

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

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

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

A meeting of the Brunswick Planning Board was held on Tuesday, March 10, 2015 in Council Chambers, 1ST Floor, 85 Union Street. Chair Carlie Frizzle called the meeting to order at 7:00 P.M.

**Case # 15-006 Avita Assisted Living Facility:** The Board will review and take action on a Sketch Major Review application submitted by the Sandy River Company, for construction of a single story 45,408 sf assisted living facility, two parking areas totaling 65 spaces, and associated site improvements on two lots totaling 13.64 acres. The site will be accessed from Admiral Fitch Avenue and is located in the BNAS Reuse Zoning District - Community Mixed Use Land Use Subdistrict. A boundary expansion to the existing Common Development Plan area to include this development has been filed and will be acted upon by the Planning Board on March 3, 2015. Assessor's Map 40, Lots 50 & 82.

Anna Breinich introduced the application for Sketch Plan approval for Avita Assisted Living Facility that follows on the heels of the Common Development Plan amendment that was approved at the Planning Board meeting of March 3, 2015 which enabled the development to occur. Anna said that this project is consistent with the abutting surroundings and will be located on 2 lots. The lot that abuts on Admiral Fitch will only have a driveway and would be restricted to the 20,000 sqft footprint in the CDP. The rear lot, lot 82, would have the proposed single story assisted living facility with three parking areas (65 parking spaces) and associated site improvements. The application would be bound by the CDP approval for landscaping, the basic site design and site improvements.

Richard Visser declared that he is on an advisory committee for assisted living at the Mid Coast Senior Health Center and stated that he did not feel that this project would be in conflict but asked if members of the Board and the applicant if they would like him to abstain from voting. No members or the applicant had any issues and Richard remained.

Daniel McGuire of Sandy River introduced himself and stated that he and his partners, North Bridge COS, are focused on memory care assisted living. Daniel said that they have opened three similar facilities in the area over the past few years, one as close as Falmouth, another located in Westbrook and another in Wells. Daniel said that this memory care facility will be for 60 beds. At this time they do not plan to accommodate Maine Care beds. Daniel explained memory care is more than just for those with Alzheimer's but also for those who deal with memory loss brought on other things such as strokes, and Parkinson's. The building will be one story residential in character with a goal to make it feel like home. Daniel reviewed the site layout and

the desire to maintain one story buildings. Daniel said that they do mostly private rooms but have a few rooms for couples. The outside therapy gardens will have furniture and landscape and be fenced in on each unit.

Will Conway with Sebago Technics, reviewed the site plan. Will said that as part of this project all the roads that are currently existing will be removed and returned to a vegetative state. Will said that the arrival to the entrance is important and will located on Admiral Fitch with a circular turnaround area with accessible parking; residents primarily do not drive and staff parking will be to the side. Will said that the three courtyards will have a cedar fence with a lattice top with extensive landscaping and perennials with scents and seasonal color. Signage and lighting will be in compliance with the CDP. Will said that when they met with staff, the Fire Department asked them to provide them an emergency access connect from Neptune Drive with a locked gate and they will be providing this as part of the final plan application. In terms of stormwater management, they will probably do an underdrain filter pond or a permit wet pond; the project will require a stormwater permit from DEP.

Soxna Dice asked about the composition of the fire lane and asked what material will be used. Will Conway replied that it will not be paved, but it will be stable gravel. Richard Visser asked about the Staff Review Committee discussion request to consider the use of mountable curbing for the center island roundabout for larger emergency response vehicles and deliveries and if they would be willing to do this. Will replied that they have no objection to this. Richard asked if they would also consider installing “no parking: emergency access” signage in front of main entrance as recommended by Jeff Hutchinson and Will replied that they have no objection to this as well.

Charlie Frizzle opened the meeting to public comment. No public comment made, Charlie frizzle closed the public hearing.

**MOTION BY DALE KING THAT THE BOARD DEEMS THE SKETCH PLAN COMPLETE. SECOND BY SOXNA DICE, APPROVED UNANIMOUSLY.**

**MOTION TO BILL DANA THAT THE BOARD APPROVES THE SKETCH PLAN. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

### **Zoning Ordinance Rewrite Committee Update**

Anna Breinich reviewed the meeting schedule and agenda topics.

### **Minutes**

**MOTION BY BILL DANA TO APPROVE THE MINUTES OF JANUARY 13, 2015. SECONDED BY DALE KING, APPROVED UNANIMOUSLY.**

### **Other Business**

Two items will be coming up for approval, one for Chamberlain Woods Subdivision and the other for Tao Yuan.

**Adjourn**

This meeting was adjourned at 7:30 P.M.

Respectfully Submitted

A handwritten signature in blue ink that reads "Tonya Jenusaitis". The signature is written in a cursive, flowing style.

Tonya Jenusaitis,

Recording Secretary