

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
JULY 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

A meeting of the Brunswick Planning Board was held on Tuesday, July 14, 2015, in the Meeting Room, 2nd floor, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

Case # 15-006: Avita Assisted Living Facility: The Planning Board will hold a **Public Hearing** and then review and take action on a Final Major Plan Review application submitted by the Sandy River Company, for construction of a single story 47,703 sf assisted living facility, two parking areas totaling 65 spaces, and associated site improvements on two lots totaling 13.64 acres; the site will have access off of Admiral Fitch Avenue, in the Community Mixed Use Zoning District, and proposed to be within the Common Development Plan boundary. Assessor's Map 40, Lots 50 & 82.

Anna Breinich introduced the application for the construction of a single story assisted living facility to be located in Brunswick Landing and reviewed the project summary.

Daniel Maguire, representative for Sandy River Company, stated that Sandy River has been in business for roughly 30 years and have built approximately 15 facilities from the ground up since 1983. Daniel stated that Sandy River Company, in partner with Northbridge Company have, come together over the past 4 years to build similar facilities and they are currently building a facility in Wells, Maine. Daniel stated that they have bids out to contractors and hope to make a decision on this soon. Daniel said that the name Avita is Italian for "for life", and stated that they believe people dealing with memory loss deserve quality of life.

Will Conway of Sebago Technics, stated that there have been only small changes to the plan since sketch review and reviewed the current site plan. Will stated that the entrance to the facility is important and reviewed the parking, traffic flow and provided a brief description of the front landscaping. Will reviewed the 3 courtyard designs and landscaping and stated that there is a secured perimeter fence that ties into the building surrounding the 3 courtyards. Will reviewed a rendering of the proposed building and noted that the design has received MRRR Design approval.

Margaret Wilson stated that she was concerned as they do not have a bike rack and noted that many people bike in this area and it is possible that staff may bike in as well. Will Conway stated that they would be happy to put in a bike rack and asked that it be a Condition of Approval.

Chair Charlie frizzle opened the meeting to public hearing. No public comment was made and the public hearing was closed.

MOTION BY DALE KING THAT THE MAJOR DEVELOPMENT REVIEW FINAL SITE PLAN APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

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

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

MOTION SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

MOTION BY BILL DANA THAT THE MAJOR DEVELOPMENT 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. That prior to the issuance of a building permit that the municipal solid waste fee of \$7,105.00 is paid to the Town.
3. That prior to the issuance of a building permit, a determination by the Recreation Commission that the project complies with standards set forth in Section 519 of the Brunswick Zoning Ordinance.
4. 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.
5. That prior to the issuance of a Certificate of Occupancy, the applicant shall have the storm water design consultant review and inspect the final as-built storm water improvements and the consultant will submit a statement to the Director of Planning and Development indicating that all storm water management improvements have been satisfactorily installed in accordance with the approved design.
6. That prior to the issuance of a Certificate of Occupancy, that adequate bicycle parking be provided onsite.

MOTION SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.

2. Case # 15-029: Moody Road Subdivision, Phase II Reapproval: The Planning Board will review and take action on an application for the reapproval of the 6-lot residential subdivision, Moody Road Subdivision, Phase II, submitted by Harold & Barbara Sandelin in partnership with Joseph Klocek to subdivide 14.72 acres into six (6) single-family residential lots on Manwaring Way (Assessor’s Map 14, Lot 13) in the Farm and Forest 1 (FF1) District and Aquifer Protection 2 Zone.

Anna Breinich introduced the application for reapproval of a 6-lot residential subdivision. Anna said that this application was approved by the Planning Board in October 13, 2009, but expired on October 14, 2014 per subdivision requirements; the applicant is seeking reapproval of the original plan and noted that there are no changes to the plan and there have been no Zoning Ordinance changes in this zone.

Curt Neufeld, of Sitelines PA, reviewed the project and provided an aerial view of the lots. Curt showed the open space block, lot layout and roadway. Curt noted that the notes have been added to the plan and pointed out that there are lots located outside of the fire hydrant district; this indication has been added to the plan. Curt reviewed the profile of the roadway and slope of the profile. Curt clarified that a portion of the roadway (slope of greater than 8%) will not be gravel, but will be reclaimed surface. Soxna Dice clarified that the conservation land was part of the original approval and Anna replied that it was part of the original approval.

Chair Charlie frizzle opened the meeting to public hearing. No public comment was made and the public hearing was closed.

MOTION BY MARGARET WILSON THAT THE MAJOR DEVELOPMENT FINAL SITE PLAN APPLICATION IS EXTENDED WITH THE FOLLOWING CONDITIONS:

1. All conditions of approval from the July 26, 2005 approval remain in effect, as follows:

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, their 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 shall require review and approval in accordance with the Brunswick Zoning Ordinance.

2) That, prior to issuance of a building permit, the Solid Waste Impact fee of \$2,068.48 shall be paid.

3) That the recommendations of the Recreation Commission shall be implemented and that any impact fee recommended by the Commission is hereby assessed and shall be paid prior to issuance of a building permit.

4) That, prior to start of construction, five paper copies of a revised subdivision plan, satisfactory to the Director of Planning and Development, shall be submitted that: 1) complies with the maximum dead-end road length standard, 2) depicts all jurisdictional streams and their associated NRPZ setbacks, 3) shows a note stipulating that any

additional clearing, filling, grading or building within any wetland area shall constitute an amendment to the subdivision plan and shall require prior local, state and Federal review and approval and, 4) shows a property boundary between the land retained by the applicant and the land to be conveyed to the homeowners association.

5) That, prior to the start of construction, the applicant shall provide an executed conservation easement, satisfactory to the Conservation Commission and Town Attorney, for the proposed open space areas. Should the Town Council not accept the conservation easement, the open space in question shall otherwise be protected with deed covenants satisfactory to the Town Attorney in accordance with Section 523.4 of the Brunswick Zoning Ordinance.

6) That the written recommendations of the Town Engineer shall be implemented and that, should those recommendations require plan revisions, three paper copies of those revised plans, satisfactory to the Town Engineer, shall be submitted.

7) That, prior to issuance of a building permit, a landscape plan, satisfactory to the Director of Planning and Development, shall be submitted, to provide screening of the new road from abutting properties along its first 350 feet.

8) That, prior to the sale of Lot 8, the applicant shall provide evidence, satisfactory to the Codes Enforcement Officer, of two passing test pits on that lot.

MOTION SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

3. Case # 15-027: Spruce Meadow Subdivision: The Planning Board will review and take action on a Sketch Plan Major Development Review Subdivision Application submitted by William Moore, for a proposed 33-lot open space residential subdivision. **(Original Assessor's Map 13, Lot 34) in the Mixed Use 5 (MU5) Zoning District.**

Anna Breinich reviewed the application for a proposed 33-lot subdivision. Anna pointed out that many Planning Board members attended the site walk of the proposed area on July 7th jointly with the Conservation Commission and noted that after the site walk, the Conservation Commission has recommended that the open space property stay in the hands of a homeowners association and not be taken on by the Town. Anna said that the Recreation Commission will be reviewing the proposed trails on 7/15/15.

Curt Neufeld, of Sitelies PA, said that the applicant proposes that the road be given to the Town once completed. Curt said that the DEP permit is in the process of being amended and residents

will have private well and septic. Curt reviewed the layout and the open space tree growth land and said that if the Recreation Commission and the Conservation Commission do not embrace the open space as a public space, the reality of a parking lot off Durham Road and maintenance of trails by a homeowners association is very slim. Curt said that this project is proposed to be developed in 3 phases. Curt noted that they are still working on the well / septic systems, but pointed out that most of the lots drain towards the perimeter. Curt pointed out that this development is near the public transportation corridor and will be an asset to the Town.

Charlie Frizzle asked if lots 1, 33, 21 and 22 will meet the requirements of a 50 foot buffer from Old Portland Road. Curt replied that they had not discussed this and Charlie pointed out that the buffer was part of the original business approval. Curt replied that they would like to revisit this and suggested with a residential home, they could have a 25 foot buffer as the lots are narrow. Anna said that this may only effect lots 1 and 33 and suggested that they revisit the building envelope to see if the applicant can make things fit; lot 21 has the open space and lot 22 has the drainage. Bill Dana pointed out that lots 33 and 21 are constrained by wetlands as well and will limit the development of the houses.

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

MOTION BY BILL DANA TO DEEM THE MAJOR DEVELOPMENT SKETCH PLAN APPLICATION COMPLETE. MOTION SECONDED BY DALE KING, APPROVED UNANIMOUSLY.

MOTION BY DALE KING TO APPROVE THE MAJOR DEVELOPMENT SKETCH PLAN DALE. MOTION SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

4. Zoning Ordinance Rewrite Committee (ZORC) Update

Anna Breinich stated that ZORC will be presenting an update at the next Town Council meeting and hope to have Draft 2 for public review ready by the end of next week.

5. Approval of Minutes

No minutes were reviewed at this meeting.

6. Other: No other business.

Adjourn

This meeting was adjourned at 8:09 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary