

BRUNSWICK PLANNING BOARD

MARCH 3, 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 3, 2015 in Council Chambers, 1ST Floor, 85 Union Street. Director of Planning and Development, Anna Breinich called the meeting to order at 7:00 P.M.

Election of Officers

MOTION BY BILL DANA TO NOMINATE CHARLIE FRIZZLE AS CHAIR OF THE PLANNING BOARD. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

MOTION BY DALE KING TO NOMINATE MARGARET WILSON AS VICE CHAIR OF THE PLANNING BOARD. SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

Case # 15-004 Brunswick Sewer District Garage/Office Facilities: The Board will review and take action on a combined Sketch and Final Major Review application submitted by the Brunswick Sewer District, for construction of a 4,950 sf garage/office building, a 4,950 sf garage, and associated site improvements on two lots totaling 29.9 acres; located at 10 Pine Tree Road, in the Town Residential 4 / Jordan Acres (TR4) Zoning District. Assessor's Map U54, Lots 7 & 12.

Anna Breinich introduced the combined Sketch and Final application for the Brunswick Sewer Department and reminded members that the Sewer District had started going through the review process of building the garage on Pine Tree Road, but this fell through due to funding and has only just come to fruition. Anna said that because of restrictions on the footprint size because it is in residential district TR4 the footprint cannot be larger than 5,000 sqft so the Sewer District is proposing two buildings which will total 9,900 sqft.

Jeff Preble from Wright Pierce reiterated that the project consists of office and garage buildings, each 4,900 sqft and will look to the west of the existing administration building. The applicant is proposing to access off the existing access on Pine Tree Road. Garage #1 will house the office for the collections systems crew and the remaining space will be used for district vehicles and storage. They will be using the utility connect to the Brunswick Topsham Water District. The garage will have interior trench drains that will go through an oil water separator. Heat will be supplied via natural gas. The applicant is following the best management practices for stormwater practices and will try to treat 80% of the developed area and 95% of the impervious surface through trenches, bio retention cells and swails.

Soxna Dice asked for more information on the bio retention cell. Jeff Preble replied that they are a mix of sand, bark mulch and aquatic plants that go into the underground drainage system and eventually tie into the sewer system. With regards to the suggestion by Jeff Hutchinson and John Foster at Staff Review for the possibility of reducing impervious surface, Charlie Frizzle asked if the applicant had given any consideration to this. Jeff Preble replied that they have included the suggestions and are planning on planting an area along the front walkway for Garage #1 and also planting beds on each side of the entrance. They are planting trees in the center island and did end up shrinking the entrance to the administration office. Soxna asked what size vehicles will be serviced in this area. Lenny Blanchette replied that the goal is to get all their equipment and vehicles under one roof and will consist of 4 wheel drive pickups, compressor, pumps, TV van, jet vac, one ton dump truck, and plow. Dale King asked if they will be doing maintenance in this area and Lenny replied that they will do only minor maintenance. Richard Visser asked if they could talk about the buffer between the facilities and the homes. Jeff replied that the area is heavily forested and about where the garages will be situated there is a natural burm and forest. Jeff said that they are clearing quite a bit of trees but are also allowing for an area for someone to take a walk or run around the facilities. Richard asked if the buildings will be handicapped accessible and Jeff replied that the administration office is handicapped accessible and noted that this building will be intended for very little public access. Bill Dana asked if there could be better insulation on the garage. Lenny replied that because of the garage doors, this would not be beneficial but that they are still insulating the garages and will have a heating systems similar to cold storage.

Chair Charlie Frizzle opened the meeting to public comment. No public comment, period was closed.

MOTION BY DALE KING THAT THE MAJOR DEVELOPMENT REVIEW COMBINED SKETCH AND FINAL SITE PLAN APPLICATION IS DEEMED COMPLETE. SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

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

1. Class A High Intensity Soil Survey.
2. Show all trees over 10 inches in diameter.

SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

MOTION BY SOXNA DICE THAT THE MAJOR DEVELOPMENT COMBINED SKETCH AND FINAL SITE PLAN APPLICATION 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. Prior to issuance of a Building Permit, bicycle parking shall be shown on the approved plan in front of the administrative building, to the satisfaction of the Director of Planning and Development.
3. Prior to issuance of a Building Permit, provide a copy to the Planning Department of the completed Permit-By-Rule that was submitted to the DEP.

SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

Case # 15-007 Common Development Plan Amendment: The Planning Board will review and take action on proposed boundary and dimensional amendments to the previously approved Common Development Plan (CDP). Submitted by Priority Real Estate Group, LLC, and the 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.

Anna Breinich introduced the application is for an amendment to the Brunswick Landing Common Development Plan (CDP) jointly submitted by Midcoast Regionals Redevelopment Authority and Priority Real Estate Group. The purpose behind the amendment is to add an additional parcel, Lot 32 at the intersection of Anchor and Neptune Dr. and is considered a rear lot. With this addition, the applicant is also asking for a change in dimensional requirements to allow for a larger building footprint on rear lots, only those that do not front on Admiral Fitch or Pegasus Dr. The amendment, if approved, would allow the maximum building footprint to go as high as 50,000 sqft. Anna noted that this area is Community Mixed Use Land Use District within the Reuse Zoning District and the lot being proposed abuts the Residential Land Use District where there is no maximum building footprint.

Steve Levesque, Executive Director for MRRA said that this lot was the former mobile home park for the Navy Base and will facilitate a senior elderly care project that will be coming before the Board.

Chairman Charlie Frizzle opened the meeting to public comment. No public present and the public comment period was closed.

MOTION BY DALE KING THAT THE COMBINED SKETCH/FINAL MAJOR DEVELOPMENT REVIEW COMMON DEVELOPMENT PLAN APPLICATION IS DEEMED COMPLETE. SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

MOTION BILL DANA THAT THE ORIGINALLY APPROVED MAJOR DEVELOPMENT REVIEW FINAL COMMON DEVELOPMENT PLAN CONDITIONS SHALL APPLY TO AMENDMENT #1 IN ADDITION TO 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. Prior to issuance of a Building Permit, the applicant shall submit an amended Common Development Plan, sealed and signed by a qualified Surveyor or Engineer, containing the following: a. All information from the original July 22, 2014 approval. b. The amended CDP boundary, to include Lot 32. c. The amended Dimensional Standards table, to include footnotes 3 & 4.

SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

Zoning Ordinance Rewrite Committee Update

Met last week and will be meeting on 3/13 beginning at 9 am and rest of the dates will be forthcoming. Hoping to have the ordinance text wrapped up by the beginning of April.

Minutes

No minutes were reviewed at this meeting.

Other Business

- Jeremy Evans will be joining the Planning Board.
- March 10th meeting – Avita Memory Care facility sketch plan
- March 24th meeting for Final Plan for Chamberlain Woods and Sketch/Final for Tao restaurant

Adjourn

This meeting was adjourned at 8:40 P.M.

Respectfully Submitted



Tonya Jenusaitis,

Recording Secretary