

**DRAFT FINDINGS OF FACT  
Major Development Review  
Final Plan  
Review Date: March 22, 2015**

**Project Name:** Convenience Store and Gasoline Station  
**Address:** Bath Road – Brunswick Landing Lot 5  
Brunswick, ME 04011  
**Case Number:** 16-003  
**Tax Map:** Map U07, Lots 40 & 98 (aka Lot 5 & Lot 6A)  
**Zoning:** BNAS Reuse Zoning District  
**Applicant:** Brunswick Property Holdings, LLC  
2 Main Street  
Topsham, Maine 04086

**Authorized**

**Representative:** Tom Saucier  
23 Whitney Way  
Topsham, Maine 04086

*Staff reviewed the application and has determined it is complete.*

**PROJECT SUMMARY**

Staff review is based on the Major Development Review application for Brunswick Property Holdings, LLC that was revised most recently on March 17, 2016. Additionally, the staff reviewed Case #12-031, the Phase 1 Brunswick Landing Subdivision approved by the Planning Board on February 26, 2013; Case #14-021, the Common Development Plan (CDP) approved by the Planning Board on July 22, 2014; Case #14-022, the Sketch Plan approval for the development of Lot 5 with a convenience store and gas station on December 9, 2014; and Case #15-007, the CDP Amendment approved on March 3, 2015.

The development site is located on Lot 5 and Lot 6A of the Phase I Brunswick Landing Subdivision (Case #12-031) between Bath Road and Allagash Drive. A portion of the proposed development includes activity associated with the construction of a convenience store and gasoline station at Lot 5, and activity associated with the construction of a stormwater treatment structure at Lot 6A. The proposed activity is part of a Common Development Plan that was approved by the Planning Board on July 22, 2014.

The Town of Brunswick’s Staff Review Committee (SRC) reviewed the Major Development Review proposal on February 24, 2016. The proposal includes constructing a 3,850-square foot convenience store with gasoline sales and associated parking. Activities associated with the proposed development were approved by the

Department of Environmental Protection (DEP) pursuant to the Stormwater Management Law, and the Natural Resources Protection Act (NRPA).

The application includes a project narrative, and a set of plans including: floor plans, lighting plans, site plans, and elevation plans. The plans for the proposed activity are listed below:

1. Drawing C-100 entitled, "Existing Conditions Plan" prepared by Site Design Associates, dated November 2014, and revised most recently on February 2, 2016;
2. Drawing Sheet 1 entitled, "Boundary and Topography Survey Lot 5" prepared by Sitelines, PA, dated February 19, 2014;
3. Drawing C-101 entitled, "Site Plan" prepared by Site Design Associates, dated January 2016, and revised most recently on March 16, 2016;
4. Drawing C-102 entitled, "Grading, Drainage, and Erosion Control Plan" prepared by Site Design Associates, dated November 2014, and revised most recently on March 16, 2016;
5. Drawing C-103 entitled, "Stormwater Treatment Plan" prepared by Site Design Associates, dated January 2016, and revised most recently on March 16, 2016;
6. Drawing C-104 entitled, "Landscape Plan" prepared by Site Design Associates, dated November 2014, and revised most recently on March 16, 2016;
7. Drawing C-105 entitled, "Conceptual Plan" prepared by Site Design Associates, dated February 2016, and revised most recently on March 4, 2016;
8. Drawing C-300 entitled, "Erosion and Sedimentation Control Notes and Details" prepared by Site Design Associates, dated July 2015, and revised most recently on February 2, 2016;
9. Drawing C-301 entitled, "Site Details" prepared by Site Design Associates, dated July 2015, and revised most recently on February 2, 2016;
10. Drawing C-302 entitled, "Site Details" prepared by Site Design Associates, dated August 2015, and revised most recently on February 2, 2016;
11. Drawing C-303 entitled, "Site Details" prepared by Site Design Associates, dated August 2015, and revised most recently on February 15, 2016;
12. Drawing entitled, "C Store Brunswick Site Lighting Layout" prepared by Swaney Lighting Associates, Inc., and dated January 18, 2016;
13. Drawing A-1 entitled, "Floor Plan" prepared by Alpha Architects, dated December 18, 2015, and revised most recently on February 2, 2016;
14. Drawing A-2 entitled, "Exterior Elevations" prepared by Alpha Architects, dated December 18, 2015, and revised most recently on February 2, 2016

The applicant requests the following waivers in accordance with Section 410 of the Brunswick Zoning Ordinance:

1. Curve radii of existing and proposed streets –*The site plans indicate the names, and horizontal dimensions of existing streets within the project vicinity. The application indicates that no new streets are proposed. The proposed alterations to the Bath Road associated with the construction of a dedicated left turn lane*

- must be reviewed and approved by the Maine Department of Transportation (MDOT). The Town Engineer and Public Works Director, John Foster reviewed the proposed traffic signal changes, and widening of Bath Road for the new west bound left turn land and approved the concept; however, the final construction drawings must be reviewed and approved. Based on these supporting facts, the staff recommends approving the requested waiver in accordance with Section 410, provided all proposed alterations to Bath Road are approved by the Town Engineer and Public Works Director.*
2. *Class A Soil Survey – The applicant performed on-site test pit borings to determine soil composition as well as depth to groundwater for DEP’s Stormwater Management Law license approval. As a result, the applicant has obtained the relevant soils information for the proposed development. Based on these supporting facts, the staff recommends approving the requested waiver in accordance with Section 410.*
  3. *Location of trees over 10 inches in diameter – The applicant states that the site is fully forested, and all trees will be removed within the developed area. Staff from the Department of Planning and Development visited the site on February 24, 2016 and observed no mature deciduous trees that appeared over 10-inches in diameter. Two (2) mature Eastern White Pines at the entrance off Bath Road exhibited full canopies and appeared to be viable trees to be avoided. One (1) of the observed pine trees is located on Lot 6A and will not be disturbed as a result of construction. The other observed pine tree is located near the mast arm (traffic light) that serves Merrymeeting Plaza and is proposed to be removed as a result of the proposed grading, and landscaping plan. Most of the coniferous trees on Lot 5 and 6A are growing in a dense stand that exhibit sparse mid and lower canopy branches. Based on these supporting facts, the staff recommends approving the requested waiver in accordance with Section 410.*
  4. *Stormwater Management Checklist – The DEP issued a Stormwater Management Law order for the proposed stormwater management plan. A copy of the Stormwater Management Law order and associated stormwater management plan was provided to the Department of Planning and Development. Based on these supporting facts, the staff recommends approving the requested waiver in accordance with Section 410.*

## **Review Standards from Section 411 of the Town of Brunswick Zoning Ordinance**

### **411.1 Ordinance Provisions**

The proposed development complies with all applicable provisions and standards of the Community Mixed Use Land Use District (R-CMU). *The Board finds that the provisions of Section 411.1 are satisfied.*

### **411.2 Preservation of Natural Features**

The proposed development site on Lot 5 is the former location of a residential structure that has been removed. The vegetation on Lot 5 and Lot 6A is primarily mature coniferous trees. Wetlands are located on Lot 6A, and a stream is located across Allagash Drive. The 75-foot Natural Resource Protection Zone (NRPZ) setback

associated with the stream on Allagash Drive extends onto Lot 6A as shown on the site plan. The 75-foot stream setback will not be disturbed as a result of the proposed development. There are no surface waters, wildlife habitats, steep slopes, or other natural resources on this site. Wetlands will be disturbed as a result of the installation of the stormwater management system, specifically, a portion of the fill extension for the grassed underdrained soil filter will fill wetlands, and the associated outlet requires clearing and earth work. Upon staff recommendation, the fill footprint that affects the wetland was minimized with the installation of riprap at a steeper slope. Further, riprap at the toe of slope serves as scour protection, thus minimizing erosion and sedimentation during ephemeral flows (i.e. rain and snowmelt). The proposed development maximizes the preservation of natural features of the landscape and does not occur within or cause harm to any land which is not suitable for development. *The Board finds that the provisions of Section 411.2 are satisfied.*

### **411.3 Surface Waters, Wetlands and Marine Resources**

The wetlands on Lot 6A exhibit the physical characteristics of an ephemeral wetland channel. The DEP found a portion of the wetland channel to be a “river, stream or brook” pursuant to the NRPA. Activities associated with the proposed stormwater treatment structure, and within 75 feet of the “river, stream or brook” were reviewed and approved by the DEP under the NRPA Permit by Rule (PBR) standards. As approved by the DEP, all activity shall be greater than 25 feet from the “river, stream or brook”. Upon staff recommendation, the applicant agreed to provide woody vegetation on the outside of the fill extension for the proposed grassed underdrained soil filter to the extent practicable. Staff specifically recommended that a woody seed mix with native staghorn sumac and dogwood be used instead of grass seed to provide better cover (shading) at the stormwater treatment area, and the wetland. There will be no new adverse impacts on Casco Bay or its estuaries. *The Board finds that the provisions of Section 411.3 are satisfied.*

### **411.4 Flood Hazard Areas**

The FEMA Flood Insurance Rate Map indicates that the project is not located within a FEMA flood hazard area; therefore there is minimal risk of flooding. *The Board finds that the provisions of Section 411.4 are satisfied.*

### **411.5 Stormwater Management**

The proposed stormwater management plan was reviewed and approved by the DEP pursuant to the Stormwater Management Law. As described by the applicant, the intent of the stormwater management plan is to collect runoff from the site in a combination of open and enclosed drainage, and convey it to the proposed grassed underdrained filter. The pond is generally sized to treat the first 1-inch of runoff from 95% of the paved areas, and 0.4" of runoff from 80% of developed areas. There is excess capacity in the pond that could be used by future projects on abutting lots.

The runoff will be outletted to the existing storm drain system in Admiral Fitch Avenue owned and maintained by MRRA, and will be ultimately be conveyed to the Androscoggin River. *The Board finds that the provisions of Section 411.5 are satisfied.*

#### **411.6 Groundwater**

The site will continue to be serviced by public water and sewer. The site is not located within an Aquifer Protection Zone. The Board finds that the development will not alone or in conjunction with existing activities adversely affect the quality or quantity of groundwater. *The Board finds that the provisions of Section 411.6 are satisfied.*

#### **411.7 Erosion and Sedimentation Control**

An Erosion and Sedimentation Control Plan has been developed for the project placing emphasis on the installation of sedimentation barriers and revegetation to minimize erosion potential from development activities during and after construction. The Erosion Control Plan is incorporated into the design plans and will be constructed in accordance with Best Management Practices and will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results. *The Board finds that the provisions of Section 411.7 are satisfied.*

#### **411.8 Sewage Disposal**

Public sewer will continue to be utilized through the Brunswick Sewer District. A letter from the District confirming capacity to serve the project is included in the packet. For sanitary sewer service, an existing force main traverses the site from west to east, outletting to an existing manhole on Lot 6A. The applicant indicated that test pits will be required to verify the location, size, and material of the force main. Based on the information provided from the test pit explorations, a decision will be made whether to use the existing force main or install a new gravity sewer main to the manhole on Lot 6A. An easement over Lot 6A will ultimately be required for sewer service. Priority Real Estate Group currently holds an option on Lot 6A, and will ultimately grant an easement to Brunswick Property Holdings, LLC for the sewer line. *The Board finds that the provisions of Section 411.8 are satisfied, provided that the location, size, profile and cross section of sanitary sewers is provided to the satisfaction of the Director of Planning and Development.*

#### **411.9 Water Supply**

Water service will be via a connection to the MRRA distribution system, and an ability to serve letter is included in this application. An ability to serve letter confirming capacity to serve the project is included in the packet. *The Board finds that the provisions of Section 411.9 are satisfied.*

#### **411.10 Aesthetic, Cultural and Natural Values**

Per a condition of approval for the Common Development Plan (Case #14-020) the size and materials for business identification signs on Lot 5 shall be determined at the time of development review. The applicant provided documentation for the size and materials for business identification signs. However, the dimensions for the proposed sign at the Bath Road were considered unacceptable to the Director of Planning and Development during Staff Review Committee (SRC) meeting on February 24, 2016. Accordingly, the applicant will provide a revised proposal for signage at the time of the Planning Board's development review.

A lighting photometric plan for the proposed parking lot lighting was reviewed by the Town Engineer. In correspondence received on March 18, 2016, the Town Engineer indicated that the lighting photometric plan may require further review due to concerns with the Town of Brunswick's recommended uniformity ratio. The lighting photometric plan must be approved by the Town Engineer prior to the issuance of a building permit.

The landscaping plan for the proposed development was prepared in accordance with the CDP. Overall, no undue adverse effects have been identified regarding impacts to the scenic or natural beauty of the area, historic sites, significant wildlife habitat, or rare and irreplaceable natural areas, as identified by the Maine Departments of Environmental Protection, the Maine Department of Inland Fisheries & Wildlife, or by the Town of Brunswick. *The Board finds that the provisions of Section 411.10 are satisfied provided the size and materials for business identification signs is approved by the Director of Planning and Development, and the Public Works Director approves the lighting photometric plan.*

#### **411.11 Community Impact**

There will be no significant change in water use, sewage disposal, or solid waste disposal, compared with the previous, more significant, mixed uses structures. There will be no impacts to the public school system or Town recreation resources. Impacts to public safety and public works resources will be negligible. In general, municipal resources are available to service the project. *The Board finds that the provisions of Section 411.11 are satisfied.*

#### **411.12 Traffic**

The application states that the development will not result in a negative impact or decline in the level of service of any municipal infrastructure system. Improvements including a new traffic signal, traffic signal modifications, and widening along Bath Road will be implemented per the required Maine Department of Transportation (MDOT) Traffic Movement Permit conditions to address traffic impacts. The Town Engineer and Public Works Director, John Foster reviewed the proposed traffic signal changes, and widening of Bath Road for the new west bound left turn land and approved the concept; however, the final construction drawings must be reviewed and approved. *The Board finds that the provisions of Section 411.12 are satisfied provided all proposed alterations to Bath Road are approved by the Town Engineer and Public Works Director.*

#### **411.13 Pedestrian and Bicycle Access and Safety**

The Brunswick Bicycle and Pedestrian Committee (BBPAC) reviewed the proposal and provided recommendations. Based on the BBPAC recommendations, the plan has been amended to provide for a bike rack and bicycle repair station on the site at a location to be determined. Further, the sidewalk and crosswalk at Bath Road were realigned to further minimize vehicular and pedestrian conflicts. Last, pedestrian activated crossing

signals will be incorporated into the new traffic lights at the intersection. *The Board finds that the provisions of Section 411.13 are satisfied.*

#### **411.14 Development Patterns**

The proposed development shall be respectful of Brunswick's historic development patterns. The proposed development is located within the growth area. In addition, the proposed development is within close proximity to other non-residential developments, and is in conformance with the approved CDP. Therefore, the proposed development will not have an adverse impact on areas which are primarily residential. *The Board finds that the provisions of Section 411.14 are satisfied.*

#### **411.15 Architectural Compatibility**

The application states that the building has been designed to address the street, with an entrance located on the Bath Road elevation. The building is wood frame and truss construction pitched at 6/12 and finished with architectural shingles. The primary façade features a prominent center gable supported by large columns on stone piers. Below the gable are large welcoming windows, a stone base and high quality Maibec wood siding and trim. The Bath Road elevation has a side entry with a small gable. The rear elevation has a brown railing screening the roof mounted HVAC units. Overall the building has a well composed design which will be a contributing building to the streetscape of the Bath Road. The building layout complies with the approved CDP, and was found to be consistent with MRRA's design guidelines. *The Board finds that the provisions of Section 411.15 are satisfied.*

#### **411.16 Municipal Solid Waste Disposal**

The Public Works Director requested additional information from the applicant as regards to annual solid waste generation for the new facility to assess a Solid Waste Impact Fee for this project. *The Board finds that the provisions of Section 411.16 are satisfied, provided a solid waste impact fee is paid to the satisfaction of the Town Engineer.*

#### **411.17 Recreation Needs**

A recreation impact fee is not required for this nonresidential use. *The Board finds that the provisions of Section 411.17 are not applicable.*

#### **411.18 Access for Persons with Disabilities**

The application states that all accessible routes will comply with the ADA requirements. The Town Engineer reviewed the site plan and indicated that the raised crosswalk is an acceptable design but it shows the crosswalk landing in the center of a 40-foot wide landscape island with no pedestrian path across the island. The Town Engineer recommended that a five-foot wide ADA compliant pedestrian path be provided from the west side of the access road at the raised crosswalk landing to the site. *The Board finds that the provisions of Section 411.18 are satisfied provided an ADA compliant pedestrian path is provided within the landscaped island to the satisfaction of the Town Engineer.*

**411.19 Financial Capacity and Maintenance**

The applicant has demonstrated adequate financial and technical capacity to complete and maintain the project. *The Board finds that the provisions of Section 411.19 are satisfied.*

**411.20 Noise and Dust**

During construction, work must be done in consideration of reasonable times and decibel levels, and in accordance with the Section 109 of the Brunswick Zoning Ordinance. Best Management Practices must be used in order to prevent dust migration during construction. Upon project completion the proposed development is not anticipated to contribute to unreasonable noise or dust. *The Board finds that the provisions of Section 411.20 are satisfied provided construction activities are performed in accordance with Section 109 of the Zoning Ordinance, and Best Management Practices are used in order to prevent dust migration during construction.*

**411.21 Right, Title and Interest**

Executed purchase agreements for Lot 5 and Lot 6A are included in the packet, giving them sufficient right, title and interest to develop the land. *The Board finds that the provisions of Section 411.21 are satisfied.*

**411.22 Payment of Application Fees**

The applicant has paid all applicable development review application fees. *The Board finds that the provisions of Section 411.22 are satisfied.*

---

**DRAFT MOTIONS  
CONVENIENCE STORE AND GASOLINE STATION  
CASE NUMBER: 16-003**

**Motion 1:** That the Major Development Review Final Site Plan application is deemed complete.

**Motion 2:** That the Major Development Review Final Site 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, 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 a building permit, the Town Engineer shall approve the final plans that detail all work and traffic signal upgrades associated with Bath Road.
3. Prior to issuance of a building permit, an ADA compliant pedestrian path is provided within the landscaped island to the satisfaction of the Town Engineer.
4. Prior to issuance of a building permit, the Town Engineer shall approve the lighting photometric plan.
5. Prior to issuance of a building permit, the location, size, profile and cross section of sanitary sewers is provided to the satisfaction of the Director of Planning and Development.
6. Prior to issuance of a building permit, the Solid Waste Impact fee is paid to the satisfaction of the Public Works Director.
7. Prior to issuance of a building permit, the size and materials for business identification signs is approved by the Director of Planning and Development.
8. Construction activities are performed in accordance with Section 109 of the Zoning Ordinance, and Best Management Practices are used in order to prevent dust migration during construction.

*\* Please note that Development Review Site Plan approvals by the Planning Board shall expire at the end of two years after the date of final approval unless all construction has been completed by that date (Section 407.4.B of the Brunswick Zoning Ordinance).*

February 24, 2016

## STAFF REVIEW COMMITTEE NOTES

### Staff present:

Anna Breinich (Planning and Development Director), Clinton Swett (Assistant Assessor), Jeff Hutchinson (CEO), Jeff Emerson (Deputy Chief), Bob Rocheleau (MRRA), Non-voting staff: Jared Woolston (Planner), Applicants Present: Tom Saucier (Site Design Associates), Wes Thames, (Priority Real Estate Group), Public present: No

1. **Case # 16-003, Convenience Store and Gasoline Station:** The Committee will review and provide a recommendation to the Planning Board on a **Final Plan Major Development Review** application submitted by authorized representatives for Priority Real Estate Group, LLC, to construct a 3,850-square foot convenience store with gasoline sales and associated parking in the **BNAS Reuse Zoning District (Map 40, Lots 40 and 98)**.

Applicant's Representatives: Tom Saucier (Site Design Associates) and Wes Thames (Priority Real Estate Group)

Tom Saucier –

- Site located on Bath Road
- A residential structure used to be located on Lot 5.
- Site Plan layout was adjusted for the pole and mast arm, the crosswalk upon advisement from the Brunswick Bicycle and Pedestrian
- Moved site 10 feet west since the Sketch Plan approval (5,000 square foot larger convenience store with more depth to the site.
- 8 fueling locations, and tank pad with underground tanks
- Lawn and street trees, with landscaping in an island in the parking area
- Additional access on Allagash
- Grading Plan incorporates an underdrained grass filter to treat 1.4 acres of impervious area; and a basin in the parking area which was approved by the DEP per Chapter 500 (Stormwater Management Law);
- The proposed treatment will treat impervious area from the site, and some areas off-site
- Landscaping proposed in conformance with July 2015 CDP
- MDOT permit required a new traffic signal, modifications to the traffic signal, and a dedicated left turn lane in the west bound direction
- MDOT plan shown at SRC (new submission) lane 16 feet, and new mast arm and foundation, new signals, and new arm would be provided for left turning movement, and possibility to provide a pedestal; all negotiated with MDOT
- Design for buildings are provided, and were approved by MRRA

Clinton Swett

- Address indicated as 146 Bath Road but address will be assigned by Assessing
- If driveway comes off the service road it should be named
- Address must be off the side road

Anna Breinich

- Access for two (2) lots must be named
- Main entrance has to be developed at the same time that 6B is developed

Jeff Emerson

- E-911 requirement for naming a road has not changed

Tom Saucier

- Frontage is Bath Road and Allagash Drive

Wes Thames

- When Lot 6A is developed the main entrance is Bath

Anna Breinich

- Signs approved by MRRA?
- Must be monument and may be backlit per CDP
- CDP allows granite post signs

Jeff Hutchinson

- The Planning Board could approve the sign if it is in excess of Town requirements but that has only happened once and it was on Pleasant Street
- Pole sign is allowed up to 25 square feet per business
- Monument sign is allowed up to 32 square feet per side
  - o Wes – the entire sign including the letters count towards the square footage?
  - o Jeff – Yes.
  - o Wes – Branding will be an issue with sign dimensions

Tom Saucier

- Goal post sign was discussed
- Standard ground clearance may require mounding (at the base of sign)
- Can planning board waive the sign requirements in the CDP?
  - o Anna – No, the CDP would have to be amended by Planning Board.
- Height requirement monument, and granite post size within Cooks Corner Design standards
  - o Jeff – top of the sign must be eight (8) feet from the ground but can be mounded
  - o Mounding must be landscaped
  - o Wes – it will be well landscaped there (at the Bath Road)

Jared Woolston

- Sign dimensions shall be approved during development review (condition of CDP)
  - o Anna - Condition may be considered by Planning Board
  - o Condition may be approved with dimension not to exceed the standards for sign dimensions and height
  - o Eight feet by six feet is on Admiral Fitch and must be compatible with CDP

Jeff Hutchinson

- Parking and lighting looks fine
- Can a boat trailer get through?
  - o Tom: Yes.
- Lot 6A or 6?
  - o Tom – 6A. We can add 6A on the plan
- Purchase and sale for lot 6A?
  - o Tom – Yes.
- Landscaping looks fine

Jared Woolston

- MRRA approved design review for appearance assessment? Document for Section 515?
  - o Bob – Yes, the building
  - o Anna – Yes, for Section 515.

- Preservation of natural features and net site area section is limited, and the site plan indicates much of a stand of trees will be removed, and part of wetland will be filled.
- Recommend putting a woody seed mix on the slope of the grassed underdrain structure with plants like staghorn sumac, and dogwood instead of grass to provide better cover (shading) provided vegetation would not compromise integrity of slope
  - o Tom – Yes, we can do that.
- Recommend steepening fill extension at wetland area, and providing scour protection with riprap
  - o Tom: Yes, we will provide riprap which may reduce wetland fill but will not avoid wetland completely
- Anna – landscaping on Allagash?
  - o Tom – There is room for street trees or leave a few pine trees
    - Wes – the pine trees are planted pines about 25 feet tall and may blow over if only a few are left in place. Prefer to plant new trees.
    - Anna – please provide colorful plants such as daylilies with the landscaping at Allagash
- Stormwater plan or hydrocad study modeling for the DEP permit (Stormwater Management Law)?
  - o Tom – a copy of the application to DEP was sent to the town.
    - Will provide the stormwater report, calculations, and maintenance and inspection plan
    - Only modeled to see treatment volume and to see what would happen with overflow (on the stormwater treatment structure)
    - Some of the calculations were revised as part of the DEP review but the maintenance plan was not revised.
- Anna – the renderings of the building
  - o Wes – the renderings are the same as Congress Street (Portland)
  - o Bob – MRRA design reviewers really liked the building design
  - o Jeff – It has Cooks Corner design standards all over it.
- Tom – Action items for SRC?
  - Send plans to John Foster – expect interest about the Route 24/Bath Road
  - Add speed table
  - Add Allagash Drive (label)
  - Add riprap slope on infiltration basin
  - Address all BBPAC comments
  - Landscaping on Allagash Drive

**Julie Erdman**

---

**From:** John Foster  
**Sent:** Friday, March 18, 2016 4:49 PM  
**To:** Jared Woolston  
**Cc:** Tom Saucier (tsaucier@sitedesignassociates.biz);  
jhoward@priorityrealestategroup.com; 'Wes Thames'  
**Subject:** RE: Lot 5

Jared,

I have reviewed the final plan set for the convenience store project that you sent today and offer the following comments:

1. The proposed traffic signal changes and widening of Bath Road to add the new west bound left turn lane is acceptable in concept and we require final construction drawings for our review and approval with the final plans detailing all work and traffic signal upgrades as we previously discussed and agreed with the applicant.
2. The raised crosswalk is an acceptable design but it shows the crosswalk landing in the center of a 40 foot wide landscape island with no pedestrian path across the island like I thought was planned. I believe a 5 foot wide ADA compliant pedestrian path needs to be provided from the west side of the access road at the raised crosswalk landing to the site.
3. We require information from the applicant as regards annual solid waste generation for the new facility as I believe a Solid Waste Impact Fee should be assessed for this project.
4. I have reviewed the proposed parking lot lighting plan and have some concerns about the uniformity ratio (maximum to minimum and the average to minimum) as indicated in the calculation summary on the plan. I have copies below our usual lighting guidelines and would ask the applicant to review these numbers with what is proposed for this site and to contact me so we can further review this issue.

<b>Town of Brunswick Public Parking Lots Recommended Illumination Levels</b>	
By: John Foster, Town Engineer	Print Date: March 18, 2016
<b>Criteria</b>	<b>Recommended Level</b>
Average Maintained Lighting Level	0.8 foot-candles
Minimum Light Level	0.2 foot-candles
Uniformity Ratio	20 : 1 Maximum/Minimum
Uniformity Ratio	4 : 1 Average/Minimum

Please let me know if you have any questions on the above, thanks, John

John A Foster, PE  
Town Engineer/Director of Public Works  
Public Works Dept  
9 Industry Rd  
Brunswick, ME 04011  
207.725.6654  
FAX 725.6655  
[jfoster@brunswickme.org](mailto:jfoster@brunswickme.org)

---

**From:** Jared Woolston  
**Sent:** Friday, March 18, 2016 10:22 AM  
**To:** John Foster  
**Subject:** FW: Lot 5

FYI

Jared Woolston  
Planner  
Town of Brunswick  
85 Union Street  
Brunswick, ME 04011

(207) 725-6660, ext. 4022 (v)  
(207) 725-6663 (f)  
[jwoolston@brunswickme.org](mailto:jwoolston@brunswickme.org)  
[www.brunswickme.org](http://www.brunswickme.org)

---

**From:** Tom Saucier [<mailto:tsaucier@sitedesignassociates.biz>]  
**Sent:** Thursday, March 17, 2016 12:25 PM  
**To:** Jared Woolston  
**Subject:** Lot 5

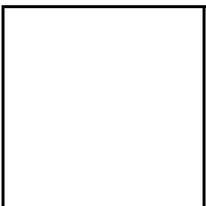
Hi Jarod

electronic copy of our submission attached. I will be over with hard copies asap.

please let me know that you received this.

if you want a word file of my letter, please let me know.

thanks  
tom



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

## Julie Erdman

---

**From:** Jared Woolston  
**Sent:** Saturday, March 19, 2016 2:54 PM  
**To:** Julie Erdman; Anna Breinich; Bill Dana; Charlie Frizzle; Jane Arbuckle; Jeff Hutchinson; Jeremy Evans; margaret Wilson (mawilson911@comcast.net); Richard Visser; Sande Updegraph (sandeupdegraph@gmail.com); Tonya Jenusaitis  
**Subject:** RE: PB Packet  
**Attachments:** Response to Staff Review Comments\_3-18-16.pdf

Planning Board:

Please find the attached Staff Review Committee (SRC) memorandum report, and response from the applicant for the proposed Special Permit (Case #16-009). The applicant's memorandum accurately states the staff comments received during the SRC meeting.

Jared Woolston  
Planner  
Town of Brunswick  
85 Union Street  
Brunswick, ME 04011

(207) 725-6660, ext. 4022 (v)  
(207) 725-6663 (f)  
[jwoolston@brunswickme.org](mailto:jwoolston@brunswickme.org)  
[www.brunswickme.org](http://www.brunswickme.org)

---

**From:** Jared Woolston  
**Sent:** Saturday, March 19, 2016 2:44 PM  
**To:** Julie Erdman; Anna Breinich; Bill Dana; Charlie Frizzle; Jane Arbuckle; Jeff Hutchinson; Jeremy Evans; margaret Wilson ([mawilson911@comcast.net](mailto:mawilson911@comcast.net)); Richard Visser; Sande Updegraph ([sandeupdegraph@gmail.com](mailto:sandeupdegraph@gmail.com)); Tonya Jenusaitis  
**Subject:** RE: PB Packet

Planning Board:

Please find the attached draft findings of fact for Case #16-003; the February 24, 2016 Staff Review Committee (SRC) notes regarding Case #16-003; and the email review from our Public Works Director and Town Engineer, John Foster.

Jared Woolston  
Planner  
Town of Brunswick  
85 Union Street  
Brunswick, ME 04011

(207) 725-6660, ext. 4022 (v)  
(207) 725-6663 (f)  
[jwoolston@brunswickme.org](mailto:jwoolston@brunswickme.org)  
[www.brunswickme.org](http://www.brunswickme.org)

---

**From:** Julie Erdman  
**Sent:** Friday, March 18, 2016 4:22 PM  
**To:** Anna Breinich; Bill Dana; Charlie Frizzle; Jane Arbuckle; Jared Woolston; Jeff Hutchinson; Jeremy Evans; margaret

Wilson ([mawilson911@comcast.net](mailto:mawilson911@comcast.net)); Richard Visser; Sande Updegraph ([sandeupdegraph@gmail.com](mailto:sandeupdegraph@gmail.com)); Tonya Jenusaitis  
**Subject:** PB Packet

Good Afternoon Planning Board,

Due to some last minutes additions to the packet from applicants, it is not yet complete. I have posted what we have on the website (link below). Jared will be forwarding you the Findings for the Bath Rd Convenience Store over the weekend. I will update the online packet Monday and email you Monday morning when I have the hard copies available.

<http://www.brunswickme.org/wp-content/uploads/2016/03/PB.3.22.16.Packet-1.pdf>

Thanks and have a great weekend!

Julie Erdman  
Administrative Assistant  
Department of Planning & Development  
Town of Brunswick  
(207)725-6660 x4025



March 18, 2016

Ms. Anna Breinich  
Director of Planning and Development  
Town of Brunswick  
85 Union Street  
Brunswick, Maine 04011

**RE: Response to Staff Review Comments  
Special Permit Application  
U-Haul Moving and Storage  
1 Cressey Road  
Brunswick, Maine**

Dear Ms. Breinich,

Please find our responses to your comments provided at the Town Staff Review meeting for the subject project on March 16, 2016. Your comments are summarized below and our responses are provided in *italics*.

1. The Applicant should clarify that the Moving Equipment Rental use which they are applying for with a Special Permit is an omitted use from the entire zoning ordinance and is not just omitted from the I1 zoning district use table.

*The Applicant is hereby clarifying that Moving Equipment Rental is an omitted use from the entire zoning ordinance, and not just an omitted use from the I1 zoning district use table, as previously stated in the original application.*

2. The Applicant should state the actual percentage of floor area of the uses claimed as “accessory uses” in the application.

*Proposed site uses are shown in the table below, which was included in the original application. The cumulative floor area of the proposed accessory uses will be approximately 11.6% of the total floor area of the site building.*

Proposed Site Use Table for I1 Zone			
Description	Zoning Use	Building Area* (sf)	Notes
Moving Equipment Rental	Equipment Rental	2,000	Omitted Use
Self-Storage	Warehousing	30,000	Permitted Use
U-box Storage	Warehousing	12,000	Permitted Use
BIW Storage	Warehousing	60,000	Permitted Use
Reserve Storage	Warehousing	60,500	Permitted Use
Retail	Retail	3,500	Accessory Use
Equipment Repair	Auto Service	15,000	Accessory Use
Office Space	Business Office	3,000	Accessory Use
<b>Total</b>		<b>186,000</b>	

\*Building areas are approximate

3. The property is located in both the I1 and the TR4 zoning districts. The project will be subject to the I1 district standards because more than 50% of the parcel falls in the I1 district.

*A revised plan is provided showing the approximate location of the zoning line through the property.*

We trust that the information provided with this memo adequately addresses your comments. Please contact me if you require any additional information. We look forward to presenting the application to the planning board on March 22, 2016.

Respectfully,

A handwritten signature in black ink that reads "Silas Canavan". The signature is written in a cursive, flowing style.

Silas Canavan, PE  
Walsh Engineering Associates, Inc.

cc: Jon Hynes, President, U-Haul Co. of New Hampshire and Maine  
Matt Hynes, U-Haul Co. of New Hampshire and Maine

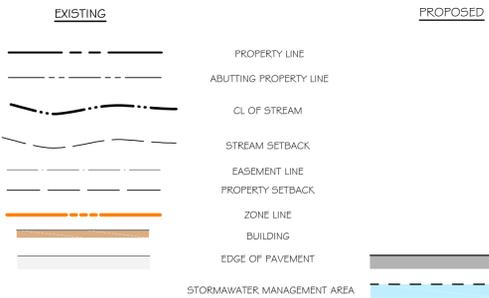
enc: Sketch Plan, Rev. 1



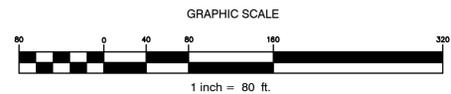
U-Haul Moving & Storage of Brunswick  
1 Cressey Road  
Brunswick, Maine

U-Haul Company of New Hampshire & Maine  
515 South Willow Street  
Manchester, New Hampshire

PRELIMINARY - NOT FOR CONSTRUCTION



- PLAN REFERENCES:**
- PROPERTY BOUNDARIES SHOWN WERE OBTAINED FROM MAINE OFFICE OF GIS AND ARE INTENDED FOR PLANNING PURPOSES ONLY.
  - AERIAL PHOTOGRAPHY OBTAINED FROM THE MAINE OFFICE OF GIS.
- NOTES:**
- THIS PLAN IS CONCEPTUAL ONLY BASED ON PRELIMINARY ZONING ANALYSIS AND HAS NOT BEEN REVIEWED OR APPROVED BY REGULATORY AGENCIES. WALSH ENGINEERING ASSOCIATES, INC. DOES NOT GUARANTEE THAT THIS PLAN, AS DEPICTED, WILL BE APPROVED BY THE TOWN OF BRUNSWICK OR THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.



Rev.	Date	Description	Drawn	Check

Sheet Title:  
**Sketch Plan**  
(Rev. 1 - 3/18/16)

Job No.: 321	Sheet No.:
Date: March 1, 2016	<b>1 of 1</b>
Scale: 1" = 80'	
Drawn: SWC	
Checked: WRW	

2016 U-Haul Brunswick 3/20/16 1:00 PM 2016 2/18/16 4:44 PM