

**BRUNSWICK PLANNING BOARD  
MEETING MINUTES  
OCTOBER 6, 2015**

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

**STAFF PRESENT:** Director of Planning and Development, Anna Breinich; Town Planner, Jared Woolston

A meeting of the Brunswick Planning Board was held on Tuesday, October 6, 2015, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

**1. Case # 15-020 Brunswick Landing Subdivision, Phase 2:** The Board will review and take action regarding a Final Plan Major Development Review application submitted by the Midcoast Regional Redevelopment Authority for the proposed creation of eleven (11) new lots, a proposed private street to intersect with Orion Street, and associated improvements. The project is situated on 21.55 acres to the east of Orion Street, in the BNAS Reuse District, within the Business & Technology Industries Land Use District (RBTI). Assessor's Map 40, Lots 55 & 81.

Jared Woolston clarified which set of Draft Findings of Fact were to be used for this meeting. Anna Breinich introduced the application for Final Plan Major Development Review for an 11 lot subdivision, previously approved on May 27, 2015, and reviewed the project summary dated October 6, 2015. Anna noted that this review is based on the original 7 lot plan and said that determinations of the US Navy FOSTS for the 4 additional lots has been delayed for further testing.

Steve Levesque, Executive Director of MRRA, reviewed the FOST procedure and pointed out that the 7 lots being considered at this meeting have already received a signed FOST by the Navy. Steve said that once they have received a signed FOST for the remaining 4 lots, they will come back to the Board for approval.

Jan Wiegman, or Wright Pierce, reviewed the proposed subdivision and site improvements. Jan noted that because they are proposing construction of a new roadway, they have had to go to DEP for a site law amendment, these comments have just been received and they are in the process of addressing these comments. Jan noted out that 3 of the lots currently have existing facilities on them; New England Tent and Awning, Frosty's Donuts and a vacant building.

With respect to waivers, Margaret Wilson asked if Commerce Street had any trees. Jan Wiegman replied that there are some white pine trees at the end. Anna Breinich noted that the limits of tree growth were shown on the Sketch Plan application.

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

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

**MOTION BY RICHARD VISSER THAT THE BOARD WAIVES THE FOLLOWING REQUIREMENTS WITH THE CONDITION THAT THEY BE SUBMITTED AS PART OF AN APPLICATION FOR DEVELOPMENT REVIEW OF ANY PROPOSED NEW DEVELOPMENT IN THE SUBDIVISION:**

1. Section 412.2.B.3 – Lot monumentation.
2. Section 412.2.B.8. – Profiles and cross-sections and curve radii of existing streets.
3. Section 412.2.B.13– Profile and cross-section of existing utilities.
4. Section 412.2.B.16. – A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.
5. Section 412.2.B.17. – Location of all existing trees over 10 inches in diameter, and locations of tree stands.

**MOTION SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.**

**MOTION BY MARGARET WILSON THAT THE FINAL SUBDIVISION PLAN 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, his 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 Lots 52, 53, 54, and 55 are removed from the Final Plan prior to the recording of the plan.
3. That the applicant revises the Final Subdivision Plan with any changes required by the DEP to the stormwater management plan for the Site Location of Development Application for Minor Amendment prior to recording of the plan.
4. That Stormwater Management Plans be required for all future development and, to the greatest practical extent, site-specific, Low Impact Development stormwater management strategies and practices are required for all new development, in accordance with Section 504 of the Town’s Zoning Ordinance and the Brunswick Landing Design Guidelines and BNAS Reuse Plan.

5. That the Site Location of Development Application for Minor Amendment is approved by the Maine DEP prior to the recording of the plan.

6. That sidewalks approved by the Director of Public Works are provided as part of the construction of Commerce Drive.

7. That, prior to the start of construction, a performance guarantee is paid for the construction of Commerce Drive in an amount determined by the Director of Public Works.

8. In accordance with Section 411.24, Environmental Compliance in the BNAS Reuse and Conservation Districts, the applicant must provide evidence of compliance to the Department of Planning and Development on a site-specific basis at time of future development.

**MOTION SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.**

**2. Report on Staff Review Committee Minor Development Plan Approvals:** No approvals to review at this meeting.

**3. Zoning Ordinance Rewrite Committee (ZORC) Update:** Anna Breinich reviewed the meeting schedule and stated that staff continues to work on revisions.

**4. Approval of Minutes**

**MOTION BY BILL DANA TO APPROVE THE MINUTES OF JULY 7, 2015. MOTION SECONDED BY RICHARD VISSER, MOTION APPROVED UNANIMOUSLY AMONG THOSE PRESENT.**

**5. Other Business**

- Anna Breinich reviewed the agenda items for the next meeting, October 13, 2015: Bangor Savings Bank.

**Adjourn**

This meeting was adjourned at 7:26 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary