

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
SEPTEMBER 10, 2015**

MEMBERS PRESENT: Chair Charlie Frizzle, Bill Dana, Dale King, Jeremy Evans, and Richard Visser

STAFF PRESENT: Town Planner, Jared Woolston

A meeting of the Brunswick Planning Board was held on Thursday, September 10, 2015, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

1. Case # 15-015 Meadow Rose Farm Subdivision: The Board will review and take action regarding a Final Plan Major Development Review application, submitted by Two Clarks, LLC, for a proposed 12-lot residential subdivision, associated conservation lands, and a 1,500 linear foot private lane accessed from Church Road, located on a 71.4 acre lot in the Rural Brunswick Smart Growth Overlay District, within the Coastal Protection 2 (CP2) Zoning District. Assessor's Map 17, Lot 126.

Jared Woolston introduced the application for a Final Plan Major Development for a proposed 12-lot residential subdivision with a 2,200 foot private road.

Kevin Clark, applicant representative from Sitelines, PA., presented a PowerPoint presentation for Meadow Rose Farms Subdivision. Kevin provided in his presentation a project overview, design philosophy, infrastructure overview, reasons behind the waivers being requested, DEP permitting and items pending reflected in the Conditions of Approval. Kevin reviewed the open space areas, lot layouts and buffers of the subdivision.

Charlie Frizzle noted that this application requires a DEP stormwater permit as well as a natural resources protection permit which extends into the Army Corps. of Engineers permit. The applicant also needs a Central Maine Power permit crossing right-of-way agreement and these have all been included in the Conditions of Approval. Charlie noted that most of the drawing changes recommended by the Staff Review Committee have been included in the revised drawings such as the fact that the road will be constructed to private road standards and will begin with a two car length construction. Bill Dana replied that it is noted that if the Homeowners Association chooses to, they can upgrade the road to Town standards. Charlie replied that this would be a great undertaking and would require an amended DEP stormwater permit.

Charlie Frizzle opened the meeting to public comment.

Martin McKenna, resident of 202 Church Road, questioned whether lot 12 was a developable lot in terms of size. Charlie Frizzle replied that it is developable. Martin stated that the lot is a slope. Charlie replied that anyone who wishes to develop on a slope would have to build according to the Town's steep slope requirements.

Thomas Carney, resident of 84 Greenwood, asked about pesticides and about the possible road extension. With regards to pesticides, Kevin Clark replied that they will be following all applicable application methods and that no fertilizer shall be placed on frozen grounds; all pesticides used shall be used according to instructions / restrictions. Kevin explained the reasons behind the dead end road length waiver.

Brigitte Kornblum, resident of 84 Greenwood Road, asked where the domestic water supply pond was that is supposed to be shown on the plan per the last Planning Board meeting. Charlie Frizzle replied that there are other topographical maps that do show the pond. Brigitte asked why she was not invited to the site walk and stated that she was disappointed. Charlie Frizzle replied that the walks were noticed in accordance to Town requirements, but that her lack of notification would need to be researched.

Martin McKenna asked if the sewer will extend down the road. Kevin Clark replied that it will not and that the homeowners will have septic systems. Martin noted that he too was not notified of the rescheduled site walk.

Robert Burgess, resident of 64 Friendship Street, asked about runoff and stated that he is concerned about the amount of rainwater that comes off; is this something that DEP will look into? Charlie Frizzle stated that DEP will look into the entire development and that this is their job to ensure that runoff from this development does not run into or adversely affect adjacent properties.

Chair Charlie Frizzle closed the public comment period.

MOTION BY JEREMY EVANS TO DEEM THE MEADOW ROSE FARM SUBDIVISION FINAL PLAN MAJOR DEVELOPMENT REVIEW APPLICATION COMPLETE. MOTION SECONDED BY DALE KING, MOTION MOVED UNANIMOUSLY.

MOTION BY BILL DANA THAT THE BOARD WAIVES THE FOLLOWING REQUIREMENTS:

1. Profile, cross-section dimensions, curve radii of existing streets
2. Class A Soil Survey
3. Location of existing trees over 10-inches in diameter
4. Maximum Length of Dead End Street waivers

MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

MOTION BY RICHARD VISSER 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 prior to issuance of the entrance permit the applicant shall revise the Final Subdivision Plan with any changes required by the DEP for the approved NRPA permit.

3. That prior to issuance of the entrance permit the applicant shall revise the Final Subdivision Plan with any changes required by the DEP for the approved Stormwater Management Law permit.

4. That prior to the issuance of a building permit for any proposed building that is accessible to a sewer or drain of the District as required pursuant to 38 M.R.S. Section 1160 the applicant obtain a statement that capacity is available for the sewer connection from the Superintendent of the Brunswick Sewer District.

5. That prior to the issuance of the entrance permit the applicant shall obtain a statement from the Brunswick-Topsham Water District of conditions under which the District will supply water, and approve the size and location of mains, valves and hydrants proposed.

6. That prior to issuance of a building permit for an individual lot the lot owner shall pay the Solid Waste Impact Fees in the amount of \$258.56.

7. That prior to issuance of a building permit for an individual lot a Recreation Impact fee shall be approved by the Director of Parks and Recreation and/or the Recreation Commission, and proof of payment per unit shall be provided by the applicant.

8. That prior to the issuance of an entrance permit the applicant shall record the proposed conservation easement in the Cumberland County Registry of Deeds and provide a copy of the recorded easement to the Director of Planning and Development.

9. That prior to the issuance of a building permit a performance guarantee approved by the Town Engineer shall be posted in accordance with Section 521 of the Zoning Ordinance.

10. That prior to the issuance of the entrance permit the applicant shall obtain a revised easement with sufficient rights to develop the proposed subdivision and provide a copy of the recorded easement to the Director of Planning and Development for review and approval.

MOTION SECONDED BY DALE KING, MOTION MOVED UNANIMOUSLY.

2. Case # 15-037 Brunswick Landing Subdivision Lots 30 and 32 Amendment: The Board will review and take action regarding a combined Major Development Review application, submitted by Sandy River II, Inc., dba Sandy River Company, to revise boundary lines for Lots 30 and 32 of the approved Brunswick Landing Subdivision Plan, Phase 1. Located in BNAS Reuse Zoning District Reuse-Residential (RR); Assessor's Map 40, Lots 50 & 82.

Jeremy Woolston introduced the application to amend lot lines for Lot 30 and Lot 32 at Brunswick Landing.

Will Conway of Sebago Technics, applicant representative, stated that the applicant wishes to redivide the lot lines for the Avita lot, Lot 30, which will consist of 9.3 acres of land and Lot 32 which will comprise of 4.3 acres of land. Will stated that they have included 2 easements in the plan.

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

MOTION BY BILL DANA THAT THE AMENDED SUBDIVISION APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY

MOTION DALE KING THAT ALL APPLICABLE PRIOR CONDITIONS RELATING TO THIS AMENDMENT REMAIN IN EFFECT, IN ADDITION TO ANY NEW CONDITIONS CONTAINED HEREIN. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

MOTION BY BILL DANA THAT THE AMENDED SITE PLAN APPLICATION IS APPROVED WITH THE FOLLOWING CONDITIONS ADDED TO PRIOR CONDITIONS CURRENTLY IN PLACE:

1. That the Board's review and approval does hereby refer to the plans and materials submitted by the applicant and the written and oral comments of the applicant's representatives, reviewing officials and members of the public as reflected in the public record and that 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 review and approval in accordance with the Brunswick Zoning Ordinance.

MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.

3. 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 Mideast 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.

Removed from agenda per applicants request.

4. Zoning Ordinance Rewrite Committee (ZORC) Update

Charlie Frizzle stated that the next meeting is scheduled for September 23, 2015.

5. Approval of Minutes

MOTION BY DALE KING TO APPROVE THE MINUTES FOR MAY 27, 2015.
MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY AMONG
THOSE PRESENT.

MOTION BY BILL DANA TO APPROVE THE MINUTES OF JUNE 9, 2015. MOTION
SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY AMONG THOSE
PRESENT.

6. Other Business

Adjourn

This meeting was adjourned at 7:48 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary