



TOWN OF BRUNSWICK
STAFF REVIEW COMMITTEE

STAFF REVIEW COMMITTEE
- AGENDA -
BRUNSWICK TOWN HALL
85 UNION STREET
ROOM 206

WEDNESDAY, MAY 6, 2015, 10:00 A.M.

1. **Case # 15-016 Replacement of Non-Conforming Garage in NRPZ:** The Committee will review and take action on a Minor Development Review application, submitted by Mark and Rita Worthing, for the proposed demolition and reconstruction of an accessory garage located within the Natural Resource Protection Zone; located at 26 Eastern Shore Road on a 0.53 acre lot in the Coastal Protection 1 (CP1) Zoning District. Assessor's Map MP2, Lot 75.
2. **Other Business**
3. **Adjourn**

This agenda is mailed to owners of property within 200 feet of proposed development sites. In cases where Committee action is pending this agenda serves as notice of same. In cases where the Committee's role is to advise the Planning Board, this agenda is mailed as a courtesy along with notice of the Planning Board meeting.

The Staff Review Committee meeting is open to the public. All are invited to attend and participate. For further information call Jeremy Doxsee at the Brunswick Department of Planning and Development (725-6660).

STAFF REVIEW COMMITTEE
Minor Development Review
DRAFT Findings of Fact
May 6, 2015

Project Location: 26 Eastern Shore Road
Tax Map: Map MP2, Lot 75
Zoning District: Coastal Protection 1 (CP1) Zoning District
Case Number: 15-016
Applicant: Mark and Rita Worthing

PROJECT SUMMARY

The Applicant is proposing to demolish the existing 440 square foot garage and construct a new 572 square foot garage 3 feet further to the northwest. In accordance with Section 304.8.C, a non-conforming structure may be expanded by up to 30%, provided it does not increase the degree of non-conformity. The footprint of the proposed replacement garage would increase by approximately 23%.

Currently, approximately 10' of the existing garage is within the NRPZ. The relocation of the new garage will decrease - but not eliminate - the non-conforming NRPZ setback. Pursuant to 304.8.B, the Staff Review Committee shall review all reconstruction or replacement of structures using the standards listed in this section.

Review Standards from Section 304.8.B of the Town of Brunswick Zoning Ordinance

- To the greatest extent practical, the structure meets water body, stream or wetland setback requirements.
- A structure may be replaced provided it is not replaced in a manner that increases its non-conformity.

DRAFT MOTIONS
CASE # 13-034

Motion 1: That the Final Plan is deemed complete.

Motion 2: That the Final Plan is approved with the following conditions:

1. That the Committee'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.

Jeff Hutchinson
Dept. of Planning and Development
85 Union Street
Brunswick, Maine 04011

April 14, 2015

We are proposing to replace an existing 2 car garage measuring 20'x 22' with a new 2 car garage measuring 22'x 26' of similar style and scale. The property is identified as MP 2, Lot 75 by the Town and is located in the Coastal Protection 1 zone. The current garage sits 115' back from the mean high water mark(MHW) so that means that 10' of the current garage lies in the Natural Resource Protection Zone (NRPZ). We are proposing to move the new garage back 3' away from the water so as to be less nonconforming and to save a large rhododendron bush (see photo 4). Moving it entirely out of the NRPZ would be very difficult due to the steep driveway which would require extensive excavation to create a suitable entrance. We are therefore requesting a waiver to replace a garage with a less nonconforming garage.

Thank you for your consideration.

Sincerely,

Handwritten signatures of Mark H. Worthing and Rita C. Worthing in cursive script.

Mark & Rita Worthing
26 Eastern Shore Rd.
Brunswick, ME 04011

**MINOR DEVELOPMENT REVIEW
APPLICATION**

1. Project Name: Worthing garage

2. Project Applicant

Name:

Address:

Phone Number:

Mark + Rita Worthing

26 Eastern Shore Road

Brunswick, ME 04011

729-6050, Rita cell 522-8436

3. Authorized Representative

Name:

Address:

Phone Number:

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

1. _____

2. _____

3. _____

5. Physical location of property being affected: 26 Eastern Shore Rd

6. Lot Size: 0.53 ac

7. Zoning District: Coastal Protection 1

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?

Applicants are owners

9. Assessor's Tax Map MP 2 Lot Number 75 of subject property.

10. Brief description of proposed use: Existing garage

11. Describe specific physical improvements to be done: Replace garage with similar structure.

Owner Signature: Mark H. Worthing Rita C. Worthing

Applicant Signature (if different): _____

Required Attachments (by Applicant):

- Final Plan Check List
- Final Plan Check List Addendum for Open Space Developments (if applicable)
- Request for Waivers (if applicable)
- Required Copies of Final Plan

Required Attachment (by Planning and Development Department):

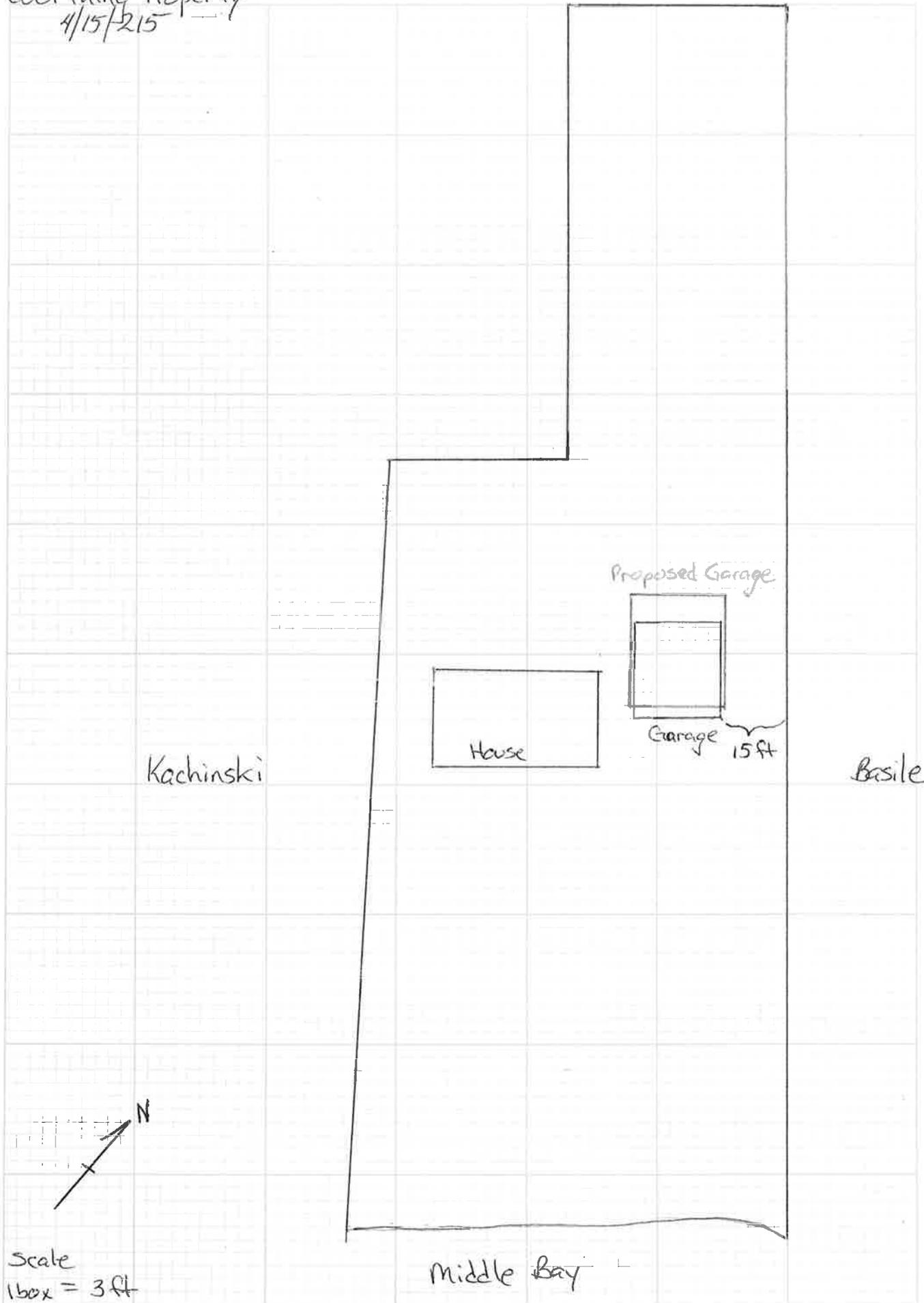
- Listing of all owners of property within 200-foot radius of property under review.



Worthing property -MP 2 Lot 75. Current garage sits 115' back from MHW as depicted by the green line.

Worthing Property
4/15/215

Eastern Shore Road



Kachinski

House

Proposed Garage

Garage

15 ft

Basile

Middle Bay

Scale
1 box = 3 ft

10:1



Photo 1



Photo 2



Photo 3



Photo 4

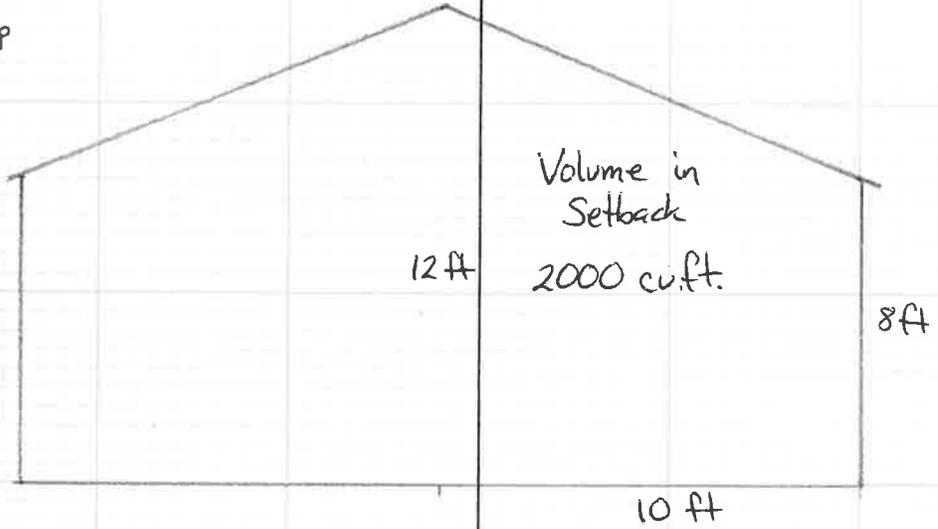
Worthing Property

4/15/2015

Current Garage
20 ft wide
22 ft deep
8 ft wall

125 ft
from Mean High Water

→ Water



Proposed Garage
22 ft wide
26 ft deep
8 ft wall

11 ft

Volume in
Setback
1463 cu.ft.

8 ft

7 ft

125 ft
from Mean High Water

Scale
1 box = 0.5 ft