



TOWN OF BRUNSWICK

PLANNING BOARD

85 UNION STREET
BRUNSWICK, ME 04011

PLANNING BOARD

AGENDA

BRUNSWICK TOWN HALL

ROOM 206

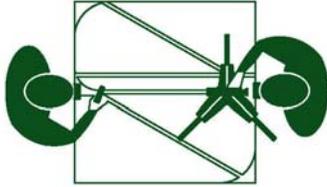
85 UNION STREET

TUESDAY, APRIL 28, 2015, 7 P.M.

1. **Case # 15-015 Meadow Rose Farm Subdivision:** The Board will review and take action regarding a Sketch Plan Major Review application, submitted by Two Clarks, LLC, for a proposed 11-lot residential subdivision and 1,500 linear foot private lane off of Church Road; located on a 71.4 acre lot in the Rural Brunswick Smart Growth Overlay District, within the Coastal Protection (CP2) Zoning District. Assessor's Map 17, Lot 126.
2. **Case # 15-002 Chamberlain Woods Final Subdivision:** The Board will review and take action regarding a Final Plan Major Review application (tabled from 4/14/15), submitted by Coastal Buildings and Investments, Inc., for the development of an 9-lot residential subdivision, a 225 foot private drive, and associated site improvements, on a 7.22± acre parcel with frontage on Barrows Street and the end of Boody Street. The proposed subdivision is located in the Town Residential 5 – Columbia Avenue – Spring Street (TR5) Zoning District. Assessor's Map U27, Lot 6.
3. **Zoning Ordinance Rewrite Committee (ZORC) Update**
4. **Approval of Minutes**
5. **Other Business**
6. **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.



April 6, 2015

2215

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

Re: Sketch Plan Application
MEADOW ROSE FARM SUBDIVISION
CHURCH ROAD, BRUNSWICK, MAINE
Tax Map 17, Lot 126

Dear Jeremy:

On behalf of *TWO CLARKS, LLC*, Sitelines, PA is pleased to submit the enclosed Sketch Plan Application and supporting materials for the development of an 11-lot residential subdivision off the Church Road in Brunswick. This letter is intended to summarize the project in order to facilitate the review process.

PROPERTY

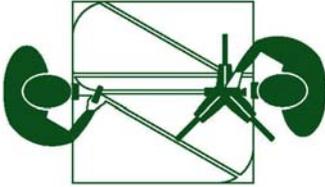
TWO CLARKS, LLC owns the parcel of land located off Church Road (Tax Map 17, Lot 126). The parcel contains 71.41 acres and is currently undeveloped, with a mix of woodland and former agricultural fields. The property is located in the Coastal Protection (CP2) Zoning district, in which residential dwellings are a Permitted Use.

SITE DESIGN

The proposed subdivision consists of eleven (11) new lots for sale and an approximately 1500-foot long private road that terminates with a hammerhead turnaround. The proposed lots will use driveways off the private road. All lots will be serviced by private wells and subsurface wastewater disposal systems. The road will be constructed to the Town of Brunswick standards for a private road and is not proposed to be offered for acceptance.

The project is proposed to be an Open Space Development with a minimum of 50% of the area being dedicated to Open Space. The Wildlife Habitat Block has been identified from the Brunswick Zoning Ordinance and Maps, with 61.8 acres of the Wildlife Habitat Block being located on the property, of which 36.0 acres will be preserved as part of the Open Space. Wetlands and water courses have been identified and mapped by Eco-Analysts, Inc. and the Net Site Area has been computed to be 60.28 acres, with the proposed Open Space computed to be approximately 37.7 acres. Both the Open Space and the preserved Wildlife Habitat Block exceed a 1:1 mitigation ration. The Open Space will be preserved by means of a Conservation Easement. No Density Bonus is being requested at this time.

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. A preliminary soils investigation has been completed and test pits will be provided for each of the lots at final submission.
- Profile, cross-section dimensions, curve radii of existing streets. No changes are proposed to Church Road and Hillside Road.

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 April 28, 2015 meeting to obtain their feedback.

We appreciate your assistance with this project. Should you have any questions, please call or contact me via kclark@sitelinespa.com.

Very truly yours,

Kevin P. Clark

Kevin P. Clark, PLS
President

Enclosures

cc: Paul Clark

**MAJOR DEVELOPMENT REVIEW
SKETCH PLAN APPLICATION**

1. Project Name: Church Road Subdivision

2. Project Applicant
Name: Two Clarks, LLC c/o Paul Clark
Address: 240 Maine Street
Brunswick, ME 04011
Phone Number: 207-729-1863

3. Authorized Representative
Name: Sitelines, P.A. Attn: Kevin Clark, PLS
Address: 8 Cumberland Street
Brunswick, ME 04011
Phone Number: 207-725-1200 ext. 14

3. List of Design Consultants. Indicate the registration number, address and phone number
Of any engineer, surveyor, architect, landscape architect or planner used:
 1. Surveyor: Kevin P. Clark, PLS #2245 Sitelines, P.A., 207-725-1200 ext. 14
 2. Engineer: Curtis Y. Neufeld, PE #9779, Sitelines, P.A., 207-725-1200 ext. 18
 3. _____

5. Physical location of property being affected: Church Road

6. Lot Size: 71.41 acres

7. Zoning District: CP2

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? Refer to Cover Letter

9. Assessor's Tax Map 17 Lot Number 126 of subject property.

10. Brief description of proposed use: Refer to Cover Letter

11. Describe specific physical improvements to be done: Refer to Cover Letter

Owner Signature: _____

Applicant Signature (if different):  (AGENT)

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

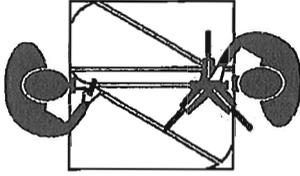
Required Attachment (by Planning and Development Department):

- 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			X			
Indicate Special Permits			X			
Indicate Special Exceptions			X			
Date, north point, scale		X				
Land area, existing use of the property, location of proposed development, locations reserved for future development		X				
Tentative rights-of-way locations, lot lines, lot numbers, lot areas		X				
Estimated soil boundary locations from the Soil Conservation Service Medium Intensity Soil Survey noting areas of severe and very severe soil limitations		X				No severe/very severe soil limitations on-site.
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.		X				No special natural topographical or cultural features on-site.
Tentative locations of proposed structures, owners of existing structures, and neighboring land uses		X				
Special conservation and recreation areas		X				
Location map		X				
Zoning information, including the zoning district(s) in which the property is located and the location of any overlay zones depicted on the plan.		X				
Any conditions imposed by previous development on the site.		X				None Imposed.
Other information Planning Board/Staff Review Committee deems necessary to conduct an informed review.			X			
Letter of consent signed by property owner authorizing the development review application in cases where applicant is not the owner of the property.		X				Applicant is the owner of the property
Application Fee		X				Provided under separate cover
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1		X				
Open Space Development: Request for Bonus Density		X				



March 19, 2015

2215

Mr. Paul H. Clark, III
Two Clarks, LLC
240 Main Street
Brunswick, ME 04011

**Re: Designation of Agent Authorization
Residential Subdivision
Church Road, Brunswick**

Dear Paul,

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Two Clarks, LLC, 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 off Church Road in Brunswick, Maine.

Sincerely,

Kevin P. Clark, PLS
President

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


Paul H. Clark, III *Two Clarks LLC*

3/25/15
Date

WARRANTY DEED
{Statutory Long Form}

KNOW ALL MEN BY THESE PRESENTS, that We, **LYNDON E. HARMON** and **RUTH A. HARMON**, of 12 Pinnacle Drive. St. Albans, Maine, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by **TWO CLARKS, LLC**, a Maine Limited Liability Corporation with its principal place of business at 240 Maine Street, Brunswick, County of Cumberland and State of Maine, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said **TWO CLARKS, LLC**, its successors and assigns forever, as follows:

SEE EXHIBIT A ATTACHED HERETO

Meaning and intending to convey and hereby conveying all the same premises conveyed to Lyndon E. Harmon and Ruth A. Harmon by deed dated March 27, 1989 and recorded at Book 8719, Page 218 in the Cumberland County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **TWO CLARKS, LLC**, its successors and assigns, to their own use and behoof forever.

AND WE DO COVENANT with the said grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that it is free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs and assigns shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, **LYNDON E. HARMON** and **RUTH A. HARMON**, have hereunto set our hand and seal this 9 day of January, 2015.

SIGNED, SEALED AND DELIVERED in the presence of

LEH
Lyndon E. Harmon

Lyndon E. Harmon
LYNDON E. HARMON

Mary Buckowsky
- WITNESS to both

Ruth A. Harmon
RUTH A. HARMON

SEAL

STATE of MAINE
County of Cumberland

January 9, 2015

Then personally appeared the above named **LYNDON E. HARMON** and **RUTH A. HARMON** and acknowledged the foregoing instrument to be their free act and deed.

Embossed Hereon Is My
State Of Maine Notary Public Seal
My Commission Expires April 11, 2020
MARY BUCKOWSKY

Before me,
Mary Buckowsky
Notary Public Attorney at Law

MAINE REAL ESTATE TAX PAID

Sitelines #2732
January 8, 2015

Exhibit A

**Description of Land
On the Northwesterly Side of Church Road
Brunswick, Maine**

A certain lot or parcel of land located on the northwesterly side of Church Roads, in the Town of Brunswick, County of Cumberland, State of Maine, said parcel being shown on a plan entitled "Survey Plan of Land to be Conveyed to Two Clarks, LLC by Lyndon E & Ruth A. Harmon" dated January 8, 2015, to be recorded at the Cumberland County Registry of Deeds, and being more particularly bounded and described as follows:

BEGINNING at An iron pipe found on the assumed northwesterly right-of-way line of said Church Road at the most southerly corner of land now or formerly of Lee Townley as described in a deed recorded at said Registry in Book 10168, Page 152;

THENCE N 38° 39' 40" W along said Townley, a distance of 323.29 feet to an iron pipe found;

THENCE N 58° 16' 00" E along said Townley, a distance of 249.93 feet to a point on the southwesterly right-of-way line of Greenwood Road;

THENCE N 39° 17' 59" W along said Greenwood Road, a distance of 14.11 feet to a point;

THENCE S 58° 16' 00" E along the southerly line of land now or formerly of Brendan J. McMorrow as described in a deed recorded at Said Registry in Book 30060, Page 213, a distance of 249.77 feet to an iron pipe found;

THENCE N 38° 40' 50" W along the southwesterly line of said McMorrow, a distance of 270.25 feet to an iron pipe found;

THENCE N 67° 02' 05" W along the southwesterly line of land now or formerly of Thomas C. Carney & Bridgette Kornblum as described in a deed recorded at said Registry in Book 26208, Page 23 , a distance of 591.10 feet to a survey pin found;

THENCE S 71° 53' 22" W along the southwesterly line of land now or formerly of Central Maine Power Company as described in a deed recorded at said Registry in Book 9390, Page 302, a distance of 109.56 feet to a survey pin found;

THENCE N 42° 13' 18" W along the southwesterly line of said Central Maine Power Company,

a distance of 563.39 feet to a survey pin to be set;

THENCE N 58° 22' 32" E along the northwesterly line of said Central Maine Power Company, a distance of 249.31 feet to an iron pipe found;

THENCE N 41° 12' 09" W along the southwesterly line of lands now or formerly of Jonathan Rice as described in a deed recorded at said Registry in Book 30146, Page 241, of Lorene J. Poseno as described in a deed recorded at said Registry in Book 3285, Page 145, and of the Jane M. Leveris Living Trust as described in a Deed Recorded in Book 30383, Page 42, a distance of 715.98 feet to a survey pin to be set;

THENCE S 64° 32' 44" W along the southeasterly line of land now or formerly of Deborah Perkins as described in a deed recorded at said Registry in Book 4497, Page 142, a distance of 444.17 feet to a survey pin to be set;

THENCE N 38° 46' 19" W along the southwesterly line of said Perkins, a distance of 2369.40 feet to an iron pipe found;

THENCE S 64° 01' 08" W along the southeasterly line of lands now or formerly of Amy L. Lafontaine, et als as described in a deed recorded at said Registry in Book 26844, Page 189, and of Adam E. & Kari A. Campbell as described in a deed recorded at said Registry in Book 17820, Page 276, a distance of 497.50 feet to a survey pin found;

THENCE S 38° 28' 28" E along the northeasterly line of lands now or formerly of the Quarry Road Neighborhood Association as described in a deed recorded at said Registry in Book 13841, Page 222, of Jonathan G. Strout as described in a deed recorded at said Registry in Book 6498, Page 36, of David C. Gleason as described in a Deed Recorded in Book 16556, Page 59, of Trudi A. Cote & Brenda J. Chase as described in a deed recorded at said Registry in Book 18555, Page 217, of Robert A. Burgess as described in a deed recorded at said Registry in Book 16185, Page 169, and of Howard T. & Mary Jane Rosenfield as described in a deed recorded at said Registry in Book 7303, Page 190, a distance of 4392.98 feet to a survey pin found;

THENCE N 51° 14' 52" E along the northwesterly line of land now or formerly of Martin P. McKenna & Holly P. Greene as described in a deed recorded at said Registry in Book 27194, Page 77, a distance of 619.36 feet to an iron pipe found;

THENCE S 39° 06' 41" E along the northeasterly line of said McKenna & Greene, a distance of 139.45 feet to an iron pipe found;

THENCE N 50° 59' 43" E along the northwesterly line of said McKenna & Greene, a distance of 179.21 feet to an iron pipe found;

THENCE S 42° 09' 51" E along the northeasterly line of said McKenna & Greene, a distance of 439.05 feet to a survey pin found on the northwesterly right-of-way of said Church Road;

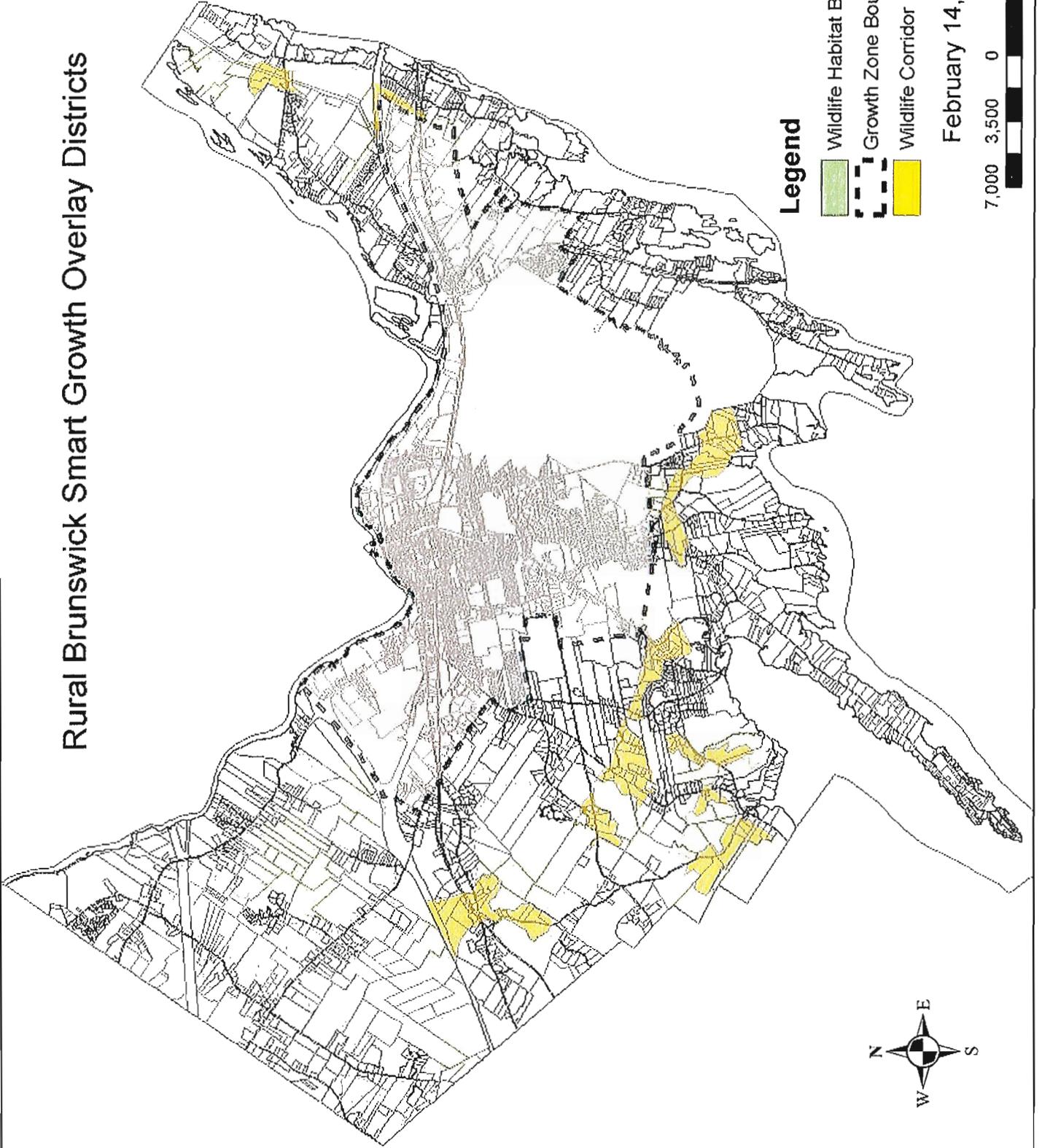
THENCE N 55° 51' 12" E along said Church Road, a distance of 314.07 feet to the **POINT OF BEGINNING.**

Containing 71.41 Acres, more or less.

All survey pins to be set are 5/8" rebar with an aluminum cap bearing the name Clark and PLS 2245.

Received
Recorded Register of Deeds
Jan 12, 2015 02:04:28P
Cumberland County
Nancy A. Lane

Rural Brunswick Smart Growth Overlay Districts



Legend

- Wildlife Habitat Block
- Growth Zone Boundary
- Wildlife Corridor

February 14, 2006



MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		
	Borrow Pit		Water Features
	Clay Spot		Streams and Canals
	Closed Depression		Transportation
	Gravel Pit		Rails
	Gravelly Spot		Interstate Highways
	Landfill		US Routes
	Lava Flow		Major Roads
	Marsh or swamp		Local Roads
	Mine or Quarry		Background
	Miscellaneous Water		Aerial Photography
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

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 9, Sep 13, 2014

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

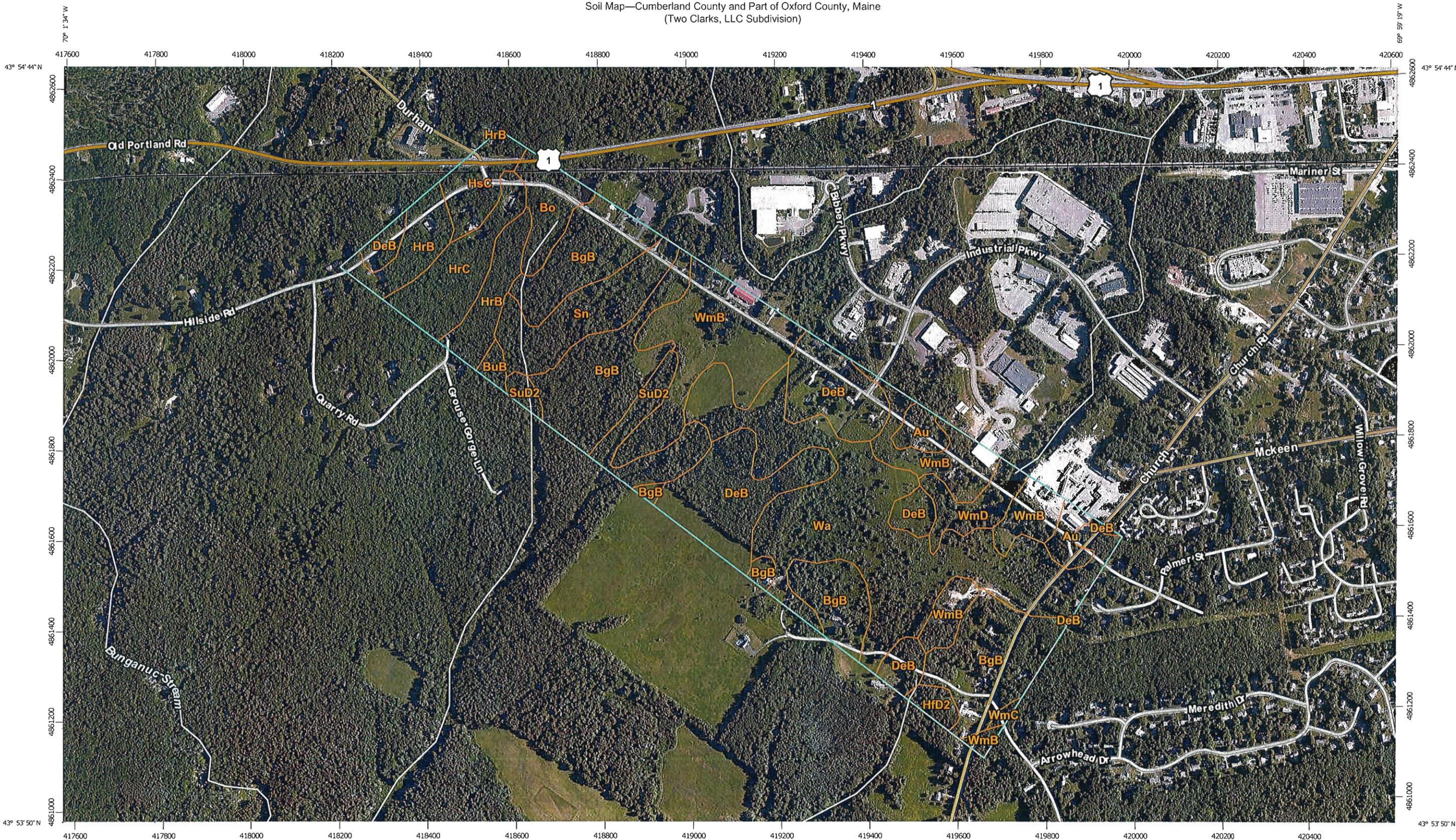
Date(s) aerial images were photographed: Jun 20, 2010—Jul 27, 2010

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	4.6	2.0%
BgB	Belgrade very fine sandy loam, 0 to 8 percent slopes	46.1	20.6%
Bo	Biddeford mucky peat, 0 to 3 percent slopes	5.9	2.7%
BuB	Buxton silt loam, 3 to 8 percent slopes	1.1	0.5%
DeB	Deerfield loamy sand, 3 to 8 percent slopes	29.6	13.2%
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	1.8	0.8%
HrB	Hollis fine sandy loam, 3 to 8 percent slopes	12.1	5.4%
HrC	Hollis fine sandy loam, 8 to 15 percent slopes	9.7	4.3%
HsC	Hollis very rocky fine sandy loam, 8 to 20 percent slopes	5.8	2.6%
Sn	Scatic silt loam, 0 to 3 percent slopes	11.7	5.2%
SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded	8.2	3.7%
Wa	Walpole fine sandy loam	47.9	21.4%
WmB	Windsor loamy sand, 0 to 8 percent slopes	33.7	15.1%
WmC	Windsor loamy sand, 8 to 15 percent slopes	0.4	0.2%
WmD	Windsor loamy sand, 15 to 30 percent slopes	5.1	2.3%
Totals for Area of Interest		223.7	100.0%

Soil Map—Cumberland County and Part of Oxford County, Maine
(Two Clarks, LLC Subdivision)



Map Scale: 1:8,150 if printed on B landscape (17" x 11") sheet.

0 100 200 400 600 Meters

0 350 700 1400 2100 Feet

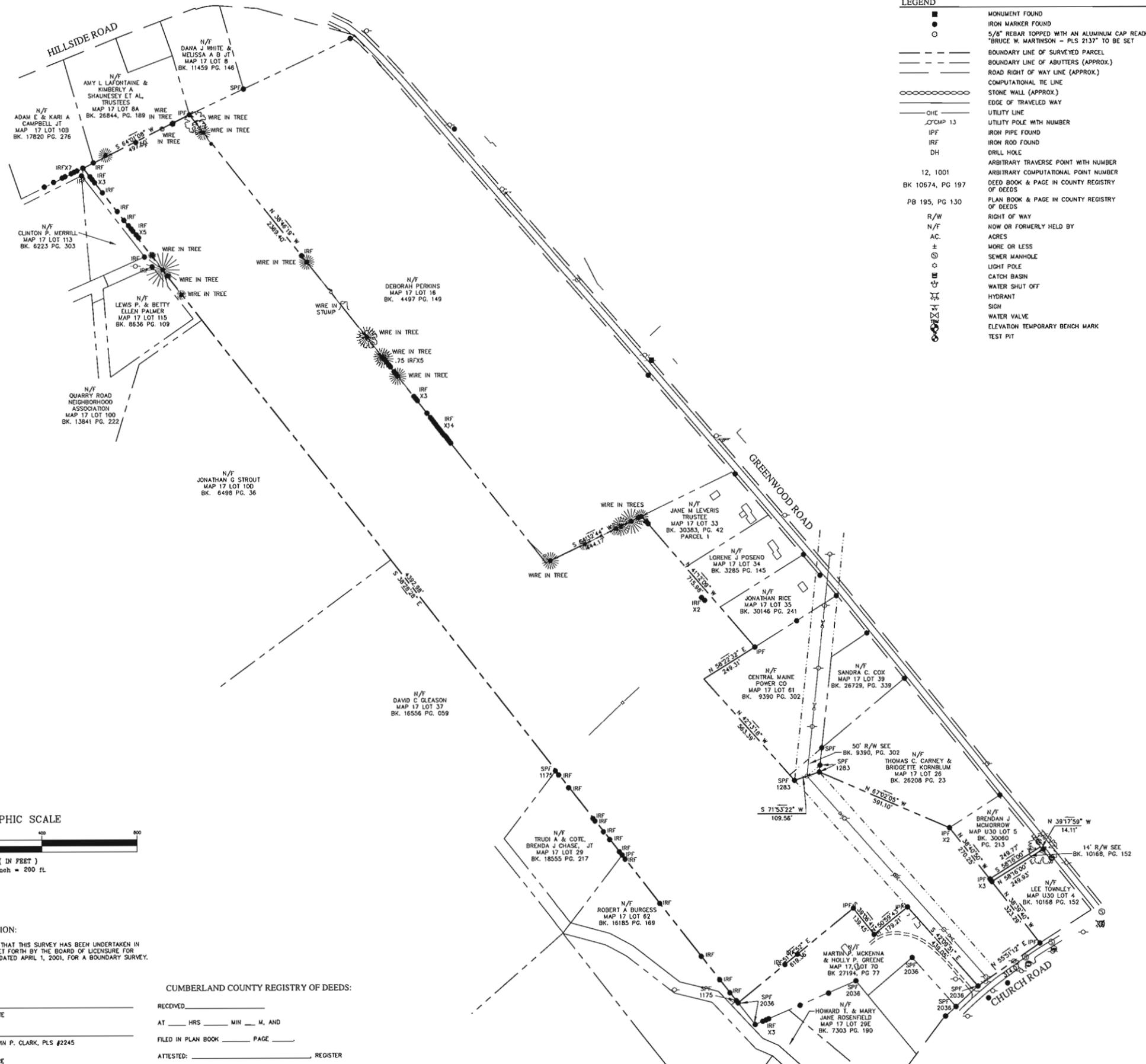
Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 19N WGS84



Natural Resources
Conservation Service

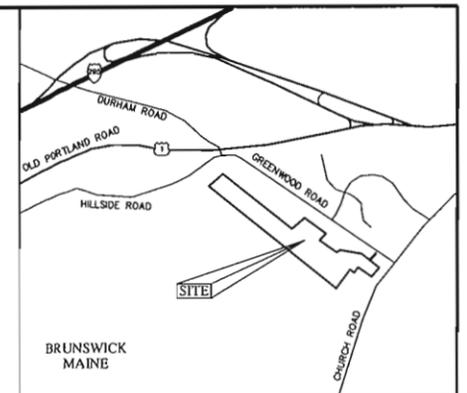
Web Soil Survey
National Cooperative Soil Survey

3/19/2015
Page 1 of 3



LEGEND

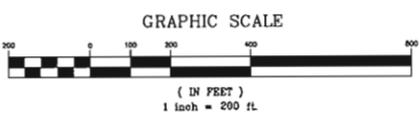
■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
---	BOUNDARY LINE OF SURVEYED PARCEL
- - -	BOUNDARY LINE OF ADJUTERS (APPROX.)
---	ROAD RIGHT OF WAY LINE (APPROX.)
---	COMPUTATIONAL TIE LINE
○	STONE WALL (APPROX.)
---	EDGE OF TRAVELED WAY
---	UTILITY LINE
---	UTILITY POLE WITH NUMBER
---	IRON PIPE FOUND
---	IRON ROD FOUND
---	DRILL HOLE
---	ARBITRARY TRAVERSE POINT WITH NUMBER
---	ARBITRARY COMPUTATIONAL POINT NUMBER
---	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
---	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
---	RIGHT OF WAY
---	NOW OR FORMERLY HELD BY
---	ACRES
±	MORE OR LESS
---	SEWER MANHOLE
---	LIGHT POLE
---	CATCH BASIN
---	WATER SHUT OFF
---	HYDRANT
---	SIGN
---	WATER VALVE
---	ELEVATION TEMPORARY BENCH MARK
---	TEST PIT



LOCATION MAP
NOT TO SCALE

- NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:**
BK 8719, PG 218
 - PLAN REFERENCE(S):**
 - "SOLAR RIDGE SUBDIVISION BY BARRY W. SMITH" DATED NOV. 8, 1982, BY LARRY SLAUGHTER, LS 1133, RECORDED IN PB 136, PG 28.
 - "SURVEY FOR BARRY W. SMITH, SITUATE OFF QUARRY ROAD" DATED JUNE 9, 1984, BY LARRY SLAUGHTER, LS 1133, RECORDED IN PB 143, PG 25.
 - "STANDARD BOUNDARY SURVEY OF DAVID C. GLEASON LOT, CHURCH ROAD, BRUNSWICK, MAINE" DATED MARCH 24, 1986, BY BRIAN SMITH SURVEYING, INC., RECORDED IN PB 155, PG 66.
 - "STANDARD BOUNDARY SURVEY OF LAND TO BE CONVEYED BY LYNDON E. & RUTH A. HARMON TO CENTRAL MAINE POWER COMPANY, GREENWOOD ROAD, BRUNSWICK, MAINE" DATED AUG. 4, 1990, BY MAINELAND SERVICES, INC., UNRECORDED.
 - "STANDARD BOUNDARY SURVEY OF BETTINA D SMITH, GREENWOOD ROAD & HILLSIDE ROAD, BRUNSWICK, MAINE" DATED MAY 5, 1994, BY BRIAN SMITH SURVEYING, INC., UNRECORDED.
 - "BOUNDARY SURVEY OF SHAUNESSEY PROPERTY, CHURCH ROAD, BRUNSWICK, MAINE" DATED JAN. 12, 2005, BY ASSOCIATED DESIGN PARTNERS INC., RECORDED IN PB 206, PG 50.
 - "CENTRAL MAINE POWER COMPANY PLAN OF SECTION 31" DATED NOV. 1953, PLAN # 577-54, UNRECORDED.
 - AREA INFORMATION:**
3,110,489 S.F. OR 71.41 ACRES
 - TAX MAP REFERENCE:**
TAX MAP 17, LOT 126
 - BASE OF BEARINGS:**
BEARINGS ARE MAGNETIC (2014) AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
 - ROAD INFORMATION:**
CHURCH ROAD WIDTH IS 66' (4 ROOFS) AND GREENWOOD ROAD 49.5' (3 ROOFS) PER PLANS REFERENCED ABOVE. LOCATIONS ARE BASED ON EVIDENCE FOUND.

ADDRESS OF RECORD OWNER:
LYNDON E. & RUTH A. HARMON
12 PINNACLE DRIVE
ST. ALBANS, ME 04971



SURVEYOR'S CERTIFICATION:
THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.

CUMBERLAND COUNTY REGISTRY OF DEEDS:

DATE _____	RECEIVED _____
KEVIN P. CLARK, PLS #2245	AT _____ HRS _____ MIN _____ M, AND
FILED IN PLAN BOOK _____ PAGE _____	ATTESTED: _____ REGISTER

NOT VALID UNLESS EMBOSSED HERE

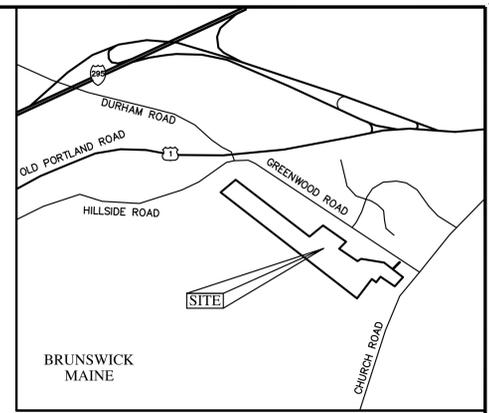
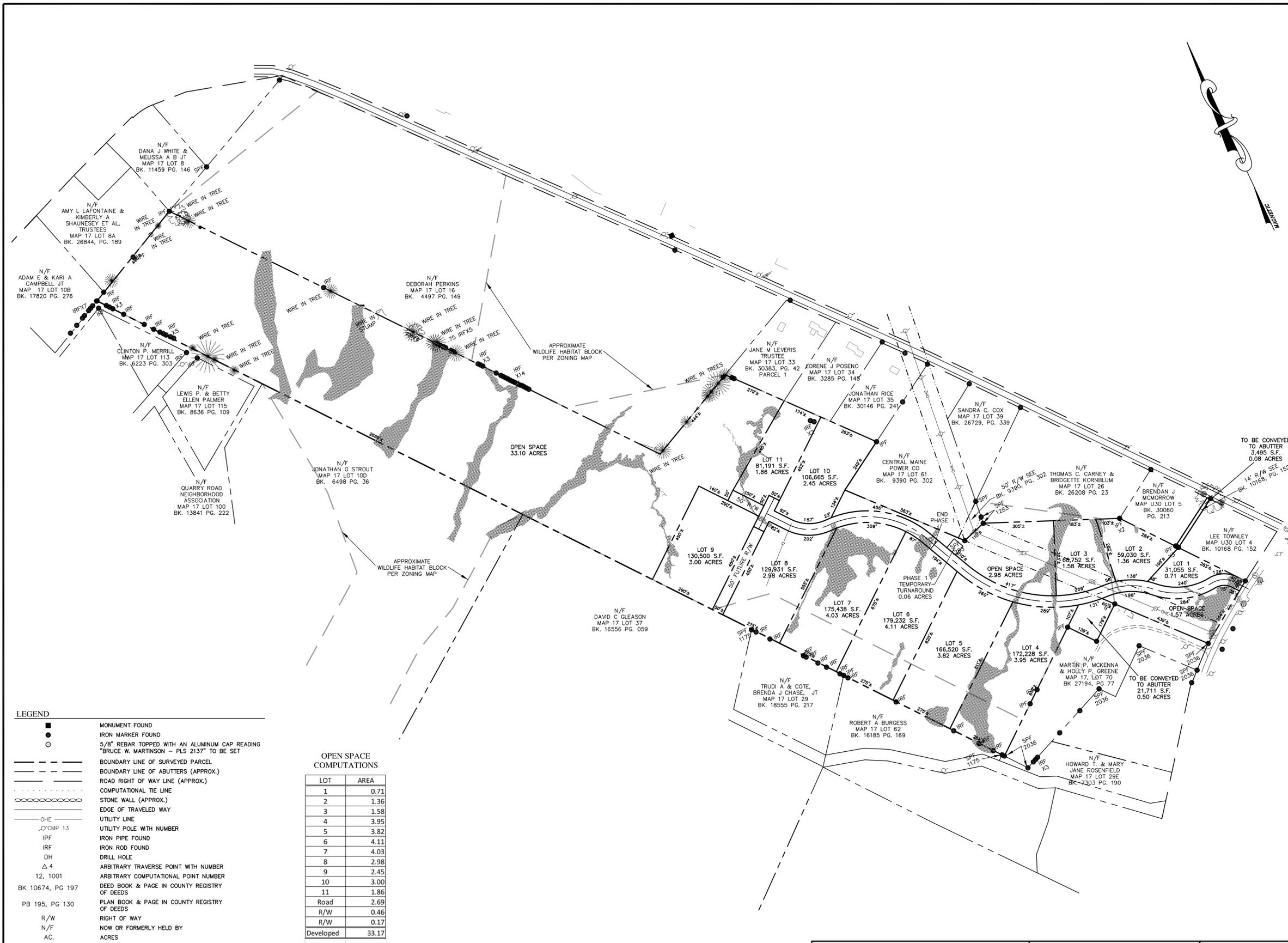
SURVEY PLAN
of Land to be Conveyed to

TWO CLARKS, LLC
by LYNDON E. & RUTH A. HARMON

at CHURCH ROAD, BRUNSWICK, MAINE
CUMBERLAND COUNTY

SITELINES, PA
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
207.725.1200 www.sitelinespa.com

FIELD WK: MC/CH	SCALE: 1"=200'	SHEET:
DRN BY: RPL	JOB #: 2732	
CH'D BY: KPC	MAP/LOT:	
DATE: 11-25-2014	FILE: 2732 SV	



LOCATION MAP
NOT TO SCALE

- NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:**
BK 8719, PG 218
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 - "SOLAR RIDGE SUBDIVISION BY BARRY W. SMITH" DATED NOV. 8, 1982, BY LARRY SLAUGHTER, LS 1133, RECORDED IN PB 136, PG 28.
 - "SURVEY FOR BARRY W. SMITH, SITUATE OFF QUARRY ROAD" DATED JUNE 9, 1984, BY LARRY SLAUGHTER, LS 1133, RECORDED IN PB 143, PG 25.
 - "STANDARD BOUNDARY SURVEY OF DAVID C. GLEASON LOT, CHURCH ROAD, BRUNSWICK, MAINE" DATED MARCH 24, 1986, BY BRIAN SMITH SURVEYING, INC., RECORDED IN PB 155, PG 68.
 - "STANDARD BOUNDARY SURVEY OF LAND TO BE CONVEYED BY LYNDON E. & RUTH A. HARMON TO CENTRAL MAINE POWER COMPANY, GREENWOOD ROAD, BRUNSWICK, MAINE" DATED AUG. 4, 11990, BY MAINLAND SERVICES, INC., UNRECORDED.
 - "STANDARD BOUNDARY SURVEY OF BETTINA O. SMITH, GREENWOOD ROAD & HILLSIDE ROAD, BRUNSWICK, MAINE" DATED MAY 5, 1994, BY BRIAN SMITH SURVEYING, INC., UNRECORDED.
 - "BOUNDARY SURVEY OF SHAUNESEY PROPERTY, CHURCH ROAD, BRUNSWICK, MAINE" DATED JAN. 12, 2005, BY ASSOCIATED DESIGN PARTNERS INC., RECORDED IN PB 206, PG 50.
 - "CENTRAL MAINE POWER COMPANY PLAN OF SECTION 31" DATED NOV. 1953, PLAN # 577-54, UNRECORDED.
 - AREA INFORMATION:**
3,110,489 S.F. OR 71.41 ACRES
 - TAX MAP REFERENCE:**
TAX MAP 17, LOT 126
 - BASIS OF BEARINGS:**
BEARINGS ARE MAGNETIC (2014) AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
 - ROAD INFORMATION:**
CHURCH ROAD WIDTH IS 66' (4 RODS) AND GREENWOOD ROAD 49.5' (3 RODS) PER PLANS REFERENCED ABOVE. LOCATIONS ARE BASED ON EVIDENCE FOUND.
 - ZONING:**
COASTAL PROTECTION (CP2):
MIN. LOT SIZE - 20,000 S.F. FOR RESIDENTIAL USES
MAX. DENSITY - 3.5 ACRES/UNIT
MIN. LOT WIDTH - 125 FEET
MIN. FRONT YARD - 30 FEET
MIN. REAR YARD - 30 FEET
MIN. SIDE YARD - 25 FEET
MAX. IMP. SURFACE - 21,780 S.F. OR 40% WHICHEVER IS LESS
MAX. NEW LAWN FOR WOODED SITES - 20,000 S.F.
MAX. BUILDING HEIGHT - 40 FEET
MAX. BUILDING FOOTPRINT - 10,000 S.F.
 - NET SITE AREA:**
71.41 ACRES - PROPERTY AREA
-2.69 ACRES - PRIVATE ROAD
-0.46 ACRES - PRIVATE R/W
-0.17 ACRES - PRIVATE R/W
-7.81 ACRES - WETLANDS
60.28 ACRES - NET SITE AREA
17 - MAXIMUM LOTS*
 - BURIAL BRUNSWICK SMART GROWTH OVERLAY DISTRICT:**
61.80 ACRES - EXISTING WILDLIFE HABITAT BLOCK
25.78 ACRES - WILDLIFE HABITAT BLOCK TO BE DEVELOPED
36.02 ACRES - REMAINING WILDLIFE HABITAT BLOCK*
 - OPEN SPACE:**
37.66 ACRES OF OPEN SPACE TO BE PRESERVED BY CONSERVATION EASEMENT.

LEGEND

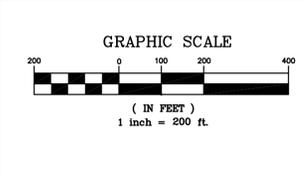
■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TIPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
---	BOUNDARY LINE OF SURVEYED PARCEL
- - - -	BOUNDARY LINE OF ABUTTERS (APPROX.)
---	ROAD RIGHT OF WAY LINE (APPROX.)
---	COMPUTATIONAL TIE LINE
○-○-○-○	STONE WALL (APPROX.)
---	EDGE OF TRAVELED WAY
---	UTILITY LINE
○-13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
DH	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
⊕	SEWER MANHOLE
⊙	LIGHT POLE
⊕	CATCH BASIN
⊕	WATER SHUT OFF
⊕	HYDRANT
⊕	SION
⊕	WATER VALVE
⊕	ELEVATION TEMPORARY BENCH MARK
⊕	TEST PIT

OPEN SPACE COMPUTATIONS

LOT	AREA
1	0.71
2	1.36
3	1.58
4	3.95
5	3.82
6	4.11
7	4.03
8	2.98
9	2.45
10	3.00
11	1.86
Road	2.69
R/W	0.46
R/W	0.17
Developed	33.17
Parcel	71.41
Outsale	-0.08
Outsale	-0.50
Total Area	70.83
Open Space	
Required	35.42
Open Space	
Provided	37.66

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES



1. 04-07-2015 SUBMITTED FOR STAFF REVIEW KPC

**SUBDIVISION SKETCH PLAN
MEADOW ROSE FARMS**

Prepared For: TWO CLARKS, LLC
CHURCH ROAD

BRUNSWICK, MAINE
CUMBERLAND COUNTY

SITELINES, PA
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
207.725.1200 www.sitelinespa.com

FIELD WK: CH/MC	SCALE: 1"=200'	SHEET:
DRN BY: KPC	JOB #: 2215	1
CH'D BY: KPC	MAP/LOT:	
DATE: 02-19-2015	FILE: 2215 10 LOT SKETCH	

**DRAFT Findings of Fact
Major Development Review
Final Subdivision Plan
April 28, 2015**

Project Name: Chamberlain Woods Subdivision
Case Number: 15-002
Zoning: Town Residential 5 (Columbia Ave – Spring St (TR5)
Tax Map: Map U27 Lot 6
Applicant: Coastal Building and Investments, Inc.
141 Pleasant Street
Brunswick, Maine 04011

Authorized

Representative: Curt Neufeld, P.E.
Sitelines, PA
8 Cumberland Street
Brunswick, Maine 04011

Staff reviewed the application and has made a determination of completeness

PROJECT SUMMARY

Staff review is based on the following application materials submitted by Sitelines P.A., Inc.:

- Final subdivision application packet, February 27, 2015.
- Staff Review Committee meeting notes, dated March 11, 2015.
- Letter from Jim Seymour of Sebagotechnics, revised April 9, 2015.
- Email from Town Engineer John Foster, dated April 9, 2015.
- Drawing C1 entitled “Cover Sheet”, revised 3-30-15.
- Drawing C2 entitled “Existing Conditions Plan”, revised 3-30-15.
- Drawing C3 entitled “Subdivision Plan”, revised 3-30-15.
- Drawing C4 entitled “Grading, Drainage, & Erosion Control Plan”, revised 3-30-15.
- Drawing C5 entitled “Utility Plan”, revised 3-30-15.
- Drawing C6 entitled “Plan & Profile”, revised 3-30-15.
- Drawing C7 entitled “Site Development Details”, revised 3-30-15.
- Drawing C8 entitled “Erosion Control Details & Notes”, revised 3-30-15.

The proposed 10-lot subdivision features eight new lots, one previously developed lot, and a 4.35 acre wooded lot to be retained by the owner. The eight new lots will be serviced by a 350± linear foot private drive, which will be offered for public acceptance upon completion. The applicant has indicated that he will develop and sell four of the lots, while selling the other four as shovel-ready. The applicant has provided a project narrative, which is included in the attached packet.

The applicant has requested the following waivers, per Section 410:

1. Class A Soil Survey. *The project is located on soils suitable for the proposed use, and the lots will be served by public water and sewer, so no wells or subsurface disposal systems will be required.*
2. Profiles, cross-section dimensions, curve radii of existing streets. *No changes are planned for Barrows Street or Boody Street.*
3. Waiver for the requirement to show all trees over 10 inches in diameter. *The entire tract is forested; however no specimen trees have been previously identified. The entire ROW will be cleared, and clearing of individual lots will be done on a site-specific basis.*

Review Standards from Section 411 of Brunswick Zoning Ordinance

411.1 Ordinance Provisions

The proposed development complies with all applicable standards of the TR5 Zoning District. *The Board finds the provisions of section 411.1 are satisfied.*

411.2 Preservation of Natural Features

There are no significant natural features identified on this parcel. It is a predominantly wooded site adjacent to a medium-high density residential neighborhood. Development of the subdivision will require the removal of all trees within the ROW. Tree removal on individual lots will be done on a site specific basis. A 4.35 acre wooded lot, which abuts the subject property to the south, is to be retained by the owner. *The Board finds the provisions of section 411.2 are satisfied.*

411.3 Surface Waters, Wetlands, and Marine Resources

There are no wetlands, surface waters, wildlife habitats, steep slopes, or other natural resources of significance on the property. The development does not occur within or cause harm to any land which is not suitable for development. *The Board finds the provisions of section 411.3 are satisfied.*

411.4 Flood Hazard Area

The site is located within Zone C, designated as “areas of minimal flooding” on the Flood Insurance Map for the Town of Brunswick. *The Board finds the provisions of section 411.4 are satisfied.*

411.5 Stormwater Management

The site is relatively flat and is currently a forested area with two gravel trails traversing the property. The site generally drains to low area within the parcel boundaries, where ponded water infiltrates or is taken up by the vegetation. The proposed road will be constructed with a storm drain system that included ditches, which will direct runoff to Barrows Street. A storm drain was previously installed by the applicant on the west side of Barrows Street in anticipation of development of the parcel. The front of the individual lots will drain toward the street and it's stormwater system; the rear of the individual lots will drain to the perimeter of the site and infiltrate. There are no capacity issues with the municipal stormwater system in the area. The stormwater management plan has been reviewed both by the Town Engineer and the Town's

consulting engineer, Sebagotechnics. Their reviews have concluded that the stormwater plan is generally acceptable and has been designed in accordance with the latest Maine DEP Best Management Practices Design Manual. However a few final refinements and details will need to be worked out. Therefore final approval of the stormwater plan has been added as a condition of approval. *The Board finds the provisions of section 411.5 are satisfied, with the condition that, prior to issuance of a building permit, the Town Engineer issue concurrence that all engineering comments have been adequately addressed; and that updated hydrologic information is provided about the Barrows Street connection, with respect to the final design elevations and calculations, to the satisfaction of the Town Engineer; and that a recorded storm drain easement to the Town shall be provided, in form and substance satisfactory to the Town Engineer; and that recorded stormwater drainage easements for impacted lots shall be provided, in form and substance satisfactory to the Town Engineer.*

411.6 Groundwater

The project will be serviced by public water and sewer, is not located over any mapped groundwater aquifers in Brunswick. As the groundwater is shallow (approximately 4 feet below grade), buildings will need to be constructed with finished floor elevations multiple feet about existing grade to accommodate basements. The project is situated in a level lying area consisting of dense sand over deeper clay. The movement of groundwater is in a southeasterly direction across the site. The development will have no detrimental effects on the quality of groundwater. However the question of groundwater conditions is a concern given that the site can have a large fluctuation of groundwater elevations which already impact abutters on Barrow Street. The applicant has addressed this by employing a combination of open swales and a cross country perforated piping system to collect high groundwater and further protect existing Barrow Street homes from spiking groundwater conditions. However a few final refinements and details will need to be worked out. Therefore final approval of the groundwater management plan has been added as a condition of approval. The Board finds that the development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater. *The Board finds the provisions of section 411.6 are satisfied, with the condition that, prior to issuance of a building permit, the Town Engineer issue concurrence that all engineering comments have been adequately addressed.*

411.7 Erosion and Sedimentation

The erosion and sedimentation control plan for the development is generally acceptable to the Town Engineer; however, a few final refinements and details will need to be worked out to ensure that Best Management Practices are employed, so as to not cause unreasonable soil erosion or reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results. *The Board finds the provisions of section 411.7 are satisfied, with the condition that, prior to issuance of a building permit, the Town Engineer issue concurrence that all engineering comments have been adequately addressed.*

411.8 Sewage Disposal

The proposed subdivision will be serviced by a new 8-inch sewer main that will be extended from the existing sewer mains in Boody Street. As part of the construction of the road, 6-inch sewer service stubs will be extended to the individual lots for future development. An updated

letter from the Brunswick Sewer District confirming capacity to serve the project has been added as a condition of approval. *The Board finds the provisions of section 411.8 are satisfied.*

411.9 Water

The proposed subdivision will be serviced by a new 8-inch water main that will be extended from the existing sewer mains in Boody Street. As part of the construction of the road, 1-inch water service stubs will be extended to the individual lots for future development. A fire hydrant will be installed at the end of the roadway. A letter from the Brunswick-Topsham Water District confirming capacity to serve the project has been added as a condition of approval. *The Board finds the provisions of section 411.9 are satisfied.*

411.10 Aesthetic, Cultural, and Natural Values

The development will consist of single-family homes and is consistent with the scale and type that currently exists in this neighborhood. The development will not have an undue adverse effect on the scenic or natural beauty of the area, historic sites, significant wildlife habitat identified by the Maine Department of Environmental Protection or by the Town of Brunswick, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline. *The Board finds that the provisions of section 411.10 are satisfied.*

411.11 Community Impact

The impact on public services, such as police, fire, and public works, is expected to be at the same level as typical residential development of this size. Ability to serve letters from the Brunswick Sewer District and the Brunswick-Topsham Water District have been added as conditions of approval. Additional conditions have been added that, prior to issuance of Building Permits, the applicant shall show proof of payment of the Recreation and Solid Water Impact Fees. *The Board finds that the provisions of section 411.11 are satisfied with the condition that, prior to issuance of Building Permits, proof of payment for the Solid Waste and Recreation Impact Fees is provided.*

411.12 Traffic

Based on the Institute of Traffic Engineers Manuel, the proposed subdivision will result in peak-hour vehicle trip ends of 6.16 on A.M. weekdays, 8.16 on P.M. weekdays, and 7.52 on Saturday peak hours. Given the above, the proposed development will not cause unreasonable public road congestion or unsafe conditions, and the traffic associated with the development shall maintain existing levels of service. *The Board finds that the provisions of section 411.12 are satisfied, with the condition that, prior to the commencement of any construction, a Street Opening Permit for the proposed subdivision road construction shall be obtained from the Public Works Department.*

411.13 Pedestrian and Bicycle Access and Safety

The development is located in the growth area, in a predominantly urban setting. The proposed private drive that will service the project will be 28' wide, including shoulders. The zoning ordinance does not require sidewalks for subdivisions under 25 lots, and no sidewalk is proposed. An 8 foot wide gravel trail is proposed to cut between lots 7 & 8, providing access to Crimmins Field. Provision of a public access easement has been added as a condition of approval. Due to the relatively low level of traffic expected on the new street, no additional

pedestrian and bicycle amenities are needed. *The Board finds that the provisions of section 411.13 are satisfied.*

411.14 Development Patterns

The project will consist of single-family detached homes and is consistent with the scale and type that currently exists in this neighborhood. The Board finds that the street interconnection with Barrows Street would not result in the disruption of community character. *The Board finds that the provisions of section 411.14 are satisfied.*

411.15 Architectural Compatibility

The anticipated houses will be similar in appearance and spacing to those in existing neighborhoods in the vicinity. The lot configuration was designed to allow the construction of a home with a 65-foot wide building window. Although there are no design guidelines or standards for this residential district, the applicant is anticipating developing two-story houses using clapboard siding and asphalt shingles. *The Board finds that the provisions of section 411.15 are satisfied.*

411.16 Municipal Solid Waste Disposal

The Town Engineer has calculated a total Solid Waste impact fee of \$2,284.48. *The Board finds that the provisions of section 411.16 are satisfied with the condition that, prior to issuance of Building Permits, proof of payment for the Solid Waste Impact Fee per unit is provided by the applicant.*

411.17 Recreation Needs

The subdivision development does not set aside any land for open space or recreation. A condition has been added that, prior to issuance of Building Permits, the applicant shall show proof of payment of the Recreation Impact Fee, as provided by the Director of Parks & Recreation and/or Recreation Commission. *The Board finds the provisions of section 411.17 are satisfied with the condition that, prior to issuance of Building Permits, the applicant shall show proof of payment of the Recreation Impact Fee, as provided by the Director of Parks & Recreation and/or Recreation Commission.*

411.18 Access for Persons with Disabilities

The development is for single-family homes on privately owned land and does not need to comply with the standards of the Americans with Disabilities Act. *The Board finds the provisions of section 411.18 are satisfied.*

411.19 Financial Capacity and Maintenance

The development will require a performance guarantee, which has been added as a condition of approval. Security for the completion of infrastructure related to sewer and water are administered by the Sewer and Water Districts and are not part of the Town's performance guarantee. *The Board finds that the provisions of section 411.19 are satisfied, with the condition that, prior to issuance of Building Permits, the developer shall provide the Town with a performance guarantee for all subdivision infrastructure, as required under Section 411.19, to be approved by the Town Engineer; and that, prior to issuance of Building Permits, the*

applicant shall establish with the Town a construction inspection escrow fee of at least 2% of the construction value, to the satisfaction of the Town Engineer.

411.20 Noise and Dust

During construction, the demolition and construction work will be done in consideration of reasonable times and decibel levels, and in accordance with the Section 109 of the Brunswick Zoning Ordinance. Best Management Practices will be used in order to prevent dust migration during demolition and construction. Upon project completion, the proposed development is not anticipated to contribute to unreasonable noise or dust. However, the applicant still needs to add notes regarding dust control measures during construction and extension of Boody Street along with trucking materials in and out of the site during construction. *The Board finds that the provisions of section 411.20 are satisfied.*

411.21 Right, Title, and Interest

The applicant has submitted deeds for the property. *The Board finds the provisions of section 411.21 are satisfied.*

411.22 Payment of Application Fee

The final plan application fees have been paid. *The Board finds the provisions of section 411.22 are satisfied.*

**DRAFT MOTIONS
CHAMBERLAIN WOODS SUBDIVISION
CASE NUMBER: 15-002**

Motion 1: That the Major Development Review Subdivision Plan application is deemed complete.

Motion 2: That the Board waives the following requirements:

1. Class A Soil Survey.
2. Profiles, cross-section dimensions, curve radii of existing streets.
3. Waiver for the requirement to show all trees over 10 inches in diameter.

Motion 3: That the Major Development Review Subdivision 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 review and approval in accordance with the Brunswick Zoning Ordinance.

2. Prior to issuance of Building Permits, concurrence by the Town Engineer that all engineering comments have been adequately addressed.
3. Prior to issuance of Building Permits, provide updated hydrologic information at the Barrows Street connection to review the final design elevations and calculations, to the satisfaction of the Town Engineer.
4. Prior to issuance of Building Permits, the applicant shall show proof of payment of the solid waste impact fee, as provided by the Director of Public Works.
5. Prior to issuance of Building Permits, the applicant shall show proof of payment of the recreation impact fee, as provided by the Director of Parks & Recreation and/or Recreation Commission.
6. Prior to issuance of Building Permits, the applicant shall show proof of payment of the street light impact fee, as provided by the Director of Public Works.
7. Prior to issuance of Building Permits, recorded stormwater drainage easements for impacted lots shall be provided, in form and substance satisfactory to the Town Engineer.
8. Prior to issuance of Building Permits, a recorded storm drain easement to the Town shall be provided, in form and substance satisfactory to the Town Engineer.
9. Prior to issuance of Building Permits, the developer shall provide the Town with a performance guarantee for all subdivision infrastructure, as required under Section 411.19, to be approved by the Town Engineer.
10. Prior to issuance of Building Permits, the applicant shall establish with the Town a construction inspection escrow fee of at least 2% of the construction value, to the satisfaction of the Town Engineer.
11. Prior to the commencement of any construction, a Street Opening Permit for the proposed subdivision road construction shall be obtained from the Public Works Department.
12. That, at least one week prior to the commencement of any construction, a pre-construction conference with Public Works staff, the engineering consultant and the roadway site work contractor is required.
13. That, prior to the commencement of any construction, a digitized electronic drawing file (CAD file and PDF) of the complete final approved plans, in an approved format, shall be furnished to Public Works Department.

14. That an "as-built" or set of record drawings shall be submitted in a form acceptable to the Public Works Department upon completion of the project.

** All Subdivisions for which Final Plan approval has been granted, and any conditions that have been imposed by the Planning Board for the subdivision or final plan shall be filed in the Cumberland County Registry of Deeds by the applicant. If the applicant fails to record the subdivision plan within 60 days after Development Plan approval by the Planning Board, the approval shall expire. No building permits associated with a subdivision shall be issued unless evidence of all recording requirements is provided by the applicant to the Codes Enforcement Officer.*

** Subdivision approvals by the Planning Board shall expire at the end of five years after the date of Final Plan approval unless all infrastructure work associated with the development is completed (Section 407.4.C of the Brunswick Zoning Ordinance).*

Jeremy Doxsee

From: Curtis Neufeld <cneufeld@sitelinespa.com>
Sent: Wednesday, April 22, 2015 1:45 PM
To: Jeremy Doxsee
Subject: Re: Chamberlain Woods response to comments

Yes I did address him. A an cwere notes added to the plan on sheets C8. Adding stone was added to the detail on the detail on the erosion control sheets

Sent from my mobile.
Please forgive brevity and
any typos. Thanks.

On Apr 22, 2015, at 1:31 PM, Jeremy Doxsee <jdoxsee@brunswickme.org> wrote:

Not sure if we covered this one – did you address?

1. *We would recommend the following be added to the plan or detail:*
 - A. *Improve the detail or add notes indicating that the sump for the collection of groundwater should be lined with crushed stone to reduce sediment from getting re-suspended by the existing soil bottom or churned up by pumping or backflows.*
 - B. *Improve the detail to show a stone dam separate the incoming drainage from the pump side such that the stone creates a fore bay effect and allowing less turbid water to be pumped away.*
 - C. *Add a note or requirement that prior to any pumping that the Town Engineer review and inspect the program prior to activation to assure Town infrastructure is well protected from impacts.*

Jeremy Doxsee, AICP
Town Planner
The Department of Planning & Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011
(207)725-6660 x4022
www.brunswickme.org

From: Curtis Neufeld [<mailto:cneufeld@sitelinespa.com>]
Sent: Wednesday, April 22, 2015 10:33 AM
To: Jeremy Doxsee
Cc: John Foster; Jim Seymour; 'Tom Cole, REALTOR'; Chris Cole
Subject: Chamberlain Woods response to comments

I have reviewed the final plans from Sitalines sent via email on April 1, 2015 and offer the following comments:

1. The pavement radii in the cul-de-sac is not acceptable and does not meet our design standards as contained in the town's street acceptance ordinance. See Figure 1 below as shown in the ordinance. A centerline radius of 45 feet is required and sheet C3 indicates it will be 34 feet, that is way too small and tight. I am sure the project can comply as the property line radius is as required, just need to revise the pavement radii in the cul-de-sac and resubmit for approval.

The drawing / design has been revised as necessary.

2. The proposed town storm drain easement is now shown with an appendage connecting to Lot 9 and I am not sure why the town needs that as part of the public drainage easement. On sheet C4 it is indicated a stub out will be provided to serve the sump pump for Lot 9 so the easement/connection is to benefit Lot 9 then it should be an easement that is conveyed to them and not the town as we don't want any maintenance jurisdiction for their lot connection. This issue needs to be clarified.

The easement has been removed as the Town of Brunswick will not have any responsibility for that stub.

3. On sheet C4 a field inlet (pipe run P8) is shown from DMH2 and we don't object to this connection but it has been drawn on private property to be retained by the developer and outside the proposed storm drain easement. We will need the easement extended in this area to allow our maintenance of this pipe. It was also my understanding a drainage easement encumbering the development of lots 1, 3 and 5 was to be shown at the rear of these lots so that these property owners would maintain and not fill in or develop in the shown drainage swale to be constructed by the developer as part of the site development process. I would still recommend such a private easement be provided.

The easement has been adjusted / revised to ensure the Town of Brunswick has access.

4. On sheet C4 new CB3 is proposed and it will replace an existing catch basin. The plans need to indicate the developer's contractor is responsible for completely removing the existing catch basin, salvaged frame and grate to be delivered to Public Works and the existing storm drain lateral pipe to be abandoned sealed for at least two feet with Portland cement concrete.

A note has been added to the plan as indicated.

5. For impact fees we would recommend a solid waste impact for the 8 residential lot subdivision of \$2,284.48 (8 lots x 1 ton/lot x \$258.56/ton). We would also typically require one street light be provided through our CMP rental program at the cul-de-sac area (to be located based on final pole placement) so the recommended street light impact fee is \$296.03 (1 ea. X \$296.03/street light).

Understood. Not response necessary.

6. We recommend a performance security be required for all the subdivision infrastructure. The developer will need to submit a satisfactory 100% labor and material performance guarantee to the Town Manager for review and approval prior to the start of any work. The amount of the proposed financial guarantee is to be itemized by the

consultant and submitted to the Town Engineer for review and approval. The guarantee amount must include at least a 10% contingency above the Engineer's estimate.

Understood. An itemized estimate of probably costs will be submitted under separate cover.

7. We recommend the Planning Board assess an inspection escrow fee to allow us to contract for construction inspection. We would recommend the developer deposit in a Town held escrow account an amount at least equal to 2% of the construction value. Funds from this escrow account will be used to fund an engineering consultant to be hired by the Town Engineer. The consultant will oversee the project construction and report all findings, tests and recommendations to the Town Engineer. Any of the escrowed funds not used for the construction administration will be returned to the developer and the developer will be responsible for any additional inspection costs needed above the escrowed amount if such additional inspection work is needed as determined by the Town Engineer.

Understood. Not response necessary.

8. A Street Opening Permit for the proposed subdivision road construction must be obtained from the Public Works Department prior to the start of any such work.

Understood. Not response necessary.

9. A pre-construction conference with Public Works staff, the engineering consultant and the roadway site work contractor is required prior to the start of any construction. Contact Public Works when a contractor has been selected and arrange for such a meeting at least one week prior to the start of construction.

Understood. Not response necessary.

10. A digitized electronic drawing file (CAD file and PDF) of the complete final approved plans, in an approved format, must be furnished to Public Works Department prior to the start of any construction. An "as-built" or set of record drawings shall be submitted in a form acceptable to the Public Works Department upon completion of the project

Understood. Not response necessary.

In addition to the responses of the comments made above, the plans been revised to include notes and details as recommended by Sebago Technics.

It is our hope this information will satisfy the following draft conditions of approval: 2, 3, 4, 10, 18, 19 and 21. We know that many of the other conditions of approval are completed by the contractor was the project is awarded. We are working with the applicant to obtain a letter from the bank indicating their financial capacity.

Curtis Y. Neufeld

Vice President

Sitelines PA

8 Cumberland Street

Brunswick, ME 04011

(fax) (207) 725-1114

(207) 725-1200 x18

www.sitelinespa.com

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SEBAGO
T E C H N I C S
Engineering Review Memorandum

To: Town of Brunswick Planning Board (STI # 14382)

From: James Seymour, P.E., Planning Consultant, Sebago Technics, Inc.

Date: March 17, 2015 (Revised April 9, 2015)

Subject: Proposed Major Subdivision Plan Application-Engineering Consultant Review
Of Chamberlain Woods Subdivision-Boody Street Extension

Applicant: Coastal Building and Investments, Inc
141 Pleasant Street, Brunswick ME 04011
Tax Map U27, Lot 6

(All comments based on revised plans are in red italics following each initially reviewed item)

I. Project Description and Background

This project qualifies as a major Subdivision Plan application as it entails developing 10 lots around the periphery of a cul-de-sac dead-end planned from Boody Street, an addition 4.35 acre lot retained by the owner accessed off of Belmont Street dead-end and one previously sold with access off of Barrows all zoned in the TR5 District. The project includes creation of new single family lots which will connect to the proposed dead-end road network.

The project is located off Barrows Street and will utilize a proposed internal road access and convey utilities for water, sewerage, communications, and electricity. The lot is contoured to be fairly level and proposes to raise the individual lots to push surface runoff towards the road drainage system. The project also has a noted high groundwater level leading to concerns about further adding drainage to the existing storm drains, and also concerns with impacts to flooding, and eliminating ponding water. In addition there appears to be questions raised by the Planning Staff with regards to the impact of the road design and drainage impacts it may have on adjacent storm drain systems, and the complications created with a sidewalk or pedestrian path.

The applicant submitted the Final Plan for the project mid-March for the Brunswick Planning Board review. We have been requested to review the drainage and address concerns for the proposed design and how it plans to address high groundwater concerns.

II. Technical Review

We have reviewed the submitted design for the purposes of determining if the project is compliant with the Town of Brunswick Development Review Plan Standards and the requirements as applied in the proposed residential development. For the following:

- Section 504: Storm Water Management
- Section 505 Groundwater
- Section 506 Erosion and Sedimentation Control

Section 504 Storm Water Management: The plan should comply with the submission standards as located in this section requiring that the Design be in conformance with the Stormwater Management for Maine: Best Management Practices as published by the Maine Department of Environmental Protection (Maine DEP) published in November 1995 edition. The issue is that the publication is no longer in print and that the practices for Stormwater Management have drifted from water quantity control to water quality control. However it is very common that in many design applications that when the applicant is trying to achieve water quality that the peak runoff flow rate is also obtained. The project is located within the Mere Brook Watershed which is considered an Urban Impaired Stream, meaning that creating of more than 20,000 Sf of new impervious areas will require that the applicant file a Stormwater Permit application with the Maine DEP. The current application proposes 14,440 Sf of new paved and impervious surfaces, and since the lots will be individually developed the applicant will not be required to account for the private lot development as part of is development total impervious area.

Below are our concerns and or comments as it relates to the design of the street and subdivision relating to stormwater management.

1. The plan and application shall show an overall street and utility plan showing the existing and proposed street and lot layouts for handling stormwater flows. In general the road design sends water toward the end of the existing Boody Street drainage system such that the high point is located at the mid-point of the proposed road near the throat of the cul-de-sac. The proposal will collect surface runoff from the road at the cul-de-sac via catch basins, and then utilize an underdrain perforations to direct towards the end of the current Boody Street and then directs the pipe cross country to the south across the retained lot to eventually tie into the existing storm drain line located in Barrows Street near the opposite side of the Belmont Street intersection. Concerns with the proposed system are the lack of cover over the storm drain in the *first new section being less than 1 foot of cover, and the minimum slope of 0.004 Ft/Ft which is below the normal desired slope of 0.005 ft/ft for a storm drain. With the lack of cover, the potential for compromised strength in the street, and freezing potential due to shallow depth are concerns, and the shallow slope will tend to promote issues with sedimentation and clogging as the runoff will tend to deposit sediment with the low flow velocity, especially where there is a fair reach of surface to be collected in the new catch basin. The proposed cross country 18 inch drain is tying into an existing catch basin that only has a 12 inch pipe outlet. We are having difficulty following the model to witness that pipe reduction or impacts it has on the overall discharge. We may need to see an overlay map corresponding model symbols*

to actual design elements at a plan scale. *The applicant has raised the street grade from the end of Boody St to the catch basin which directs pipe flow cross country in a manner to obtain more cover over the proposed storm drain. Though not ideal, with rigid insulation will be an acceptable design. We do recommend that the entire pipe profile insulation be installed in a boxed layout such that the entire pipe circumference is protected by frost penetration with minimum of 2" of rigid insulation. The inclusion of 2 + feet of sumps in the catch basin will also help alleviate sedimentation in the main lines.*

The last pipe connection from the cross country storm drain line will be an 18 inch drain which will replace the 12" stub, such that there is no restriction due to reduced pipe sizing. Thereby the entire cross country storm drain will be 18 inches of underdrain from the CB in Boody Street, to the existing inlet just outside the Barrows ROW opposite from the Belmont Street intersection.

In addition there is a swale now located behind the rear of the southernmost lots assisting in removal of surface waters. This improvement along with the 18 inch underdrain behind the existing Barrows Street fronting lots should assist in reducing existing flood conditions from both surface and season high groundwater conditions.

2. The subdivision street standards call for 24 feet wide travel road section with 5 foot sidewalks. The application does not show the inclusion of Sidewalks. Given the density of the residential dwellings and use of a Community space to the rear we feel it does make some benefit to install sidewalks. Currently there is a gravel access to that land, and it makes some sense to create an improved walkway for pedestrian and bike travel. The inclusion of the trail at 5 feet width will not push the total impervious new areas in access of 20,000 Sf of impervious requiring additional DEP permits. We would expect that a 5 foot wide sidewalk would add only approximately 3000 SF of new surface. *The Town has agreed that now additional sidewalks are necessary.*
3. The project intends to leave the individual lot owners with an option for surface grading their lots but with an understanding that all lots should be tilted to sheet flow runoff to the street and to the rear. The concern we have experienced in other communities is that given the relatively small lot size that each lot owner can easily influence the abutting grade, and make a comprehensive approach very difficult to achieve. One lot raised four feet can cause havoc for the owner that does not have the ability or funds to bring that arrangement of fill and as such creates grading issues. We strongly feel that there need be a very strict tolerance on proposed finish grades of the homes, and clear definitions of the terms used. Does FFE mean door sill elevation or top of concrete at the foundation? We also need to know how and where common surface swales will be located. This can have concerns with driveway construction and impact winter conditions with iced sheet flows. *The latest plans submitted include individual grading plans showing the proposed Finish Floor Elevation (FFE) for each proposed home, along with grading to indicate the proposed drainage patterns. There are two notes added stating foundation footings shall not be set below seasonal high groundwater or elevation 496.00. A note also states that all houses will still be built with sump pumps with backflow prevention. This will reduce the risk of*

basement flooding as well as impacting the existing storm drain with excessive groundwater pumping during peak rain events.

4. To lots along the north side of the Boody Street extension how will the offsite water be collected or graded to tie into the proposed storm drain? Without careful grading surface waters could be ponded for many months of the year from fall to spring. *Lot grading plans indicate that the lot will be graded to sheet flow the lot drainage away from the foundation to the common swales along the sidelines and to the rear. It is assumed that water will migrate to the north off-site and percolate back into the sandy soils. Based on topography provided this appears acceptable and will not further impact existing homeowners.*
5. The extremely shallow catch basin and pipe elevation in the CB1 and CB 2 have us concerned with freezing potential in the street areas. Should the CB block with ice or the main line freeze then the pumped drainage will be blocked creating possible backups in basements if the homes have full foundations. One possible solution is to create a separate common force main buried to adequately insulate and tie into the storm drain further downstream where more cover is available or insulation can be added to prevent frost penetration. *The revised road grading and additional CB at the transitional low point between the new road extension and existing end of Boody Street provides more opportunities to remove surface drainage. With added insulation of the pipes on all sides, and minimum 2 foot sumps, the catch basins should be suited to handle winter conditions. The developer could consider 6 inch underdrain to further address concerns of subsurface groundwater impacts to the road base along the northern side of the proposed road.*
6. Drainage easements should be provided over the lots impacted with the cross country drainage pipes. Typical easement should be 30 feet wide to assure that trucks and equipment have easy access to maintain repair or replace, the collection structures and the pipes off the paved road sections. *Drainage easements have been shown for the cross country drainage. A question comes up of the need to include the swale pipe collecting the drainage from the inlet. As it is part of the pipe system additional easement language and dimensions shall be included for the Town's benefit? Prior to release of any bonding for the project we recommend that the Town receive recorded deeds for the drainage easements. All legal documents and easement descriptions shall be reviewed by the Town prior to any execution or recording.*
7. Another suggestion would be to possibly limit the foundation footing to not be placed below the permanent groundwater elevation, or limit the structure to be placed on slab foundations rather than full height basements. If this were to be considered then there is a good chance the lots would not require sump pumps and could be controlled by surface grading. *The plans address the concern by not allowing footings below elevation 496 or the highest season groundwater elevation. Sump pumps will still be installed as a backup for extreme rainfall events.*

8. The applicants engineer states that there is a minor increase in the peak rate of runoff in the 2 yr. storm and that the larger flooding events show a reduction in the peak rates. Our concern is that the Hydraulic Grade Line data shows that downstream there currently exists some peak back-ups, and the proposed project still shows some of these downstream conditions may occur in brief periods with storms exceeding the 10 year level. The engineer claims that there is some micro ponding which occurs due to the level grades and that the models cannot detect such impacts, and these could be enough to limit such capacity problems downstream. We do feel that it is necessary to understand the model but equally understand that the ponding is a condition that is not ideal and if corrected the conservative model may be more accurate and that the additional capacity should be conserved for the Town's use to rid the ponding in the future if it chooses. Then we are back to the issue of how to resolve the bigger picture.

We agree with the cross country approach to install perforated drain across the property from Boody St. to the intersection of Belmont and Barrow Street. The concern that we have is, during winter conditions, when shallow pipes, and frost/freeze prohibit groundwater and surface drainage transport. We think there is a need for an additional swale along the rear of the south side lots on the new street. Such a swale could be pitched to eventually tie into the cross country drain, and provide a location to sheet, collect, and infiltrate proposed street runoff and back yard drainage for this development and future considerations on the land remaining. It may also assist in timing of the Barrow Street drainage enough to further reduce the HGL in the downstream system.

After discussions and meetings with the applicant and the Town Engineer it was determined that a swale inclusion behind the rear of the southernmost lots, with an underdrain and the replacement of the 12 inch pipe reduction at Barrows street will allow peak rates to be kept very close to existing conditions further downstream and will not impose detrimental impacts on the existing system. In addition the consensus was it was equally important to reduce the higher seasonal groundwater issues long the rear of Barrows St, and in fact may assist in the timing such that peak spikes in a flood timing can be reduced further downstream. Both we and the Town engineer believed that this was the preferred solution that best addressed the impacts from this development and slightly reduced existing drainage issues along Barrows Street.

We still request that the Engineer provide updated hydrologic information at the Barrows Street connection to review the final design elevations and calculations for the Town's use and for future considerations.

Section 505 Groundwater Impacts

The project is situated in a level lying area consisting of dense sand over deeper clay. The movement of groundwater is in a southeasterly direction across the site. The development will have no detrimental effects on the quality of groundwater. However the question of groundwater conditions is a concern given that the site can have a large fluctuation of groundwater elevations which already impact abutters on Barrow Street.

With such impacts heightened by surface water rapidly infiltrating through the soils, the impacts go from groundwater to a discharge of surface water or pumped groundwater into the storm drain. This conversion of groundwater to storm drain flows can have an impact accumulatively in an area with level grades. Pumping groundwater can alter the natural hydraulic drain time (if it were naturally draining through soils to an open channel) versus flows directly discharged into a storm drain. We feel the following topics need to be considered to assist in reducing basement flooding, and downstream conditions.

1. The final basement grades should not be placed lower than observed seasonal groundwater elevations. In this scenario the lots would need to be brought up 2-3 feet in fill. Or another consideration is that the homes be built on slabs reducing the need to pump and would be graded to have gravity surface drainage flow away from the foundation. *The combinations of lot grading plans, limiting footer and basement elevations above elevation 496.00, and backflow prevention on pump lines will alleviate our concerns on the issue.*
2. Pumped system may need to have a separate line and not connect into the CB# 1 or CB#2 where there is a high chance of winter freezing due to shallow cover (less than 1.5 feet of cover). Insulation of pipes may help but we have concern of the CB itself freezing due to its limited ability to be insulated in the open street. *The applicant has provided notes for insulation, we recommend that the entire pipe be boxed with insulation to discourage frost from penetrating from the sides.*
3. The consideration of open swales and collect on the rear of the proposed south side lots may help, but we have concerns of winter flows along the rear of the northern side lots. Based on assumed grading that surface water could be trapped in higher storm events or during late fall to mid spring. *An open swale has been provided to tie into the rear of lots 1 and 3 at the southerly rear line and clips the edge of the retained land owned by the developer. The item has been addressed adequately.*
4. We agree with the cross country perforated system to collect high groundwater and further protect existing Barrow Street homes from spike groundwater conditions. This will assist but not permanently cure all of the infiltration or groundwater impacts to all the existing lots. *The perforated pipe will greatly assist conditions to the existing residents on the western side of Barrows Street. We agree with the proposed design objectives.*
5. During construction there will need to be a dewatering plan in place in the event that during construction we either have high water situations in the ground or experience a large rain event to cause a rapid rise in groundwater. The plan shall address how the contractor is to collect, drop groundwater levels, and where to discharge clean water into the city system. *We received the Dewatering Plan and revised detail as shown on sheet C8 - Erosion Control Detail and Notes. We would recommend the following be added to the plan or detail:*
 - A. *Improve the detail or add notes indicating that the sump for the collection of groundwater should be lined with crushed stone to*

reduce sediment from getting re-suspended by the existing soil bottom or churned up by pumping or backflows.

- B. Improve the detail to show a stone dam separate the incoming drainage from the pump side such that the stone creates a fore bay effect and allowing less turbid water to be pumped away.*
- C. Add a note or requirement that prior to any pumping that the Town Engineer review and inspect the program prior to activation to assure Town infrastructure is well protected from impacts.*

Section 506 Erosion and Sedimentation Control

The applicant has provided a basic Erosion Control Plan for the activities associated with the 10 Lot subdivision. We would recommend given the flat elevation that consideration be added to the plan for dust control and or periodic street sweeping. In addition we will request that silt sacs be added to all catch basin that are directly impacted by the construction activity.

As previously mentioned we will want to see a dewatering plan with acceptable protection and avoidance of sediment transport to the nearest pipe system. This will require a small contained area to assure that there is a reasonable filtering of discharge before it gets placed into any drains which may eventually reach Mere Brook.

The applicant still needs to add notes regarding dust control measures during construction and extension of Boody Street along with trucking materials in and out of the site during construction. It shall be the developer's responsibility to assure that Boody and Barrows remains free of tracked material and protected from dust and impacts to surrounding catch basins from Sedimentation. With the approved dewatering plan and protection at existing CB we believe that the adjacent land and systems will be adequately protected from erosion and sediment during construction with the inclusion of a requirement for street sweeping during construction to reduce dust impacts.

III. Recommendations:

Upon review of the information provided in the submitted plans and documentations through March 11, 2015, we would recommend that the address the concerns as raised by our memo. The project is a wholesale revision to a previously approved subdivision as referenced on the plan. If members of the public are present the Board may wish to consider their input for the public hearing and to also hear if there are any immediate concerns regarding groundwater or season runoff issues. Based on the information we feel the plan needs to discuss and resolve winter freezing and basement elevations and pumping issues for the Board to have a certain level that these new homes will not be burdened with flooding issues nor will the issue be further aggravated by the final design.

It may be best for the applicant to meet with the staff and the consulting engineer to further discuss the points of concern and review all options and considerations to achieve a design that protects all parties from groundwater impacts or surface flooding.

Currently the Board should choose if the design and proposal clearly addresses the concerns raised in the memo, and focus should be on final specific lot grading, need for basement elevations or build on slabs, consideration for impacts due to winter freezing of shallow pipes,

and need for either common private drain easements for common lot drainage, or for public easements for drain systems away from road right of way such as the cross country drain and a dewatering plan for potential construction work in high groundwater conditions.

We met with Mr. Neufield and John Foster PE, to discuss the memo and previous design as submitted. These revisions are a result of the engineer working with the reviewers to address several of our concerns and improve the design to additionally reduce impacts on neighbors. With exception to a few conditions and additional small details we feel the plan could be approved with conditions.

As always these are recommendations to the Planning Board and not final determinations but merely offer guidance, and approvals if appropriate, are left with the Board at their discretion

Respectfully Submitted,

SEBAGO TECHNICS, INC.

***James R. Seymour, P.E.
Engineering Consultant***

**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, 1ST 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 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 swails 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 swails 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 stormwater 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 stormwater 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 19th.

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

BRUNSWICK PLANNING BOARD

MARCH 3, 2015

MEMBERS PRESENT: Chair Charlie Frizzle, Bill Dana, Soxna Dice, 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 Committe 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

BRUNSWICK PLANNING BOARD

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. SECONDED 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

Tonya Jenusaitis,

Recording Secretary