OF THOSE PRESENT.**

**Adjourn**

Mr. Frizzle adjourned the meeting.

Attest

Debra L. Blum  
Recording Secretary

**BRUNSWICK PLANNING BOARD  
NOVEMBER 13, 2014**

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

**MEMBERS ABSENT:** Dann Lewis

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

A meeting of the Brunswick Planning Board was held on Thursday, November 13, 2014 in Council Chambers, 1<sup>ST</sup> Floor, 85 Union Street. Vice Chair Margaret Wilson called the meeting to order at 7:00 P.M.

**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.

Jeremy Doxsee introduced the application and said that he had met with the applicant about a year ago to look at a preliminary subdivision plan. Jeremy noted that this subdivision is in the Smart Growth Overlay and the Farm and Forestry 1 Zoning District.

Applicant Representative Amy Bell Segal of Terrance J. DeWan & Associates reviewed a PowerPoint presentation and concept plan. Margaret Wilson asked if there was any impact in the numbers because they are in a forest block and may need mitigation procedure factored into the plan. Amy replied that they have looked at this and in discussions with Jeremy Doxsee they believe that they are in the 1 to 1 mitigation. Charlie Frizzle noted that they will need to research precedent in terms of rounding up or rounding down in terms of the number of units that will be allowed. Jeremy replied that he has discussed this with the Codes Enforcement officer and it has been precedent that they round down. Amy pointed out that per the sketch, they have 16 units. Soxna Dice asked for clarification on the different lot sizes and houses with regards to 16 units versus 19 units if the proposed Zoning Ordinance is accepted as currently drafted. Robert Muller replied that they have several different house models that will vary. Robert discussed lot sizes and explained the back yard and the want to make the backyard appear bigger as it borders conservation area; the houses will not be as close as the Two Echo Community is. Richard Visser asked if the road would eventually become a public road and Amy replied that the intent is that it will remain private with a homeowners association.

Vice Chair Margret Wilson opened the meeting to public comment.

**Werner Wellman, resident of 227 Hacker Road,** asked why there were highlighted green areas on the plan and what the purpose was. Amy Bell replied that they are highlighted for potentially agricultural use and have generally flat areas. Mr. Wellman stated that his concern is that this area drains down towards his well and would have great impact. He asked where they plan to place the common leach field. Amy referenced the yellow dots on the plan that have viable

disposal system soil that still needs to be tested and clarified that there won't be one system, but several smaller systems.

**Alan Carter, resident of 152 Hacker Road**, asked what the precedent would be for this area of Hacker Road if they allow this development and noted that there is another area of roughly 40 acres that could be potentially be developed. Alan asked about aquifer protection/damage for surrounding areas. Alan stated that he is concerned about sewage disposal for this area. Alan noted that they will be removing a lot of trees. Robert Muller replied that the area where the houses will be is clear with the backside more wooded. Mr. Muller added that he has had a wildlife management plan in place since he has purchased the land and that he has cut twice; originally this land was part of the Douglass Farm and was all field. Margaret Wilson reviewed the Rural Smart Growth, Section 217 of the Brunswick Zoning Ordinance.

**Jilda Izzo, resident of 227 Hacker Road**, stated that her concern is how long this development will be from beginning to end and expressed that what drew her and her husband to the area was nature. Jilda said that she understands that people can do with their land what they want, but said that this will be a disruption. Robert Muller stressed the fact that this plan is only a concept and that this may not happen. Robert said that he has several different options, but that this plan is only going to happen after a targeted market test is done as it is a big investment.

Vice Chair Margret Wilson closed the meeting to public comment.

### **Zoning Ordinance Rewrite Committee (ZORC) Update**

Anna Breinich reviewed the tentative meeting schedule thru January, 2015.

### **Approval of Minutes**

**MOTION BY BILL DANA TO APPROVE THE MINUTES OF SEPTEMBER 9, 2014.  
SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY AMONG THOSE  
PRESENT.**

### **Other Business**

None.

### **Adjourned**

This meeting was adjourned at 8:06 P.M.

Attest

Tonya D. Jenusaitis  
Recording Secretary

**BRUNSWICK PLANNING BOARD  
DECEMBER 9, 2014**

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

**MEMBERS ABSENT:** Dann Lewis

**STAFF PRESENT:** Director of Planning Anna Breinich

A meeting of the Brunswick Planning Board was held on Tuesday, December 9 2014 in Council Chambers, 1<sup>ST</sup> Floor, 85 Union Street. Vice Chair Margaret Wilson, called the meeting to order at 7:00 P.M.

**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.

Anna Breinich began by pointing out that the Common Development Plan (CDP) that was approved in July, 2014 is what the condition requirements fall under for this development plan. Anna said that this application is for a 5,100 sf convenience store, gas station and convenience store and will also have a Dunkin Donuts. The applicant is not required to come to planning board for approval because the application is under 9,999 square feet which is the case in Brunswick Landing, but they have volunteered to do so. Anna said that the final plan will show building elevation. The applicant has the MMRA Design Standards and are working with staff in regards to the Cook's Corner Design Standards.

Tom Saucier of Site Design Associates, stated that he believes that the application was presented to the Board because of the proposed new impervious area. Tom presented a PowerPoint presentation and noted that following this meeting the applicant will be seeking a permit from the DEP for stormwater. With respects to the Department of Transportation, Charlie Frizzle asked if they are taking into account the eventual build-out of section; Lot 6 and the surrounding lots. Tom replied that they are considering the impact of Lot 6 as there is a connection there to Admiral Fitch and they have included the counts for that in their application. Charlie asked if they want to consider a permanent speedbump into what will eventually become access to the base given that this is going to become a heavily trafficked area. Anna Breinich replied that this was not meant to be a permanent access as discussed as part of the Reuse Master Plan, but if MMRA decides at some point that they want to amend the Reuse Master Plan to include this as another ingress and egress, then it would be considered. At this time, Allagash Road is not designed to be or in the plan to be an access road which is why staff is asking for the traffic calming methods. Soxna asked if it would make any sense to change the outlet to Allagash Road to the opposite corner to make it less likely for people to go through. Tom replied that he didn't believe so and pointed out that if you use this entrance you still have to use Admiral Fitch. Tom said that as part of their traffic movement plan, they will need to adjust the lights so that they

operate better and move better at Admiral Fitch and the entrance to Shaws Plaza. Richard Visser stated that he would think you would want the traffic to move counter clockwise. Tom replied that the majority of traffic will move one way with employee parking in the back. Margaret Wilson asked what the purpose is of the impervious surface on the east part of the lot. Tom replied that it is to maintain traffic for those going to the convenience store and in preparation for the eventual development of Lots 5 and 6. Richard asked how the trucks would go to the diesel canopy and Tom reviewed the site plan; Richard again expressed his concern of having two-way traffic. Margaret asked if this is a template that they have used in other facilities and Tom replied that it is with the most recent being one in Augusta on Riverside Drive.

Margaret Wilson opened the meeting to public comment. No comments made, the public comment period was closed.

**MOTION BY BILL DANA THAT THE SKETCH PLAN BE DEEMED COMPLETE. SECONDED BY DALE KING, APPROVED UNANIMOUSLY.**

**MOTION BY DALE KING THAT THE PLANNING BOARD APPROVE THE SKETCH PLAN. SECONDED BY CHARLIE FRIZZLE, APPROVED UNANIMOUSLY.**

#### **Zoning Ordinance Rewrite Committee (ZORC) Update**

Anna Breinich reviewed the upcoming meeting schedule.

#### **Approval of Minutes**

**MOTION BY CHARLIE FRIZZLE TO APPROVE THE MINUTES OF OCTOBER 14, 2014. SECONDED BY BILL DANA, APPROVED UNANIMOUS AMONG THOSE PRESENT.**

#### **Other Business**

None.

#### **Adjourned**

This meeting was adjourned at 7:33 P.M.

Attest

Tonya D. Jenusaitis  
Recording Secretary