



TOWN OF BRUNSWICK

PLANNING BOARD

85 UNION STREET
BRUNSWICK, ME 04011

**PLANNING BOARD
AGENDA
BRUNSWICK TOWN HALL
COUNCIL CHAMBERS
85 UNION STREET**

TUESDAY, JUNE 9, 2015, 7:00 P.M.

1. **Case # 15-024 Gelato Fiasco Expansion:** The Board will review and take action on a combined Sketch - Final Major Development Review application submitted by Great Falls Construction for the proposed construction of a 5,400 sf addition to the existing manufacturing and warehouse facility, a 22-space parking lot, loading docks, and associated site improvements. The project is located at 2 Industry Road in the Business and Industry 1 (I1) Zoning District. Assessor's Map U07, Lot 66.
2. **Workshop: Case # 14-038, Lot 6 at Brunswick Landing:** The applicant, Priority Real Estate Group, has requested a workshop with the Planning Board to discuss proposed changes to the previously approved (January 13th, 2015) Sketch Plan Major Development Review application, for the 5.6-acre property located at 4-16 Admiral Fitch Drive, in the BNAS Reuse District (R-CMU Land Use District), and also within the previously Planning Board-approved Brunswick Landing Common Development Plan area. Assessor's Map 40, Lot 37.
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.

DRAFT FINDINGS OF FACT
Major Development Review
Combined Sketch and Final Site Plan
Planning Board Meeting Date: June 9, 2015

Project Name: Gelato Fiasco Addition
Address: 2 Industry Rd
Case Number: 15-024
Tax Map: Map U07, Lot 66
Zoning District: Industry 1 (I1) Zoning District
Applicant: Great Fall Construction
20 Mechanic Street
Gorham, ME 04038

Authorized Representative: Norman Chamberlain
One Karen Drive, Suite 2A
Westbrook, ME 04092

Staff reviewed the application and has determined it is complete.

PROJECT SUMMARY

Staff review is based on the following application materials:

- Property Survey prepared by Jones Associates, dated May 11, 2015.
- Major Development Review Plan application packet prepared by Walsh Engineering Associates, Inc, dated May 21, 2015.
- The following drawings prepared by Walsh Engineering Associates, Inc, dated May 19, 2015:
 - Sheet C1.0 entitled Existing Conditions and Removals Plan.
 - Sheet C2.0 entitled Layout Plan.
 - Sheet C2.1 entitled Grading and Drainage Plan.
 - Sheet C3.0 entitled Details.
 - Sheet C3.1 entitled Details.

Currently there is 15,306 sf of impervious coverage (building and pavement) on the lot. The applicant is proposing the construction of a 5,400 sf, two story addition to the existing manufacturing and warehouse facility for a total building footprint of approximately 12,600 square feet, a 22-space parking lot, loading docks, and associated site improvements. In summary, 12,009 sf impervious coverage is being added onsite, for a total of 27,315 sf impervious coverage, or approximately 63% of the 1.13 acre parcel.

An application packet, including a project narrative, is attached.

The following waivers have been requested by the applicant:

1. Section 412.2.B.8 Profile, cross-section dimensions, curve radii of existing streets. *No alterations of Industry Road are proposed; street opening permit will be obtained for utility connections.*
2. Section 412.2.B.16 Class A High Intensity Soil Survey. *No subsurface disposal systems are proposed, which would necessitate a soils survey.*

Staff recommends approval of the requested waivers.

Review Standards from Section 411 of the Town of Brunswick Zoning Ordinance

411.1 Ordinance Provisions

The property is located in the Industry 1 (I1) Zoning District. The proposed development complies with all applicable standards of the I1 Zoning District. *The Board finds that the provisions of Section 411.1 are satisfied.*

411.2 Preservation of Natural Features

There are no existing features on the site that would be considered as having natural, scenic, or historic value to the Town. There are no surface waters, wildlife habitats, steep slopes, or other mapped natural resources on the property. Overall, the development does not occur within or cause harm to any land which is not suitable for development. *The Board finds that the provisions of Section 411.2 are satisfied.*

411.3 Surface Waters, Wetlands and Marine Resources

No water bodies, streams, wetlands, or vernal pools have been identified on the site. The project will drain into the Androscoggin River, which is classified as an urban impaired watershed, but the project does not trip the new impervious areas threshold for a DEP stormwater permit. Stormwater drainage patterns will generally remain the same as predevelopment conditions. Runoff from the parking areas and the front half of the roofs will be directed to a grassed underdrained soil filter where it will be treated for water quality. As such, the project will not adversely affect the water quality of Casco Bay or its estuaries. *The Board finds that the provisions of Section 411.3 are satisfied.*

411.4 Flood Hazard Areas

The project area is not located within a 100 year flood hazard zone. *The Board finds that the provisions of Section 411.4 are satisfied.*

411.5 Stormwater Management

Overall the project will disturb approximately 0.6 acres and create 12,000 sf of new impervious surface. The project will drain into the Androscoggin River, which is classified as an urban impaired watershed, but the project does not trigger the new impervious areas threshold for a DEP stormwater permit. Stormwater drainage patterns will generally remain the same as predevelopment conditions. Runoff from the parking areas and the front half of the roofs will be directed to a grassed underdrained soil filter where it will be treated for water quality. The filter will also provide for stormwater detention. Overall, there will be a slight increase in the post peak rates of stormwater

runoff for the 2 year storm event, which the Town Engineer has deemed to be acceptable. The stormwater management plan has been reviewed by the Town's consulting engineer James Seymour of Sebago Technics, who determined that the design is suitable for the proposed use and that treatment measures satisfy Maine DEP's Best Management Practices, but identified in his memo dated June 1, 2015, the need for some additional details, notes and erosion control notes. *The Board finds that the provisions of Section 411.5 are satisfied with the condition that, prior to issuance of the building permit, the Town's consulting engineer shall confirm that comments # 1-8 in the memo by Sebago Technics dated June 1, 2015, have been adequately addressed.*

411.6 Groundwater

The project is not located within an aquifer protection zone. Stormwater treatment features will be developed to meet minimum separation requirements to groundwater. 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 that the provisions of Section 411.6 are satisfied.*

411.7 Erosion and Sedimentation Control

An Erosion and Sedimentation Control plan for the site construction and long term operation has been developed following the Maine DEP Best Management Practices. There are no steep slopes on the property. The disturbed areas of the site will be isolated through the use of silt fencing and other measures designed to minimize the transport of sediment from the site. The erosion and sedimentation control plan has been reviewed by the Town's consulting engineer, who determined that it will not cause unreasonable soil erosion or reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results, but indicated that a few additional details should be submitted prior to acceptance. *The Board finds that the provisions of Section 411.7 are satisfied with the condition that, prior to issuance of the building permit, the Town's consulting engineer shall confirm that comments # 7 & 8 in the memo by Sebago Technics dated June 1, 2015, have been adequately addressed.*

411.8 Sewage Disposal

A letter from the Brunswick Sewer District indicating ability to serve the project has been included in the application materials. *The Board finds that the provisions of Section 411.8 are satisfied.*

411.9 Water Supply

The Brunswick & Topsham Water District has indicated that, because water usage will be reduced due to the facility upgrades, an ability to serve letter is not necessary. *The Board finds that the provisions of Section 411.9 are not applicable.*

411.10 Aesthetic, Cultural and Natural Values

This site is not located within the Natural Resource Protection Zone, or Village Review Zone. Overall, the proposed project will not have any undue adverse effect on the scenic or natural beauty of the area, historic sites, or significant wildlife habitat identified by the Maine Departments of Environmental Protection and Inland Fisheries & Wildlife or by

the Town of Brunswick, or rare and irreplaceable natural areas. The landscaping plan has been forwarded to the Town Arborist, for review and approval. *The Board finds that the provisions of Section 411.10 are satisfied with the condition that, prior to issuance of a building permit, the Town Arborist shall approve the final landscaping plan.*

411.11 Community Impact

The Staff Review Committee reviewed this plan at its May 27th meeting, and no adverse impacts to the public school system, parks and recreation resources, public safety, or public works resources were identified, and municipal resources were deemed available to service the project. Impacts in water use, sewage disposal, or solid waste disposal associated with this project were determined to be negligible. The Director of Public Works did indicate that, due to the need for a stormwater line to be installed in the street, a street opening permit will be required. *The Board finds that the provisions of Section 411.11 are satisfied with the condition that, prior to the commencement of construction, the applicant shall obtain a street opening permit from the Department of Public Works.*

411.12 Traffic

Traffic from the site will be only slightly increased over that of the existing operations. Deliveries and shipments will be made by tractor-trailer and single unit trucks. Currently there are approximately 3 deliveries and 2 shipments per week. It is anticipated that this will increase to 5 deliveries and 3 to 4 shipments per week. Parking for 22 vehicles has been provided on site, whereas the 2 spaces per 1,000 sf of net floor area for industrial/warehouse uses, as set forth in Section 512, would require 24 spaces. Staff recommends the Board apply provisional parking standards, in accordance with Section 512.2.B. Incoming employees will be able to use loading areas for temporary parking during shift changes, dependent on availability. Total peak hour trips will be less than 25 at a shift change. *The Board finds that the provisions of Section 411.12 are satisfied.*

411.13 Pedestrian and Bicycle Access and Safety

The applicant has added bicycle parking in front of the facility. Given the site's proximity to the Androscoggin Bicycle Path, the Brunswick Bicycle and Pedestrian Advisory Committee has suggested that applicant consider providing a few covered bicycle parking spaces. *The Board finds that the provisions of Section 411.13 are satisfied.*

411.14 Development Pattern

The project is compatible with current development in the area. Vegetative screening and a wooden stockade fence is proposed along the western property line, which abuts a residential property. Family Focus abuts the property to the north, and the Town of Brunswick Public Works facility is to the south. Overall, the project will have no adverse impacts on Brunswick's historic development pattern. *The Board finds that the provisions of Section 411.14 are satisfied.*

411.15 Architectural Compatibility

The proposed project will be compatible in terms of size, scale, mass and design with the other buildings on Industry Road. *The Board finds that the provisions of Section 411.15 are satisfied.*

411.16 Municipal Solid Waste Disposal

No changes to disposal rates are anticipated. The development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste. *The Board finds that the provisions of Section 411.16 are satisfied. The Board finds that the provisions of Section 411.16 are satisfied.*

411.17 Recreation Needs

Not applicable – a recreation impact fee is not required for this nonresidential use. *The Board finds that the provisions of Section 411.17 are not applicable.*

411.18 Access for Persons with Disabilities

The site and buildings will be accessible to the extent required. Accessible parking has been provided. *The Board finds that the provisions of Section 411.18 are satisfied.*

411.19 Financial Capacity and Maintenance

The applicant has provided a letter from the Bank of Maine confirming adequate financial capacity to complete the project. *The Board finds that the provisions of Section 411.19 are satisfied.*

411.20 Noise and Dust

During construction, work will be done in accordance with Section 109.4.E. of the Brunswick Zoning Ordinance. Construction dust control will use Best Management Practices as outline in the Maine Erosion and Sedimentation Control BMP Manuel, as published by the MDEP. Upon construction completion, the proposed development is not anticipated to contribute to unreasonable noise or dust. *The Board finds that the provisions of Section 411.20 are satisfied.*

411.21 Right, Title and Interest

The applicant has provided a deed giving them sufficient right, title and interest to develop the land. *The Board finds that the provisions of Section 411.21 are satisfied.*

411.22 Payment of Application Fees

The applicant has paid all applicable development review application fees. *The Board finds that the provisions of Section 411.22 are satisfied.*

**DRAFT MOTIONS
GELATO FIASCO ADDITION
CASE NUMBER: 15-024**

Motion 1: That the Major Development Review combined Sketch and Final Site Plan application is deemed complete.

Motion 2: That the Board waives the following requirements:

1. Profile, cross-section dimensions, curve radii of existing streets.
2. Class A High Intensity Soil Survey.

Motion 3: 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 the building permit, the Town's consulting engineer shall confirm that comments # 1-8 in the memo by Sebago Technics dated June 1, 2015, have been adequately addressed.
3. Prior to the commencement of construction, the applicant shall obtain a street opening permit from the Department of Public Works.
4. Prior to issuance of a building permit, the Town Arborist shall approve the landscaping plan.

* Please note that Development Review approvals by the Planning Board shall expire at the end of two years after the date of Final Site Plan approval unless all construction has been completed by that date (Section 407.4.B of the Brunswick Zoning Ordinance).



TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING & DEVELOPMENT
TOWN HALL - ROOM 216
85 UNION STREET
BRUNSWICK, ME 04011

ANNA BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

PHONE: 207-725-6660
FAX: 207-725-6663

May 27, 2015

STAFF REVIEW COMMITTEE NOTES

Staff Present:

Jeff Emerson (Fire), John Foster (Public Works), Jeff Hutchinson (Codes), Jeremy Doxsee (Planning, Non-Voting Member), Linda Smith (Business Development, Non-Voting Member)

Public Present: None

Case # 15-024 Gelato Fiasco Expansion: The Committee will review and provide a recommendation to the Planning Board regarding a combined Sketch - Final Major Development Review application submitted by Great Falls Construction for the proposed construction of a 5,400 sf addition to the existing manufacturing and warehouse facility, along with associated site improvements. The project is located at 2 Industry Road in the Business and Industry 1 (I1) Zoning District. Assessor's Map U07, Lot 66.

Present for Applicant:

Norman Chamberlain (Walsh Engineering Associates, Inc), Josh Davis (Owner)

- Norman provided a project overview, and noted the following features:
 - A 10' wide sound mitigating structure for generator and compressors.
 - 1 outdoor loading dock, and 1 outdoor / indoor loading dock
 - 22 parking spaces
 - Grass underdrained soil filter. There will be a 0.1 cfs increase in stormwater for one and two-year storms.
 - John Foster indicated that this would be acceptable to the town.
 - A bike rack.

Staff Comments:

John Foster:

- A 0.1 cfs increase in stormwater for one and two-year storms would be acceptable to the town.
- What is the gradient of the ramp in the front of the building? Norm: 1 on 20.
- All set – have worked with Norm on stormwater plan.

Jeff Hutchinson:

- Impervious coverage is at 55%, well below permitted 80%.
- No landscaping shown for front and side yards, or around building foundation. Have Anna and/or Peter Baecher weigh in on whether needed.
- Inquired about lighting plan. Norm indicated it's in the packet.
- Applicant should consider putting a 4' high fence around detention pond. Family Focus building is next door, and we don't want any young kids accidentally falling in 2.5' deep pond after a large rain event.
 - Norm: Family Focus is largely contained – kids play inside and within fenced yard.
 - Jeff H: show fence for Family Focus on site plan.

Jeff Emerson

- No comments.

Linda Smith

- No comments.

END



TOWN OF BRUNSWICK, MAINE
Bike & Pedestrian Advisory Committee

28 FEDERAL STREET
BRUNSWICK, ME 04011

William Wilkoff, Co-Chair
Richard Cromwell, Co-Chair

PHONE: 207-725-6660
FAX: 207-725-6663

May 22, 2015

Brunswick Planning Board
85 Union Street
Brunswick, Maine 04011

At our May 21, 2015 meeting we were presented two projects for our review. With regard to the Phase II Brunswick Landing Project our only concern was whether the road would be consistent with the idea of Complete Streets. However, if this is going to remain a private road our concerns appear to be moot.

With regards to the Gelato Fiasco Production Facility we were pleased to learn that the project will include bicycle parking for employees and visitors. In our discussion we felt that given the facility's proximity to the Androscoggin Bicycle Path that it will provide an excellent opportunity for bicycle commuters (e.g. from Bath). Considering this and Gelato Fiasco's history of community consciousness we felt that providing several simple covered parking spaces for bicycles would enhance the project. We realize that this enhancement could not come from you as a requirement, but we feel that it wouldn't be out of place for your Board to make it as a suggestion.

Thank you for your consideration.

Will Wilkoff, Co-Chair

Jeremy Doxsee

Subject: FW: Gelato Fiasco - Review memorandum.

From: James Seymour [<mailto:jseymour@sebagotechnics.com>]

Sent: Wednesday, June 03, 2015 2:16 PM

To: Jeremy Doxsee

Cc: 15218

Subject: RE: Gelato Fiasco - Review memorandum.

Norm filled in a little more of the details and information with an updated plan set today. I think we can keep the conditions and just forward that they have been forwarded for review and we have just some minor details to work out.

Hope all is well.

Its busy, which is a nice thing, but it seems to go to one extreme to another.

Let me know when or if you need any additional comments.

James R. Seymour PE

Project Manager

Sebago Technics Inc

75 John Roberts Rd-Suite 1A

South Portland, ME 04106-6963

Direct # (207) 200-2083

Cell# (207) 632-1199

e-mail : jseymour@sebagotechnics.com

From: Jeremy Doxsee [<mailto:jdoxsee@brunswickme.org>]

Sent: Wednesday, June 03, 2015 2:12 PM

To: James Seymour; Chamberlain, Norm

Cc: John Foster

Subject: RE: Gelato Fiasco - Review memorandum.

Thanks All,

Jim, I think this email will suffice as an addendum to the memo.

Jeremy Doxsee, AICP

Town Planner

The Department of Planning & Development

Town of Brunswick

85 Union Street

Brunswick, ME 04011

(207)725-6660 x4022

Jeremy Doxsee

From: James Seymour <jseymour@sebagotechnics.com>
Sent: Tuesday, June 02, 2015 4:05 PM
To: Chamberlain, Norm
Cc: Jeremy Doxsee; 15218; John Foster
Subject: RE: Gelato Fiasco - Review memorandum.

Norm,

Thanks for the updates. The SW modelling at least now works to meet the 2, 10 and 25 yr storms such it meets the quantity and quality requirements per Town standards. The unfortunate thing is that it will temporarily pond in your clients parking lot following larger storms over a 2 year event. Not as much as before but still significant. That's not great and as you are well aware will eventually deteriorate your pavement especially if it occurs in a winter period.

I know you are or will be working for a longer solution with the Town and you are pinched for time, so you want to proceed at your own risk.

I would say another option might be to look at an underground SW chamber storage for the overflow of the pond, for storage with discharge/recharge back into the ground with those under the front parking areas. Just a suggestion for a cure, if there is no other immediate solution. I am not really thrilled with surface flooding, but if that is what is acceptable to the applicant, then I will want a note saying that the client accepts the temporary flooding in large events, and will accept the maintenance and repair of direct consequences resulting from the flooding on the private property and will not hold the Town responsible for correcting, or providing additional pipe capacity to alleviate the flooding as determined by engineering HydroCad calculations provided by Walsh Engineering on June 2, 2015.

Any proposed improvements to the site, to create additional runoff detention or adding of an additional measure to promote infiltration into the soil, other than what is shown on the approved plan, shall be reviewed by the Town as a site plan amendment/revision prior to any construction of the actual improvement.

Any improvement to offsite drainage pipe systems to upgrade downstream capacity shall be coordinated with Public Works and the Town in a separate agreement.

The only plan that was attached was the site plan showing new landscape areas, and some notes. I eventually should confirm detail revisions and additions, check all suggested notes, and confirm the plan changes as discussed in your letter were shown on the plan.

Jeremy will you need an updated letter, or is the memo with a conditional approval recommendation enough to work with the PB.

I can provide an updated letter next week such you have it at the hearing if necessary.

Thanks

James R. Seymour PE
Project Manager
Sebago Technics Inc
75 John Roberts Rd-Suite 1A

South Portland, ME 04106-6963
Direct # (207) 200-2083
Cell# (207) 632-1199
e-mail : jseymour@sebagotechnics.com

From: Chamberlain, Norm [<mailto:norm@walsh-eng.com>]
Sent: Tuesday, June 02, 2015 3:16 PM
To: James Seymour
Cc: Jeremy Doxsee; 15218
Subject: Re: Gelato Fiasco - Review memorandum.

Jim,

Outlook is on the blink today so I'm sending this from Gmail. Attached are a letter in response to your memo and revised HydroCAD calcs. As you'll see, there was a slight reduction in predicted water elevation in the filter.

let me know if there are any other questions or comments.

On Mon, Jun 1, 2015 at 6:38 PM, James Seymour <jseymour@sebagotechnics.com> wrote:

Jeremy Doxsee

From: James Seymour <jseymour@sebagotechnics.com>
Sent: Monday, June 01, 2015 6:38 PM
To: norm@walsh-eng.com; Jeremy Doxsee
Cc: 15218
Subject: Gelato Fiasco - Review memorandum.
Attachments: 15218 Gelato Fiasco- 2 Industry Road- SWM -ER memo #1 6-1-15.pdf

Norm and Jeremy,

Here is my review memo. There is some details, notes, and erosion control notes needed.

I think Norm you can make the stormwater revisions counting some infiltration under the pond to assist with the peak rate of runoff.

Although this is still needing some details, I think we are comfortable addressing these post meeting if it helps. The only one that I would like to see sooner if possible is the new pond calcs without the pvc liner.

I look forward to working the final pieces out and hope you the best with the Planning Board.

James R. Seymour PE

Project Manager

Sebago Technics Inc

75 John Roberts Rd-Suite 1A

South Portland, ME 04106-6963

Direct # (207) 200-2083

Cell# (207) 632-1199

e-mail : jseymour@sebagotechnics.com

STI # 15218
TO-15-002



Review Memorandum

TO: Jeremy Doxsee -Town of Brunswick -Planner

FROM: James Seymour, P.E. 
Development Engineering Review Consultant
Sebago Technics, Inc.

DATE: June 1, 2015

RE: Stormwater Management Drainage Plan Review –
Proposed Gelato Fiasco-Manufacturing and Warehouse Facility
2 Industry Road-Brunswick, ME
Tax Map U07, Lot 66
C/o Great Falls Construction

We have reviewed the submitted Site Development Plan for the Proposed Gelato Fiasco Manufacturing and Warehouse Facility expansion planned on an existing commercial/industrial lot of 1.1 acres located off Industry Drive. The site is located in the I-1 Industrial Zone for Industry Road & Park. We have been requested to review the plan to assess whether it has met the Brunswick Ordinance requirements under Section 411.5 Stormwater Management. That section references stormwater quality and quantity standard compliance with the Stormwater Management for Maine: Best Management Practices as published by the Maine Department of Environmental Protection November 1995, and also references Section 209: Coastal Protection, Section 503: Steep Slopes, and Section 504: Stormwater Management.

We received a copy of the proposed Site Development Plan with written stormwater management report and calculations from Walsh Engineering dated May 20, 2015. Following our review of the site plan, we determined that the engineer design intends to sheet flow runoff from the existing redeveloped portions of the parking lot, and from the proposed parking lot, into a grass detention infiltration pond located at the front of the site. The site will be pitched to drain surface runoff from half of the roof runoff and new parking/paved areas to this depressed ponding area where it will connect by new storm drain into the existing drainage in Industry Road.

We have a few concerns with the design and offer suggestions which may alleviate drainage impacts showing a slight increase rate of runoff in the developed condition. This area is within the Androscoggin River (near the River Road) watershed, which is classified as an urban impaired watershed, but the project as proposed does not trip the new impervious areas threshold to meet the requirements of the Maine DEP. Needless to say the Town does want to assure that proactive measures are taken to accomplish a fair amount of treatment of the runoff. Below are

our direct concerns for the general stormwater management plan design and treatment considerations for the parking lot and roof areas:

1. The drainage design plan attempts to provide detention and active treatment areas for the runoff flowing in an easterly direction. The proposed design captures the runoff in a ponding filter area, but shows a very slight increase in runoff rate due to the fact the pond is lined with a PVC liner and discharges all runoff to a street storm drain which has downstream capacity issues. In high rain events there may be some minor impacts to the subject property as designed as the existing street storm drain's limited capacity will create backups into the parking lot.
2. The Maine DEP uses Stormwater BMPs which require that the engineer design infiltration swales, ponds, or filtration measures with a soil media that does not have an infiltration rate greater than 2.24in/hr and then wraps the entire system in a PVC liner discouraging natural infiltration for concerns of drinking water contamination. The current design does not incorporate the rate of the soil media to alleviate some of the runoff impacts by natural infiltration offered in the bottom of the pond. While the DEP typically requires the liner we find given the size of the project, need to alleviate peak rates, and that the area is already on public water that some controlled recharge into the soil equal to the treatment media permeability rate is beneficial. Thereby we do feel the removal of the liner should be considered as we feel it will drop the overall rate below pre-developed conditions.

We will need to see how the ponds are modelled with the inclusion of the permeability values using the Maine DEP filter media specifications and design rates. The side yards shall be designed to provide some shallow swales and promote recharge into the yard areas naturally from some or most of the roof runoff as well.

3. While we agree that the ponds can provide effective treatment, we will need to verify with test pit information to determine if there is any potential for any seasonal high groundwater issues which also might limit capacity to infiltrate. Based on soils mapping it appears the groundwater is deep, but we request confirmation prior to issuance of building permits as a potential condition of approval.
4. The applicant shall show the limits of trench work in the Industry Road section for the storm drain work. A note should be added that all work in the street will be in accordance with Town of Brunswick Public Works street standards and requirements for an industrial road or to match existing sub-base and base gravels, as well as matching the existing pavement thickness for the trench repair areas. Street opening permits must be obtained from the Public Works Department prior to any work in the street.
5. We have a utility question regarding the existing water line. The elevations of the water at a typical depth of 5 to 5.5 feet may create a conflict with the pond bottom should the service be located there. We request that the water line location be verified such to show it will not have a conflict with the pond. A note shall be added requiring the marking and notification of all proposed excavation areas by DigSafe per state requirements before any commencement to dig.

6. Details will be needed for curb opening to the pond and pavement edging where the runoff is directed into the treatment collection area. We recommend a paved lip into the pond to avoid the parking edge separating at the curb line. In addition the curb should be opened at the point of curb curvature on the corner, leaving about a 6 feet wide opening to allow the passage of runoff in winter conditions. A narrow passage will easily freeze in normal winter conditions following a snow event. The flume effect will need to be shown in detail with the riprap swale into the fore-bay as well. The detail need to incorporate the two items for this specific design.
7. We recommend that silt fence remain intact around the periphery of the treatment bottom until the pond areas have been firmly established with vegetation to avoid small scours and washouts mixing erosion with the pond bottom media.
8. Erosion control notes shall be shown on a plan, and include common items such as mulching rates, seeding preparation, inspection and monitoring schedules, dust control, catch basin protections, and a general construction schedule. Details for silt sacs in catch basins and silt fencing are required as well.

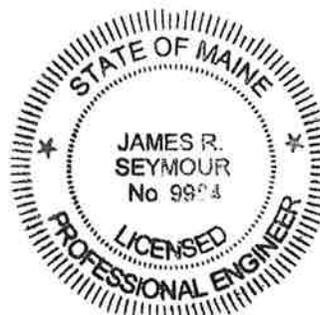
We understand the projects intent, incorporation of drainage treatment measures to reduce water quality impacts from paved surfaces. The applicant is aware that there are limitations in the street system due to a small existing pipe size. The project will require an extension of 15 inch diameter storm drain to reach the site meeting Town requirements. Overall we feel the design is acceptable for the proposed use and removal of the PVC liner will assist with peak rates of runoff with some recharge by use of soil infiltration will help with peak rate control from the site. The treatment of the parking areas within this watershed will be of good benefit to the Androscoggin River as well.

We have discussed some of the concerns of the peak runoff with the engineer, Norm Chamberlain, PE, and feel those can be corrected immediately by the engineer. We feel all the discussed items can be incorporated into conditions of approval, which will be required to be submitted, reviewed, and approved by the Town, prior to any permits being issued for construction.

Please feel free to contact me if you or the design-professional have questions with our comments or concerns. We will be available to assist you and the applicant, if warranted, to address any further questions. We look forward to assisting the Town and applicant to work through the final design issues associated with this important community project development within the Town of Brunswick.

Sincerely;


James R. Seymour P.E.
Consulting Review Engineer



JRS:jrs

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
APRIL 14, 2015**

MEMBERS PRESENT: Chair Charlie Frizzle, Vice Chair Margaret Wilson, Bill Dana, Soxna Dice, Jeremy Evans, Dale King and Richard Visser

STAFF PRESENT: Director of Planning and Development, Anna Breinich; Town Planner, Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, April 14, 2015 in Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

1. Case # 15-002 Chamberlain Woods Final Subdivision: The Board will review and take action regarding a Final Plan Major Review application, submitted by Coastal Buildings and Investments, Inc., for the development of a 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.

Charlie Frizzle introduced the application for Chamberlain Woods Subdivision, Final Plan Major Review and clarified that earlier materials had stated this was for 10 lots when in fact it is for the development of a 9-lot residential subdivision. The proposal is for 8 new lots, one previously developed lot and a wooded lot to be retained by the owner. Jeremy Doxsee added that the Sketch Plan was approved by the Planning Board on February 5th and stated that the Final Plan application was reviewed by the Staff Review Committee on March 11, 2015; those notes are included in the packet material. Jeremy reviewed the project summary and stated that the parcel is currently 7.2 acres and the applicant is proposing to develop less than 3 acres. Jeremy noted that a stormwater permit from DEP is not required but the stormwater plan has been reviewed by Sebago Technics and those comments were received late on April 10th. Staff has not had the opportunity to address all the concerns. Jeremy said that the Town Engineer comments are also included in the packet and have been conditioned.

Curt Neufeld of Sitelines, reiterated Charlie Frizzle and Jeremy Doxsee’s comments and reviewed a PowerPoint presentation. In regards to the stormwater comments received Friday, Curt noted that they are all in agreement. Curt reviewed the aerial photo and pointed out that they will maintain the connection to Crimmins Field and reviewed the easement that the applicant will convey to the Town. Curt pointed out that they have gone with the Town Engineer’s suggestion to remove the swails and will have two new catch basins. In addition, Curt said that they have agreed that no foundation will be built below four feet. Curt reviewed the requested waivers and noted that when the road is constructed, they will only cut what needs to be cut and will not be clearing the house lots until they are ready for development.

Charlie Frizzle pointed out that there was also a request to waive sidewalks and noted that Section 5.11.4 of the Brunswick Zoning Ordinance specifically exempts dead end streets with less than 20 units. Therefore, sidewalks are not a requirement for this application and will not

need to be waived and can be removed from the requested waivers. Bill Dana asked if there is enough pitch to push the house back if the homeowner desired. Curt replied that they will have room to move, but that the intention is that the front will drain to the street. With respects to the Town Engineers request that the circle be bigger in the cul-de-sac, Soxna Dice asked if or how this will effect setbacks. Curt replied that they will meet the requirements and noted that the property lines did not change, just the roadway.

Chair Charlie Frizzle opened the meeting to public comment.

Colleen Cogdnon, resident of 56 Boody Street, said that she understands that there is no notification requirement, but that it would be nice to know when the construction is going to begin. Colleen would like to know how much acreage is going to be set aside for the road and to understand how the traffic circle can get bigger, yet the housing lots do no change. Charlie Frizzle replied that the applicant moved the edge of the road further into the right-of-way. Colleen would like to know if the drainage pipe will be insulated to prevent freezing and Charlie replied that he believed it will, but the specifics on how much is still being worked on by the Town Engineer, Sebago Technics and the applicant. Colleen asked what housing lots are going to be built and what ones are going to be left. Margaret Wilson replied that the applicant has not designated this yet. Colleen asked if this is a requirement and Charlie replied no. Colleen noted that even if they dig foundations four feet or less, they are still going to need sump pumps. Colleen asked who will assume liability for the drains if they do not work and Anna Breinich replied that this is a question and determination that will need to be made by the Town Engineer. Colleen asked when the clearing will occur for the roadway for the corner lot if it is undetermined at this time when it is going to be built. Margaret suggested that they come back to this. Colleen asked how much a buffer will be left between the houses being built and the house that are already there and Charlie replied that they usually don't buffer residential to residential. Colleen stated that the fill is not suitable for planting. Colleen asked where the cluster mailbox is going and Charlie replied that it is up to the post office whether they want to serve a dead-end street. If the Post Office does not want to serve the street, they require a cluster box out front; it is up to the post office to make this decision. Colleen pointed out that the math on the assessment for recreation in lieu of land is wrong and Charlie replied that this will need to be reviewed with the Recreation Department. Soxna Dice asked for more clarification on the discrepancies and Colleen stated that the lot area for lot 8 is not correct from what was posted as part of the packet. Charlie replied that staff will need to make sure that the land areas concur with the map. With respects clearing for the pipe, Charlie replied that they will need to come through the lot. Curt Neufeld replied that in terms of construction notification, the applicant will take this into consideration. With respects to the road acreage, Curt does not know, but is willing to talk about it after the meeting. Curt said that road within the right-of-way moved but that the right-of-way did not; property lines and setbacks did not change. Curt said that the insulated pipe, where it is the shallowest, insulation will be doubled and will go across the top, bottom and sides. Curt pointed out the water drainage notes that are on the plan. Curt said that they do not have plans on what lots will be built yet and noted that sump pumps will be recommended for every house. In terms of who would take responsibility for the drainage pipe, the Town would when they take over ownership of the Road. Buffering between the lots is homeowner's

preference. Curt said that he has no knowledge of the post office boxes and would be happy to review any math discrepancies. Margaret Wilson replied that in looking over the math discrepancies she believes it was just a typo for lot 8.

Jeremy Doxsee asked if the four lots would remain wooded until they are developed and Curt replied that they would be. Jeremy asked that the plan state this. The applicants Real Estate consultant, Tom Kohl, replied that they have no intention of clearing lots until they are to be developed, but does not know if there is a way to logistically state this.

Ron Stadden, resident of 54 Columbia Ave, asked what stipulations apply to the lot being retained by the owner. Charlie replied that if a development proposal is created, it would stand on its own merits and possibly stricter merits at that point. Anna Breinich replied that if the owner decided to sell or develop as a single family, it would not come back before the Planning Board and would only require a building permit.

Chair Charlie Frizzle closed the public comment period.

With respects to the concerns by Sebago Technics, Margaret Wilson asked how are those concerns worked out, how they will be codified and where will the results end up. Jeremy Doxsee reviewed the process that the developer would need to go through via the Codes Enforcement Office, Sebago Technics and the Town Engineer. Margaret asked if there is ever a subset of questions that have to be met before they can continue development and what happens to those. Curt Neufeld replied that when review comments arrive late, many times they will be added to the plan with a revised per comments date and submitted to Sebago Technics and the Town Engineer who will write another letter; this is what typically comes back to the Board for final signature. Soxna Dice asked if there is history with insulated pipes and do they freeze. Curt replied that the shallow ones that are old and un-insulated do freeze, which is the reason why they doubled the insulation at the shallowest point; this is a widely used practice. Soxna asked if they require landscaping, do they have any requirement that they have sufficient soil. Charlie replied that in the current ordinance, they have very little in terms of planting longevity, but that they are correcting this in the new ordinance. Charlie said that the homeowner will need to speak to the developer on what they want. Curt replied that they do have provisions within the documents that do address disturbed land. Jeremy suggested that they add a condition that street trees be provided as this will become a Town road. Jeremy acknowledge that they do have 21 Conditions of Approval, but with the notations on the plan now, they may be able to bring this closer to 15. Jeremy said that the Board could also table the application. Charlie agreed that they did have a lot of conditions listed, but that in review of the Ordinance and the conditions, he is comfortable with proceeding especially knowing that the Town Engineer will be involved with settling most of these issues. Soxna stated that she is not comfortable with the level of conditions. Anna agreed and stated that staff needed to bring this forward as to where the plan was.

MOTION BY SOXNA DICE TO TABLE THE FINAL PLAN MAJOR REVIEW APPLICATION FOR CHAMBERLAIN WOODS SUBDIVISION PENDING FURTHER CLARIFICATION. SECONDED BY BILL DANA. MOTION PASSED 4-3.

2. Case # 15-014 Tao Yuan Greenhouse: The Board will review and take action on a Final Plan Major Review application, submitted by Cecile and John Stadler/Cara's Place LLC, as an amendment to a site plan approved 5/27/14. The proposed amendment includes the construction of a 2-story commercial structure with a top-floor greenhouse; and storage/office/work space dedicated to greenhouse and restaurant support tasks located on the ground and basement floors. Structure to be built on the existing foundation with associated parking and site improvements, located on a .16 acre lot, 0 Abbey Road/22 Pleasant Street, and within the Town Center 1 (TC1) Zoning District and Village Review Overlay Zone. Assessor's Map U13, Lot 095/1-3.

Jeremy Doxsee reviewed the project summary amendment for an aquaphonic greenhouse and storage/work area. Jeremy said that this application was seen before the Staff Review Committee on March 11, 2015 and those notes are included in packet. Jeremy stated that there are 4 Conditions of Approval, one include parking schematic for staff only in the basement.

Kate Holcombe reviewed the application and presented a PowerPoint presentation. Kate noted that they are not changing the size of the existing foundation, but they are adding a small staircase and loading dock outside of the current foundation. Richard Visser asked why the address was 0 Abbey Road and Anna Breinich explained that it was originally 1-3 Abbey Road, but those condominium units were never constructed and they just need a new number.

Chair Charlie Frizzle opened this meeting to public comment.

Art Boulay, abutting owner for the Brunswick Business Center, asked for more clarification on the offices to be located on the ground floor. John Stadler, applicant, replied that they changed the plan to restaurant use only as they could not put in ramps for handicapped entrances; there will be no public offices. Richard Visser asked if there were any bike requirements and Jeremy Doxsee replied that there are none.

MOTION BY BILL DANA THAT THE MAJOR DEVELOPMENT REVIEW AMENDED SITE PLAN IS DEEMED COMPLETE. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

Charlie Frizzle noted that for Section 411.10 and 411.15 of the Brunswick Zoning Ordinance, this application was reviewed by the Village Review Board and was approved for a Certificate of Appropriateness once the VRB conditions are met.

MOTION BY DALE KING THAT THE FOLLOWING WAIVERS BE GRANTED:

1. Topography with contour intervals. No grading proposed. Site all impervious.
2. Profile, cross-section dimensions, curve radii of existing streets. No changes proposed to Pleasant Street or Abbey Road.

MOTION SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

MOTION BY SOXNA DICE THAT THE MAJOR DEVELOPMENT REVIEW AMENDED SITE 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 a review and approval in accordance with the Brunswick Zoning Ordinance.
2. Prior to issuance of a building permit, the applicant shall submit a letter from a bank verifying financial capacity, satisfactory to the Director of Planning & Development.
3. Prior to issuance of a building permit, a note shall be added to the plan stating that rain and melt water will be collected from the greenhouse structure and diverted into cistern(s) in the basement.
4. Prior to issuance of a building permit, a parking layout plan with dimensions shall be provided, to the satisfaction of the Director of Planning and Development.

MOTION SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

3. Zoning Ordinance Rewrite Committee (ZORC) Update

Anna Breinich reviewed the upcoming ZORC meeting schedule.

4. Approval of Minutes

5. Other

6. Adjourn

This meeting was adjourned at 8:26 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
MAY 5, 2015**

MEMBERS PRESENT: Chair Charlie Frizzle, Bill Dana, Soxna Dice, Jeremy Evans, and Richard Visser

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Brunswick Planning Board was held on Tuesday, May 5, 2015 in Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

1. Case # 15-002 Chamberlain Woods Final Subdivision: The Board will review and take action regarding a Final Plan Major Review application, 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.

Charlie Frizzle introduced the application for the Chamberlain Woods final Subdivision application and asked that the staff and the applicant bring the Board up to date with the list of conditions that needed approval at the April 14, 2015 meeting. Kevin Clark from Sitelines reviewed the red balloons located on the plan that were comments from the Town Engineer and Sebago Technics. Charlie stated two conditions needed to be added as Section 411.8 of the Zoning Ordinance asks for a letter for sewage capacity and Section 411.9 asks for a letter from the Water Department for capacity to serve neither of which are included in the packet. Soxna Dice asked for clarification on the two dates listed on Condition 7 and Anna replied that the Town Manager has placed a 30 day limit on renewal of the outstanding consent agreement with a deadline of June 4, 2015. Soxna suggested language changes. Charlie pointed out that there has been some confusion over whether this is a 10 lot subdivision or a 9 lot subdivision and he believes that this is a 10 lot subdivision; one previously developed lot, one 4.35 acre lot to be retained by the applicant and 8 new lots. Anna agreed and stated that they have it worded in the project summary as described as such. Bill Dana pointed out that there was a discrepancy over the length of the private drive cul-de-sac; staff to clarify upon approval.

Bill Dana and Charlie Frizzle suggested language changes/updates to the Findings of Fact. Charlie explained the reason behind Condition 11 and the pre-construction meeting. Bill replied that this meeting along with the sitewalk helped alleviate some of the concerns that he originally had. Soxna Dice suggested linking the waiver to the provision in the Ordinance that the requested waivers apply to. Anna Breinich replied that sometimes waivers can apply to more than one provision. Soxna stated that she would rather link the waivers to their corresponding review standard and reviewed what provisions apply to the requested waivers.

Chairman Charlie Frizzle opened the meeting to public comment.

Colleen Cogdon, resident of 56 Boody Street, asked how the radius changes will affect the abutting lot sizes. Charlie Frizzle replied that the lot sizes will lose a little bit within the right-of-way. Kevin Clark replied that the lot sizes did not change, just the pavement; a little less on the shoulder. Colleen asked that staff review all the math on this plan again as she is concerned that some of the calculations may not be correct.

Charlie Frizzle closed the public comment period.

MOTION BY BILL DANA THAT THE MAJOR DEVELOPMENT REVIEW FINAL SUBDIVISION PLAN APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

MOTION BY RICHARD VISSER 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 SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.

MOTION BY BILL DAND THAT THE MAJOR DEVELOPMENT REVIEW FINAL 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, the applicant shall show proof of payment of the solid waste impact fee.
4. Prior to issuance of Building Permits, the applicant shall show proof of payment of the recreation impact fee.
5. Prior to issuance of Building Permits, the applicant shall show proof of payment of the street light impact fee of \$296.03.

6. Prior to issuance of Building Permits, recorded stormwater drainage easements to the Town shall be provided, in form and substance satisfactory to the Town Engineer.
7. The plan shall not be recorded until the applicant file with the Town Manager a renewed letter of credit conditioned by the 2010 Wood Pond Village consent agreement. This filing shall occur no later than June 4, 2015, in order to fulfill financial capacity requirements per section 411.19.
8. Prior to the commencement of road construction or installation of any utilities, the developer shall provide the Town with a performance guarantee in the amount of \$292,500 for all subdivision infrastructure, as required under Section 411.19.
9. Prior to the commencement of construction of the road or installation of any utilities, the applicant shall establish an escrow account with the Town for a construction inspection escrow fee of \$5,100.
10. 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.
11. 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.
12. Prior to the commencement of any construction, a digitized electronic drawing file (CAD file and PDF) of the approved plans, in an approved format, shall be furnished to Public Works Department.
13. Prior to acceptance by the Town of the private street and utilities, 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.
14. Prior to the issuance of Building Permits, the applicant shall obtain capacity to serve the subdivision letters from the Brunswick Sewer District and Brunswick-Topsham Water District.

MOTION SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

2. Zoning Ordinance Rewrite Committee (ZORC) Update

Anna Breinich reviewed the upcoming ZORC meeting schedule.

3. Approval of Minutes

No minutes were reviewed at this meeting.

4. Other

5. Adjourn

This meeting was adjourned at 7:51 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary

Site Design Associates

Consulting Engineering and Land Planning

June 2, 2015

Anna Breinich, Director of Planning and Development
Town of Brunswick
85 Union Street
Brunswick, Maine 04011

RE: **Priority Real Estate Group (PREG)**
Proposed Development
4-16 Admiral Fitch Avenue - Lot 6 – Brunswick Landing
Pre-application Submission

Dear Anna:

On behalf of PREG, Site Design Associates is pleased to submit the enclosed plans and documentation in support of a Pre-application Review with the planning board for the construction of two office buildings and a pharmacy at 4-16 Admiral Fitch Avenue, Lot 6 at Brunswick Landing. The proposed development would consist of an approximately 12,000 sf footprint single story professional office building, a 15,000 sf footprint two story professional office building, a 13,225 sf pharmacy with a drive through and 223 parking spaces.

The main access to the property will be via Admiral Fitch Avenue, with secondary access points to Allagash Drive and to the proposed development on lot 5.

We have included ten copies of the following drawings for your review:

- Drawing C-100 – Existing Conditions Plan
- Drawing C-101 – Pre-application Plan

Recall that a sketch plan for this lot was reviewed and approved by the planning board at the January 13, 2015 meeting. Since that meeting plan revisions include:

- Relocation of 23 parking spaces away from the onsite DEP stream and wetlands
- Substitution of a pharmacy for the financial institution on Lot 6A
- Revisions to the proposed lot sizes to accommodate the pharmacy
- Reduction of the Lot 6B building from two stories to one story, with an increase of 2,000 sf in the footprint area
- Installation of new curbing and additional sidewalks along Admiral Fitch Avenue
- Addition of a crosswalk at the intersection of the internal drive and Admiral Fitch Avenue

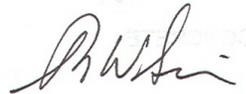
23 Whitney Way – Topsham, Maine 04086
Phone: (207) 449-4275 email: info@sitedesignassociates.biz

PREG has a purchase and sale agreement with MRRA to purchase the subject parcel.

The project is located in the BNAS Reuse District, in the Community Mixed Use (CMU) Land Use District. This application reflects development in general accordance with the Admiral Fitch Common Development Plan (CDP) approved by the planning board on July 22, 2014. In June of 2014 the planning board approved a further subdivision of lot 6 into lots 6A, 6B, and 6C. The project as proposed by PREG will require a slight readjustment of the internal lot lines to accommodate the development. These adjustments are shown on the drawings. Therefore, in addition to site plan approval for development of each lot, the project will require planning board approval of an amended subdivision plan.

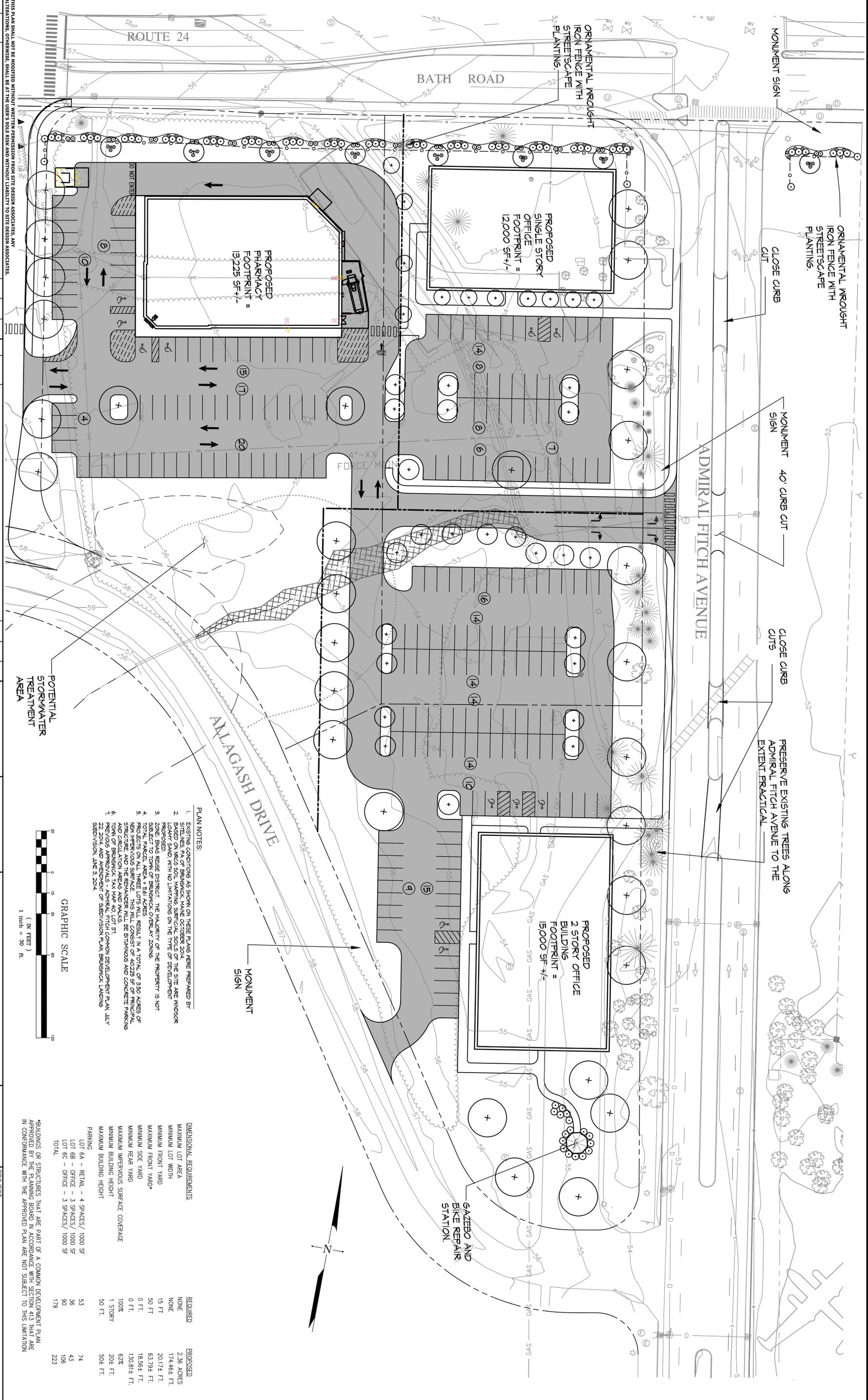
Please let us know if you have any questions or comments, or require additional information. We look forward to meeting with the board on June 9.

Sincerely,
Site Design Associates

A handwritten signature in black ink, appearing to read 'Tom Saucier', is written over a faint, light-colored rectangular stamp or watermark.

Tom Saucier, P.E.
President

C: Jim Howard, Priority Real Estate Group, LLC



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES. ANY ALTERATIONS, OMISSIONS, OR CHANGES SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

REV	DATE	BY	CHKD	APPD	REV	DATE	STATUS
A	12/23/14						FOR SKETCH PLAN REVIEW
B	01/02/15						REVISED PER STAFF COMMENTS
C	06/02/15						REVISED AND SUBMITTED FOR PRELIMINARY PLAN REVIEW

Site Design Associates
 Consulting Engineering & Land Planning
 23 Wilbur Way
 Topsham, Maine 04086
 Tel: (207) 449-4275

CLIENT:
PRIORITY REAL ESTATE GROUP, LLC
 2 MAIN STREET, TOPSHAM, MAINE 04086

PROJECT:
 BRUNSWICK LANDING, 4-16 ADMIRAL FITCH DRIVE, BRUNSWICK, ME

PRE-APPLICATION PLAN
SITE PLAN AND AMENDED SUBDIVISION PLAN

DESIGN:	TWS
DRAWN:	DEPT
CHKD:	TWS
DATE:	NOV. 2014
SCALE:	1" = 30'
PROJ. NO.	
DWG. NO.	C-101

- PLAN NOTES:**
- EXISTING CONDITIONS AS SHOWN ON THESE PLANS WERE PREPARED BY SITE LINES, PA OF BRUNSWICK MAINE OCTOBER 2014.
 - BASED ON NEDS SOIL VAPORING SURFICIAL SOILS OF THE SITE ARE WINDSOR LOAMY SAND WITH NO LIMITATIONS ON THE TYPE OF DEVELOPMENT.
 - PROPOSED DEVELOPMENT IS SUBJECT TO THE ZONING REGULATIONS OF THE TOWN OF BRUNSWICK, MAINE.
 - ZONE B1A3 RESER DISTRICT, THE MAJORITY OF THE PROPERTY IS NOT SUBJECT TO TOWN OF BRUNSWICK OVERLAY ZONING.
 - TOTAL PARCEL AREA = 5.61 ACRES.
 - PROPOSED ON ALL THREE LOTS WILL RESULT IN A TOTAL OF 330 SPACES OF PARKING INCLUDING 100 SPACES OF RETAIL, 100 SPACES OF OFFICE AND CIRCULATION AREAS AND WALKS.
 - TOWN OF BRUNSWICK TAX MAP 40 LOT 31.
 - PREVIOUS APPROVALS - ADMIRAL FITCH COMMON DEVELOPMENT PLAN, JULY SUBDIVISION, JUNE 9, 2014.

GRAPHIC SCALE
 1 inch = 30 ft.

REQUIRED	PROPOSED
MAXIMUM LOT AREA	2.36 ACRES
MINIMUM LOT WIDTH	174.464 FT.
MINIMUM FRONT YARD	20.174 FT.
MINIMUM SIDE YARD*	63.794 FT.
MINIMUM REAR YARD	18.564 FT.
MINIMUM SURFACE COVERAGE	130.814 FT.
MINIMUM IMPERVIOUS SURFACE COVERAGE	62%
MINIMUM BUILDING HEIGHT	20+ FT.
MINIMUM BUILDING HEIGHT	50+ FT.

*BUILDINGS OR STRUCTURES THAT ARE PART OF A COMMON DEVELOPMENT PLAN ARE SUBJECT TO THE APPROVED PLAN AND SHALL BE SUBJECT TO THIS LIMITATION IN CONFORMANCE WITH THE APPROVED PLAN ARE NOT SUBJECT TO THIS LIMITATION.