

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
APRIL 28, 2015**

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

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

A meeting of the Brunswick Planning Board was held on Tuesday, April 28, 2015 in Meeting Room 206, 2nd Floor, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

1. Case # 15-015 Meadow Rose Farm Subdivision: The Board will review and take action regarding a Sketch Plan Major Review application, submitted by Two Clarks, LLC, for a proposed 11-lot residential subdivision and 1,500 linear foot private lane off of Church Road; located on a 71.4 acre lot in the Rural Brunswick Smart Growth Overlay District, within the Coastal Protection (CP2) Zoning District. Assessor's Map 17, Lot 126.

Jeremy Doxsee introduced the Sketch Plan Major Review application for Meadow Rose Farm Road Subdivision. Jeremy said that this application was before the Staff Review Committee on April 15th; meeting notes included in packet. Jeremy reviewed the sketch plan requirements and stated that this proposal is for an 11 lot subdivision on a 1,500 foot gravel road that is proposed to remain private. This proposal includes 71 acres of land with roughly 60 developable acres and is located in the Rural Brunswick Smart Growth Overlay District, within the Coastal Protection (CP2) Zoning District and also included within a Wildlife Habitat Block. Jeremy pointed out that the zone would allow for a higher density than proposed, but noted that the applicant has decided to develop 11 larger lots with some Open Space.

Kevin Clark, of Sitalines PA, reviewed the proposed layout and stated that the applicant has conducted a boundary survey and wetlands delineation as conducted by Tim Forrester of Eco-Analysts. In net calculations for the area, total acreage was 71.4 and after removing wetlands and right-of-ways, they end up with 60.28 acres which was then used to calculate density. Kevin said that they are encumbered by wildlife habitat and they have tried to trace that boundary as best they can on the plan. Kevin said that the applicant proposes to develop 11 lots and reiterated Jeremy Doxsee's comment that the density will allow up to 17 lots in the design, but that the applicant has chosen to move forward with a rural type subdivision with a private gravel road and larger lots. Kevin added that they have included a future connection to the adjacent property in case it is ever needed. Kevin reviewed the open space areas which have been computed to be approximately 37.7 acres to be preserved. Kevin stated that the applicant proposes to have private wells and subsurface wastewater disposal systems. In response to the Staff Review comments, Kevin replied that in one location they need to cross under the CMP easement lines and will need a minimum clearance between the road and the wires once they have a final road design approval. Kevin said that they are proposing a small corner lot that is going to be conveyed to the abutter and Jeff Hutchinson indicated that this may need to be a

numbered lot on the final plan; Charlie Frizzle replied that this is not the case if the land is transferred prior to the final plan submittal. Kevin said that one suggestion was to have one common septic system, but that they are not prepared to do this due to the size of the lots and pointed out that they would need more lines throughout the roadway in order to gather the lots to drain to a common system. Kevin said that one thought was to revise the road line and place the system under the CMP lines, but this is not something CMP would consider possible. Kevin said that another question was who would hold the conservation easement, and this is still open to discussion. With respect to vernal pools, due to the late spring, Kevin said that Tim Forrester will be back to check on these wetlands this week. Jeremy Doxsee asked that they show the impact areas of the wildlife habitat on the plan and indicate the names of the adjacent. Kevin replied that they will do this. Kevin said that the Fire Department is looking for some type of hydrant extension into the development and the applicant is still researching this.

Richard Visser asked for the applicant to clarify the roads on the final plan. Margaret Wilson pointed out that there is no indication of the hash marks in the legend; this will be corrected for the final plan. Margaret asked when Eco Analysts conducted the survey and Kevin Clark replied that Tim Forrester conducted the survey in late fall 2014 and that they will provide a copy of the report in the final application. Kevin Clark added that because of the late spring Tim Forrester has not been able to go back to the property to take a look and verify whether or not the three potential pools are in fact vernal pools, but that they have determined that without a question that the ones furthest into the property are absolutely not. Paul Clark said that the pool touching Friendship Lane was found to have a limited number of egg masses and that Tim Forrester will be going back to make a determination this coming week. Margaret Wilson said that it would be helpful if the applicant would show the building envelopes on the final plan.

Charlie Frizzle opened the meeting to public comment.

Holly Greene, resident of 202 Church Road, maintained that there is a vernal pool on lot shaped like a lightning bolt (lot 4) and that she is worried about the wildlife. Holly said that the area is very wet and is concerned about water impacts. Holly said that she conducted her own research and asked how they determine vernal pools. Holly noted that she did see some egg clusters on her inspection and believes that it is significant. Paul Clark clarified that Tim Forrester did go out for a preliminary look last fall based on research that the town had conducted in the past, but that he went back yesterday and could not make a determination given the late spring and that he would be going back again in about another week.

Thomas Carney, resident of 84 Greenwood Road, provided handouts to the Board and pointed out that the little fingers shown on the handout that go out all drain into the pond and is the drainage for a third of this lot. Tom said that if this pond is disturbed, they are in trouble. Tom stated that he would like to make sure that septic systems are maintained because if they overflow, this could compromise his residence. Tom would like to know the ability of the area to drain as the area is always wet with loamy sand. Margaret Wilson clarified that the yellow area on the handout is the pond and asked that the applicant show the area on the final plan.

Catherine Leonard, abutter, noticed that there is a right of way planned for future development and asked where it was. Kevin Clark replied that the road connection would go up to the Gleason

property, not the street and that it was in case they needed fire protection or possible future development on the Gleason property. Catherine wonders why they have it, Charlie Frizzle replied that it is helpful, when dealing with dead-end developments, to provide connections to adjacent properties so that they can be connected if development occurs.

Dennis Levandoski, resident of 92 Greenwood Road, said that the pond is quite shallow and given the fact that it is not very deep, makes it more susceptible to disturbance. Dennis would like to see caution as the development moves forward. Dennis asked about the easement and if it served this property. Kevin Clark replied that it is a 15 foot strip that was left out when two properties were sold on Greenwood Road that it is not wide enough to construct a road on or serve a purpose. The applicant will either keep it as a path or convey it to the abutter.

Lee Townley, resident of 98 Greenwood Road, said that her basic concerns are the high water table for the area and noted that the land is very wet. Lee said that she has a dug well and the water level is 4 ½ feet below the ground now, but that last week it was above ground level; very concerned about the impact of any development where it is so fragile and does not need any more flooding. Lee's other concern is that lot 7 has a lot of wetlands and pointed out that lot 1 is very small; when you put your setback in place, lot 1 will make a very odd shaped house with septic.

Robert Burgess, resident of 64 Friendship Street, asked if the developer is proposing any type of covenant in this development as to size and design. Charlie Frizzle reviewed the requirements of sketch plan approval. Anna Breinich added that they do not get involved in a covenant other than having the association in place if that is the way the developer wants to have it setup after. Robert reiterated the wetlands comments and said that they have had damage from some culverts that had gotten washed out and is concerned about the redirection of the water from the lands that are disturbed.

Paul Clark replied that they plan on having a covenant in place to maintain neighborhood character. Paul said that with density bonuses they could have created up to 22 lots, but they wanted to do something different with design review to protect values and this allows them to accommodate a variety of different buyer types. Paul said that the soil indicates that there are some areas that drain into the pond and that there are some wetlands, but that he is also concerned about the environment and the 11 lots seemed not only economical, but at the same time would minimize impact on the land.

Charlie Frizzle closed the meeting to the public hearing.

Richard Visser said that it seems like lot 1 is very small compared to the rest and suggested that it may be worth reconsidering this property or perhaps wiping it out. Paul Clark replied that one of the reasons why this lot is so tight is because they want to cross wetland at the narrowest point and the other narrowest point is under the power lines. Margaret Wilson and Charlie Frizzle both agreed that they had no problems with the size of this lot.

MOTION BY DALE KING TO DEEM THE SKETCH PLAN MAJOR REVIEW APPLICATION COMPLETE. MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.

Jeremy Doxsee reviewed the condition on the sketch plan.

MOTION BY JEREMY EVANS TO APPROVE THE SKETCH PLAN MAJOR REVIEW APPLICATION WITH THE FOLLOWING CONDITION:

1. The 0.5 acre lot that abuts lot #4 is a legal lot and shall be numbered on the final subdivision plan.

MOTION SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.

2. Case # 15-002 Chamberlain Woods Final Subdivision: The Board will review and take action regarding a Final Plan Major Review application (tabled from 4/14/15), submitted by Coastal Buildings and Investments, Inc., for the development of an 9-lot residential subdivision, a 225 foot private drive, and associated site improvements, on a 7.22+ acre parcel with frontage on Barrows Street and the end of Boody Street. The proposed subdivision is located in the Town Residential 5 – Columbia Avenue – Spring Street (TR5) Zoning District. Assessor’s Map U27, Lot 6.

This application review was pulled by the applicant and rescheduled for the May 5, 2015 Planning Board Meeting.

3. Zoning Ordinance Rewrite Committee (ZORC) Update

Anna Breinich said that staff has begun to feed the consultant revisions and that Clarion has already begun the editing process. Anna said that ZORC will be scheduling 3-4 meetings in May and plan to have the mapping and Draft 2 hopefully completed by late June.

4. Approval of Minutes

MOTION BY DALE KING TO APPROVE THE MINUTES OF FEBRUARY 10, 2015 AS AMENDED. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

MOTION BY RICHARD VISSER TO APPROVE THE MINUTES OF MARCH 3, 2015 AS AMENDED. MOTION SECONDED BY DALE KING, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

MOTION BY CHARLIE FRIZZLE TO APPROVE THE MINUTES OF MARCH 10, 2015. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

5. Other Business

No other business.

6. Adjourn

This meeting was adjourned at 7:50 P.M.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Tonya Jenusaitis". The signature is written in a cursive style with a large initial 'T'.

Tonya Jenusaitis

Recording Secretary