

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

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

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

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

1. Case # 15-017 Medical Office Building: The Board will review and take action on a combined Sketch / Final Major Review application submitted by Smiling Sailboat Holdings, LLC, for the proposed development of a 5,084 sf office building, a 33-space parking lot, and associated site improvements, on a 1.06-acre lot located at 84 Baribeau Drive, in the Residential 4 (Meredith Drive – West McKeen Street) Zoning District, within the Medical Use Overlay Zone. Assessor's Map 22, Lot 31.

Jeremy Doxsee introduced the combined Sketch / Final Major Review application for the development of dental offices and said that this application was before the Staff Review Committee at their April 29, 2015, meeting; These notes are included in the meeting packet. Jeremy said that the applicant proposes to construct a 5,840 sf dental building on a 1.173 acre parcel in the Medical Use Overlay Zone and the Residential 4 Zoning District and pointed out that the Cooks Corner Design Standards also apply to this application because it will be located within the Medical Use Overlay Zone. Jeremy reviewed the layout which includes stormwater retention ponds and pointed out that Jim Seymour, the consultant, was overall satisfied with the plan but has some conditions such as sedimentation and erosion control and has asked for a few more details. The lighting plan includes three pole mounted lights which have been found satisfactory by the Town Engineer, John Foster; these notes can be found in the packet materials. The application includes a dumpster enclosure and bike rack and pointed out that the 33-space parking lot is bigger than what the applicant has stated they will need. There are residential uses to the west and south and a medical office to the north. Landscaping is also a condition of approval. The Town arborist, Peter Baecher, will be generating a Memo. Jeremy said that to the west the applicant is proposing to maintain a 50-foot buffer. The trees are a little leggy and it is believed that the arborist will require some underbrush. On the south property line, the applicant does have a grading plan but there is 20 to 25 feet of vegetation that they are proposing to maintain and the arborist will be looking at this as well. Jeremy pointed out that there are three white spruces behind the dumpster enclosure that will provide additional screening. The application is under an acre of disturbance and does not trigger a state DEP permit and staff has reviewed the architectural elevations and found them to be in conformance of the CCDS.

Applicant, Michael Scholl, reiterated Jeremy's comments and added that he will be the developer and owner. Richard Visser asked what the percentage of impervious surface was. Jeremy

replied that the existing is 0 and the proposed is .42 acres of an overall 1.1 acres, roughly 40% impervious. Soxna Dice expressed her concerns over the lack of detail required for conditions and stated that she is comfortable when there is a condition listed referencing a standard, but that she is not comfortable with the conditions that say “as long as you give additional details to the satisfaction of the Town Engineer”, and asked details that demonstrate what exactly? Charlie Frizzle replied that in the packet materials, the letter from James Seymour from Sebago Technics dated May 7th, outlines the technical details that he is looking for. Soxna stated that this letter should be referenced if this is the case. Jeremy Doxsee explained what occurs when there are several conditions listed in approvals and stated that they do not usually list all the details in an attempt to keep the conditions shorter. Margaret Wilson stated that she is not entirely comfortable with James Seymour’s letter as it seems as though there are still too many variables that need to be clarified. Bill Dana stated that he believes that is it pretty clear on what they can accept and thinks the Jeremy is right that they are not listing all the technicalities, but the information is in James Seymour’s notes. Soxna replied that if the conditions are more tightly tied to James Seymour’s Memo, she would be more comfortable.

Margaret Wilson stated that she is concerned that they do not have a traffic study and that there are still many issues that need to be worked out in regards to stormwater. Margaret is also very concerned that this does not meet the Cooks Corner Design Standards as the main entrance does not face Baribeau Drive; this is a major component of the CCDS and Margaret pointed out that every other building does have a face on Baribeau Drive. Charlie Frizzle replied that reorienting the plan so that it does face Baribeau Drive should allow adequate time to address the other issues as well. Soxna Dice agreed and noted that they also do not know what the materials will be. Jeremy Doxsee replied that a face on Baribeau Drive was not overlooked and that this application was reviewed by several others. Jeremy noted that there are no sidewalks on Baribeau Drive, that no one uses the front entrances and believed that there are other buildings that did not have clear frontage. Richard Visser stated that if the application does not meet the standards, then the application needs to be reworked. Michael Scholl replied that the reason the building is situated as it is, is so that it faces the parking lot as they could not have parking in the front of the building. Margaret asked how many spaces this application does require as opposed to what they will be construction. Jeremy replied that they only needed 15. Soxna asked why they wanted so many additional parking spaces. Michael replied that they wanted the ability to possibly expand in the future. Anna Breinich reviewed the buffer standards and the landscaping abilities.

Jeremy Doxsee asked if in the future, would the Board like paraphrasing of technical Memos included in the conditions. Charlie Frizzle replied that they would just like the Memos to be referenced.

Charlie Frizzle opened the meeting to the public hearing. There were no comments made and the public hearing period was closed.

MOTION BY BILL DANA TO TABLE COMBINED SKETCH / FINAL MAJOR REVIEW APPLICATION. MOTION SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.

2. Zoning Ordinance Rewrite Committee (ZORC) Update

Anna Breinich stated that the May meeting schedule will be completed shortly.

3. Approval of Minutes

MOTION BY MARGARET WILSON TO APPROVE THE MINUTES OF APRIL 28, 2015. MOTION SECONDED BY DALE KING, APPROVED UNANIMOUSLY BY THOSE PRESENT.

4. Other Business

No other business.

5. Adjourn

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

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary