



TOWN OF BRUNSWICK
STAFF REVIEW COMMITTEE

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

WEDNESDAY, JULY 22, 2015, 10:00 A.M. Revised 7/17/15; 7/20/15

1. **Case # 15-031 McGee Storage:** The Committee will review and take action on a **Minor Development Review** application submitted by McGee Real Estate Holding, Inc. for the construction of a 3600 square foot self-storage facility and associated site improvements, located at 383 Bath Road. (**Assessor's Map 45, Lot 46**) in the **Industry 3 (I3) District**.
2. **Case # 15-032 Prohett Residence 73 Water Street:** The Staff Review Committee will review and take action on a **Minor Development Review** application submitted by Shelley Prohett to replace an existing 745+/- square foot residence with a new 940+/- square foot residence in same general location, on a .35 acre parcel located at 73 Water Street. (**Assessor's Map U07, Lot 20**) in the **Town Residential 3 (TR3) District** and **Natural Resource Protection Zone**.
3. **Case #15-034 Grace Reformed Baptist Church Special Permit:** The Staff Review Committee will review and provide a recommendation to the Planning Board regarding a **Special Permit** application submitted by Micah Renihan on behalf of the Northern New England District, Council of Assemblies of God, requesting approval to reestablish a church in the existing structures as a use by Special Permit. The property is located at 34 Grover Lane, in the **Country Residential 1 (CR1) Zoning District**. (**Assessor's Map 41, Lot 23A**).
4. **Case #15-033 Rose Douglass Village Sketch Plan:** The Staff Review Committee will review and provide a recommendation to the Planning Board regarding a **Major Development Review Sketch Plan** application submitted by Robert and Judith Muller to develop a 14-unit open space residential subdivision at 207 Hacker Road and adjacent undeveloped lots totally 47.56 acres, in the **Farm and Forest 1 (FF1) Zoning District**. (**Assessor's Map 7, Lots 36-41**).
5. **Other Business**
6. **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 the Brunswick Department of Planning and Development (725-6660).

DRAFT FINDINGS OF FACT
Minor Development Review
McGee Storage
Staff Review Committee Review Date: July 22, 2015

Project Name: McGee Storage
Address: 383 Bath Road
Brunswick, ME 04011
Case Number: 15-031
Tax Map: Assessor's Map 45, Lot 46
Zoning: Industry 3 (I3) Zoning District
Applicant: McGee Real Estate Holding, Inc.
11 Bangor Mall Blvd.
Bangor, ME 04401
Authorized Representative: Mark Varnum
Address same as above
207-509-4299

Staff reviewed the application and has made a determination of completeness.

PROJECT SUMMARY

Staff review is based on the following application materials:

- Application materials submitted 7/1/2015.
- Site Plan, Sheet 1 of 1 prepared by Sitelines PA, dated 6-22-15.

The applicant, McGee Real Estate Holdings, Inc., proposes to construct a 3,600 s.f. single-story metal self-storage unit facility and a 25-foot wide access aisle around all sides at 383 Bath Road. 28 self-storage units of varying sizes are proposed within the unstaffed facility. The property is located in the Industry-3 (I3) Zoning District, Assessor's Map 45, Lot 46.

The site is presently undeveloped with the exception of a portion of an existing gravel area traversing Lots 44 and 46. 5,560 square feet of existing impervious area is present onsite. The proposed development will result in approximately 14, 699 square feet (.34 acres), or an increase in 9,139 square feet of impervious area. A project narrative is provided.

The applicant has requested the following waivers, in accordance with Section 410:

1. Section 412.2.B.16 - Class A High Intensity Soil Survey. *The project is located on soils suitable for the proposed use. The site will not have sanitary facilities. Municipal sewer is available if they are added, so no wells or subsurface disposal systems will be required, which precludes the necessity for a soils survey.*
2. Section 412.2.B.8 - Profile, cross-section dimensions, curve radii of existing streets. *No changes are proposed to Bath Road.*

3. Section 412.2.B.17 - Location of all trees over 10 inches diameter. *The site is a wooded site with few trees over 10 inches in diameter. Clearing limits are shown on the plans; everything within the clearing limits will be removed, everything outside will be preserved with the exception of any dead or dying trees.*

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

411.1 Ordinance Provisions

The proposed development complies with all applicable provisions and standards of the I3 Zoning District. *The Committee finds that the provisions of Section 411.1 are satisfied.*

411.2 Preservation of Natural Features

No wetlands, surface waters, wildlife habitats, steep slopes, or other natural resources will be impacted by the proposed development. The development does not occur within or cause harm to any land which is not suitable for development. *The Committee finds that the provisions of Section 411.2 are satisfied.*

411.3 Surface Waters, Wetlands and Marine Resources

There are no other water bodies, streams, wetlands or vernal pools on the site. The project is not within an Urban Impaired Watershed. There will be no new adverse impacts on Casco Bay or its estuaries. *The Committee finds that the provisions of Section 411.3 are satisfied.*

411.4 Flood Hazard Areas

The FEMA Flood Insurance Rate Map indicates that the project is not located within a FEMA flood hazard area; therefore there is minimal risk of flooding. *The Committee finds that the provisions of Section 411.4 are satisfied.*

411.5 Stormwater Management

The site is relatively flat and is and will remain predominantly a wooded area, generally draining to and infiltrating in low areas within the parcel. The proposed development will be constructed to direct runoff to the center of the site where it will continue to infiltrate. The site is located in an area of highly permeable soils (Windsor Loamy Sand, Hydrologic Soils Group A) which are suitable for stormwater infiltration. No known municipal stormwater systems are within the area. The relatively small increase in impervious coverage does not trigger any state review thresholds for stormwater management. The project satisfies the recommended stormwater quality standards described in the Maine Stormwater Best Practices Manual, published by the Maine Department of Environmental Protection, as amended. *The Board finds that the provisions of Section 411.5 are satisfied.*

411.6 Groundwater

The project will not be served by public water or sewer. The site is not located within an Aquifer Protection Zone. The Committee finds that the development will not - alone or in conjunction with existing activities - adversely affect the quality or quantity of groundwater. *The Committee finds that the provisions of Section 411.6 are satisfied.*

411.7 Erosion and Sedimentation Control

The disturbed area of the site will be isolated with silt sock and other measures to minimize the transport of sediment from the site in accordance with Best Management Practices and will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results. *The Committee finds that the provisions of Section 411.7 are satisfied.*

411.8 Sewage Disposal

This unstaffed self-storage facility will not be served by public sewer or by an onsite septic system. *The Committee finds that the provisions of Section 411.8 are not applicable.*

411.9 Water Supply

This unstaffed self-storage facility will not be served by public water or by an onsite water supply. *The Committee finds that the provisions of Section 411.9 are not applicable.*

411.10 Aesthetic, Cultural and Natural Values

Onsite landscaping around the facility has not been addressed. No other undue adverse effects have been identified regarding impacts to the scenic or natural beauty of the area, historic sites, significant wildlife habitat, or rare and irreplaceable natural areas, as identified by the Maine Departments of Environmental Protection, the Maine Department of Inland Fisheries & Wildlife, or by the Town of Brunswick. *The Committee finds that the provisions of Section 411.10 are satisfied conditioned on proposed landscaping identified on the final site plan in accordance with Section 515.3 of the Brunswick Zoning Ordinance.*

411.11 Community Impact

No new impacts to traffic, the public school system, recreation, public safety, and public works resources have been identified. Municipal resources are available to service the project. *The Committee finds that the provisions of Section 411.11 are satisfied.*

411.12 Traffic

The proposed development will require a street entrance permit from the Department of Public Works prior to the issuance of a building permit. It is stated that one parking space will be provided onsite with additional parking typically available to renters adjacent to each storage unit. The proposed project is not anticipated to cause unreasonable public road congestion or unsafe conditions, and the traffic is expected to maintain existing levels of service within 200 feet of the existing curb-cuts. *The Committee finds that the provisions of Section 411.12 are satisfied conditioned upon obtaining a street entrance permit prior to the issuance of a building permit, as well as the parking space located on the final site plan.*

411.13 Pedestrian and Bicycle Access and Safety

As this is a self-storage unit facility, it is highly unlikely that bicycle parking would be needed. No existing dedicated bicycle or pedestrian access is provided along Bath Road to connect into. *The Committee finds that the provisions of Section 411.13 are not applicable.*

411.14 Development Patterns

Site lighting is neither addressed in narrative nor indicated on site plan. This non-residential project located within a growth area industrial zoning district will be respectful of Brunswick's historic development pattern and will have no adverse impact on any nearby residences. *The Committee finds that the provisions of Section 411.14 are satisfied conditioned upon cut-off site lighting being provided in accordance with Section 515.4 of the Brunswick Zoning Ordinance.*

411.15 Architectural Compatibility

The property is not within an area requiring design review. The type of construction is compatible with existing development patterns along Bath Road. *The Committee finds that the provisions of Section 411.15 are satisfied.*

411.16 Municipal Solid Waste Disposal

There will not be a sustained or regular generation of solid waste. In the instance of abandoned material in a storage unit, such material will be sold or disposed of at the municipal landfill. The development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste. *The Committee finds that the provisions of Section 411.16 are satisfied.*

411.17 Recreation Needs

A recreation impact fee is not required for this nonresidential use. *The Committee finds that the provisions of Section 411.17 are not applicable.*

411.18 Access for Persons with Disabilities

All grades and slopes on this relatively flat site will be accessible to those with disabilities. *The Committee finds that the provisions of Section 411.18 are satisfied.*

411.19 Financial Capacity and Maintenance

Upon approval, the applicant will demonstrate adequate financial and technical capacity to complete and maintain the project. *The Committee finds that the provisions of Section 411.19 are satisfied conditioned upon the applicant providing a submitting documentation to the Planning & Development Department showing that necessary financing for the project is in place prior to receiving a building permit.*

411.20 Noise and Dust

During 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 generate unreasonable noise or dust. *The Committee finds that the provisions of Section 411.20 are satisfied.*

411.21 Right, Title and Interest

The applicant has sufficient right, title and interest to develop the land. *The Committee 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 Committee finds that the provisions of Section 411.22 are satisfied.*

DRAFT MOTIONS
McGee Storage
Staff Review Committee Review Date: July 22, 2015
Case Number: 15-031

Motion 1: That the Minor Development Review Final Site Plan application is deemed complete.

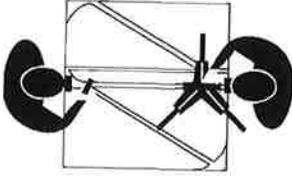
Motion 2: That the Committee waives the following requirements:

1. Section 412.2.B.16 - Class A High Intensity Soil Survey.
2. Section 412.2.B.8 - Profile, cross-section dimensions, curve radii of existing streets.
3. Section 412.2.B.17 - Location of all trees over 10 inches diameter.

Motion 3: That the Minor Development Review Final Site 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.
2. That prior to the issuance of a building permit, a street entrance permit shall be obtained from the Department of Public Works.
3. That prior to the issuance of a building permit, the parking space is located on the final site plan satisfactory to the Director of Planning and Development.
4. That prior to the issuance of a building permit, proposed landscaping is identified on the final site plan satisfactory to the Town Arborist.
5. That prior to the issuance of a building permit, cut-off site lighting is identified on the final site plan satisfactory to the Public Works Director.
6. That prior to the issuance of a building permit, the applicant provides documentation of financial capacity to complete the project, to the satisfaction of the Director of Planning and Development.

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



July 1, 2015

2905-7

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

Re: Minor Development Review Application
SELF STORAGE FACILITIES
383 BATH ROAD, BRUNSWICK, MAINE
Tax Map 45, Lot 46

Dear Anna:

On behalf of McGee Real Estate Holdings, Sitelines, PA is pleased to submit the enclosed Minor Development Review Final Application and supporting materials for the development of a self-storage building to be located on Bath Road.

PROPERTY

McGee Real Estate Holdings, owns the parcel of land located at 383 Bath Road (refer to enclosed deed). The parcel contains 1.0 acres and has frontage on Bath Road. The majority of the site remains undeveloped; however, there is some existing gravel surface on the westerly edge of the property. The existing impervious area includes approximately 5,560 s.f. of impervious area. The property is located in the Business and Industry - E. Bath Road-Harding Plant Area (I3) Zoning district, in which Warehousing and Storage are a Permitted Use.

SITE DESIGN

The proposed project consists of a 3,600 s.f. single-story storage building and a 25-foot wide access aisle around all sides. The development of the site as proposed, will result in approximately 14,699 s.f. (0.34 acres), or an increase in 9,139 s.f., of impervious area.

The storage building will have residential-style, motion-activated floodlights to provide illumination for those seeking access to the storage units after sunset. No facilities are proposed that would require water or sewer services extended to the building. Electric service will be extended from the utilities in the Bath Road right-of-way.

A project sign is proposed near the entrance that will have external downward illumination.

Review Standards

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 5: DEVELOPMENT REVIEW PLAN STANDARDS* of the Ordinance.

SITELINES, PA

ENGINEERS ■ PLANNERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS
8 Cumberland Street ■ Brunswick, ME 04011 ■ TEL 207-725-1200 ■ FAX 207-725-1114 ■ www.sitelinespa.com

501 PRESERVATION OF NATURAL FEATURES AND NET SITE AREA:
Existing woody vegetation will be retained to the extent practical.

502 FLOOD HAZARD AREA:
The site is located within Zone C, designated as "areas of minimal flooding" on the Flood Insurance Rate Map (FIRM) for the Town of Brunswick. An excerpt of the applicable FIRM is enclosed with this application.

503 STEEP SLOPES AND EMBANKMENTS.
There are no steep slopes or embankments on this site.

504 STORM WATER MANAGEMENT:
The site is relatively flat and is predominantly a wooded area with pit-and-mound topography in the middle of the property. The site generally drains to low areas within the parcel boundaries and infiltrates. The proposed improvements will be constructed to direct runoff to the center of the site where it will continue to infiltrate. The site is located in an area of highly permeable soils (Windsor Loamy Sand, Hydrologic Soils Group A) which are suitable for infiltration of stormwater. Based on our visual inspection of the area, the parcel and those adjacent to it exhibit no signs or drainage off-site. There are no known municipal stormwater systems in the area to provide drainage. The relatively small amount of impervious area does not trigger any state review thresholds for stormwater management.

505 GROUNDWATER:
The project will not be serviced by sewer and water. Whereas the use will not withdraw or introduce water to the groundwater at the site, there will be no adverse impact.

506 EROSION AND SEDIMENTATION:
The disturbed areas of the site will be isolated with silt sock and other measures to minimize the transport of sediment from the site.

507 SEWAGE DISPOSAL:
The project will not be serviced by sewer and water.

508 WATER SYSTEM:
The use will not require water service. The project will not use water from the public system or an on-site well.

509 COMMUNITY FACILITIES IMPACT ANALYSIS:
There are no anticipated impacts on public services such as police, fire and public works. The project will not be served by public water or sewer.

There will not be a regular or sustained generation of solid waste. In the instance of abandoned material in a storage unit, solid waste from individual units will be sold or disposed of at the municipal transfer station.



No added impact to the school system will result.

510 DEVELOPMENT IMPACT FEES:

The Solid Waste Impact Fee is based on regular generation rates of waste. The site will not have an office or full-time presence. Those renting the units will be responsible for the removal of the contents. In the event the contents are not retrieved, they will be sold at auction or disposed of by the Applicant. Since the generation of solid waste will be minimal and sporadic, a waiver from the impact fee is requested.

There are no sewer or water impact fees for the project.

Recreation Impact fees are addressed in Section 519.

511 DEVELOPMENT OF NEW STREETS:

There are no new streets proposed.

512 OFF STREET PARKING:

One (1) off street parking space is proposed. Renters of the storage units will typically park adjacent to the unit during the time they will have access.

513 CURB CUTS:

One new curb cut will be established on Bath Road. Sight Distance at the location is adequate for the speed limit.

514 OFF STREET LOADING:

There are no requirements for off street loading associated with this project. As noted, renters will typically park adjacent to the unit during access. The 25 foot wide drive aisle will provide access and ample room to pass his vehicle parked at the storage unit, if necessary.

515 APPEARANCE ASSESSMENT:

The proposed building will be a steel building with metal siding.

516 BUILDING CONFIGURATION:

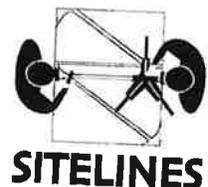
The building will be set to the westerly side of the parcel parallel to the side parcel boundary. The location will allow for the most preservation on undeveloped area and minimize the appearance from Bath Road.

517 PRESERVATION OF HISTORIC RESOURCES:

There are no historic resources associated with this project.

518 ACCESS FOR PERSONS WITH DISABILITIES:

All grades and slopes will be accessible to those with disabilities.



519 RECREATIONAL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS:
As a commercial project, this section is not applicable.

520 FISCAL CAPACITY:
The Applicant will fund the improvements with the support of a local financial institution. Given the small size of the project, it is their understanding detailed financial documentation was not required.

521 PERFORMANCE GUARANTEE:
Since no improvements will be made within the public right-of-way and the site improvements are relatively modest, the requirement for performance guarantee is not anticipated.

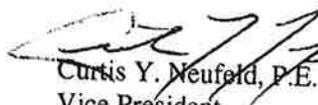
522 HOME OWNERS/PROPERTY OWNERS ASSOCIATION:
No Home Owners/Property owner's association will be formed.

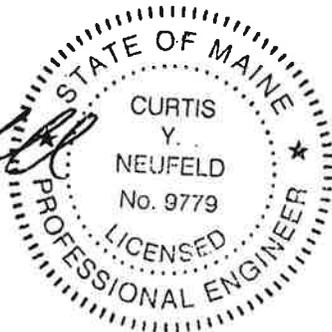
523 PROTECTED CONSERVATION LAND:
There is no protected conservation land proposed or involved with this project.

524 NOISE AND DUST:
Noise will be limited through the compliance of the site contractor with the standard hours of construction per Section 524.1. Upon construction completion, there are no anticipated impacts with regard to noise or dust. The proposed use will occur almost exclusively within the building.

On behalf of the applicant, this information is submitted for minor review and approval by the staff at their next available Staff Review Committee meeting to gain their approval. We appreciate your assistance with this project. Should you have any questions, please call or contact me via cneufeld@sitelinespa.com.

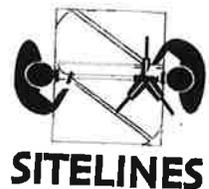
Very truly yours,

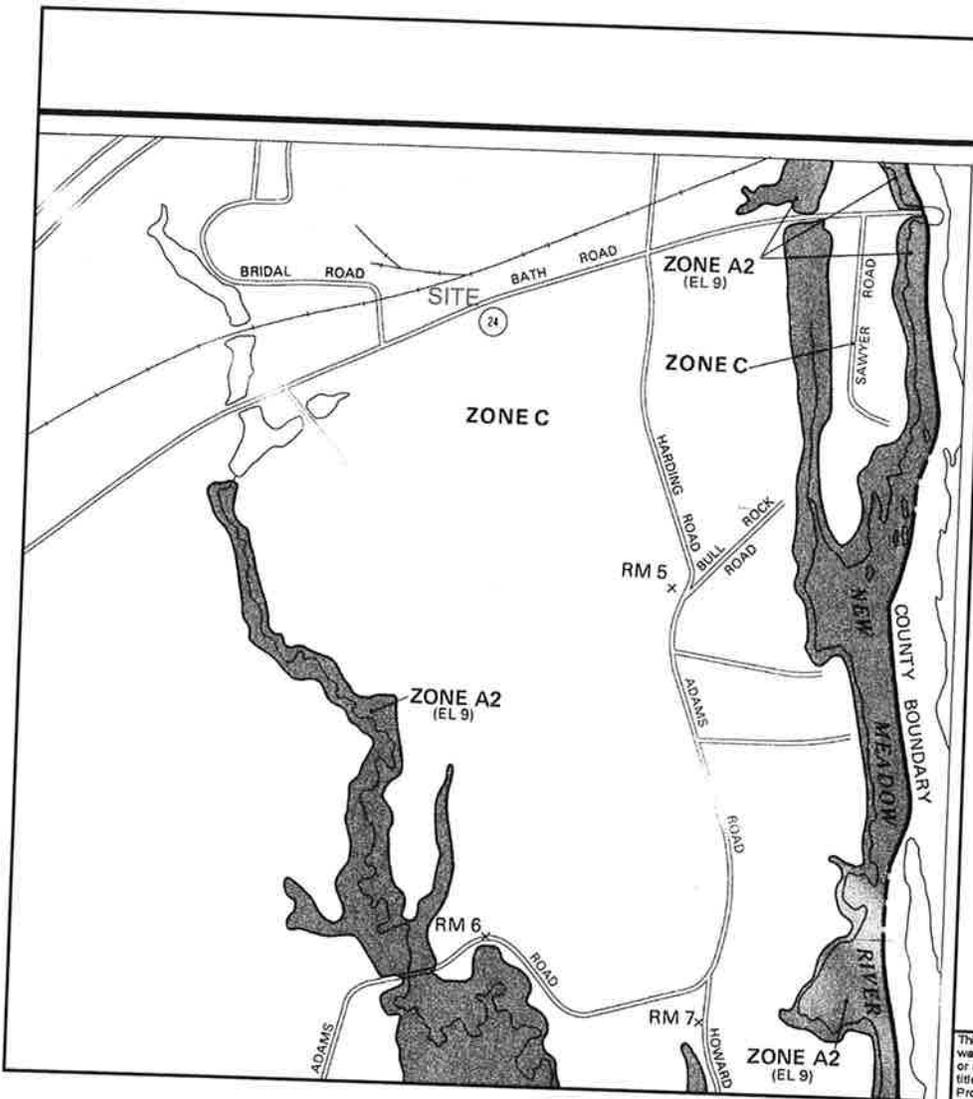

Curtis Y. Neufeld, P.E.
Vice President



Enclosures

cc: Mark Varnum, McGee Real Estate Holdings





APPROXIMATE SCALE
 1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
 FLOOD INSURANCE RATE MAP

TOWN OF
 BRUNSWICK, MAINE
 CUMBERLAND COUNTY

PANEL 15 OF 35
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
 230042 0015 B

EFFECTIVE DATE:
 JANUARY 3, 1986



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Soil Map—Cumberland County and Part of Oxford County, Maine
(Soils Vicinity of 383 Bath Road)



Map Scale: 1:1,240 if printed on A landscape (11" x 8.5") sheet.
 0 15 30 60 90 Meters
 0 50 100 200 300 Feet
 Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

 **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

Soil Map—Cumberland County and Part of Oxford County, Maine
(Soils Vicinity of 383 Bath Road)

MAP LEGEND

Area of Interest (AOI)		Spoil Area		
	Area of Interest (AOI)		Stony Spot	
Soils		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	Water Features		
	Borrow Pit		Streams and Canals	
	Clay Spot	Transportation		
	Closed Depression		Rails	
	Gravel Pit		Interstate Highways	
	Gravelly Spot		US Routes	
	Landfill		Major Roads	
	Lava Flow		Local Roads	
	Marsh or swamp	Background		
	Mine or Quarry		Aerial Photography	
	Miscellaneous Water			
	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: Jul 17, 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
Sn	Scantic silt loam, 0 to 3 percent slopes	0.8	9.4%
WmB	Windsor loamy sand, 0 to 8 percent slopes	7.0	87.1%
WmD	Windsor loamy sand, 15 to 30 percent slopes	0.3	3.6%
Totals for Area of Interest		8.1	100.0%

Cumberland County and Part of Oxford County, Maine

WmB—Windsor loamy sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: blkb
Elevation: 300 to 2,200 feet
Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 70 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Windsor and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Windsor

Setting

Landform: Outwash terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

Typical profile

H1 - 0 to 6 inches: loamy sand
H2 - 6 to 26 inches: loamy sand
H3 - 26 to 65 inches: gravelly sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 9, Sep 13, 2014

**McGee Real Estate Holding, Inc.
11 Bangor Mall Blvd.
Bangor, Maine 04401
207 509 4299**

**Planning board
Town of Brunswick
Brunswick, Maine**

Re: minor review for land map 45 lot 46

Narrative of project;

We propose to build a self-storage building on the lot on Bath road. It will be a single story building on a concrete reinforced slab. The building will be unheated with no interior electric, no plumbing and no septic needs. There will be no office or staff at the facility.

We will be removing the stumps in the area of the foundation and grinding those in the gravel areas down below the surface. A new layer of fill will be added to meet the grade and requirements of the soil engineer and the concrete contractor.

A steel building that will be engineered to this climates' standards, prefabricated, and erected on the concrete foundation. Exterior lights will be added that will be on photocells and motion detectors, these should conform to even residential standards.

A sign will be erected on site near the road (as granted by future permit) and will be externally lit with downward facing lighting.

Grading around the building will meet the soil engineering specifications.

Respectfully submitted,



Mark Varnum

McGee Real Estate Holding



Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

28 FEDERAL STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

**BRUNSWICK DEPARTMENT OF PLANNING AND DEVELOPMENT
DEVELOPMENT REVIEW PACKET
MINOR REVIEW**

This Packet Includes:

- I. Summary of the Review Process
- II. Sketch Plan Application Form and Submission Checklist
- III. Final Plan Application Form and Submission Checklist

Jeremy Doxsee
Jdoxsee@brunswickme.org

Note that this review process summary and the submission checklist are provided only as a ready reference for your convenience. For a complete reading of the provisions governing development review in Brunswick, the applicant must refer to the Brunswick Zoning Ordinance, copies of, which are available for a fee from the Codes Enforcement Office.

The purpose of Development Review is to ensure that the development of land occurs in a manner that conforms to the Brunswick Zoning Ordinance and reasonably protects public facilities, the natural environment and neighboring uses. Development review includes subdivision and site plan reviews. In order to expedite smaller projects, review is classified into "Major" and "Minor" review. Major review is conducted by the Planning Board, and Minor review is conducted by the Staff Review Committee. Applicants are advised that even if Development Review is not required for your particular project, a building, electrical or plumbing permit may be. For further information, contact the Codes Enforcement Office.

APPLICABILITY/MINOR REVIEW

Minor Review is conducted by the Staff Review Committee, and involves one phase: final review. The following activities are subject to Minor Development Review.

- A. Development activity, or combination of activities that, within any five year period results construction that falls within the following thresholds:
- In the MU4 (Fox Run), CC (Cooks Corner), I2 (Church Road Industrial Park), I3 (Bath Road Industrial Park), I4 (Exit 22), HC2 (Inner Bath Road):
 - Between 2,000 and 9,999 square feet of new gross floor area;
 - Between 2,000 and 9,999 square feet of new impervious surface; OR
 - Cumulative Total of between 3,000 and 14,999 square feet of gross floor area and impervious surface combined.
 - In ALL OTHER ZONING DISTRICTS:
 - Between 1,000 and 4,999 square feet of new gross floor area;
 - Between 1,000 and 4,999 square feet of new impervious surface; OR
 - Cumulative Total of between 1,500 and 7,499 square feet of gross floor area and impervious surface combined.
- B. Construction of 1 drive-up windows.
- C. Marine Activities that involve the creation of less than 5,000 square feet of new impervious surface.
- D. Development subject to Special Permit (Section 701) that results in the creation of less than 5,000 square feet of new impervious surface.

Note that these Development Review Thresholds shall be based upon cumulative development over a five-year period. If any threshold is exceeded during that period, all development that has occurred within that time frame shall be subject to major review.

Restrictions on Activities During Review:

Applications are considered to be “pending” from the date of the submission of an application until the plan is either approved, approved with conditions or denied by the Staff Review Committee. Demolition, excavation, filling, grading, removal of topsoil, and clearing of vegetation are prohibited on any portion of a property that has a pending application. Such activities may cause the application to be denied, and the application process shall be terminated. If an applicant is refiled on that property, a detailed plan for the remediation of any adverse impacts associated with the restricted activity will be required.

If you have a pending application, you may legally conduct certain activities. This includes the development of a lot not included in a subdivision or proposed subdivision unless such lot is subject to a pending site plan application; activities required for the routine maintenance of existing structures or uses or to remedy a fire hazard; non-disruptive activities associated with information gathering needed for the pending application; and activities that are unrelated to the pending application as determined by the Codes Enforcement Officer.

REVIEW PROCESS

Final Plan

Once the Staff Review Committee votes to deem a Final Plan application to be complete, the Committee shall undertake its review. The Committee may either vote to approve, approve with conditions, or deny the final application. Appeals to a Staff Review Committee action may be made to the Planning Board.

Required Notification

All owners of property within a 200-foot radius of the boundaries of the proposed development shall be notified about the application and the time of the Staff Review Committee meeting. The Planning Office is responsible for identifying and notifying these property owners.

Determination of Completeness of an Application

An application is considered to be complete when an application form and all plan requirements or waiver requests have been submitted to the Director of Planning & Development. Within five working days of receiving an application, the Director of planning and Development shall determine whether the application is complete. If an item is missing from the application and not waiver has been requested for it, the Director of Planning and Development shall notify the applicant in writing that the application is not complete and request the additional information. The applicant shall submit the additional information as soon as possible and the procedure shall be repeated until the application is complete. No item will be placed on the Staff Review Committee’s agenda until the application is complete. Complete means that all submission requirements or waiver requests have been submitted; any additional information requested at a previous meeting has been provided and all conditions of any relevant prior approval for the property have been fulfilled, unless the application describes the manner in which unfilled applications will be addressed.

Time Frames for Minor Project Review

10 copies of a complete application are required after a determination is made by the Planning Office that the application is complete. Such materials shall be submitted at least 15 days prior to the Staff Review Committee meeting.

Review Criteria

The Planning Board may not approve a final plan unless it finds that all provisions of Section 411 have been satisfied. Section 411 has been included in this packet.

Waivers

Requests for Waivers must be identified when an application is submitted. The applicant must provide the reasons for the waiver, in accordance with Section 410 of the Zoning Ordinance, which is included in this packet.

Impact Fees

The Town of Brunswick has several impact fees, which must be paid prior to the issuance of a building permit for an approved project. The fee formulae currently in effect are provided at the end of this packet.

Application Fees

The following application fees shall be paid for any project undergoing development review. For all projects a \$20.00 fee is assessed to cover the cost of abutter mailings. For projects that require a public hearing an additional \$200.00 fee will be assessed to cover the costs of advertising the public hearing.

Fee for Minor Development Review:

- For projects with new building construction of more than 2,500 sq. ft. the cost equals the total amount of square footage for all buildings multiplied by \$0.10.
- All other development requiring Minor Development Review: \$150.00

**MINOR DEVELOPMENT REVIEW
APPLICATION**

1. Project Name: McGee Storage
2. Project Applicant
Name: McGee Real Estate Holding, Inc.
Address: 11 Bangor Mall Blvd
Bangor, Maine 04401
Phone Number: (207) 509-4299
3. Authorized Representative
Name: Mark Varnum
Address: Above
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. Sitelines P.A. 8 Cumberland St, Brunswick, ME
2. _____ 207-725-1200
3. McConnell Survey, 342 Foye Rd Westbrook, ME 982-9183

5. Physical location of property being affected: (1.0 acre) Bath Road Brunswick

6. Lot Size: 1.0 acre

7. Zoning District: IND III

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?

owner of property not abutors

9. Assessor's Tax Map 45 Lot Number 46 of subject property.

10. Brief description of proposed use: Metal storage buildings for commercial use

11. Describe specific physical improvements to be done: Remove stumpage, grade ground, lay pad, add metal buildings and driveway per engineering plan.

Owner Signature: _____

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.

East - Walter and Diana Reil
West - Thistle
North - Grumon / BEW

FINAL PLAN REQUIREMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver; "P" = pending

Item	O	S	NA	W	P	Comments
Scale, date, north point, area, number of lots (if subdivision)		X				
Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed.		X				
Certification by a professional land surveyor that the land has been surveyed and the boundaries established in accordance with the State of Maine Board of Licensure for Professional Surveyors standards for Category 1 (Standard Boundary Survey), conditions 1, 2, or 3.		X				
Existing zoning district and overlay designation.		X				
Names of engineer and surveyor; and professional registration numbers of those who prepared the plan.		X				
Names of current owner(s) of subject parcel and abutting parcels.		X				
Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of 1" equals 50' and vertical scale of 1 inch equals 5 feet, with all elevations referred to in U.S.G.S. datum.				X		
A general road plan noting circulation, direction, traffic control devices, street lighting and type of lighting proposed.		X				
Existing and proposed easements associated with the development.			X			
Kind, location, profile and cross-section of all proposed drainage facilities, both within the development and outside of it, and a storm-water management plan which includes the submission requirements listed in the storm-water management checklist available in the Planning Department.		X				
Location of features, natural and artificial, affecting the development, such as water bodies, wetlands, streams, vegetation, rail-roads, ditches and buildings.		X				



O S N A W P

Location of existing and proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of any private wells.		X			
Existing and proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability.			X		
Topography with counter intervals of not more than 2 feet.		X			
A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.			X		Soil survey
Location of all existing trees over 10 inches in diameter, locations of tree stands, and a plan showing all trees to removed as a result of the development proposal.		X			
Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site.		X			
Existing locations and proposed locations, widths and profiles of sidewalks.			X		
Location map.		X			
Approximate locations and dimensions of proposed parking areas.		X			
Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation.		X			
Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization.		X			
Reference to special conditions stipulated by the Planning Board, with conditions either set forth in full or on the plan or identified as specific documents filed with the Board.					X
A wetlands map drawn by a specialist delineating wetland boundaries in accordance with the methods prescribed by the US Army Corps of Engineers.			X		
Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas.			X		

FINAL PLAN/SUPPORTING DOCUMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver; "P" = pending

Item	O	S	NA	W	P	Comments
Documentation of Ownership or contract.		X				
Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which conservation land will be owned, maintained, and protected.		X				
Draft performance guarantee or conditional agreement.			X			
Disclosure of any required permits from the Department of Environmental Protection, Marine Resources, US Army Corps of Engineers, Department of Inland Fisheries and Wildlife, or other agencies, as applicable; or, if a permit has already been granted, a copy of that permit.			X			
Any additional studies required by the Planning Board which are deemed necessary in accordance with this Ordinance.					X	
Storm water management program for the proposed project prepared by a professional engineer.		X				
A storm water management checklist prepared by the Cumberland County Soil and Water Conservation District, made available at the Brunswick Department of Planning and Development.			X			

SNA

An erosion and sedimentation control checklist prepared by the Cumberland County Soil and Water Conservation District.		X				
A statement from the Brunswick-Topsham Water District of conditions under which water will be provided.			X			
A statement from the Brunswick-Topsham Water District of its review and comments on the proposed use if the project involves development within the Aquifer Protection Zone.			X			
A Statement from the Fire Chief recommending the number, size, and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken.			X			
A statement from the Superintendent of the Brunswick Sewer District of the conditions under which the Sewer District will provide sewerage disposal service and approval of the sanitary sewers proposed within the development.			X			
Where a septic system is to be used, evidence of soil suitability.			X			
All applicable materials necessary for the reviewing entity to review the proposal in accordance with the Criteria of Section 411.		X				
A plan of all buildings with new construction or expansion of an existing facility, including type, size, and footprint, floor layout, setback, elevation of first floor slab, storage, and loading areas.		X				
An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, and signage.		X				
A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems.		X				
The size and proposed location of water supply and sewage disposal systems and provision for future expansion of those systems.			X			
A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, location and purpose and type of vegetation.		X				

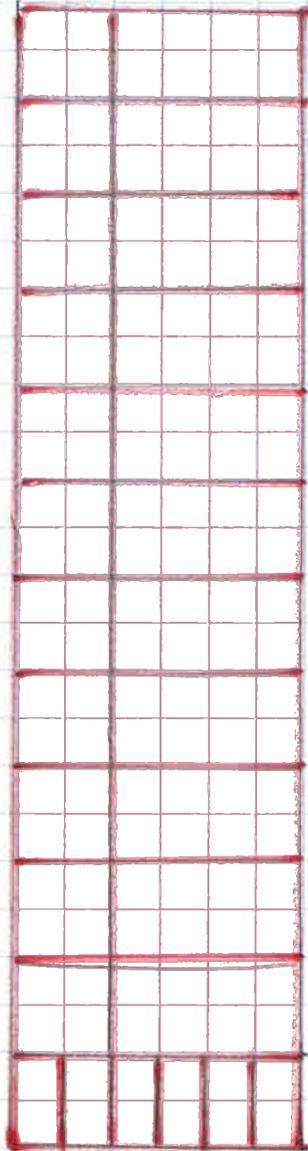
Floor Plan

↳ inside walls

Bath Road
Brunswick Maine
map 45 lot 46

McBee Real Estate Holding
11 Bangor Mall Blvd
Bangor, Maine 04401

(1) 10x10 units



(6) 5x10'
units
30' wide

(11) 10x20 units
120' Total length

→
North

Brunswick Maine



383 BATH ROAD



This map was generated by the Town of Brunswick's online GIS. This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.

Map generated on: 7/15/2015



Google earth

feet
meters





© 2015 Google

Google earth

Google earth



**DEED OF SALE
BY
PERSONAL REPRESENTATIVE**

Know All Men by These Presents,

That I, **DONNA M. WALES**, of Bath, County of Sagadahoc and State of Maine (address: 1538 Washington Street, Bath, ME 04530), duly appointed and acting **PERSONAL REPRESENTATIVE** of the **ESTATE** of **ROBERT E. WALFIELD**, deceased, testate, as shown by the Probate records of the County of Cumberland and State of Maine, Docket No. 2005-0575, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid by

- McGEE REAL ESTATE HOLDINGS -

of Bangor, County of Penobscot and State of Maine (mailing address: 11 Bangor Mall Blvd., Bangor, ME 04401), the receipt whereof I do hereby acknowledge, do hereby **sell and convey** unto the said

- McGEE REAL ESTATE HOLDINGS -

its successors and assigns forever, the following described real estate, which was the property of the late **ROBERT E. WALFIELD**, situated in Brunswick, County of Cumberland and State of Maine, and bounded and described as follows:

A CERTAIN LOT OR PARCEL OF LAND, with the improvements thereon, located on the northeasterly side of U. S. Route 1 (a.k.a Bath Road) in the Town of Brunswick, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at a 5/8" rebar and cap (PLS # 1323) located on the northeasterly side of said U. S. Route 1, said rebar being located South 74° 16' 50" East one hundred twelve and seventy five hundredths feet (112.75') from a 5/8" rebar and cap (PLS# 2137) as shown on Plan Book 203, Page 590 of the Cumberland County Registry of Deeds, said rebar being on the northerly side of CMP utility pole number 170/37;

THENCE North 25° 38' 27" East two hundred seventeen and twelve hundredths feet (217.12') to a 5/8" rebar and cap (PLS# 1323) located at the base of a Pine tree, at land of now or formerly the State of Maine (formerly Maine Central Railroad);

THENCE two hundred six and thirty eight hundredths feet (206.38') in a counterclockwise direction along an arc with a radius of five thousand eight hundred five and sixty five hundredths feet (5805.65') to a 5/8" iron rebar and cap (PLS# 1323) at land of now or formerly Walter Reil and Diana Reil as described in deed dated October 7, 1998 and recorded in Book 14522, Page 153 of said Registry;

THENCE South 15° 39' 46" West along land of said Reil one hundred eighty four and fifty seven hundredths feet (184.57') to a 5/8" iron rebar and cap (PLS# 1323) on the northerly side CMP utility pole number 172/35 located on the northeasterly side of said U.S. Route 1;

THENCE North 74° 16' 50" West two hundred forty one and eighty seven hundredths feet (241.87') along said northeasterly side of U. S. Route 1 to the point of beginning.

Bearings being Magnetic 1997.

Containing one acre (1.0 ac±) more or less.

For a more particular description, reference may be made to the Plan entitled "*Boundary Survey of Property Belonging to Estate of Robert E. Walfield Showing Proposed Conveyance to Thistle,*" dated December 6, 2007, scale 1" = 50', By: McConnell & Associates, File number 1389, and recorded in the Cumberland County Registry of Deeds in Plan Book 208, Page 107.

FOR SOURCE OF TITLE, reference may be made to the Warranty Deed of Lillian L. Harding to Robert E. Walfield and Margaret M. Walfield, dated June 23, 1965, and recorded in the Cumberland County Registry of Deeds in Book 2904, Page 96. Margaret M. Walfield deceased July 10, 1986, leaving Robert W. Walfield as the surviving joint tenant and sole owner of the premises.

FURTHER REFERENCE may be made to the Warranty Deed of Walfield-Thistle to Robert E. Walfield, dated March 17, 1988, and recorded in the Cumberland County Registry of Deeds in Book 8227, Page 7.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

- McGEE REAL ESTATE HOLDINGS -

its successors and assigns, to them and their use and behoof forever.

AND I DO COVENANT with the said Grantee, in my capacity, that I am the lawful Personal Representative of the ESTATE OF ROBERT E. WALFIELD, that I have the power under the said Probate Code to sell as aforesaid, and that in making this conveyance, I have in all respects acted in pursuance of the authority granted in and by the said Probate Code of the State of Maine, and that I and my heirs 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, I, the said DONNA M. WALES, in my capacity as Personal Representative of the ESTATE OF ROBERT E. WALFIELD, have hereunto set my hand and seal this twenty-second day of June, in the year of our Lord two thousand and fifteen.

Signed, Sealed and Delivered
in the presence of

ESTATE OF ROBERT E. WALFIELD
Deceased

Sheri L Ramsay
Witness

By: Donna M. Wales
Donna M. Wales
Personal Representative

STATE OF MAINE
SAGADAHOC, ss.

June 22, 2015

Personally appeared the above named DONNA M. WALES, in her capacity as Personal Representative of the ESTATE OF ROBERT E. WALFIELD, and acknowledged the same to be her voluntary act and deed.

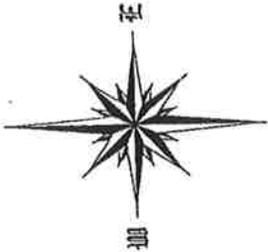
Before me,
James F. Day
Notary Public (Seal)

James F. Day
Typed or Printed Name of Notary

My Commission Expires: 01/19/2020

Received 3/12/08 Registry of Deeds
at H. M. M. and
recorded in Plan Book 208, Page 107
ATTEST: _____ Registrar

Now or Formerly
Beth Iron, Forks Corp.
Book 6522, Page 236



S

Magnetic North 1997
(See Plan Ref. 1)

PLAN REFERENCES

1) Standard Boundary Survey
for
Yasman Corporation
Brunswick - Cumberland County - Mt
Scale 1" = 50' Date: March 25, 1987
By: Dirigo Land Services Inc.
(Set on Record)

2) Boundary Survey
of land of
Jean M. Thistle
Brunswick - Cumberland County - Mt
Scale 1" = 20' Date: July 3, 2003
By: Dirigo Land Services Inc.
(Recorded in Plan Book 283, Page 598)

TOTAL LOT AREA
1.6 ± Acres
70070 ± Sq.ft.

Source and Reference -
Estate of Robert E. Walz
Book 2904, Page 96
June 23, 1985
excepting dead Book 2008, Page 71
April 22, 1974

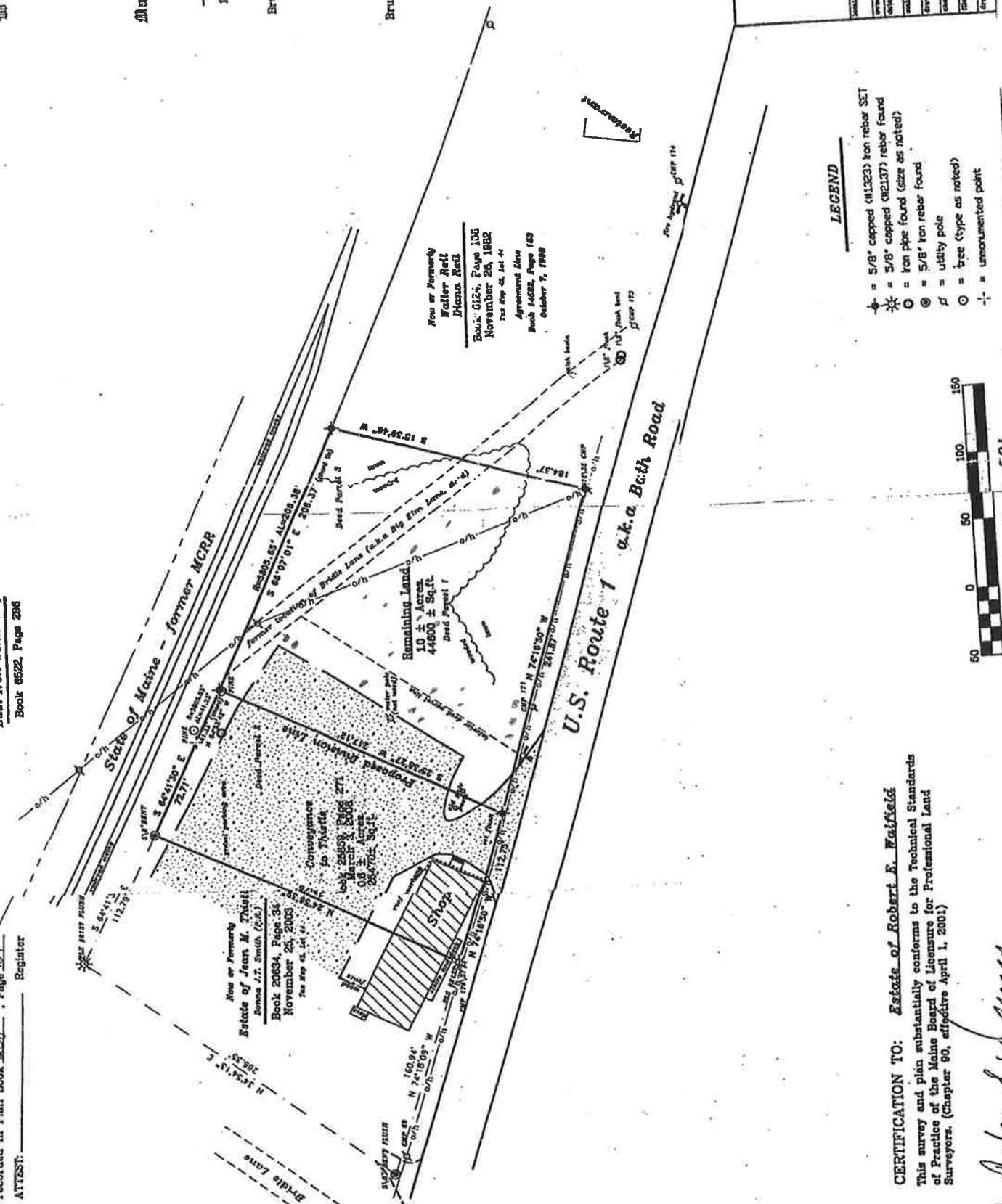
Book 8227, Page 7
March 17, 1985
and Book 1482, Page 100
October 28, 1986

REVISED 3-1-08 to show dead ref. to blocks
Boundary Survey
of Property Belonging To
Estate of Robert E. Walz
Donna M. Walz (P.R.)
Showing Proposed Conveyance
to

THISTLE

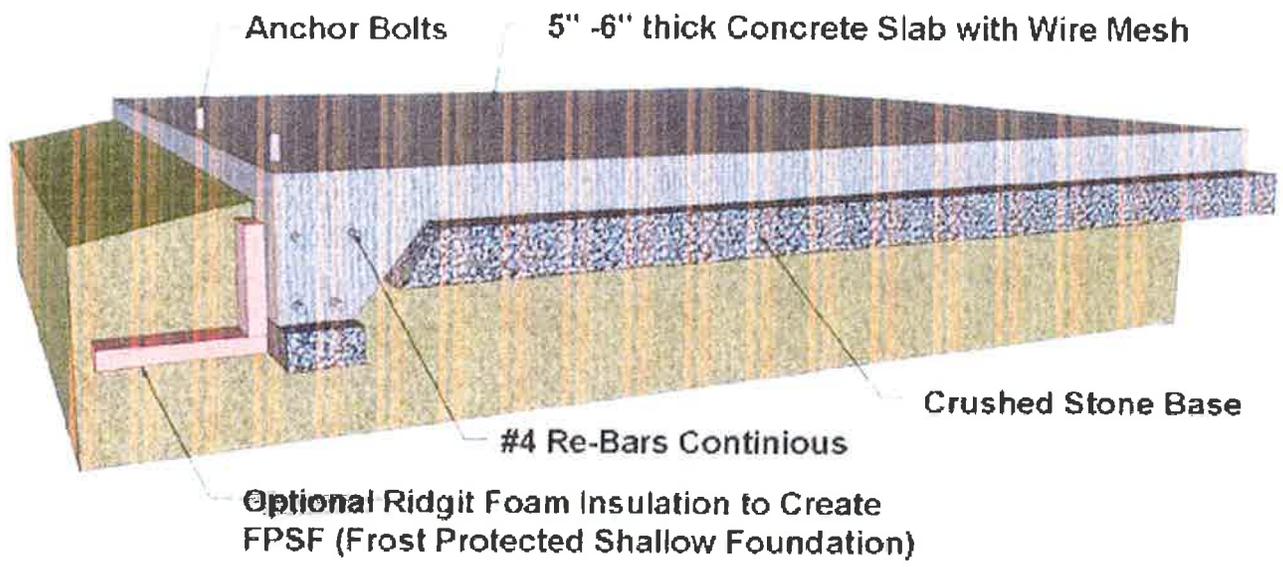
Location	383 Bath Road
Town	Brunswick, Cumberland County, Me
Assessor's Map	Block 153, Washington St. Sub. M. 0433
Date	December 6, 2007
Scale	1" = 50'
Drawn by	Office
Checked by	AP/PL
Case Number	1389
Drawing File	1389.dwg

- LEGEND
- ⊕ = 5/8" capped (#1323) iron rebar SET
 - ⊙ = 5/8" capped (#2137) rebar found
 - ⊗ = iron pipe found (size as noted)
 - ⊙ = 5/8" iron rebar found
 - ⊕ = utility pole
 - ⊙ = tree (type as noted)
 - ⊕ = unmonumented point



CERTIFICATION TO: Estate of Robert E. Walz
This survey and plan substantially conforms to the Technical Standards
of Practice of the Maine Board of Licensure for Professional Land
Surveyors. (Chapter 80, effective April 1, 2001)

Malcolm S. McConnell
Malcolm S. McConnell (PLS # 1322)





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-  Floor Plans
-  Site Planning
-  Color Selector

Thank You for working with Mini Storage Outlet

Quote/Purchase Order will be emailed to the below address.



Quick Price Quote

Quote No:007737

Date:6/9/2015

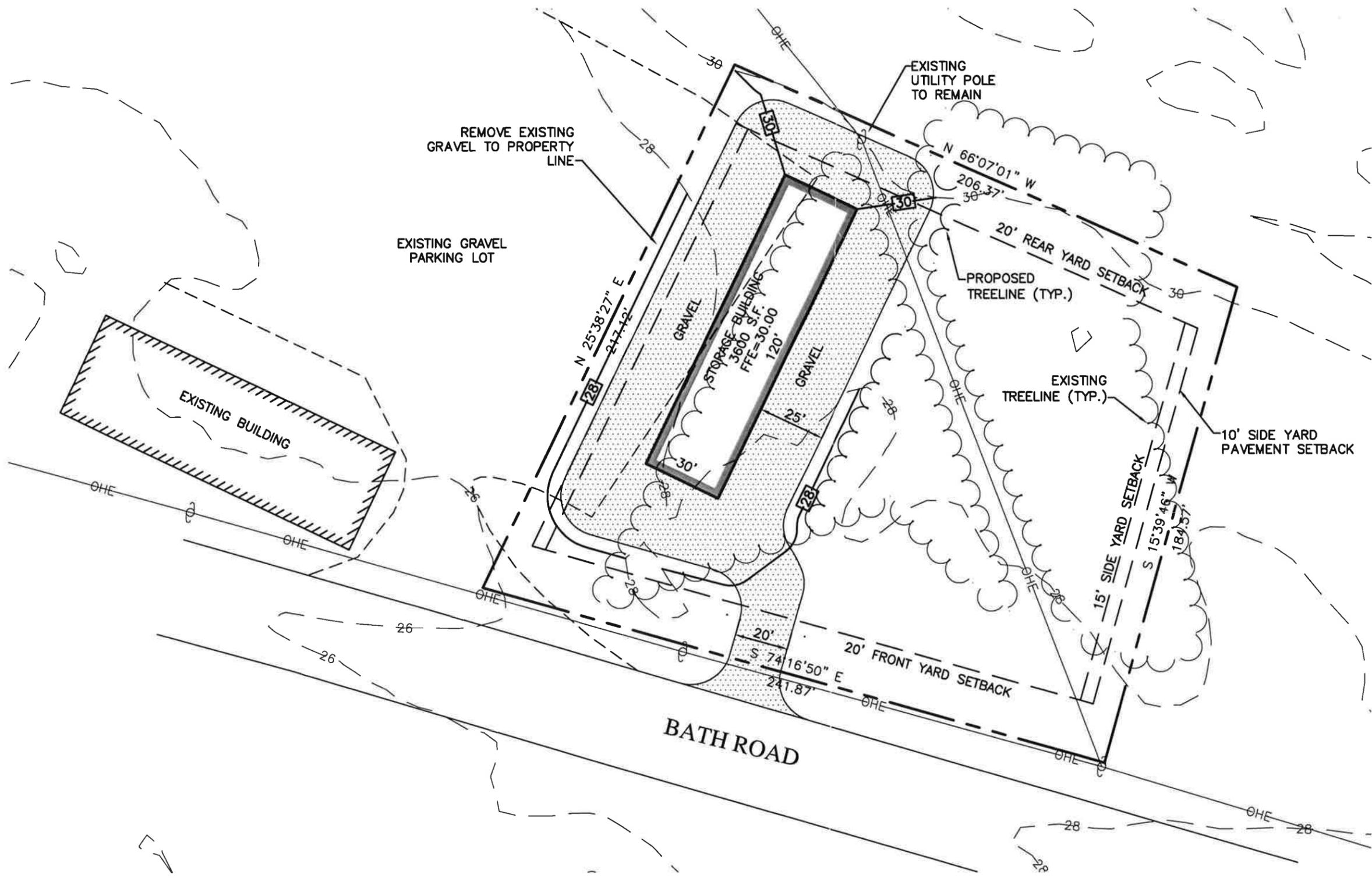
*First *Last

Name Name

Buyer Information:

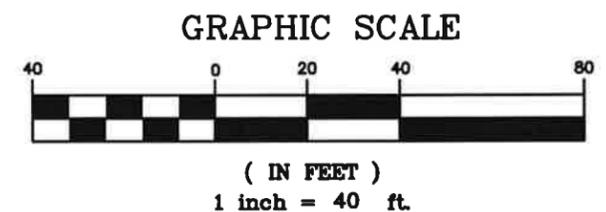
Jobsite Information:

*Phone *Email



IMPERVIOUS AREA SUMMARY:

EXISTING IMPERVIOUS AREA: 5,560 S.F.
 PROPOSED BUILDING: 3,600 S.F.
 PROPOSED GRAVEL: 11,099 S.F.
 TOTAL PROPOSED IMPERVIOUS AREA: 14,699 S.F.
 NET CHANGE IN IMPERVIOUS AREA: +9,139 S.F.



DATE: 06-22-15
 SCALE: 1"=40'
 JOB: 2901
 FILE: 2901-SITE

SITE PLAN
 SELF-STORAGE FACILITY
 MARK VARNUM
 383 BATH ROAD, BRUNSWICK, ME

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



STAFF REVIEW COMMITTEE
Minor Development Review
DRAFT Findings of Fact
July 22, 2015

Project Location: 73 Water Street
Tax Map: Map U07, Lot 20
Zoning District: Town Residential 3 (TR3) Zoning District
Case Number: 15-032
Applicant: Shelley Prophett
73 Water Street
Brunswick, ME 04011

Authorized Representative: Kevin Clark, PLS
Sitelines, PA
8 Cumberland Street
Brunswick, ME 04011
(207) 725-1200

PROJECT SUMMARY

The Applicant is proposing to demolish the existing 745+/- square foot residence and construct a new 940+/- square foot residence in same general location.

Currently, approximately 15 feet of the existing residence is within the NRPZ 125 foot building setback. The placement of the new residence will not increase 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 of the Town of Brunswick Zoning Ordinance

Section 304.8.B.1.a. As indicated on the submitted site plan for Deborah Kipp and Shelley Prophett, prepared by Sitelines, PA and dated 5/26/2015, the structure meets water body, stream or wetland setback requirements, to the greatest extent practical. *The Committee finds that the provisions of Section 304.8.B.1.a. are satisfied.*

Section 304.8.B.1.b. Based upon the above-referenced site plan, the replacement structure does not increase its non-conformity. *The Committee finds that the provisions of Section 304.8.B.1.b. are satisfied.*

Section 304.8.C.1. Based upon the above-referenced site plan, the replacement structure expansion does not exceed more than 30% in floor area or volume of the original structure. *The Committee finds that the provisions of Section 304.8.C.1. are satisfied.*

DRAFT MOTIONS
73 WATER STREET RECONSTRUCTION
CASE # 15-032

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.

received 6/30
AMB

MINOR DEVELOPMENT REVIEW APPLICATION

1. Project Name: PROPHETT RESIDENCE

2. Project Applicant
Name: SHELLEY PROPHETT
Address: 73 WATER ST.
BRUNSWICK, ME 04011
Phone Number: 725-8974

3. Authorized Representative
Name: KEVIN CLARK, PLS - SITELINES, PA
Address: 8 LUMBERLAND ST.
BRUNSWICK, ME 04011
Phone Number: 725-1200

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

- 1. SITELINES, PA.
- 2. _____
- 3. _____

5. Physical location of property being affected: 73 WATER ST.

6. Lot Size: 0.35± ACRES

7. Zoning District: TR3 - WATER ST.

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?

APPLICANT IS THE DAUGHTER OF THE OWNER OF RECORD.

9. Assessor's Tax Map U07 Lot Number 20 of subject property.

10. Brief description of proposed use: REPLACE EXISTING 745± S.F. HOME WITH NEW 940± S.F. HOME IN SAME GENERAL LOCATION.

11. Describe specific physical improvements to be done: REMOVE EXISTING HOME; INSTALL NEW FOUNDATION; CONSTRUCT NEW HOME; LANDSCAPE DISTURBED AREAS.

Owner Signature: _____

Applicant Signature (if different): [Signature] (AGENT)

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.

FINAL PLAN REQUIREMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver; "P" = pending

Item	O	S	NA	W	P	Comments
Scale, date, north point, area, number of lots (if subdivision)		X				
Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed.		X				
Certification by a professional land surveyor that the land has been surveyed and the boundaries established in accordance with the State of Maine Board of Licensure for Professional Surveyors standards for Category 1 (Standard Boundary Survey), conditions 1, 2, or 3.		X				
Existing zoning district and overlay designation.		X				
Names of engineer and surveyor; and professional registration numbers of those who prepared the plan.		X				
Names of current owner(s) of subject parcel and abutting parcels.		X				
Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of 1" equals 50' and vertical scale of 1 inch equals 5 feet, with all elevations referred to in U.S.G.S. datum.			X			
A general road plan noting circulation, direction, traffic control devices, street lighting and type of lighting proposed.			X			
Existing and proposed easements associated with the development.			X			
Kind, location, profile and cross-section of all proposed drainage facilities, both within the development and outside of it, and a storm-water management plan which includes the submission requirements listed in the storm-water management checklist available in the Planning Department.			X			
Location of features, natural and artificial, affecting the development, such as water bodies, wetlands, streams, vegetation, rail-roads, ditches and buildings.		X				

Location of existing and proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of any private wells.						
Existing and proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability.			X			
Topography with counter intervals of not more than 2 feet.			X			
A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.			X			
Location of all existing trees over 10 inches in diameter, locations of tree stands, and a plan showing all trees to be removed as a result of the development proposal.			X			
Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site.			X			
Existing locations and proposed locations, widths and profiles of sidewalks.			X			
Location map.						
Approximate locations and dimensions of proposed parking areas.		X				
Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation.			X			
Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization.		X				
Reference to special conditions stipulated by the Planning Board, with conditions either set forth in full or on the plan or identified as specific documents filed with the Board.			X			
A wetlands map drawn by a specialist delineating wetland boundaries in accordance with the methods prescribed by the US Army Corps of Engineers.			X			
Dedicated public open spaces, areas protected by conservation easements, and existing and proposed open spaces or recreation areas.			X			

FINAL PLAN/SUPPORTING DOCUMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver; "P" = pending

Item	O	S	NA	W	P	Comments
Documentation of Ownership or contract.		X				
Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which conservation land will be owned, maintained, and protected.			X			
Draft performance guarantee or conditional agreement.			X			
Disclosure of any required permits from the Department of Environmental Protection, Marine Resources, US Army Corps of Engineers, Department of Inland Fisheries and Wildlife, or other agencies, as applicable; or, if a permit has already been granted, a copy of that permit.			X			
Any additional studies required by the Planning Board which are deemed necessary in accordance with this Ordinance.					X	
Storm water management program for the proposed project prepared by a professional engineer.			X			
A storm water management checklist prepared by the Cumberland County Soil and Water Conservation District, made available at the Brunswick Department of Planning and Development.			X			

An erosion and sedimentation control checklist prepared by the Cumberland County Soil and Water Conservation District.			X			
A statement from the Brunswick-Topsham Water District of conditions under which water will be provided.			X			
A statement from the Brunswick-Topsham Water District of its review and comments on the proposed use if the project involves development within the Aquifer Protection Zone.			X			
A Statement from the Fire Chief recommending the number, size, and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken.			X			
A statement from the Superintendent of the Brunswick Sewer District of the conditions under which the Sewer District will provide sewerage disposal service and approval of the sanitary sewers proposed within the development.			X			
Where a septic system is to be used, evidence of soil suitability.			X			
All applicable materials necessary for the reviewing entity to review the proposal in accordance with the Criteria of Section 411.		X				
A plan of all buildings with new construction or expansion of an existing facility, including type, size, and footprint, floor layout, setback, elevation of first floor slab, storage, and loading areas.		X				
An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, and signage.		X				
A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems.			X			
The size and proposed location of water supply and sewage disposal systems and provision for future expansion of those systems.			X			
A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, location and purpose and type of vegetation.			X			

For Office Use Only

Date Received _____ (Permit Part I)
Date Received _____ (Permit Part II)
Fee Received _____ Receipt # _____
Permit # _____ (Part I)
Permit # _____ (Part II)

**Town of Brunswick
Flood Hazard Development Permit
Application**

This Flood Hazard Development Permit Application (Parts I & II) shall be submitted to the Code Enforcement Official and shall include the following information:

**Section I
(Application for Permit Part I)
Please Print**

- A. Applicant Name: SHELLEY PROPHET Telephone # 725-8974
Address: 73 WATER STREET, BRUNSWICK, ME 04011
- B. Property Address: 73 WATER STREET Tax/Map-Lot # U07-20
- C. Name & Address of property owner (s) if different from applicant:
RICHARD & DEBORAH KIPP, 70 WATER STREET,
BRUNSWICK, ME 04011 Telephone # 437-2011
- D. Contractor's Name (if applicable) HALLMARK HOMES
Contractor's Telephone Number 729-1057
- E. Flooding Source (Name of bay, river, wetland, stream, etc.):
ANDROSCOGGIN RIVER
- F. Floodzone Designation: A & AE Zone AO Zone AH Zone Floodway _____
- G. If in AE or A1-30 Zone: Nearest Cross Section References: Above Site Below Site
Elevation of Base Flood at nearest cross section: Above Site Below Site
If A Zone: Base Flood Elevation (BFE) 18 NGVD**
- H. Type of Development: Structural Non-Structural
(Check those that apply) Residential Non-Residential
Market value of existing structure and identify source of obtained value:
\$ 26,000 Source: TOWN OF BRUNSWICK VALUATION
Estimated value of improvements to structure: \$ 210,000*

*Improvements shall include, but not be limited to, new siding, window replacement, installation of satellite dish, roof repair, building addition, new or replacement of heating, electrical or plumbing facilities, and any other changes made to the structure.

** Referenced to the National Geodetic Vertical Datum of 1929

Section II
Application for Permit Part II

- A. After the lowest floor elevation is established, the applicant shall submit to the Code Enforcement Official (CEO) an elevation certificate for the issuance of **Permit Part II**. Upon the certificate's approval by the CEO, the construction project may then be completed.

- B. The Elevation Certificate shall be completed by:
 - a. A Professional Maine Land Surveyor for elevated structures; and/or
 - b. A Professional Maine Engineer or Architect in the case of flood-proofing non-residential structures.

- C. Elevation Certificate completed by:

Name/Professional Title

Permit Part II issued by: _____

Code Enforcement Official
(signature)

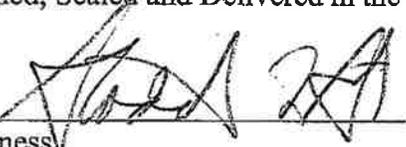
Date

QUITCLAIM DEED WITHOUT COVENANT
Maine Statutory Short Form

KNOWN ALL PERSONS BY THESE PRESENTS, THAT I, **LAURIER A. PINETTE** of Brunswick, County of Cumberland, State of Maine, for consideration paid, RELEASE to, **RICHARD J. KIPP and DEBORAH S. KIPP**, whose mailing address is 70 Water Street, Brunswick, ME 04011, with QUITCLAIM COVENANT, the land in Brunswick, County of Cumberland, and State of Maine, described as follows:

WITNESS my hand and seal this 7th day of October, 2004.

Signed, Sealed and Delivered in the presence of:



Witness

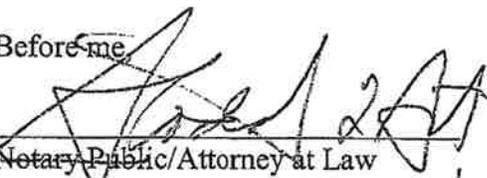


LAURIER A. PINETTE

State of Maine)
County of Cumberland, ss.)

October 7, 2004

Then personally appeared the above named LAURIER A. PINETTE acknowledged the foregoing instrument to be her free act and deed.

Before me


Notary Public/Attorney at Law
Stoddard L. Smith

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Parcel I

A certain lot or parcel of land on the northerly side of Water Street, so-called, in the Town of Brunswick, County of Cumberland and State of Maine, and being more particularly described as follows:

Bounded on the south by Water Street, on the west by land described in a deed to Richard J. Kipp and Deborah S. Kipp recorded in the Cumberland County Registry of Deeds in Book 10203, Page 219, on the north by the Androscoggin River, and on the east by land now or formerly of the Town of Brunswick.

Being a portion of the land described in deed to Laurier A. Pinette recorded in said Registry in Book 2532, Page 405.

Parcel II

Any and all right, title and interest I may have in and to land on the northerly side of said Water Street lying easterly of and immediately adjacent to the following described line:

BEGINNING at a 5/8" iron rebar capped "P.L.S. 396" on the northerly side of said Water Street, said rebar being S 89° 49' 44" E along the northerly side of said Water Street a distance of 390.12' from an 8" by 8" granite monument marking the southeasterly corner of the Town Landing Lot, so-called, and said rebar being westerly a distance of 4.0' from a 1-1/4" iron pipe marking the southwesterly corner of land described in deed to Richard J. Kipp and Deborah S. Kipp recorded in said Registry in Book 10203, Page 219;

THENCE N 07° 08' 49" E a distance of 195.86' to a 5/8" iron rebar capped "P.L.S. 396" driven into a wood post at the top of the bank;

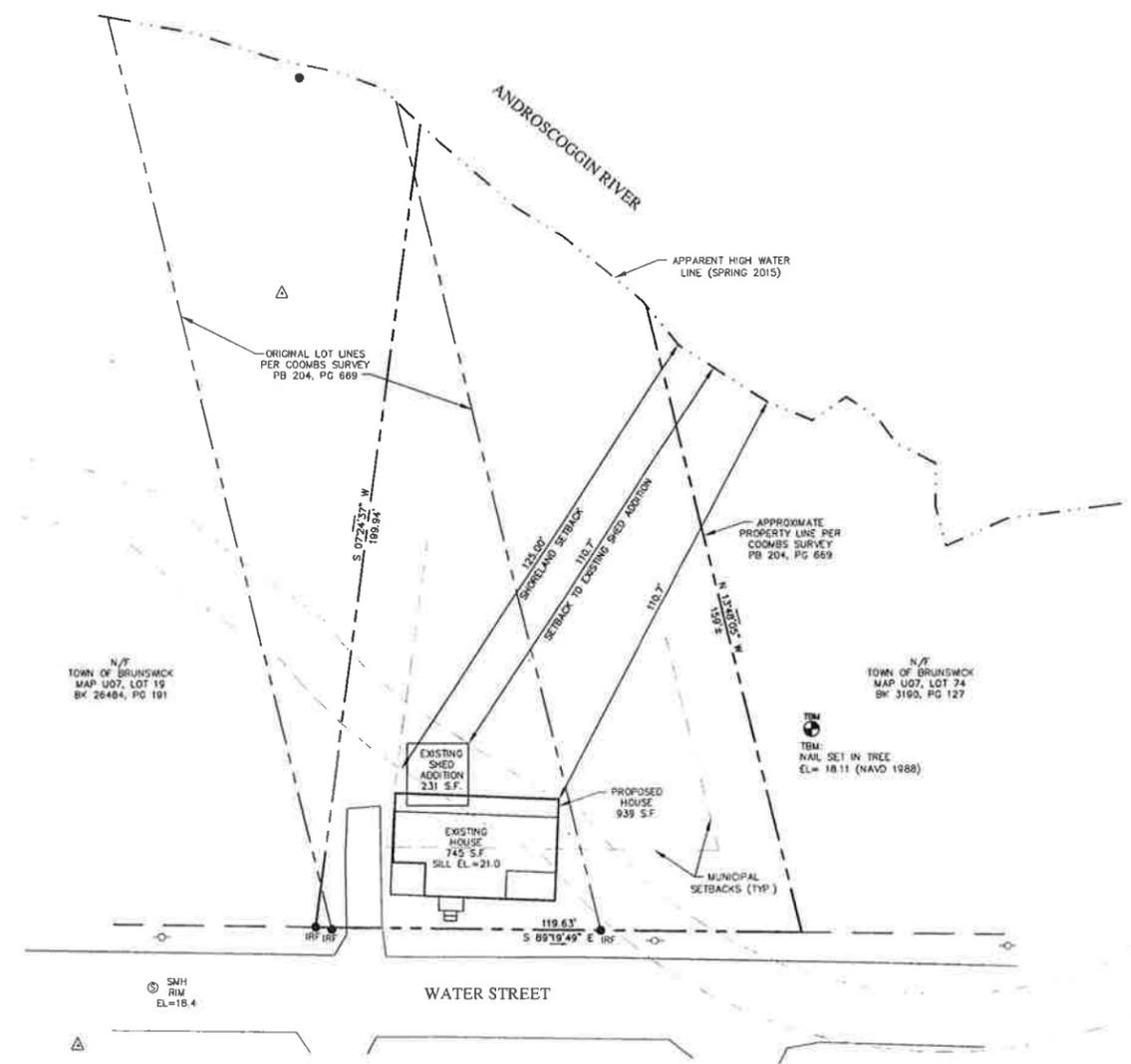
THENCE continuing N 07° 08' 49" E to the Androscoggin River.

For source of title see two deeds to Laurier A. Pinette recorded in said Registry in Book 1590, Page 18 and Book 1800, Page 143 respectively.

Reference is made to a plan titled, "Land to be Exchanged Between Richard J. & Deborah S. Kipp and Laurier A. Pinette, Water Street, Brunswick, Maine," by William M. Coombs dated September 15, 2004 recorded in said Registry in Plan Book 204, Page 669.

Richard J. Kipp
Deborah S. Kipp
Laurier A. Pinette

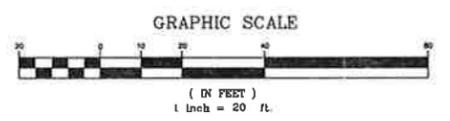
Received
Recorded Register of Deeds
Oct 18, 2004 08:41:07A
Cumberland County
John B O'Brien



- NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:**
RICHARD J. & DEBORAH S. KIPP - BK 21899, PG 233
 - PLAN REFERENCE(S):**
A) LAND TO BE EXCHANGED BETWEEN RICHARD J. & DEBORAH S. KIPP AND LAURIER A. PINETTE, WATER STREET, BRUNSWICK, MAINE, DATED SEPT. 15, 2004, BY WILLIAM M. COOMBS, PLS 396, RECORDED IN PB 204, PG 669.
 - AREA INFORMATION:**
0.35± ACRES
 - TAX MAP REFERENCE:**
TAX MAP U07, LOT 20
 - BASIS OF BEARINGS:**
BEARINGS ARE MAGNETIC (2004) AND ARE BASED ON PLAN REF. 2(A).
 - ROAD INFORMATION:**
WATER STREET WIDTH IS 33' (2 ROOFS) BASED ON EVIDENCE FOUND.



- LEGEND**
- MONUMENT FOUND
 - IRON MARKER FOUND
 - 5/8" REBAR SET WITH IDENTIFICATION CAP
 - 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
 - CWP 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
 - SIGN
 - WATER VALVE
 - ELEVATION TEMPORARY BENCH MARK
 - TEST PIT



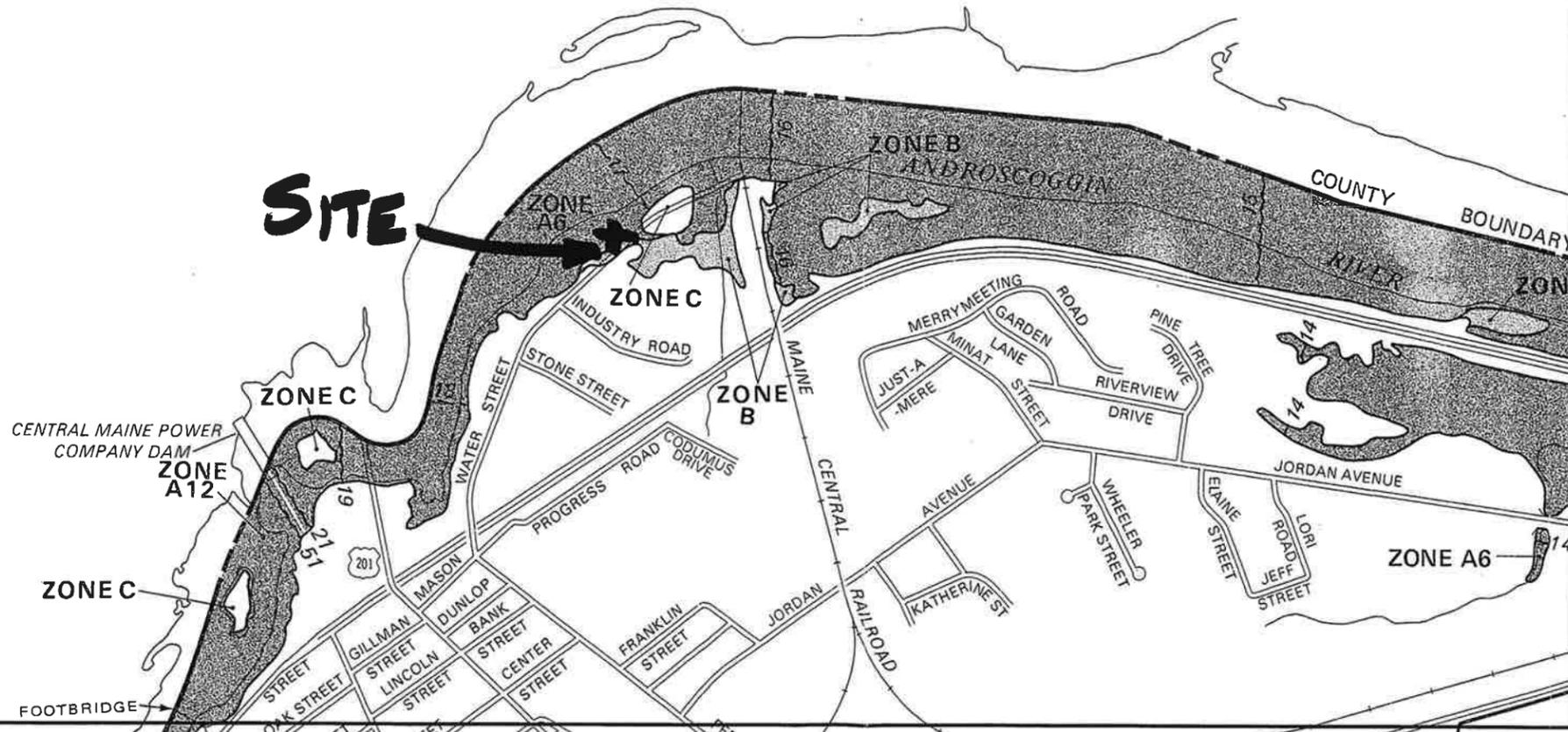
ADDRESS OF RECORD OWNER:
RICHARD & DEBORAH KIPP
70 WATER STREET
BRUNSWICK, ME 04011

SURVEY WORKSHEET & SITE PLAN		
DEBORAH KIPP & SHELLEY PROPHETT 73 WATER STREET		
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: CIH/MIC	SCALE: 1"=20'	SHEET:
DRN BY: KPC	JOB #: 2783	
CH'D BY: KPC	MAP/LOT:	
DATE: 05-26-2015	FILE: 2783 SV	



REFERENCE MARK	ELEVATION IN FT. (NGVD) ¹	DESCRIPTION OF LOCATION
RM 5	62.53	Chiseled square in top of large embedded boulder, 52 feet west of centerline of Harding Road, 0.7 mile south of U.S. Route 1 along Harding Road, 200 feet east of farm house and 55.7 feet southwest of Pole No. 21s.
RM 6	19.62	Railroad spike in pole No. 12 on north side of Adams Road, opposite tidal brook and marsh at head of Thomas Bay, 17 feet from centerline of road and across the road from a cemetery.
RM 7	43.34	Railroad spike in root of 24-inch diameter white pine, approximately 350 feet south of pole No. 6 at intersection of Howard Point Road and Adams Road, on north side of road, 10.5 feet from centerline and across the road from a sand storage area.
RM 8	58.83	Chiseled square in top of large exposed ledge in field on west edge of Meadow Road, approximately 0.5 mile north of intersection of Board Road and Meadow Road, opposite a camping area, and 30.6 feet from centerline of road.
RM 9	35.66	Disk set in concrete monument set flush with ground at southeast corner of intersection of Board Road and Gurnet Road (State Route 24), 54.5 feet from centerline of State Route 24 and 30 feet from centerline of Board Road.
RM 10	30.45	Disk with hole punched in center set in top of round concrete monument set flush with ground, approximately 0.4 mile south along Gurnet Road (State Route 24) from its intersection with Board Road.
RM 11	53.20	Chiseled square in top of embedded boulder on west side of Woodward Point Road, 0.35 mile south of intersection of Board Road, 32 feet from centerline and 59.0 feet southeast of southeast corner of camp house.
RM 12	55.71	Disk with hole punched in its center set in top of round concrete monument set flush with ground, approximately 0.8 mile south of intersection of Board Road and Gurnet Road on east side of Gurnet Road.
RM 13	62.37	Disk with hole punched in centerline in top of round concrete monument set flush with ground, approximately 2.2 miles south from where Gurnet Road (State Route 24) makes a 90° turn from southeast to due south, on east side of Gurnet Road.
RM 14	65.54	Chiseled square in top of sharp cornered, sheer ledge outcrop on west edge of cul-de-sac on Woodward Point Road, approximately 0.85 mile south of junction with Board Road.
RM 15	70.19	Railroad spike on south side of pole east of intersection of Middle Bay Road and Pennellville Road, 21 feet from centerline of Middle Bay Road, and north of a fenced field.
RM 16	75.59	Chiseled square in northeast bridge rail end post of wing wall to east abutment of concrete bridge over tidal brook at head of Buttermilk Cove, west of Gurnet Road (State Route 24) on Prince Point Road.
RM 17	34.06	Chiseled square in exposed ledge on east side of Harpswell Road, approximately 0.9 mile north of Harpswell/Brunswick corporate limits, south of 48-inch culvert and 12 feet south of Pole No. 96/96.
RM 18	40.02	Chiseled square set in top of west edge of sheer blown ledge on east side of Gurnet Road (State Route 24), approximately 500 feet north of corporate limits.

¹ National Geodetic Vertical Datum of 1929



APPROXIMATE SCALE
 1000 0 1000 FT

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
 FLOOD INSURANCE RATE MAP**

**TOWN OF
 BRUNSWICK, MAINE
 CUMBERLAND COUNTY**

PANEL 15 OF 35
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY-PANEL NUMBER
 230042 0015 B**

**EFFECTIVE DATE:
 JANUARY 3, 1986**



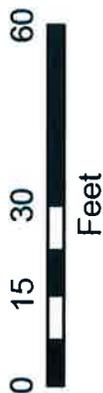
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Brunswick Maine



73 WATER STREET



This map was generated by the Town of Brunswick's online GIS. This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.

Map generated on: 7/13/2015

7/17
Jamalyn

**APPLICATION/CHECK LIST
SPECIAL PERMIT FOR UNCLASSIFIED AND OMMITTED USES
BRUNSWICK PLANNING BOARD**

1. Applicant:

Name: Micah Renihan
Address: 2 Store Rd.
Bowdoin, ME 04287
Phone #: (760) 443-5148

2. Business:

Name: Grace Reformed Baptist Church
Address: P.O. Box 152 Or 39 MacMillan Dr.
Brunswick, ME 04011 Brunswick, ME 04011
Phone #: (760) 443-5148 (207) 725-4240

3. Property/Building Owner:

Name: Northern New England District, Council of Assemblies of God
Address: 501 Riverside St.
Portland, ME 04103

4. Assessor's Tax Map # 41 Lot # 23A of subject property.

5. Zoning District CR1

6. Street Address of Parcel(s) For Consideration: 34 Grover Ln.

7. Planning Area (See Appendix I): Rural Residential Planning Area A2.1

Owner Signature: _____

Applicant Signature (if different): 

SUBMISSION REQUIREMENTS

- Site Plan. If copies are greater than 11" x 17", submit 17 copies of all materials. Otherwise, one copy is sufficient. Site plan should include all elements indicated in the application packet.

On this form, or on a separate letter to the Planning Board, please indicate your responses to the following:

1. How does your application further the Planning Goals for the Planning Area in which your property is located. Please indicate each of the Planning Area Goals with your response. Re-establishing this property as a church fits the planning area goal "to allow low-density residential and compatible non-residential uses in rural areas where agriculture is not the predominant use." We have no commercial components. We are similar to other permitted uses such as a school, museum, or library. This is not a "high-impact" use, and it will not adversely affect the neighbors.

2. How many square feet of space is the proposed use going to occupy? 7362.
Is this use to be located within an existing structure? yes If a new structure(s) is proposed how many square feet is the structure(s)? N/A

3. How many people are to be employed at this site should the Special Permit be granted?
1-3
4. If this involves a residential component, how many dwelling units are proposed? N/A
5. How many customers are likely to use the site during the course of a day? _____ week?
_____. Please anticipate peak demand. Current use for all day Sunday is 40-70.
Maximum capacity is 240. Other uses during week (days and nights until 10 PM) will be less
6. How many service vehicles per week do you anticipate? 0
7. What are the sizes of vehicles that will service the business should the Special Permit be granted? automobiles only
8. If you are reusing a structure, demonstrate the mutual benefits associated with your application request. (In other words, how will this project provide a benefit to its larger area in spite of the fact that it may be occurring within a pre-existing structure that is generally larger than typically found. We are re-establishing a previous use of this property as a church. The size of the structure is fitting with the typical range of sizes for a church.

9. Explain how this application enhances or further maintains a pedestrian oriented character for the larger neighborhood. There are no sidewalks; no curb cuts will be needed. Easy access to bike path. We anticipate no negative impact on the pedestrian character of the neighborhood.

**NOTIFICATION
SPECIAL PERMIT APPLICATION
FOR UNCLASSIFIED AND OMMITTED USES**

Pursuant to Section 701 of the Brunswick Zoning Ordinance, land uses that are neither permitted nor prohibited may be considered by the Planning Board, subject to a Special Permit. Notice is required to be forwarded to any property owner within 200 feet of the lot boundaries of the proposed permit.

Applicant: _____

Business Name: _____

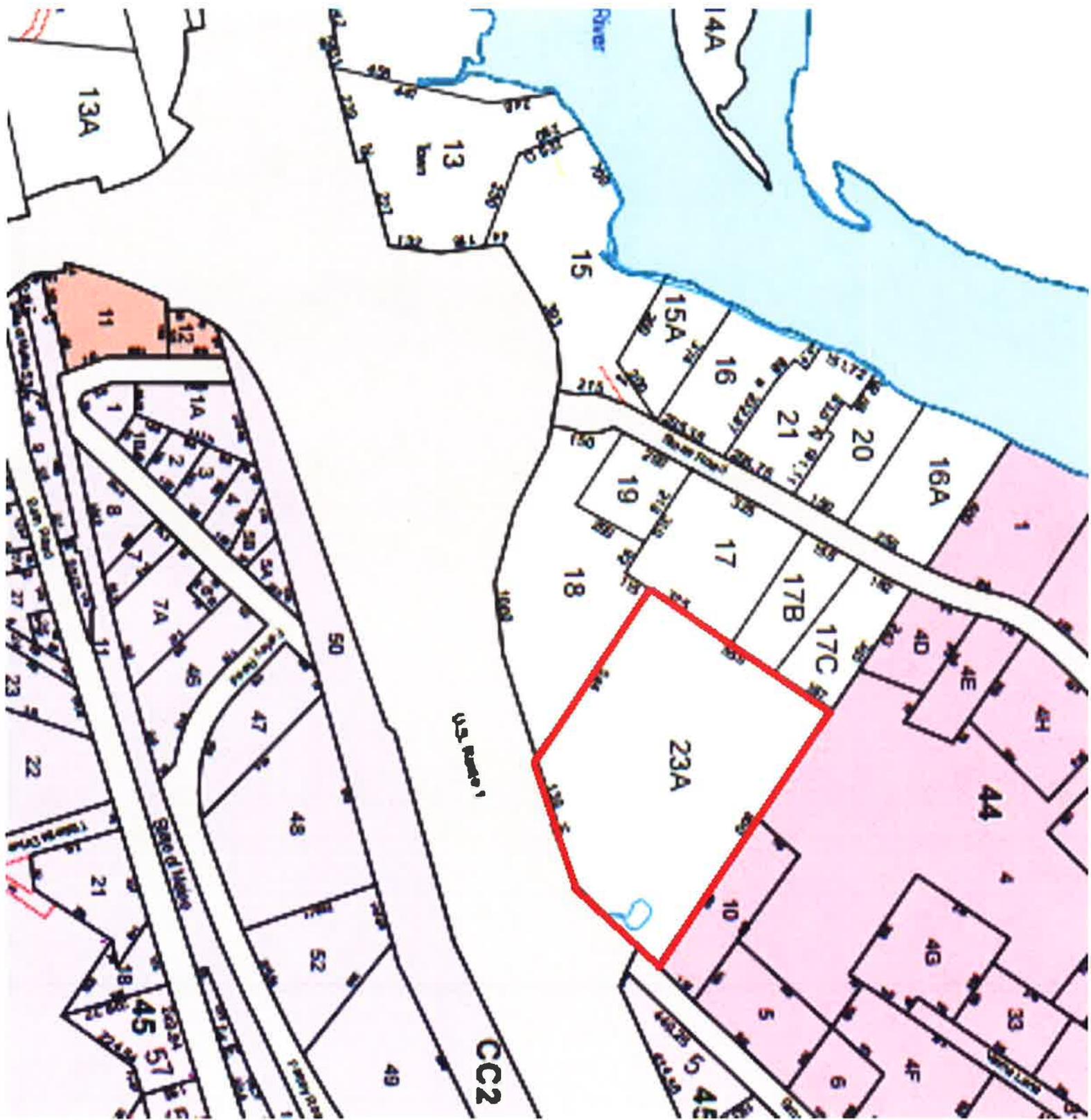
Proposed Land Use: _____

Street Address of Property: _____

Zoning District of Property: _____

The Planning Board will conduct a PUBLIC HEARING on this Special Permit application on _____. As a person entitled to notice, you may submit comments on the proposal to the Planning Board, or may provide testimony at the Public Hearing. The Planning Board may deny the Special Permit if it finds that, based on evidence provided by persons entitled to notice that the proposal shall 1) adversely effect the enjoyment or use of your property; or 2) that the proposal will devalue such property.

The application is on file at the Planning Office. For further information contact 725-6660.

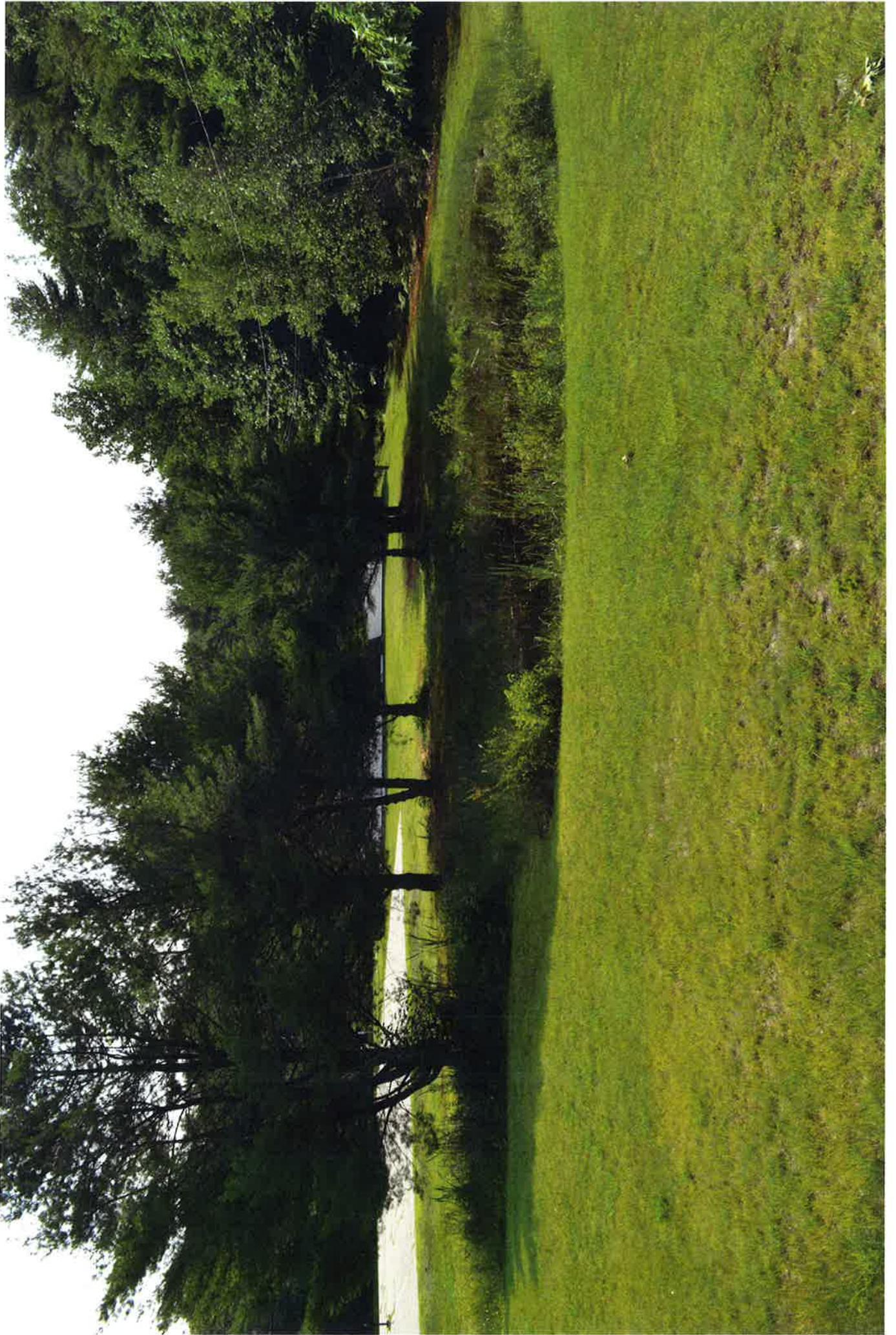




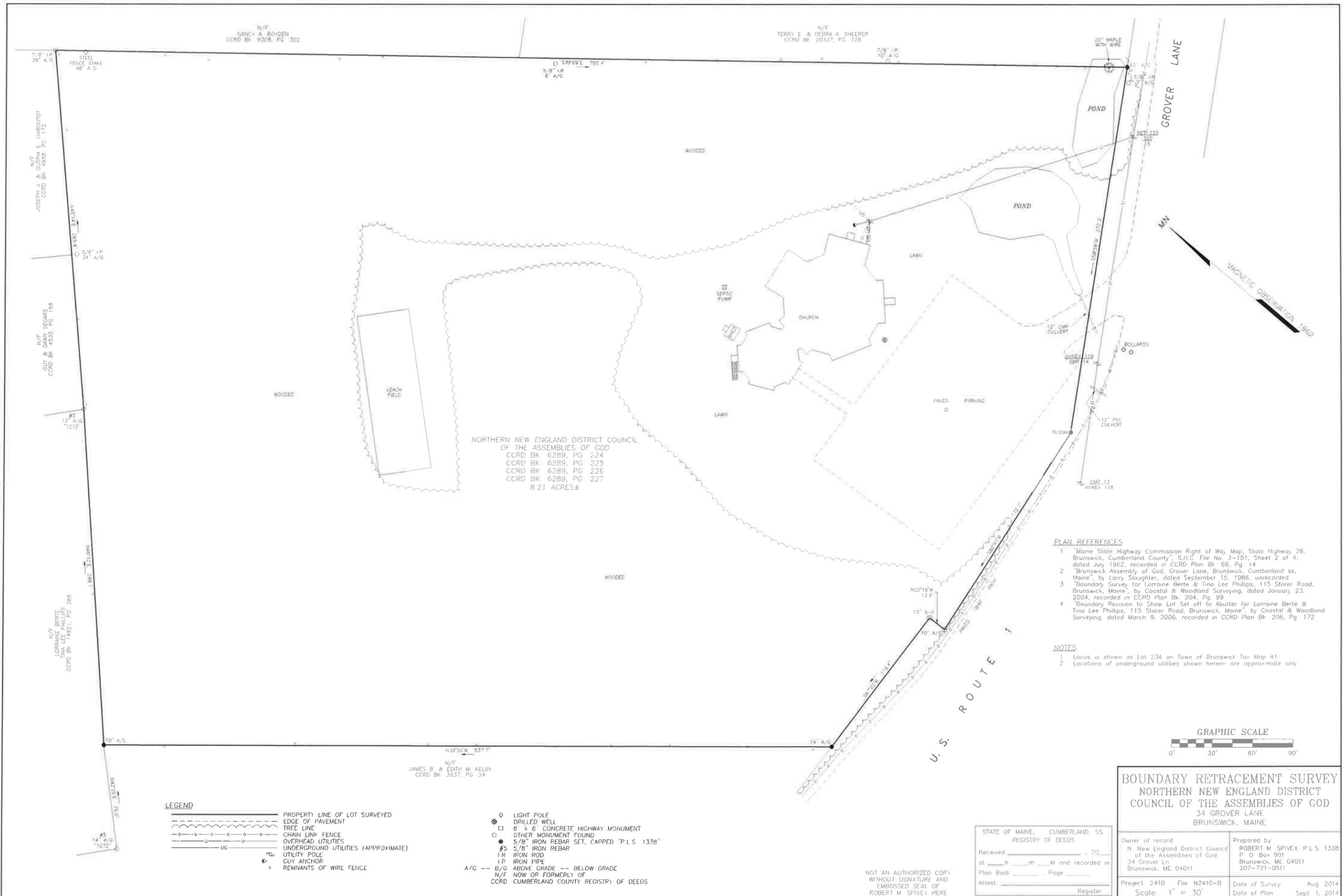












N/F
NANCY A. BOYDEN
CCRD BK 9308, PG 302

N/F
TERRY E & DEBRA A SHEEPER
CCRD BK 20337, PG 128

N/F
JOSEPH J & CLORIA E THIBOUTOT
CCRD BK 4958, PG 172

N/F
GUY & DAWN SEGARS
CCRD BK 4335, PG 158

N/F
LORRAINE BERTÉ
TINA LEE PHILLIPS
CCRD BK 14821, PG 265

NORTHERN NEW ENGLAND DISTRICT COUNCIL
OF THE ASSEMBLIES OF GOD
CCRD BK 6289, PG 224
CCRD BK 6289, PG 225
CCRD BK 6289, PG 226
CCRD BK 6289, PG 227
8.21 ACRES±

N/F
JAMES B & EDITH M. KELBY
CCRD BK 3937, PG 24

- PLAN REFERENCES**
1. "Maine State Highway Commission Right of Way Map, State Highway 26, Brunswick, Cumberland County", S.H.C. File No. 3-151, Sheet 2 of 4, dated July 1962, recorded in CCRD Plan Bk 69, Pg 14
 2. "Brunswick Assembly of God, Grover Lane, Brunswick, Cumberland ss, Maine", by Larry Slaughter, dated September 15, 1986, unrecorded
 3. "Boundary Survey for Lorraine Berté & Tina Lee Phillips, 115 Storer Road, Brunswick, Maine", by Coastal & Woodland Surveying, dated January 23, 2004, recorded in CCRD Plan Bk 204, Pg. 99
 4. "Boundary Revision to Show Lot Set off to Abutter for Lorraine Berté & Tina Lee Phillips, 115 Storer Road, Brunswick, Maine", by Coastal & Woodland Surveying, dated March 9, 2006, recorded in CCRD Plan Bk 206, Pg 172

- NOTES**
1. Locus is shown as Lot 23A on Town of Brunswick Tax Map 41
 2. Locations of underground utilities shown hereon are approximate only



LEGEND

	PROPERTY LINE OF LOT SURVEYED
	EDGE OF PAVEMENT
	TREE LINE
	CHAIN LINK FENCE
	OVERHEAD UTILITIES
	UNDERGROUND UTILITIES (APPROXIMATE)
	UTILITY POLE
	GUY ANCHOR
	REMNANTS OF WIRE FENCE

- ⊕ LIGHT POLE
- ⊙ DRILLED WELL
- 6" x 6" CONCRETE HIGHWAY MONUMENT
- OTHER MONUMENT FOUND
- 5/8" IRON REBAR SET, CAPPED "P L S 1338"
- #5 5/8" IRON REBAR
- ⊖ IRON ROD
- ⊖ IRON PIPE
- A/G -- B/G ABOVE GRADE -- BELOW GRADE
- N/F NOW OR FORMERLY OF
- CCRD CUMBERLAND COUNTY REGISTRY OF DEEDS

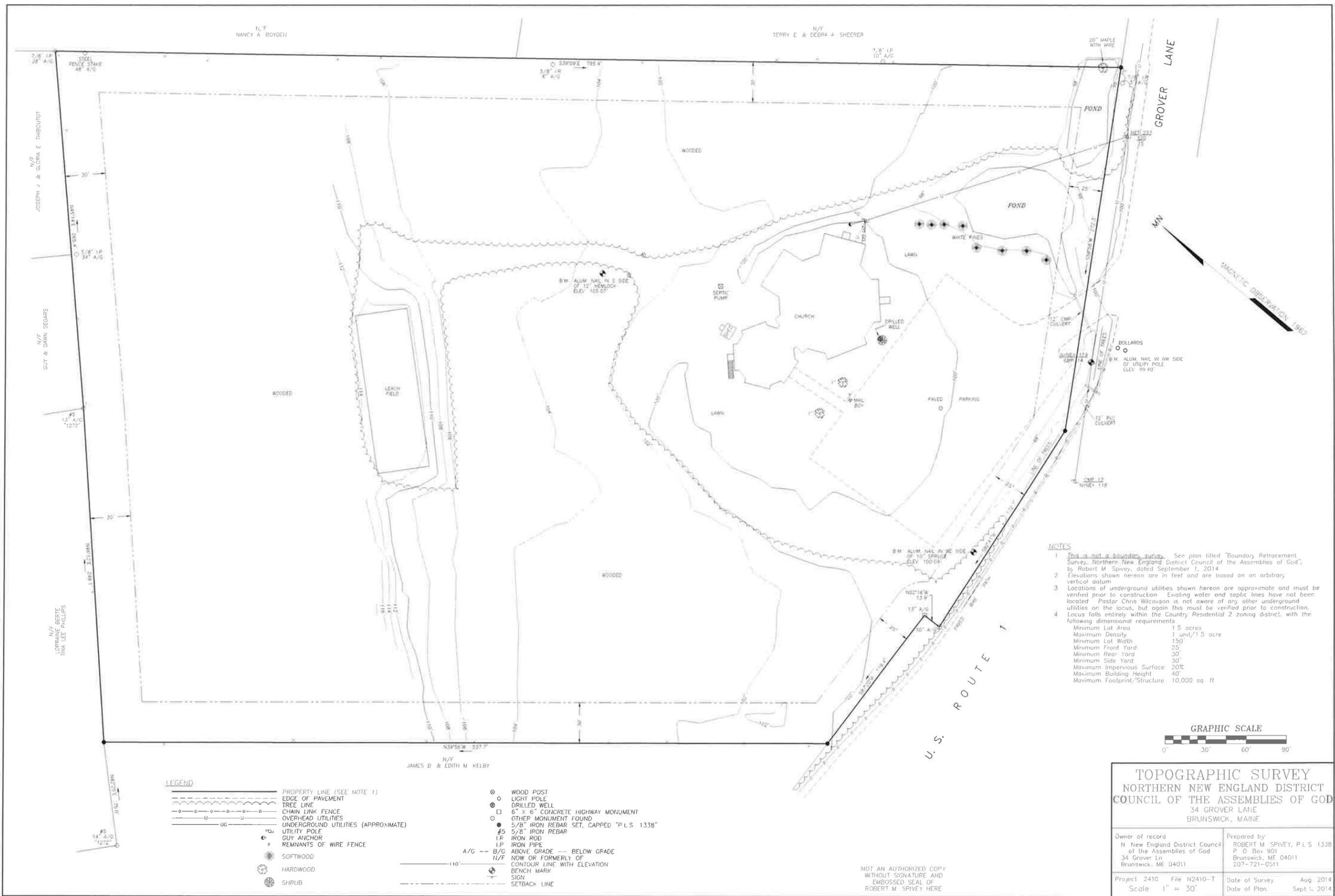
STATE OF MAINE, CUMBERLAND, SS
REGISTRY OF DEEDS

Received _____, 20____
at _____ h _____ m _____ M and recorded in
Plan Book _____, Page _____
Attest: _____
Register

BOUNDARY RETRACEMENT SURVEY
NORTHERN NEW ENGLAND DISTRICT
COUNCIL OF THE ASSEMBLIES OF GOD
34 GROVER LANE
BRUNSWICK, MAINE

Owner of record N New England District Council of the Assemblies of God 34 Grover Ln Brunswick, ME 04011	Prepared by ROBERT M SPIVEY, P L S 1338 P O Box 901 Brunswick, ME 04011 207-721-0511
Project 2410 Scale 1" = 30'	File N2410-B Date of Survey Aug 2014 Date of Plan Sept 1, 2014

NOT AN AUTHORIZED COPY
WITHOUT SIGNATURE AND
EMBOSSED SEAL OF
ROBERT M SPIVEY HERE



N/F
NANCY A BOYDEN

N/F
TERRY E & DEBRA A SHEERER

N/F
JOSEPH J & GLORIA E THIBOUTOT

N/F
GUY & DAWN SEGARS

N/F
LORRAINE BERTÉ
TINA LEE PHILLIPS

N/F
JAMES B & EDITH M KELBY

GROVER LANE

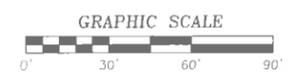
U. S. ROUTE 1

LEGEND

- PROPERTY LINE (SEE NOTE 1)
- - - EDGE OF PAVEMENT
- ~ ~ ~ TREE LINE
- - - CHAIN LINK FENCE
- - - OVERHEAD UTILITIES
- - - UNDERGROUND UTILITIES (APPROXIMATE)
- UTILITY POLE
- GUY ANCHOR
- x REMNANTS OF WIRE FENCE
- ☼ SOFTWOOD
- ☼ HARDWOOD
- ☼ SHRUB
- ⊙ WOOD POST
- LIGHT POLE
- ⊙ DRILLED WELL
- 6" x 6" CONCRETE HIGHWAY MONUMENT
- OTHER MONUMENT FOUND
- 5/8" IRON REBAR SET, CAPPED "P L S 1338"
- #5 IRON ROD
- I.P. IRON PIPE
- A/G --- B/G ABOVE GRADE --- BELOW GRADE
- N/F --- NOW OR FORMERLY OF
- CONTOUR LINE WITH ELEVATION
- ⊕ BENCH MARK
- SIGH
- - - SETBACK LINE

NOTES

- 1 This is not a boundary survey. See plan titled "Boundary Retracement Survey, Northern New England District Council of the Assemblies of God", by Robert M Spivey, dated September 1, 2014
- 2 Elevations shown hereon are in feet and are based on an arbitrary vertical datum
- 3 Locations of underground utilities shown hereon are approximate and must be verified prior to construction. Existing water and septic lines have not been located. Pastor Chris Wilcoxson is not aware of any other underground utilities on the locus, but again this must be verified prior to construction.
- 4 Locus falls entirely within the Country Residential 2 zoning district, with the following dimensional requirements:
 Minimum Lot Area 1.5 acres
 Maximum Density 1 unit/1.5 acre
 Minimum Lot Width 150'
 Minimum Front Yard 25'
 Minimum Rear Yard 30'
 Minimum Side Yard 30'
 Maximum Impervious Surface 20%
 Maximum Building Height 40'
 Maximum Footprint/Structure 10,000 sq ft



TOPOGRAPHIC SURVEY
 NORTHERN NEW ENGLAND DISTRICT
 COUNCIL OF THE ASSEMBLIES OF GOD
 34 GROVER LANE
 BRUNSWICK, MAINE

Owner of record N New England District Council of the Assemblies of God 34 Grover Ln Brunswick, ME 04011	Prepared by ROBERT M SPIVEY, P.L.S 1338 P O Box 901 Brunswick, ME 04011 207-721-0511
--	--

Project 2410	File N2410-T	Date of Survey	Aug 2014
Scale 1" = 30'		Date of Plan	Sept 1, 2014

NOT AN AUTHORIZED COPY
 WITHOUT SIGNATURE AND
 EMBOSSED SEAL OF
 ROBERT M SPIVEY HERE



TOWN OF BRUNSWICK

PLANNING BOARD

85 UNION STREET
BRUNSWICK, ME 04011

PLANNING BOARD

AGENDA

BRUNSWICK TOWN HALL

COUNCIL CHAMBERS

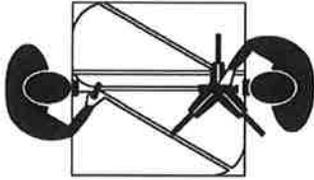
85 UNION STREET

TUESDAY, AUGUST 4, 2015, 7:00 P.M.

1. **Case #15-034 Grace Reformed Baptist Church Special Permit:** The Planning Board will hold a **Public Hearing**, then review and take action regarding a **Special Permit** application submitted by Micah Renihan, on behalf of the Northern New England District, Council of Assemblies of God, requesting approval to reestablish a church in the existing structures onsite as a use by Special Permit. The property is located at 34 Grover Lane, in the **Country Residential 1 (CR1) Zoning District**. (Assessor's Map 41, Lot 23A).
2. **Case #15-033 Rose Douglass Village Sketch Plan:** The Planning Board will review and take action regarding a **Major Development Review Sketch Plan** application submitted by Robert and Judith Muller to develop a 14-unit open space residential subdivision at 207 Hacker Road and adjacent undeveloped lots totally 47.56 acres, in the **Farm and Forest 1 (FF1) Zoning District**. (Assessor's Map 7, Lots 36-41).
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.



Revised: July 20, 2015

938

Anna Breinich, Director of Planning
Town of Brunswick
28 Federal Street
Brunswick, Maine 04011

Re: Sketch Plan Application
ROSE DOUGLAS VILLAGE
207 HACKER ROAD, BRUNSWICK, MAINE
Tax Map 7, Lots 36-41

Dear Anna,

On behalf of ROBERT & JUDITH MULLER, Sitelines, PA is pleased to submit the enclosed Sketch Plan Application and supporting materials for the development of a 14-unit residential subdivision off the Hacker Road in Brunswick. This letter is intended to summarize the project in order to facilitate the review process.

PROPERTY

THE MULLER'S own several parcels (Family Trust Lots) of land located off Hacker Road (Tax Map 7, Lots 36-42). The parcels contain a total of 47.56 acres and are currently undeveloped, with a mix of woodland and former agricultural fields. The property was previously divided into family trust lots, which would be merged back together to accommodate this development. The property is located in the Farm & Forest 1 (FF1) Zoning district, in which residential dwellings are a Permitted Use and has a minimum density of 1 unit per 2 acres.

SITE DESIGN

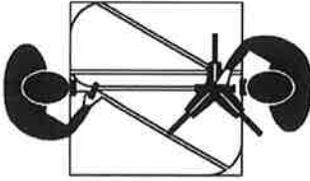
The proposed subdivision consists of fourteen (14) new residential units aligned a private loop road, which was designed to avoid a dead end road limitation. Each unit will have direct access off the loop road. The road will be constructed to the Town of Brunswick standards for a private road and is not proposed to be offered for acceptance.

The units will be configured in a clustered New England style village setting and the project is intended to be designed as a Zero-Energy project, with solar panels. The design will utilize shared private wells and subsurface wastewater disposal systems to limit the disturbance. Wetlands and water courses have been identified and mapped by Eco-Analysts, Inc. and the Net Site Area has been computed to be 42.0± acres, allowing a density of 21 units. Approximately 25.4± acres is proposed for development and Common Space, with another 22.2± acres to be dedicated for Conservation Open Space. Open Space will be preserved by means of a Conservation Easement and retained by the developer. No Density Bonus is being requested at this time.

OPEN SPACE DEVELOPMENT

Per Section 308.1, the four step design process included:

- A) Mapping Land of Conservation Value - Wetlands and water courses have been identified and mapped by Eco-Analysts, Inc., 3.01 acres of wetlands were mapped on the property. The Wildlife Habitat Block contains 43.8 acres on the property.



B) Location of Building Envelopes

1. The proposed development area(s) limit the fragmentation of the Wildlife Habitat Block from connectivity to adjacent properties;
 2. The proposed development area(s) minimizes wetland impacts with one stream crossing and avoids wetlands associated with stream flow;
 3. The proposed development area(s) minimizes impact to scenic resources, as there are no large fields to avoid. The development areas are located upon the high ground of the site, but this is not a significant ridgeline.
 4. The proposed Open Space is contiguous to other Open Spaces areas on adjacent properties.
 5. This is not a commercial development and thus the orientation is not applicable.
- C) Alignments of Street and Trails – The proposed roadway and the path within the Common Space have been aligned to limit impacts to wetlands and land of conservation value. There is ample opportunity for connections from the developed areas to the Open Space via paths or trails that will not disrupt land of conservation value.
- D) Lot Lines – This project is intended as a clustered development and traditional lot lines are not planned.

WILDLIFE HABITAT BLOCK

The Wildlife Habitat Block has been identified from the Brunswick Zoning Ordinance and Maps, with approximately 43.8± acres of the Wildlife Habitat Block being located on the property, of which approximately 22.2± acres will be preserved as part of the Open Space/Conservation Land. The preserved Wildlife Habitat Block exceeds a 1:1 mitigation ratio.

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 units at final submission.
- Profile, cross-section dimensions, curve radii of existing streets. No changes are proposed to Hacker 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 August 4, 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: Bob Muller

**MAJOR DEVELOPMENT REVIEW
SKETCH PLAN APPLICATION**

1. Project Name: Rose Douglas Village Subdivision
2. Project Applicant
Name: Robert & Judith Muller (Family Trust Lots)
Address: PO Box 309
Brunswick, ME 04011
Phone Number: 207-720-0200
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. Wetlands: Tim Forrester, Wetland Scientist, Eco-Analysts, Inc., 207-386-0405
5. Physical location of property being affected: 207 Hacker Road
6. Lot Size: 47.56 acres
7. Zoning District: FF1
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 X7 Lot Number 36-42 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:  (AGENT)

Applicant Signature (if different): _____

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				
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				Applicants are the owners 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				

ME 876 1955

010074

WARRANTY DEED - SHORT FORM

MAINE REAL ESTATE TRANSFER TAX PAID

KNOW ALL MEN BY THESE PRESENTS THAT WE, Steven D. Liggett and Jane M. Welzel, of the County of Auckland and Country of New Zealand, for valuable consideration received, hereby grant to Robert N. Muller and Judith Porter-Muller, of the County of Sagadahoc, and State of Maine, as JOINT TENANTS, with WARRANTY COVENANTS, that certain lot or parcel of land, with any buildings thereon, located at Lot #4, Hacker Road, Brunswick, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and incorporated herein.

In Witness Whereof, we have hereunto set our hands and seals on March 7, _____, 1989.

Bruce M. Ray
Witness
Bruce M. Ray

Michael R. St. Laurent
Steven D. Liggett
By: Michael R. St. Laurent,
his duly authorized Attorney-
in-Fact

Witness

Michael R. St. Laurent
Jane M. Welzel
By: Michael R. St. Laurent,
her duly authorized Attorney-
in-Fact

STATE OF MAINE
Androscoggin, ss

March 7, _____, 1989

On March 7, _____, 1989, personally appeared the above-named Michael R. St. Laurent, individually, and as Attorney-in-Fact for Steven P. Liggett and Jane M. Welzel, and acknowledged the foregoing deed to be his free act and deed, and his free act and deed in his said capacity.

Before me,

Bruce M. Ray
Notary Public/Attorney At Law

SEAL

Type or Print Name
Bruce M. Ray

2K867904056

3977R R890133

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY LOCATED AT
Lot 4, Hacker Road, Brunswick, MAINE

A certain lot or parcel of land, with any buildings thereon, situated on the southerly side of Hacker Road in Brunswick, County of Cumberland and State of Maine, described more particularly as follows:

Beginning at a 5/8" rebar on the southerly side line of Hacker Road so-called which marks the westerly corner of land now of Seven P. Liggett and Jane M. Welzel dated August 27, 1987, recorded in Book 7959, Page 40, Cumberland County Registry of Deeds;

Thence, easterly along the southerly side line of said Hacker Road North seventy-two degrees forty-three minutes thirty-four seconds east ($N72^{\circ}43'34"E$) seventy and twenty-two hundredths (70.22) feet to the beginning of a curve concave to the south and having a radius of seven hundred thirty and thirty-six hundredths (730.36) feet;

Thence, easterly two hundred fifty-nine and fifty hundredths (259.50) feet along the southerly side line of said Hacker Road and the arc of said curve through a central angle of twenty degrees twenty-one minutes twenty-six seconds ($20^{\circ}21'26"$) to the point of tangency of said curve;

Thence, South eighty-five degrees thirty-four minutes twenty-seven seconds east ($S85^{\circ}34'27"E$) one hundred sixty-nine and thirty-six hundredths (169.36) feet along the southerly side line of said Hacker Road to the beginning of a curve concave to the northwest and having a radius of four hundred forty-six and fifty-eight hundredths (446.58) feet;

Thence, northeasterly two hundred ninety-eight and sixty-two hundredths (298.62) feet along the southerly side line of said Hacker Road and the arc of said curve through a central angle of thirty-eight degrees eighteen minutes forty-six seconds ($38^{\circ}18'46"$) to the point of tangency of said curve;

Thence, North fifty-six degrees six minutes forty-seven seconds east ($N56^{\circ}06'47"E$) ninety-three and fifty hundredths (93.50) feet along the southerly line of said Hacker Road to a 5/8" rebar with aluminum cap stamped Wright-Pierce set at the most westerly corner of Lot 5 as shown on "Plan of Lots, of Property of Steven P. Liggett and Jane M. Welzel", dated January 24, 1989;

Thence, South thirty-two degrees twenty-one minutes twenty-six seconds east ($S32^{\circ}21'26"E$) seven hundred sixty-three and zero hundredths (763.00) feet to the most southerly corner of said Lot 5;

307377 1057

-2-

Thence, North fifty-six degrees six minutes forty-seven seconds east (N56°06'47"E) ninety-three and fifty hundredths (93.50) feet along the southerly line of said Hacker Road to a 5/8" rebar with aluminum cap stamped Wright-Pierce set at the most westerly corner of Lot 5 as shown on "Plan of Lots, of Property of Steven P. Liggett and Jane M. Welzel", dated January 24, 1989;

Thence, South thirty-two degrees twenty-one minutes twenty-six seconds east (S32°21'26"E) seven hundred sixty-three and zero hundredths (763.00) feet to the most southerly corner of said Lot 5;

Thence, North fifty-six degrees six minutes forty-seven seconds east (N56°06'47"E) two hundred and zero hundredths (200.00) feet to a 5/8" rebar with aluminum cap stamped Wright-Pierce set at the most easterly corner of said Lot 5 in the southwesterly line of Lot 3 as shown on said Plan of Lots;

Thence, along the southwesterly line of said lot 3 South thirty-two degrees twenty-one minutes twenty-six seconds east (S32°21'26"E) one thousand four hundred thirty-nine and six hundredths (1439.06) feet to a 5/8" rebar with aluminum cap stamped Wright-Pierce set at the most southerly corner of said Lot 3 in the southerly line of said Liggett and Welzel;

Thence, South fifty-four degrees seven minutes twenty-three seconds west (S54°07'23"W) along the southerly line of said Liggett and Welzel one thousand one hundred fifteen and sixty-nine hundredths (1115.69) feet to a 4"x4" granite monument at the south corner of said land of Liggett and Welzel;

Thence, along the westerly line of said Liggett North twenty-nine degrees fifty-nine minutes forty-nine seconds west (N29°59'49"W) two thousand five hundred eighty-eight and ninety-five hundredths (2588.95) feet to the point of beginning

The above described parcel of land is shown as Lot 4 on "Plan of Lots, of Property of Steven P. Liggett and Jane M. Welzel, Hacker Road Brunswick, Maine for Steven D. Liggett and Jane M. Welzel", by Wright-Pierce Engineers, 99 Main Street, Topsham, Maine, dated January 24, 1989, recorded in Plan Book 177, Page 26 in the Cumberland County Registry of Deeds.

Being a portion of the same premises conveyed to Steven P. Liggett and Jane M. Welzel from Michael R. St. Laurent, et al. dated August 27, 1987 and recorded in said Registry of Deeds in Book 7959, Page 40.

RECORDED

1989 MAR -9 AM 9:28

Phonics D.M.M.
CUMBERLAND COUNTY

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS, that **ROBERT MULLER AND JUDITH MULLER**, both of Brunswick, Maine, in consideration of love and affection, and for no other consideration, do hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY and forever QUITCLAIM unto **ROBERT MULLER, JUDITH MULLER AND ELIZABETH MULLER**, all of Brunswick, Maine, their heirs, successors and assigns forever, the following described;

A certain lot or parcel of land in Brunswick, County of Cumberland and State of Maine, and being Lot A on a certain Survey entitled "Boundary Plan Muller Family Lots" by Sitelines, P.A., dated March 1, 2006, recorded in the Cumberland County Registry of Deeds at Book 2006, Page 152, to which reference may be had for a more particular description.

The above-described Lot is conveyed subject to those notes, easements and conditions listed in the above-described Survey.

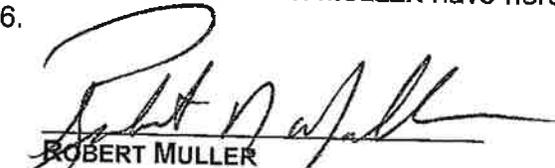
Also granting and conveying perpetual easements for ingress and egress by foot and motor vehicle and for all utilities, in common with the Grantors and others, over and across the rights of way as portrayed on the above-described Survey.

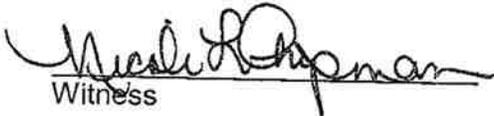
Reference is made to a deed into the Grantors recorded in the Cumberland County Registry of Deeds at Book 8679, Page 55.

The conveyance is a gift from husband and wife to husband, wife and daughter, for no consideration other than love and affection.

IN WITNESS WHEREOF, the said **ROBERT MULLER AND JUDITH MULLER** have hereunto set their hand and seal this 6th day of March 2006.


Witness


ROBERT MULLER


Witness


JUDITH MULLER

STATE OF MAINE
COUNTY OF SAGadahoc

March 6, 2006

Then personally appeared before me, the above named **ROBERT MULLER AND JUDITH MULLER** and acknowledged the foregoing instrument to be their free act and deed.

Received
Recorded Register of Deeds
Mar 06 2006 02:45:06P
Cumberland County
John B O'Brien


Notary Public/Attorney at Law

NICOLE L. CHIPMAN
Notary Public State of Maine
My Commission Expires Aug. 9, 2012

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS, that **ROBERT MULLER AND JUDITH MULLER**, both of Brunswick, Maine, in consideration of love and affection, and for no other consideration, do hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY and forever QUITCLAIM unto **JUDITH MULLER**, of Brunswick, Maine, her heirs, successors and assigns forever, the following described;

A certain lot or parcel of land in Brunswick, County of Cumberland and State of Maine, and being Lot B on a certain Survey entitled "Boundary Plan Muller Family Lots" by Sitelines, P.A., dated March 1, 2006, recorded in the Cumberland County Registry of Deeds at Book 2006, Page 152, to which reference may be had for a more particular description.

The above-described Lot is conveyed subject to those notes, easements and conditions listed in the above-described Survey.

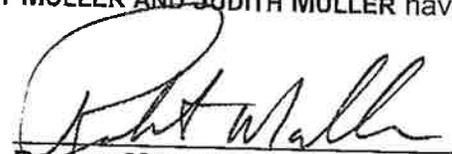
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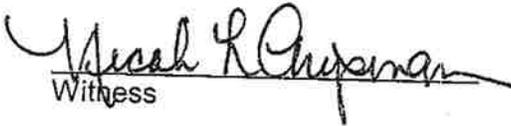
Reference is made to a deed into the Grantors recorded in the Cumberland County Registry of Deeds at Book 8679, Page 55.

The conveyance is a gift from husband and wife to wife, for no consideration other than love and affection.

IN WITNESS WHEREOF, the said **ROBERT MULLER AND JUDITH MULLER** have hereunto set their hand and seal this 6th day of March 2006.


Witness


ROBERT MULLER


Witness

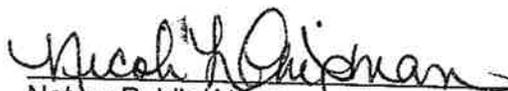

JUDITH MULLER

STATE OF MAINE
COUNTY OF SAGadahoc

March 6, 2006

Then personally appeared before me, the above named **ROBERT MULLER AND JUDITH MULLER** and acknowledged the foregoing instrument to be their free act and deed.

Received
Recorded Register of Deeds
Mar 06:2006 02:46:28P
Cumberland County
John B O'Brien


Notary Public/Attorney at Law

NICOLE L. CHIPMAN
Notary Public State of Maine
My Commission Expires Aug. 9, 2012

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS, that **ROBERT MULLER AND JUDITH MULLER**, both of Brunswick, Maine, in consideration of love and affection, and for no other consideration, do hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY and forever QUITCLAIM unto **ELIZABETH MULLER**, of Brunswick, Maine, her heirs, successors and assigns forever, the following described;

A certain lot or parcel of land in Brunswick, County of Cumberland and State of Maine, and being Lot C on a certain Survey entitled "Boundary Plan Muller Family Lots" by Sitalines, P.A., dated March 1, 2006, recorded in the Cumberland County Registry of Deeds at Book 2006, Page 152, to which reference may be had for a more particular description.

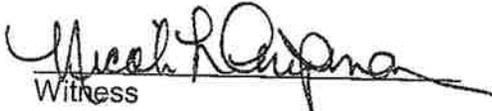
The above-described Lot is conveyed subject to those notes, easements and conditions listed in the above-described Survey.

Also granting and conveying perpetual easements for ingress and egress by foot and motor vehicle and for all utilities, in common with the Grantors and others, over and across the rights of way as portrayed on the above-described Survey.

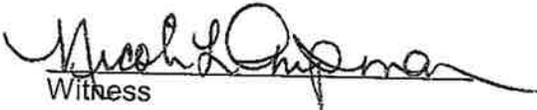
Reference is made to a deed into the Grantors recorded in the Cumberland County Registry of Deeds at Book 8679, Page 55.

The conveyance is a gift from husband and wife to daughter, for no consideration other than love and affection.

IN WITNESS WHEREOF, the said **ROBERT MULLER AND JUDITH MULLER** have hereunto set their hand and seal this 6th day of March 2006.


Witness


ROBERT MULLER


Witness


JUDITH MULLER

STATE OF MAINE
COUNTY OF SAGadahoc

March 6, 2006

Then personally appeared before me, the above named **ROBERT MULLER AND JUDITH MULLER** and acknowledged the foregoing instrument to be their free act and deed.

Received
Recorded Register of Deeds
Mar 06, 2006 02:47:22P
Cumberland County
John B O'Brien


Notary Public/Attorney at Law

NICOLE L. CHIPMAN
Notary Public State of Maine
My Commission Expires Aug. 9, 2012

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS, that **ROBERT MULLER AND JUDITH MULLER**, both of Brunswick, Maine, in consideration of love and affection, and for no other consideration, do hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY and forever QUITCLAIM unto **JUDITH MULLER AND ELIZABETH MULLER**, both of Brunswick, Maine, their heirs, successors and assigns forever, the following described;

A certain lot or parcel of land in Brunswick, County of Cumberland and State of Maine, and being Lot D on a certain Survey entitled "Boundary Plan Muller Family Lots" by Sitelines, P.A., dated March 1, 2006, recorded in the Cumberland County Registry of Deeds at Book 2006, Page 152, to which reference may be had for a more particular description.

The above-described Lot is conveyed subject to those notes, easements and conditions listed in the above-described Survey.

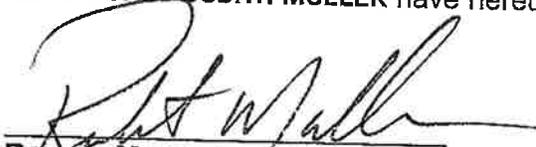
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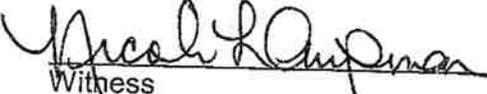
Reference is made to a deed into the Grantors recorded in the Cumberland County Registry of Deeds at Book 8679, Page 55.

The conveyance is a gift from husband and wife to wife and daughter, for no consideration other than love and affection.

IN WITNESS WHEREOF, the said **ROBERT MULLER AND JUDITH MULLER** have hereunto set their hand and seal this 6th day of March 2006.


Witness


ROBERT MULLER


Witness

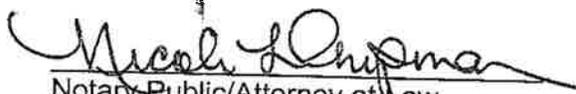

JUDITH MULLER

STATE OF MAINE
COUNTY OF SAGADAHOC

March 6, 2006

Then personally appeared before me, the above named **ROBERT MULLER AND JUDITH MULLER** and acknowledged the foregoing instrument to be their free act and deed.

Received
Recorded Register of Deeds
Mar 06 2006 02:48:07P
Cumberland County
John E O'Brien


Notary Public/Attorney at Law

NICOLE L. CHIPMAN
Notary Public State of Maine
My Commission Expires Aug. 9, 2012

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS, that **ROBERT MULLER AND JUDITH MULLER**, both of Brunswick, Maine, in consideration of love and affection, and for no other consideration, do hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY and forever QUITCLAIM unto **ROBERT MULLER AND ELIZABETH MULLER**, both of Brunswick, Maine, their heirs, successors and assigns forever, the following described;

A certain lot or parcel of land in Brunswick, County of Cumberland and State of Maine, and being Lot E on a certain Survey entitled "Boundary Plan Muller Family Lots" by Sitelines, P.A., dated March 1, 2006, recorded in the Cumberland County Registry of Deeds at Book 2006, Page 152, to which reference may be had for a more particular description.

The above-described Lot is conveyed subject to those notes, easements and conditions listed in the above-described Survey.

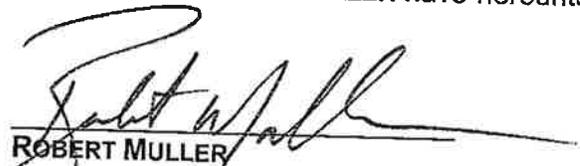
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ROBERT MULLER


Witness


JUDITH MULLER

STATE OF MAINE
COUNTY OF SAGadahoc

March 6, 2006

Then personally appeared before me, the above named **ROBERT MULLER AND JUDITH MULLER** and acknowledged the foregoing instrument to be their free act and deed.

Received
Recorded Register of Deeds
for 06,2006 02:49:01P
Cumberland County
John & O'Brien


Notary Public/Attorney at Law

NICOLE L. CHIPMAN
Notary Public State of Maine
Commission Expires Aug. 9, 2012

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS, that **ROBERT MULLER AND JUDITH MULLER**, both of Brunswick, Maine, in consideration of love and affection, and for no other consideration, do hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY and forever QUITCLAIM unto **ROBERT MULLER**, of Brunswick, Maine, his heirs, successors and assigns forever, the following described;

A certain lot or parcel of land in Brunswick, County of Cumberland and State of Maine, and being Lot F on a certain Survey entitled "Boundary Plan Muller Family Lots" by Sitelines, P.A., dated March 1, 2006, recorded in the Cumberland County Registry of Deeds at Book 2006, Page 152, to which reference may be had for a more particular description.

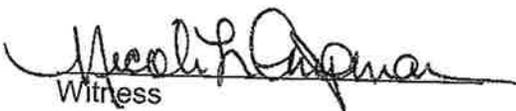
The above-described Lot is conveyed subject to those notes, easements and conditions listed in the above-described Survey.

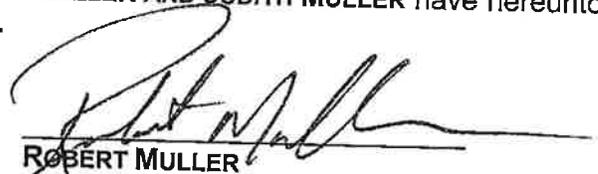
Also granting and conveying perpetual easements for ingress and egress by foot and motor vehicle and for all utilities, in common with the Grantors and others, over and across the rights of way as portrayed on the above-described Survey.

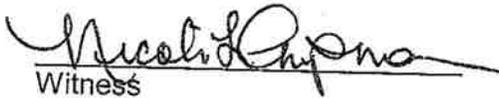
Reference is made to a deed into the Grantors recorded in the Cumberland County Registry of Deeds at Book 8679, Page 55.

The conveyance is a gift from husband and wife to husband, for no consideration other than love and affection.

IN WITNESS WHEREOF, the said **ROBERT MULLER AND JUDITH MULLER** have hereunto set their hand and seal this 6th day of March 2006.


Witness


ROBERT MULLER


Witness


JUDITH MULLER

STATE OF MAINE
COUNTY OF SAGadahoc

March 6, 2006

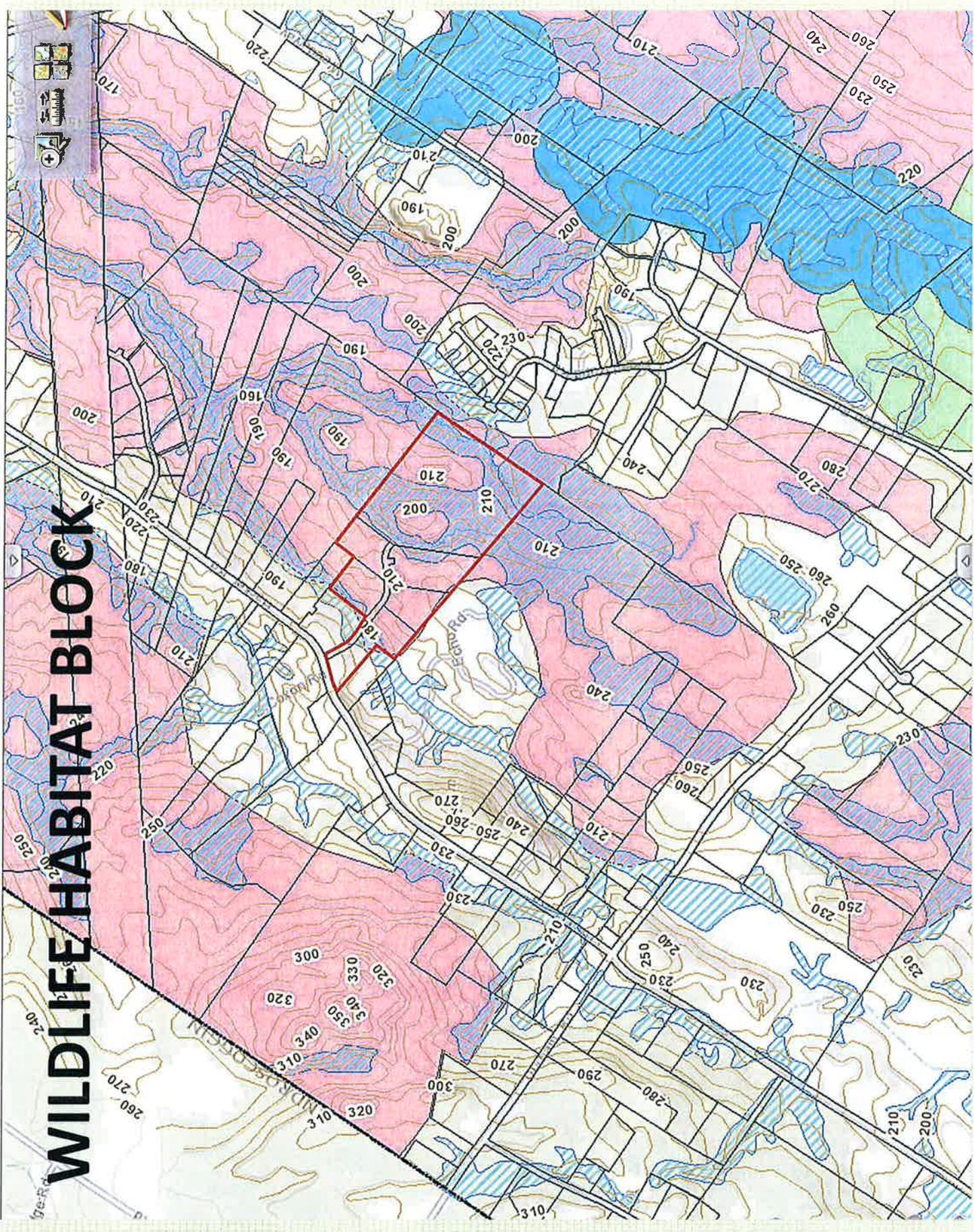
Then personally appeared before me, the above named **ROBERT MULLER AND JUDITH MULLER** and acknowledged the foregoing instrument to be their free act and deed.

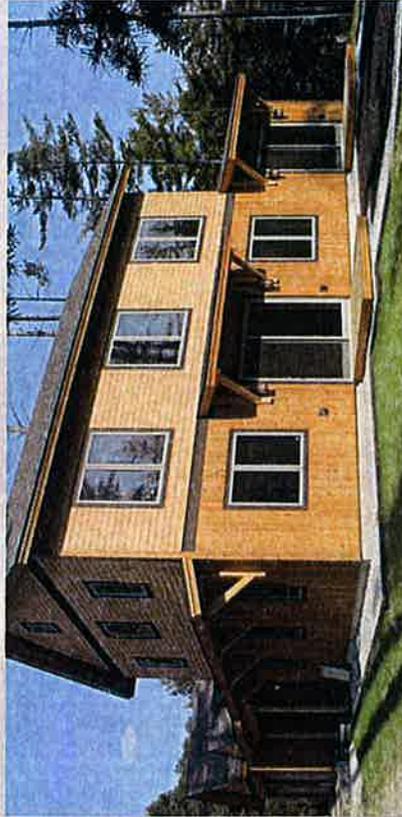
Received
Recorded Register of Deeds
Mar 06, 2006 02:49:51P
Cumberland County
John B O'Brien


Notary-Public/Attorney at Law

NICOLE L. CHIPMAN
Notary Public State of Maine
My Commission Expires Aug. 9, 2012

WILDLIFE HABITAT BLOCK





**BRUNSWICK PLANNING BOARD
NOVEMBER 13, 2014**

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

MEMBERS ABSENT: Dann Lewis

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

A meeting of the Brunswick Planning Board was held on Thursday, November 13, 2014 in Council Chambers, 1ST Floor, 85 Union Street. Vice Chair Margaret Wilson called the meeting to order at 7:00 P.M.

WORKSHOP: The Planning Board will hold a workshop to offer comment regarding a conceptual 16-lot open space subdivision plan submitted by Robert Muller for properties located in the Farm Forest 1 (FF1) Zoning District and Rural Brunswick Smart Growth Overlay. Assessor's Map 7, Lots 36, 37, 38, 39, 40, 41, and 42.

Jeremy Doxsee introduced the application and said that he had met with the applicant about a year ago to look at a preliminary subdivision plan. Jeremy noted that this subdivision is in the Smart Growth Overlay and the Farm and Forestry 1 Zoning District.

Applicant Representative Amy Bell Segal of Terrance J. DeWan & Associates reviewed a PowerPoint presentation and concept plan. Margaret Wilson asked if there was any impact in the numbers because they are in a forest block and may need mitigation procedure factored into the plan. Amy replied that they have looked at this and in discussions with Jeremy Doxsee they believe that they are in the 1 to 1 mitigation. Charlie Frizzle noted that they will need to research precedent in terms of rounding up or rounding down in terms of the number of units that will be allowed. Jeremy replied that he has discussed this with the Codes Enforcement officer and it has been precedent that they round down. Amy pointed out that per the sketch, they have 16 units. Soxna Dice asked for clarification on the different lot sizes and houses with regards to 16 units versus 19 units if the proposed Zoning Ordinance is accepted as currently drafted. Robert Muller replied that they have several different house models that will vary. Robert discussed lot sizes and explained the back yard and the want to make the backyard appear bigger as it borders conservation area; the houses will not be as close as the Two Echo Community is. Richard Visser asked if the road would eventually become a public road and Amy replied that the intent is that it will remain private with a homeowners association.

Vice Chair Margret Wilson opened the meeting to public comment.

Werner Wellman, resident of 227 Hacker Road, asked why there were highlighted green areas on the plan and what the purpose was. Amy Bell replied that they are highlighted for potentially agricultural use and have generally flat areas. Mr. Wellman stated that his concern is that this area drains down towards his well and would have great impact. He asked where they plan to place the common leach field. Amy referenced the yellow dots on the plan that have viable

disposal system soil that still needs to be tested and clarified that there won't be one system, but several smaller systems.

Alan Carter, resident of 152 Hacker Road, asked what the precedent would be for this area of Hacker Road if they allow this development and noted that there is another area of roughly 40 acres that could be potentially be developed. Alan asked about aquifer protection/damage for surrounding areas. Alan stated that he is concerned about sewage disposal for this area. Alan noted that they will be removing a lot of trees. Robert Muller replied that the area where the houses will be is clear with the backside more wooded. Mr. Muller added that he has had a wildlife management plan in place since he has purchased the land and that he has cut twice; originally this land was part of the Douglass Farm and was all field. Margaret Wilson reviewed the Rural Smart Growth, Section 217 of the Brunswick Zoning Ordinance.

Jilda Izzo, resident of 227 Hacker Road, stated that her concern is how long this development will be from beginning to end and expressed that what drew her and her husband to the area was nature. Jilda said that she understands that people can do with their land what they want, but said that this will be a disruption. Robert Muller stressed the fact that this plan is only a concept and that this may not happen. Robert said that he has several different options, but that this plan is only going to happen after a targeted market test is done as it is a big investment.

Vice Chair Margret Wilson closed the meeting to public comment.

Zoning Ordinance Rewrite Committee (ZORC) Update

Anna Breinich reviewed the tentative meeting schedule thru January, 2015.

Approval of Minutes

**MOTION BY BILL DANA TO APPROVE THE MINUTES OF SEPTEMBER 9, 2014.
SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY AMONG THOSE
PRESENT.**

Other Business

None.

Adjourned

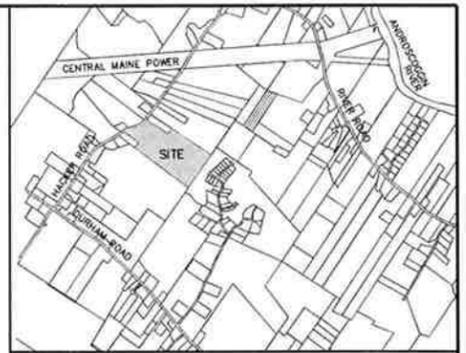
This meeting was adjourned at 8:06 P.M.

Attest



Tonya D. Jenusaitis
Recording Secretary

RESIDENTIAL DENSITY CALCULATION		
	CALCULATION	AREA (ACRES)
OVERALL AREA	PLAN	47.6
WETLANDS	PLAN	3.1
PROPOSED ROW	PLAN	2.5
NET SITE AREA	$47.6 - (3.1 + 2.5)$	42.0
ALLOWABLE DENSITY	NET/87,120	21 UNITS
WILDLIFE HABITAT BLOCK (WHB) AREA	PLAN	43.8
REQ. WHB MITIGATION	$WHB * 0.50$	21.9
CONSERVATION OPEN SPACE OFFERED	PLAN	22.2
REQ. OPEN SPACE	$AREA * 0.50$	23.8
COMMON & OPEN SPACE OFFERED	PLAN	23.8



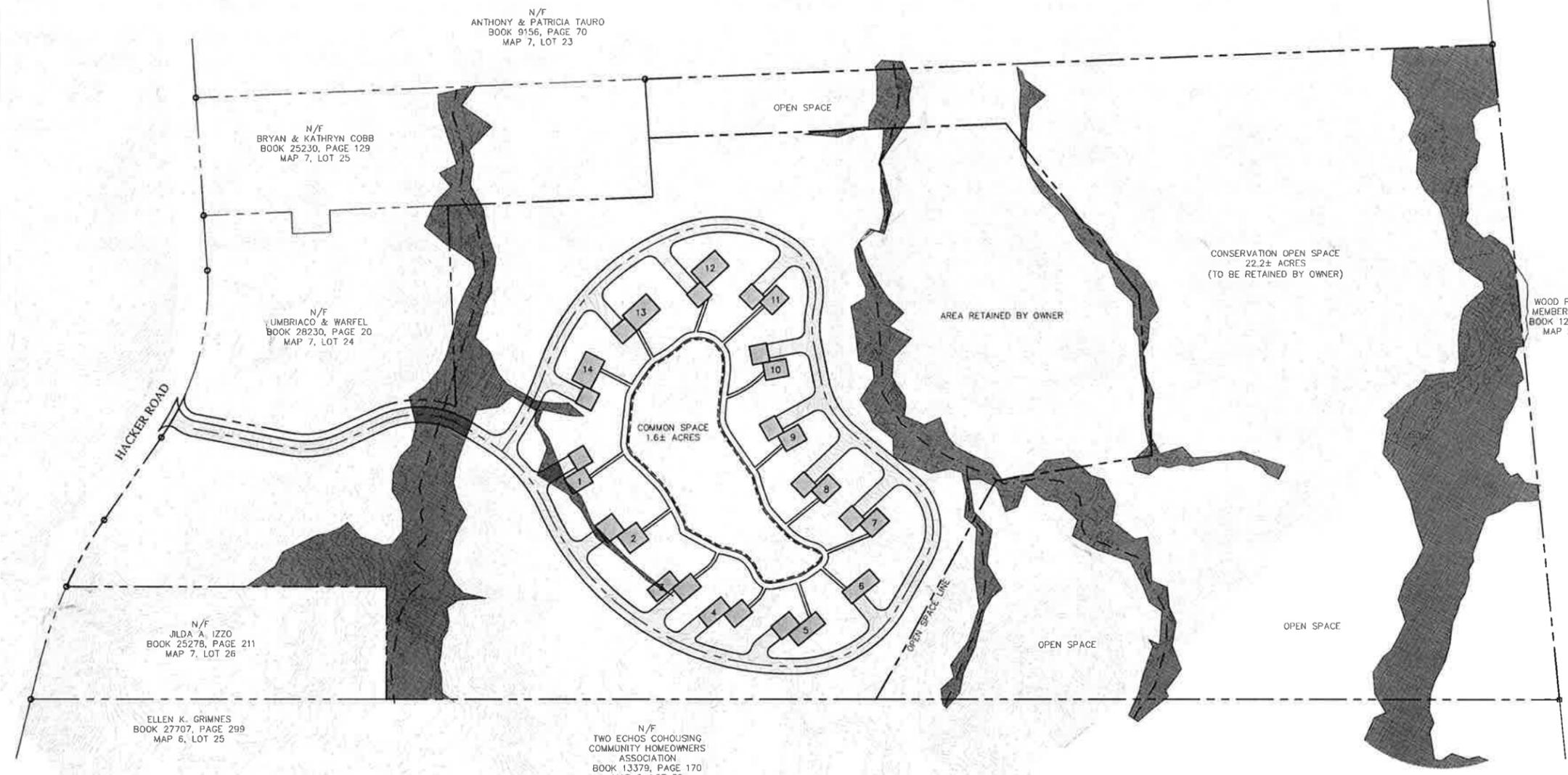
LOCATION MAP
NOT TO SCALE

PLAN REFERENCE:

- "PLAN OF LOTS 4, 4A AND 5 HACKER ROAD, BRUNSWICK, MAINE FOR ROBERT MULLER" DATED 02-10-89 BY WRIGHT-PIERCE ENGINEERS, TOPSHAM, MAINE, PB 179 PG. 41
- "BOUNDARY PLAN MULLER FAMILY LOTS" BY SITELINES P.A. DATED 3-3-06 PB 206 PG. 152
- "SURVEY PLAN OF MULLER FAMILY LOTS" BY SITELINES P.A. DATED 10-25-10 PB. 210 PG. 358

GENERAL NOTES:

- THE SITE IS OWNED BY ROBERT & JUDITH & ELIZABETH MULLER, HACKER ROAD, BRUNSWICK, MAINE (TAX MAP 7, LOT 36-42).
- ALL BEARINGS REFER TO MAGNETIC NORTH AS OBSERVED 1960.
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- AREA OF EXISTING LOT = 47.56 ACRES.
- ORDINANCE STANDARDS:
ZONE: FF1 (DURHAM-HACKER ROAD AREA)
MINIMUM LOT SIZE: 2.0 ACRES
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH: 150'
2.) YARD DEPTHS
A) FRONT = 25'
B) REAR = 30'
C) SIDE = 30'
3.) MAXIMUM BUILDING HEIGHT = 40'
MAXIMUM DENSITY = 1 UNIT PER 2 ACRES
MAXIMUM IMPERVIOUS SURFACE COVERAGE = 25%
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE = 10,000 S.F.
- WETLAND DELINEATION BY ECO-ANALYS, INC. = 3.1± ACRES
- WILDLIFE HABITAT BLOCK AREA : 43.8± ACRES
- OPEN SPACE: SEE TABLE



**SKETCH PLAN
ROSE DOUGLAS VILLAGE**

207 HACKER ROAD
BRUNSWICK, MAINE

ROBERT & JUDITH MULLER
P.O. BOX 309, BRUNSWICK, MAINE



FIELD WK: W-P	SCALE: 1" = 100'	SHEET:
DRN BY: RPL	JOB #: 938	1
CHD BY: KPC	SS:	
DATE: 07-14-2015	FILE: CONCEPT4	

