

**BRUNSWICK PLANNING BOARD  
MEETING MINUTES  
MAY 27, 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, May 27, 2015, in the Meeting Room, 2nd floor, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 6:30 P.M.

**1. Case # 15-017 Medical Office Building:** Tabled by the Planning Board at their May 12th Meeting. 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.

Charlie Frizzle stated that quite a bit has happened since this application was tabled. With respect to the confusion and conflict between the Zoning Ordinance and the Cooks Corner Design Standards, Charlie said that the Town Attorney confirmed that despite the conflict, the Board has to refer to the Zoning Ordinance. Having said that, Charlie pointed out that the applicant has asked for a waiver of this portion of the Cooks Corner Design standards that deal with having to have an active door on the major street it faces; the applicant has supplied an elaborate justification for the waiver. Charlie said that Planning staff recommends that the Board grant the waiver only if the applicant is willing to put a structure on the east side that appears like a faux door to improve the appearance of the building from the Baribeau Street view.

Applicant Project Engineer, Eric Emery reviewed the proposed layout and stated that in discussions with Anna Breinich, if there is a way to take the double sided windows in the middle and adding either a canopy or a portico columns to help define an entry way, they will. Michael School agreed and stated that this seems like a reasonable way to accomplish this faux door and added that they do not want to make the faux door look too much like an entry way as the rooms will be patient rooms. Soxna Dice likes the illustration passed around because it makes the building more inviting but not misleading. Margaret Wilson stated that the letter submitted by Eric Emery dated May 19th very much addresses her concerns from the previous meeting. Soxna replied that she appreciates that the letter clearly addresses each of the points for the waiver. Dale King asked if the ADA parking meets the number of spaces required and Jeremy Doxsee replied that it does. Richard Visser asked about a bike rack and Charlie replied that they will be putting a bike rack in. Margaret asked about trash disposal and Michael replied that trash will be scheduled for the days that they do not see patients.

**MOTION BY DALE KING THAT THE MAJOR DEVELOPMENT REVIEW  
COMBINED SKETCH AND FINAL SITE PLAN ARE DEEMED COMPLETE.  
MOTION SECONDED BY BILL DANA AND APPROVED UNANIMOUSLY.**

Charlie Frizzle opened the meeting to public comment. No comment made, public comment closed.

Charlie Frizzle suggested updating the stormwater Condition per the Sebago Technics Memo dated May 21, 2015. Charlie pointed out that that the traffic engineer, William Eaton, has stated that there will be no traffic impact and will not have any level of roadway impact and will not need a Condition of Approval.

**MOTION BY BILL DANA THAT THE BOARD WAIVE THE FOLLOWING  
REQUIREMENTS:**

1. Profile, cross-section dimensions, curve radii of existing streets.
2. Class A High Intensity Soil Survey.
3. Show all trees over 10 inches in diameter.
4. Cook's Corner Design Standards, Buildings and the Street, Entranceways, stating "All sides of a principal building that directly face an abutting street shall feature at least one customer entrance."
  - a. Conditionally granted upon provision of a "faux" entranceway, side porch or other appropriate design treatment being placed on the building side facing Baribeau Street, to the satisfaction of the Director of Planning & Development.

**MOTION SECONDED BY DALE KING, APPROVED UNANIMOUSLY.**

Richard visser noted that the town arborist has made some suggestions for buffering.

**MOTION BY SOXNA DICE THAT THE MAJOR DEVELOPMENT COMBINED  
SKETCH AND FINAL SITE PLAN APPLICATION IS APPROVED WITH THE  
FOLLOWING CONDITIONS:**

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, its representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.
2. Prior to issuance of the building permit, the Town's consulting engineer shall confirm that the stormwater management plan is complete and adequate.

3. Prior to the commencement of construction, the applicant shall obtain a street opening permit and an entrance permit from the Department of Public Works.
4. Prior to issuance of a building permit, the Town Arborist shall approve the landscaping plan.
5. Prior to issuance of a building permit, provision of an architectural rendering and amended site plan showing a “faux” entranceway, side porch, or other appropriate design treatment being placed on the building side facing Baribeau Drive, to the satisfaction of the Director of Planning & Development.
6. Prior to issuance of a building permit, the applicant shall show proof of payment of the solid waste impact fee of \$585.77.

**MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

**2. Case # 15-020 Brunswick Landing Subdivision Phase 2:** The Board will review and take action on a Sketch Major Review Subdivision application submitted by the Midcoast Regional Redevelopment Authority for the proposed creation of seven (7) new lots, a proposed roadway providing access from Orion Street, and associated stormwater utilities. The project is located off of Orion Street in the BNAS Reuse District, within the Business & Technology Industries Land Use District. Assessor’s Map 40, Lots 55 & 81.

Jeremy Doxsee reviewed the project summary for phase II of the Brunswick Landing Subdivision and said that this application was before the Staff Review Committee on May 20<sup>th</sup>, these notes are included in packet materials. Jeremy said the major discussion at the Staff Review meeting was whether this private road will be suitable for the town in the future; the Town Engineer will need to determine this.

Yan Wiegman, from Write-Pierce, stated that the project consists of 9.2 acres of land that is south of the previous subdivision on Orion Street. Yan said that there are three buildings on this site currently. One business is New England Tent Awning, one is Frostys Donuts and one is not leased. Due to the lot configurations, Yan said that they have created the roadway off Orion Street and will access all 7 lots. The roadway is a 60 foot right-of-way with a 26 foot road with a hammerhead turnaround at the end; they feel that the hammerhead may be temporary as they are still awaiting land from the Navy. Yan said that lots range from 1 to 2 acres with no particular use in mind and pointed out that the site currently has sewer, natural gas and water and will extend the services. In order to meet stormwater requirements, Yan said that the best solution would be to make the road out of porous pavement and filter the water below the pavement; where it is anticipated to be a generally light use, they felt that this was the best way to treat the water. Yan said that Jeremy Doxsee had mentioned that when reviewing the private road variations there were some differences if it were to become a public road and that basically it comes down to the lack of the radii needed and the reverse curve. Charlie Frizzle added that there is also a provision that you are not allowed to access a building at the hammerhead. Charlie asked if the lots will be leased or sold and stated that it matters only because a

maintenance agreement will need to be made to make sure that everyone carries their share of road maintenance. Yan replied that there is a road maintenance agreement that they envision will be carried on. Soxna Dice asked for clarification on how the sand will behave on porous asphalt. Yan replied that sanding will not be needed as much because any water that comes upon it will drain away. Yan said that the maintenance that will need to be done will be vacuuming of the street and soils below the asphalt will need to be checked to make sure that they are draining properly. Jeremy Evans asked about durability of the road as it pertains to trucks. Yan replied that they feel that the durability will be comparable to regular pavement.

**MOTION BY SOXNA DICE THAT THE BOARD DEEM THE SKETCH PLAN TO BE COMPLETE. MOTION SECONDED BY DALE KING, APPROVED UNANIMOUSLY.**

Chair Charlie Frizzle opened the meeting to the public comment, no comment made and the public comment period was closed.

**MOTION BY MARGARET WILSON THAT THE BOARD APPROVES THE SKETCH PLAN. MOTION SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.**

### **3. Zoning Ordinance Rewrite Committee Update**

Anna Breinich stated that the next meeting is scheduled for next Thursday at 9:00.

### **4. Approval of Minutes**

No minutes were reviewed at this meeting.

### **5. Other**

No other business.

### **Adjourn**

This meeting was adjourned at 7:16 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary