

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
AUGUST 4, 2015**

MEMBERS PRESENT: Chair Charlie Frizzle, Bill Dana, Soxna Dice, Jeremy Evans, and Richard Visser

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Brunswick Planning Board was held on Tuesday, August 4, 2015, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

1. Case #15-034 Grace Reformed Baptist Church Special Permit: The Planning Board will hold a **Public Hearing**, then review and take action regarding a **Special Permit** application submitted by Micah Renihan, on behalf of the Northern New England District, Council of Assemblies of God, requesting approval to reestablish a church in the existing structures onsite as a use by Special Permit. The property is located at 34 Grover Lane, in the **Country Residential 1 (CR1) Zoning District. (Assessor's Map 41, Lot 23A).**

Anna Breinich introduced the Special Permit application to reestablish the existing structure at 34 Grover Lane for a religious institution as it is unknown when the current owner, Northern New England District, Council of Assemblies of God, established the institution for this purpose as no Special Permit was granted. Anna stated that the applicant plans to comply with all applicable codes and regulations and that the structure is compatible with the proposed use. Anna also noted that no additional changes to the site are proposed at this time, but may occur in the future after the structural survey is conducted. Anna said that one staff request is that the new owners continue to work with the Parks and Recreation Department to maintain the shared parking arrangement that was in effect with the previous owners and the Town for bike path users.

Micah Renihan, Pastor of Grace Reformed Baptist Church, said that they are under contract to purchase this structure with the condition that they are granted this Special Permit; they will come back to the Planning Board for development review in the future to make any changes to the structure. Charlie Frizzle asked the applicant if they are willing to continue the shared parking agreement and Micah replied that they are more than happy to resume or recreate an agreement if one cannot be found and are very open to discussion. Richard Visser asked for clarification on the number of cars / people they anticipated. Micah replied that it would be 40-70 people on Sunday, not cars and noted that they have 61 parking spaces.

Chair Charlie Frizzle opened the meeting to public hearing. No public comments were made, and the public hearing was closed.

MOTION BY JEREMY EVANS THAT THE SPECIAL PERMIT APPLICATION BE DEEMED COMPLETE. MOTION SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

MOTION BILL DANA TO APPROVE THE SPECIAL PERMIT WITH THE FOLLOWING CONDITION:

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 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.

MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

2. Case #15-033 Rose Douglas Village Sketch Plan: The Planning Board will review and take action regarding a **Major Development Review Sketch Plan** application submitted by Robert and Judith Muller to develop a 14-unit open space residential subdivision at 207 Hacker Road and adjacent undeveloped lots totally 47.56 acres, in the **Farm and Forest 1 (FF1) Zoning District. (Assessor's Map 7, Lots 36-41.**

Anna Breinich reviewed the project summary and stated that this project was before the Board in November 2014 for a pre-application workshop with a similar design. Anna reviewed the review requirements for Sketch Plan development.

Kevin Clark of Sitelines, PA, reviewed a PowerPoint Presentation on the Rose Douglas Village Subdivision. Charlie Frizzle suggested that the applicant may want to review Section 511.3 in the Brunswick Zoning Ordinance regarding road interconnectiveness for the final plan and noted that the Fire Department, at the Staff Review Committee Meeting, suggested an access way between the proposed road and the 2 Echo Community. Kevin replied that they have spoken with the Fire Department and are willing to create an access road; this is being discussed. With regard to fire protection, Charlie stated that the Board will require that a statement be placed into the deeds of the development that they are beyond water access for the Fire Department if the applicant does nothing further in regards to fire protection. Kevin replied that they are discussing protection options. Soxna Dice asked if there was any further information on the power purchase. Robert Muller replied that he has spoken to Revision Energy and PPA's are becoming more common in Maine, but that he does not have any more information. Robert reviewed how the PPA would work. Bill Dana pointed out that the plan before the Board in November 2014 had a proposed access road to the 2 Echo Community. Robert replied that he has spoken with the 2 Echo Community Association, but that he has not heard back from them. Richard Visser asked about John Foster's concern with the steep grade on the proposed road and asked if there were any options being considered. Kevin replied that they have reviewed the preliminary plan and feel that they can do a design within 8% grade. Charlie pointed out that this is also something that the 2 Echo Community should be considering; connecting these neighborhoods makes sense. Anna Breinich recommended that the applicant explain the purpose of the use of this land identified on the plan as being retained by the owner. Kevin replied that they will address this in the final plan. Anna also suggested that the applicant go back to the Conservation Commission and the Parks and Recreation Commission in regards to the proposed conservation lands.

Chair Charlie Frizzle opened the meeting to public comment.

Jean Konzal, resident of 2 Echo community (127 Echo Road), said that she would need to have continued discussions regarding the access road, but does see the significance in terms of emergency vehicles; she is concerned about the other vehicular traffic that would occur. Charlie Frizzle noted that in the past, the Fire Department has made accommodations to have a gated road so that only emergency personnel would have access. Jean stated that she did not understand the waivers the applicant is asking for and what that means in terms of her community. Charlie replied that the applicant has stated that the proposed development is located on soil that is suitable for development, but that the applicant will still have to conduct a test pit for their septic systems and do not have to be part of sketch plan approval. Jean asked about the profile changes and Charlie replied that the applicant is not proposing any changes on Hacker Road and do not need the profile, cross sections, curve radii of existing streets. Jean asked for clarification on the red dotted lines that Kevin Clark had in his presentation that looked as though they were going into 2 Echo. Kevin replied that the red dots represent existing trails within the conservation area. Jean asked how close the new houses will be and Kevin replied that the closest to the roadway would be 50 feet. Jean stated that she is concerned about the noise and lights from the traffic in the circle and Kevin replied that the applicant has followed the ordinance. Charlie replied that the houses are well back from the property line. Charlie explained the subdivision plan process and what will come next. Robert Muller replied that the major change from the original plan is density; they originally proposed upwards of 20 houses and are now proposing 14 houses. Robert said that they have officially completed the wetland delineation and that the configuration has changed to create a village within a village as the houses are meant to interact with each other.

Jilda Izzo, resident of 227 Hacker Road, stated that her biggest concern is the area proposed to be retained by the owner with no explanation of future plans. Jilda said that there is a lot that is located next to her land that is no longer being developed; she is concerned as she does not know what that land will be used for. Jilda asked who monitors and maintains the PPA and asked where the PPA house will be located. Jilda asked about the impact on the land and how long it takes to build 14 homes that have to buy energy from a PPA. Jilda noted that in the meeting with the Planning Board in November 2014, the Board had stated that there were problems with the wetlands and suggested that the developer stay in contact with the neighbors; there has been no conversation or attempt to keep in touch with neighbors. Jilda is concerned about the number of cars and traffic on Hacker Road and about the timber cutting debris in the area that occurred a few years ago. Jilda asked what happens if the plan changes again and said that she is concerned about the follow-thru. Jilda reiterated that she is most concerned about not being able to identify land that was previously going to be developed. With regards to access to Hacker Road, Charlie Frizzle replied that the applicant will need to have an opening permit to put in the street and will have to meet the Town requirements. Charlie said that the applicant is entitled to do what he wishes on his property as long as it is within the Zoning Ordinance, but that it would be nice to know what the future plans, if any, are. Soxna Dice asked Jilda if she was concerned that the applicant may want, at some point, to subdivide the piece of land with frontage on Hacker Road. Jilda replied that she is concerned that the applicant may add another road on the side to access and subdivide the land in the back. Anna Breinich replied that the applicant has the right to say that the land is for future development, but noted that there are density limits. Anna said that her concerns at this time is how ownership is going to be handled. Kevin Clark replied that they will clarify ownership before they come back with the final plan and noted that the back portion is

conservation land. Robert Muller replied that they had communicated with the residents of 2 Echo up until the last Planning Board meeting where he stated that he would contact them if anything drastic changed; no drastic changes have been made and again reiterated that they have reduced density. With regards to the land being retained by the owner, Robert said that they have not yet addressed ownership. Robert noted that there will be no home for the PPA. Anna asked if the applicant was still considering a shared out building in the common area. Robert replied that this is still being considered, but he does not know who will maintain and manage the building.

Werner Wellman, resident of 227 Hacker Road, said it would help if the plan highlighted what the applicant is retaining. Charlie Frizzle reiterated that the applicant has not yet determined what he is going to retain. Robert Muller explained the conservation area and explained the areas where ownership and easement will be. Robert explained how he will have access to the back land; he does not know how the access will be off the loop road and whether it will be a walkway or driveway. Warner asked how many septic systems there will be and where will they be located. Robert stated that they do not know the final number but it will be less than 10. Warner pointed out that if a septic system is placed near his property it will run down into his well. Charlie stated that when the engineering is done for the septic system, if it is determined that it will run onto his property, the applicant would not be allowed to place a septic system at this location.

Chair Charlie Frizzle closed the public comment period.

MOTION BY BILL DANA THAT THE BOARD DEEMS THE APPLICATION COMPLETE. MOTION SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

MOTION RICHARD VISSER THAT THE BOARD APPROVES THE SKETCH PLAN. MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.

3. Zoning Ordinance Rewrite Committee (ZORC) Update

Anna Breinich stated that the Zoning Ordinance Draft II is available for review and on the website.

4. Approval of Minutes

No minutes were reviewed at this meeting.

5. Other Business

Anna Breinich said that the September 10th meeting will have a full agenda and confirmed a quorum will be in attendance.

Adjourn

This meeting was adjourned at 8:20 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