

**BRUNSWICK PLANNING BOARD  
MEETING MINUTES  
FEBRUARY 10, 2015**

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

**MEMBERS ABSENT:** Soxna Dice and Margaret Wilson

**STAFF PRESENT:** Town Planner, Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, February 10, 2015 in Council Chambers, 1<sup>ST</sup> Floor, 85 Union Street. Chair Charlie Frizzle, called the meeting to order at 7:00 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.)*

Jeremy Doxsee introduced the application for a 10-lot residential subdivision, a 225 foot private drive, and associated site improvements for Chamberlain Woods. Jeremy said that this application has been reviewed before the Planning Board previously for a 17-lot subdivision, however, the applicant received the estimate for road construction costs that were considerably higher than anticipated and the applicant decided to scale back the project. Jeremy clarified that the agenda states that this review is for 10 lots but this is really for the creation of 8 new lots to include a parcel located on the corner of Barrows Street and a house under contract on Belmont Street; the 4.4 acre mother parcel will remain undeveloped for the time being.

Curt Neufeld of Sitelines, reviewed a PowerPoint presentation for Chamberlain Woods Subdivision and stated that due to feedback the developer/applicant has decided to scale back to a smaller subdivision. The road will terminate at a cul-de-sac with connections to water and public services extended to the road right-of-way. The applicant plans to maintain a trail to Crimmins Field. Lot sizes will range from 10,000sqft to 15,000sqft and are similar to the surrounding neighborhood. Curt clarified that the intention of the applicant is to sell 4 lots as land and 4 lots build ready. Curt noted that the applicant has already invested a substantial amount of interest in the development. Jeremy Doxsee added that this proposed development will fall below the DEP threshold.

Charlie Frizzle reminded members and citizens that that this is a Sketch Plan review and reviewed the intention of the meeting. Charlie pointed out that the agenda indicates that this project will include a 225 foot private drive but the application indicates that it will become a

public street. Curt Neufeld replied that it is the intention that the town will eventually take over the road as it is being constructed to the Town of Brunswick standards.

Richard Visser asked for clarification on the road rise 2%. Curt Neufeld replied that the road will go up gently on the cul-de-sac for drainage so that the runoff can be collected by the municipal drainage systems. Richard asked about the swales and catch basins. Curt replied that one catch basin only has a 2 inch pipe which makes it difficult to extend further and if you have swales on both sides of the road, the water can flow off the roadway and travel down to a culvert which will allow for the water to run through a vegetative field. Curt noted that John Foster, the Town Engineer, has indicated that he likes catch basins and the applicant will make sure that they will continue to work with him as the final plan is completed.

With all the interest in respect to storm water management, Charlie Frizzle asked that staff allow John Foster the opportunity to thoroughly review the final submittal so that he may properly advise the Planning Board before the Final application is presented. Jeremy Doxsee agreed and added that staff will be forwarding the storm water plans to Sebago Technics for additional independent review.

Bill Dana asked what becomes of the other lot and if there are future plans. Curt Neufeld replied that there are no plans; the applicant has other projects going on in the area and has no intention of doing anything at this time.

Chair Charlie Frizzle opened the meeting to public comment.

**Colleen Congdon, resident of 56 Boody Street,** stated that she likes this plan better and that it fits the neighborhood and maintains access to Crimmins Field. Colleen said that she is concerned about acreage accuracy and asked about snow removal. Colleen asked what houses will be built and what lots will be spec and does the Town have any control of the fill that comes in? Colleen asked, when they are allowed 20,000 feet for impervious space, are the houses that are spec going to be included in this impervious space. Colleen pointed out that there are catch basins at 56, 54 and 55 Boody Street and when the town takes control of the street, are there considerations for the Crimmins Field parking. In terms of snow removal, Charlie Frizzle replied that snow removal will be a private contractor while it is a private road and when and if it becomes town property, snow will go to the sides of the road. In regards to the impervious surface, Charlie replied that each lot owner will have to comply with the same percentage of impervious surface that applies to the whole subdivision. Curt Neufeld pointed out that the sale of the lot that is located on Barrows Street was just closed a week ago. Curt said that part of the review comments for Sebago Tech was that they show where the houses would sit on the lot and the impervious area will be accounted for. In regards to parking along the road for the ball field, Curt replied that this will be an issue of the homeowners. Charlie noted that parking for Crimmins Field is a matter best left for Town Council. Curt said that the catch basins will be reviewed and considered.

**John Portela, resident of 60 Columbia Ave,** said that most of the water that exists in this area is below the surface and the high water table for the area. John said that it was his understanding that when the Jr. High was built, they were looking at this area but moved across the street due to

water issues. John said that they have serious standing water and flooding issues especially in the springtime. John said that he was told that when the new path was put in to Crimmins Field, that it would help alleviate this issue, but he has not seen any improvement. John thinks the problem is that when you start digging down you are pushing out and up the water table and the water is being displaced somewhere else. John pointed out that the property that was developed on Barrows Street is somewhat noticeable for the above grade foundation and suspects that this is because of the water.

Chair Charlie Frizzle closed the public comment period.

Curt Neufeld replied that the water issue has come up at every review and the new foundations will not change that as this is a larger issue. Curt said that the new home on Barrows Street was built higher and was on consideration because of the water and he suspects that the houses being built will also take this into consideration. Curt said that he has discussed the water issue with the original groundwater hydrologist when they were preparing the original application and believes that he can obtain a letter stating that these houses will not impact the water table; Curt reviewed the water test pits.

Charlie Frizzle reaffirmed that the applicant was asked and has agreed to show the limits of clearing on the plan.

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

**MOTION BY DALE KING THAT THE BOARD APPROVES THE SKETCH PLAN. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

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

The next ZORC meeting is scheduled for February 19<sup>th</sup>.

## **3. Other Business**

- 2/24 meeting will be for an amendment to the Common Development Plan.
- 4/4 meeting for the Sewer District and AVITA care facility in Brunswick Landing.  
Brunswick Landing.

## **4. Approval of Minutes**

**MOTION BY BILL DANA TO APPROVE THE MINUTES OF JULY 1, 2014 AND JULY 22, 2014. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.**

**MOTION BY BILL DANA TO APPROVE THE MINUTES OF NOVEMBER 13, 2014. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

**MOTION BY DALE KING TO APPROVE THE MINUTES OF DECEMBER 9, 2014 AS AMENDED. SECONDED BY RICHARD VISSER, UNANIMOUS AMONG THOSE PRESENT.**

**5. Adjourn**

This meeting was adjourned at 7:37 P.M.

Attest



Tonya D. Jenusaitis  
Recording Secretary