

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
JUNE 9, 2015**

MEMBERS PRESENT: Chair Charlie Frizzle, 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, June 9, 2015, in Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

1. Case # 15-024 Gelato Fiasco Expansion: The Board will review and take action on a combined Sketch - Final Major Development Review application submitted by Great Falls Construction for the proposed construction of a 5,400 sf addition to the existing manufacturing and warehouse facility, a 22-space parking lot, loading docks, and associated site improvements. The project is located at 2 Industry Road in the Business and Industry 1 (I1) Zoning District. Assessor's Map U07, Lot 66.

Jeremy Doxsee introduced the application for a combined Sketch-Final Plan for the construction of a 5,400 sf, two-story addition to the existing manufacturing and warehouse facility for the Gelato Fiasco along with a 22-space parking lot, loading docks, and associated site improvements. Jeremy pointed out that the Staff Review Committee reviewed this application at their May 27th meeting; these notes are included in the packet materials.

Norm Chamberlain with Walsh Engineering, applicant representative, reviewed the plan and stated that this project will provide them room for warehousing with a little bit of extra manufacturing and will allow for better loading and shipping. Norm said that they are adding a 10 foot wide sound mitigation / fence in the back to help alleviate noise and have been working with the neighbors to fix sound issues. They are ADA compliant throughout the structure and are adding a 22 car parking lot to include 1 handicapped space and will be providing a bike rack by the dumpster. Traffic is not anticipated to change with the exception of delivery changing from 3 a week to 5 and shipping from 2 a week to 3. Norm said that landscaping is proposed to be placed around the front of the building and that they will be adding a few trees by the loading dock and in the back for added screening. Lighting will be LED wall packs and will all cut off with no light spill over. Stormwater has been reviewed by Sebago technics and they will have a grass infiltration dumping into a new catch basin.

Soxna Dice pointed out that listed in the Conditions of Approval by the Board, that items 1-8 listed in the Sebago Technics memo be addressed and asked if this has been done yet. Norm Chamberlain replied that most of the issues have been addressed and pointed out that included in the packet is a letter from him addressing these issues. Norm said that the outstanding issue is a test pit in the soil filter to evaluate the filtration of the groundwater, this test pit will address

condition number 3 in the Sebago memo. Soxna asked what the level the water would have to be and Norm replied that if the water level was too high they would have to put the liner back. Soxna asked what the exact measurement was and Charlie Frizzle replied that the condition the Board is being asked to approve is that the applicant will satisfy the Town Engineer and not the specifics. Soxna stated that she was unhappy with the wording on the Sebago Technics condition number 1 even though Sebago Technics has stated that overflow in the parking lot is acceptable. Soxna clarified that the Town Engineer would have to find that the statements listed by Sebago Technics are adequately addressed by the applicant.

With respects to condition number 2 by Sebago Technics, Soxna Dice asked if the current rate of soil medium has been addressed. Norm Chamberlain said that it has been addressed. Soxna asked if the conditions listed by Sebago that have been addressed could be removed from the Findings of Fact Condition number 2. Charlie Frizzle replied that he would prefer the condition of approval remain as is to ensure that all 8 Sebago Technics conditions are satisfied by the Town Engineer. Anna Breinich asked Norm if Jim Seymour from Sebago Technics has reviewed the changes that the applicant has made. Norm replied that he has and stated that Jim wrote a letter to Jeremy Doxsee and himself stating that he wants the applicant to change the soil filter and also wants the owner to write something stating he understands the parking lot may flood and that it is not due to anything the Town has done. Anna asked Norm if he has any issues with the way the Condition of Approval is worded and Norm replied that he does not. Bill Dana pointed out that included in the packet materials is a letter from the Town Engineer stating that he does not have issues with a lot of what Sebago Technics has listed. Soxna stated that she feels that if these Conditions of Approval are going to be legally binding then they should be tightened up. Charlie replied that the wording for condition number 2 in the Conditions of approval will remain as is. With respects to conditions 6, 7 and 8, Soxna noted that she feels that they too need more detail.

Dale King asked what time of day they intend to have their deliveries. Norm Chamberlain replied that they will not be at night. Dale asked what type of material the sound barrier is made of and Norm replied that it will be wooden and looks like a fence. Richard Visser asked what exactly Sebago Technics is looking for in their conditions and noted that they seem more like comments than a condition. Jeremy Doxsee replied that he has asked the consultant that in the future they list what will be required for conditional approval by the Planning Board.

Charlie Frizzle opened the meeting to public comment, hearing none, the public comment period was closed.

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

MOTION BY RICHARD VISSER THAT THE BOARD WAIVES THE FOLLOWING REQUIREMENTS:

1. Profile, cross-section dimensions, curve radii of existing streets.

2. Class A High Intensity Soil Survey.

MOTION SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

MOTION BY DALE KING THAT THE MAJOR DEVELOPMENT COMBINED SKETCH AND FINAL SITE PLAN APPLICATION IS APPROVED WITH THE FOLLOWING CONDITIONS:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, its representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.
2. Prior to issuance of the building permit, the Town's consulting engineer shall confirm that comments # 1-8 in the memo by Sebago Technics dated June 1, 2015, have been adequately addressed.
3. Prior to the commencement of construction, the applicant shall obtain a street opening permit from the Department of Public Works.
4. Prior to issuance of a building permit, the Town Arborist shall approve the landscaping plan.

MOTION SECONDED BY RICHARD VISSER. MOTION APPROVED BY CHARLIE FRIZZLE, BILL DANA, JEREMY EVANS, DALE KING AND RICHARD VISSER. MOTION DENIED BY SOXNA DICE. MOTION APPROVED 5-1.

2. Workshop: Case # 14-038, Lot 6 at Brunswick Landing: The applicant, Priority Real Estate Group, has requested a workshop with the Planning Board to discussed proposed changes to the previously approved (January 13th, 2015) Sketch Plan Major Development Review application, for the 5.6-acre property located at 4-16 Admiral Fitch Drive, in the BNAS Reuse District (R-CMU Land Use District), and also within the previously Planning Board-approved Brunswick Landing Common Development Plan area. Assessor's Map 40, Lot 37.

Tom Saucier with Site Designs reviewed the proposed changes stemming from the previously approved plan for Lot 6. Richard Visser stated that he is happy with the improved traffic flow, but asked what will occur if the parking lot is full and they cannot enter the one way. Tom replied that this is a good point and suggested that they leave one parking slot reserved for turning around. Anna Breinich asked if the dumpster could be moved to the back.

Chair Charlie Frizzle opened the workshop to public comment. No comments made and the public comment period was closed.

This concluded the Boards discussion of this project.

3. Zoning Ordinance Rewrite Committee Update

Anna Breinich stated that the next meeting is scheduled for June 10th in room 206 at 5:30 P.M. and they will begin reviewing mapping.

4. Approval of Minutes

No minutes were reviewed at this meeting.

5. Other

No other business.

Adjourn

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

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary