



TOWN OF BRUNSWICK  
STAFF REVIEW COMMITTEE

STAFF REVIEW COMMITTEE  
- AGENDA -  
BRUNSWICK TOWN HALL  
85 UNION STREET  
ROOM 206

WEDNESDAY, March 16, 2016, 10:00 A.M.

1. **Case # 16-002, Gathering Place:** The Committee will review and take action on a **Final Plan Minor Development Review** application submitted by authorized representatives of The Gathering Place, to replace an existing 30-foot wide by 60-foot long building with a 34-foot wide by 62-foot long building for a replacement day-shelter for the homeless, located in the **Mixed Use 2 (MU2) Zoning District (Map U16, Lots 90 and 91)**.
2. **Case #16-009, U-Haul Moving and Storage of Brunswick:** The Committee will review and provide a recommendation to the Planning Board regarding a **Special Permit** application submitted by authorized representatives of U-Haul Company of New Hampshire and Maine for the proposed reuse of an existing industrial building on a parcel located primarily within the **Business and Industry 1 (I1) Zoning District;** and partially within the **Town Residential 2 / Federal Street Zoning District (Map U07, Lots 48 and 68)**.
3. **Other Business**
4. **Adjourn**

This agenda is mailed to owners of property within 200 feet of proposed development sites. In cases where Committee action is pending this agenda serves as notice of same. In cases where the Committee's role is to advise the Planning Board, this agenda is mailed as a courtesy along with notice of the Planning Board Meeting.

The Staff Review Committee meeting is open to the public. All are invited to attend and participate. For further information call Jared Woolston at the Brunswick Department of Planning and Development (725-6660).

Town of Brunswick  
Department of Planning and Development  
85 Union Street  
Brunswick, ME 04011

March 14, 2016

Re: Case #16-002  
The Gathering Place: Minor Development Review Application  
5 Tenney Way (formerly 84B Union Street) Map U-16, Lots 91 and Portion of Lot 90

Dear Sir/Madam:

The Gathering Place (TGP) currently operates out of a building belonging to the Northern New England Conference of Seventh Day Adventists (the "Church") located at the front of 84 Union Street. Last fall TGP purchased the rear building of the Church, located on the back portion of their lot (Tax Map U-16, Lot 91) and entered into a 40 year lease with the Church for the rear portion of Lot 91 and a 30 foot strip of what was then Lot 90. TGP hopes to remove the existing TGP building and replace it with a new building as depicted on the project plans submitted with this Application. We have also included an Applicant's sketch depicting the proposed location and improvements contemplated under the Application.

As a result of questions remaining from the review of Case #16-002 during the staff review on March 2, 2016 The Gathering Place (TGP) is submitting additional materials and clarifications of materials previously presented. The schedule below lists the items contained herewith. It also references which items replace items previously reviewed in the March 2, 2016 staff review meeting.

The engineer for this project is Helen Watts, Maine engineer license number 5261. Alan Mooney, Maine engineer license 2934, is assisting with the environment assessment issues. TGP is also being assisted by a number of volunteers, including Ed Bradley (841-1738 overall project), Dana Baer (319-4992 engineering) and Hope Hilton (833-6196 legal). Please contact any of them if you have questions.

<b>Item to be added</b>	<b>Replaces item to be deleted</b>
Project plans, last revision 3/12/2016	Project plans, last revision 11/30/2015
Sketch of Building Location, March 10, 2016	Sketch of Building Location, last revision February 17, 2016

<b>Item to be added</b>	<b>Replaces item to be deleted</b>
Erosion and Sedimentation Control Sketch, March 10, 2016	Erosion and Sedimentation Control Sketch, last revision February 17, 2016
Landscaping Plan, March 10, 2016	Landscaping Plan, last revision February 17, 2016
Parking Analysis, March 10, 2016	Parking Analysis, undated
Letter “ability to serve” from Brunswick and Topsham Water District, March 7, 2016	New submittal
State Fire Marshal Construction Permit No. 23498, February 16, 2016	New submittal
Letter “shared parking spaces” from Seventh Day Adventist Church, March 7, 2016	New submittal

Very truly yours,

Dana Baer  
The Gathering Place  
319-4992

W/ attachments:

- Project plans, last revision March 12, 2016
- Sketch of Building Location, March 10, 2016
- Erosion and Sedimentation Control Sketch, March 10, 2016
- Landscaping Plan, March 10, 2016
- Parking Analysis, March 10, 2016
- Letter “ability to serve” from Brunswick and Topsham Water District, March 7, 2016
- State Fire Marshal Construction Permit No. 23498, February 16, 2016
- Letter “shared parking spaces” from Seventh Day Adventist Church, March 7, 2016

CC: Hope Hilton



VICINITY MAP

**CODE SUMMARY INFORMATION  
APPLICABLE CODES**

2009 IBC  
2009 NFPA FIRE NFPA101  
ASTME 1485 RADON  
MUBEC ENERGY CODE IECC2009 CH.5  
T. 502.2 (1) ZONE 6 REQ'D

OCCUPANCY GROUP CLASSIFICATION: (A-3) ASSEMBLY  
ONE FLOOR - SINGLE TENANT UNDER 6,000 S.F.  
TYPE OF CONSTRUCTION CLASSIFICATION: TYPE VB  
MAXIMUM OCCUPANCY LOAD: 99 PERSONS PER FLOOR

Max one story and up to 6000 square feet before the need for fire resistant construction.

**BUILDING AREA**

FIRST FLOOR: 2,175 SQUARE FEET

**LOADING**

FLOOR LIVE LOADS: 40 PSF  
DECK: 40 PSF  
SNOWLOAD, BRUNSWICK ME: 52 PSF  
ROOF SNOW LOAD: 37 PSF  
ROOF DEAD LOAD: 15 PSF  
WALLS DEAD LOAD: 10 PSF  
FLOORS DEAD LOAD: 15 PSF  
WIND: 90 MPH, 3 SEC GUSTS

**SOILS**

SOIL CONDITIONS ARE ASSUMED TO BE CLEAN SAND/GRAVEL ABOVE THE WATER TABLE CONTACT ENGINEER IF CLAYEY OR ORGANIC SOILS ARE FOUND, OR LEDGE OUTCROPPINGS. EXISTING OR ADDED SOIL HAS NO CLAY OR STUMPS

**MINIMUM MATERIAL SPECIFICATIONS**

**CONCRETE**

USE 3,000 PSI CONCRETE WET CURED FOR A MINIMUM OF 7 DAYS AND GRINDING NOT STARTED UNTIL 28 DAYS. WITH A MAXIMUM SLUMP OF 4". CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE MIX DESIGN. USE GRADE 60 REINFORCING STEEL . CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE TESTING (STRENGTH, SLUMP, AND AIR CONTENT) SLAB ON GRADE FLOORS.  
4% AIR ENTRAINMENT AT SLAB/FOUNDATIONS/WALKWAYS  
CRUSHED STONE IS PACKED WHERE GRAVEL IS NOT PLACED IN SHORT LIFTS (6")

**FRAMING**

WOOD FURRING, SHEATHING, DIMENSIONAL LUMBER, AND BLOCKING TO BE SPF #2. EXTERIOR WALLS 2X6 24" O.C., INTERIOR WALLS 2X4 24" O.C. WOOD EXPOSED TO THE ELEMENTS, CONCRETE OR IN CONTACT WITH THE GROUND TO BE AWPA, U1,P5,P48 PRESSURE TREATED.

**TRUSSES**

MANUFACTURERS SPECS AND INSTALLATION MANUALS TO BE RIGOROUSLY FOLLOWED.  
TRUSS ENGINEER TO DESIGN FOR UNBALANCED LOAD.  
TRUSS MANUFACTURER TO CONSTRUCT TRUSS GABLE ENDS, WITH BRACING, FROM 2X6 STUDS AT 24" O.C., (FOR INSULATION SPACE)

**EROSION CONTROL**

PER MAINE DEP BEST PRACTICES

**SOIL/FILL:**

structural fill compacted to 95% proctor for the entire existing foundation hole fill. Inspection and control by others.

**SEALING**

- Gaskets or sill seals under mud sills along foundation walls.
- b. Seal first floor band joists to the adjoining mud sills and plywood decking using adhesive or caulk. Use construction adhesive or caulking between multiple sill plates.
- c. Seal any band joists between upper floors to the adjoining top plates and plywood decking.
- d. Use construction adhesive or caulking between multiple top plates.
- e. Seal bottom plates of exterior frame walls to the sub-floor with construction adhesive or caulking.
- f. N/A
- g. Recessed lights must be air-sealed and airtight. (Recessed lights may not penetrate the building envelope).
- h. Window frames and door jambs must be sealed to their rough openings using low expansion foam, backer rod or caulk but NOT fiberglass.
- i. All penetrations through the building envelope must be carefully sealed. Typical penetrations include chimney, duct & plumbing chases and penetrations of pipes and wires through the top plates of top story walls. It is particularly important to seal all possible air paths to the attic.
- j. Building areas such as knee wall-floor transitions, dropped soffits, split-level transitions, tuck-under garages and cantilevers must be identified and sealed with a continuous air barrier.
- k. Where joist spans or stud bays run between a heated and unheated area all bays must be blocked and sealed at the transition.
- l. Attic and crawl space access doors and hatches must be weather-stripped and insulated.
- m. Electrical boxes on exterior walls and ceilings should either be air-sealed or placed in airtight enclosures/systems (LESSCO boxes or equivalent).

**RADON CONTROL**

PASSIVE UNDER SLAB RADON VENTING SYSTEMS shall be provided beneath all slabs-on-grade and measures should be taken to prevent unwanted air leakage into the gas permeable layer. The interior radon piping should be run within the thermal envelop and be properly labeled. All passive system pipe routes shall provide space for installing a radon fan and a monitor should testing confirm the need for such added components. Provide an electrical supply adjacent to the vent stack that is located above the highest occupied space and provides adequate clearance for the potential future installation of a fan. Consideration should be given for access to this location. Whenever practicable, the system should be vented through the highest roof or ridge in such a position that it can neither be covered by snow or other material. The vent stack discharge shall meet the separation distances required by code from any window, door, or other opening into the conditioned space. Active systems may be required if radon testing confirms the need for such added capacity

**R AND U VALUES**

- Below slab
- R-20 / 4' unheated slab minimum (Zone 6)
- Slab Edge
- R-10 / 4' unheated slab minimum (Zone 6)
- Wall R Value
- R-20 continuous Insulation(minimum)
- Flat Ceiling with Raised or Energy Truss
- R-49 (minimum) (Zone 6)
- Window U Factor
- U .35 (maximum)
- Door U-Value U .35 (maximum)

**SPECIAL INSPECTIONS REQUIRED:**

**BEFORE FOUNDATION CONCRETE POUR.**

- Inspection of sub grade
- Concrete construction - See Table 1704.4 for detailed information regarding inspections. Sub-areas under concrete construction (see Section 1704.4) are:
  - Reinforcing steel, including prestressing tendons and placement
  - Bolts to be installed in concrete prior to and during placement of concrete
  - Verifying use of required design mix
  - Sampling fresh concrete and performing slump, air content and fresh concrete temperature at time of making specimens for strength tests
  - Proper application techniques for concrete and shotcrete placement
  - Maintaining specified curing temperature and techniques

**AFTER INSULATION BEFORE DRYWALL**

- Wood construction - inspection of the fabrication of wood structural elements and assemblies both prefabricated and field assembled or site built. See Section 1704.6.
- Sub-areas for wood construction when high-load diaphragms are constructed (see Section 1704.6.1):
  - Verification of structural wood panel sheathing for grade and thickness
  - Verification of nominal size of framing members
  - Verification of diameter and length of fasteners and spacing of fasteners in the line of structural members and at panel edges
  - Verification of truss bracing.

**EXISTING BUILDING DEMOLITION**

Existing building and foundation to be completely removed. Contractor is responsible for quality control, permitting and adherence to all pertinent codes.

**THE GATHERING PLACE**

**UNION STREET BRUNSWICK MAINE**



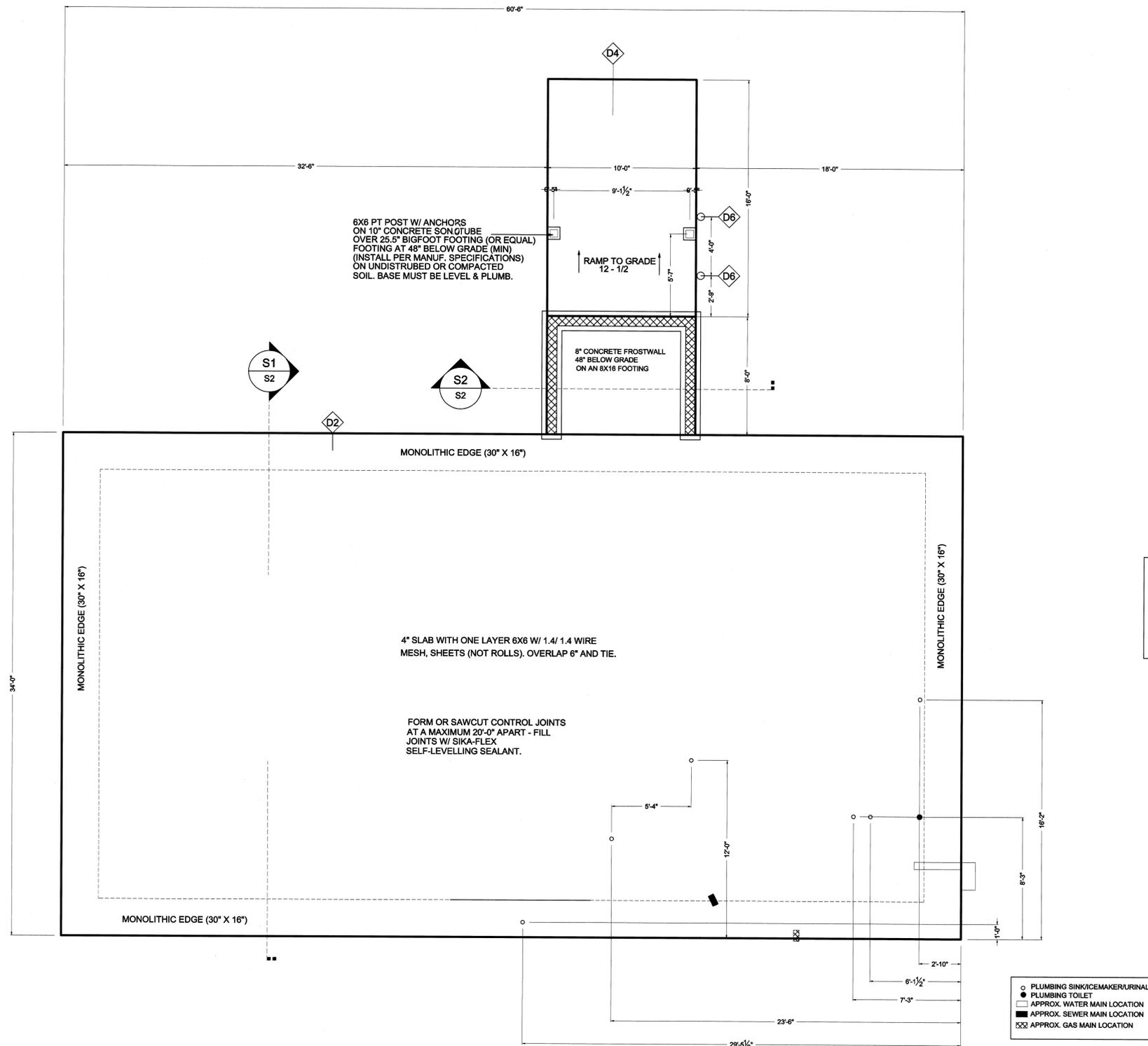
HELEN C. WATTS, PE, SECB  
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hewatts@gwi.net http://helenwattsengineering07.tripod.com

**GENERAL ARCHITECTURAL NOTES:**

1. ALL WORK IS TO MEET OR EXCEED ALL PERTINENT FEDERAL,
2. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD, AND TO THE DESIGNER FOR RESOLUTION PRIOR TO CONSTRUCTION.
3. UNLESS OTHERWISE NOTED, DETAILS SHOWN ARE TO BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
4. ANY CHANGES OR MODIFICATIONS TO THESE PLANS OWNERS & CONTRACTOR PRIOR TO CONSTRUCTION.

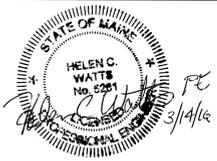
Customer Name: THE GATHERING PLACE	
Scale:	Approved As Noted: Drawn By: Diane Bibber-Oden
Date: 04/16/15	Revision: 10/24/15 10/28/15 11/16/15 11/30/15 12/8/15
Drawing Number: COVER - SPECS	





CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONNECTING TO THE EXISTING UTILITIES. THE PROVIDED INFORMATION IS NOT TO BE SOLELY RELIED UPON.

**FOUNDATION PLAN**  
1/4" = 1'-0"



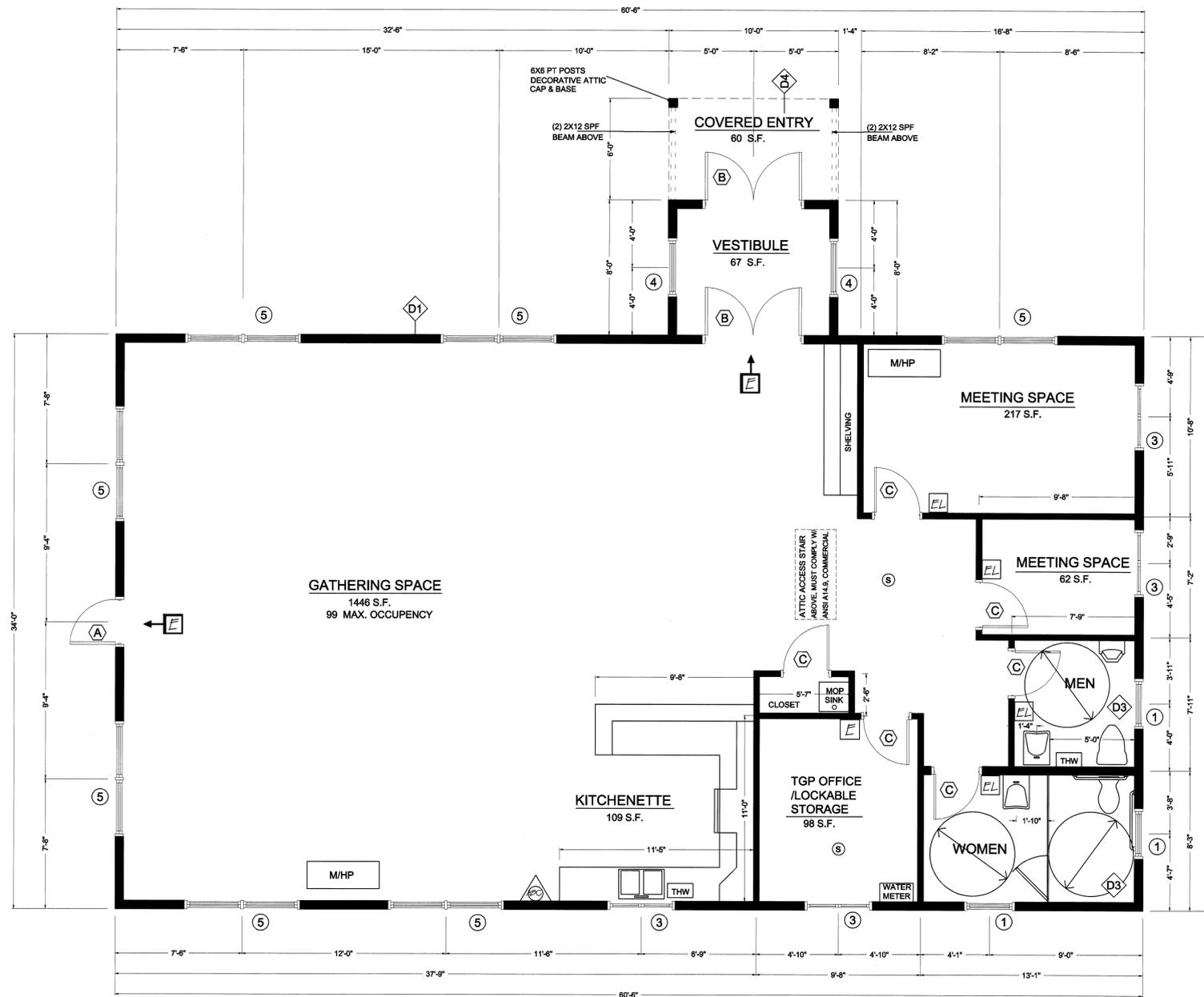
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<b>FOUNDATION PLAN</b>			
			Drawing Number: A - 1





**FIRST FLOOR PLAN**  
 2,124 SQUARE FEET 1/4" = 1'-0"

Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.  
 The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux)

**M/HP** = MONITOR BACK UP GAS HEATER AND HEAT PUMP DUCTED SYSTEM INSTALLED BY OTHERS.  
**THW** = ON DEMAND HOT WATER HEATER Stiebel DHC-E 8/10 OR BETTER

- LIFE SAFETY LEGEND**
- HARD WIRED SMOKE DETECTOR
  - FIRE EXTINGUISHER TYPE ABC
  - ILLUMINATED EXIT SIGNAGE WITH BATTERY BACKUP
  - EMERGENCY LIGHTING WITH BATTERY BACKUP
  - EXIT SIGNAGE

ALL SMOKE/HEAT DETECTORS MUST BE LOCATED PER NFPA 72  
 IN NEW CONSTRUCTION ALL SMOKE ALARMS MUST BE AC POWERED  
 SMOKE ALARMS AND EXIT SIGNAGE TO HAVE BATTERY BACK UP.

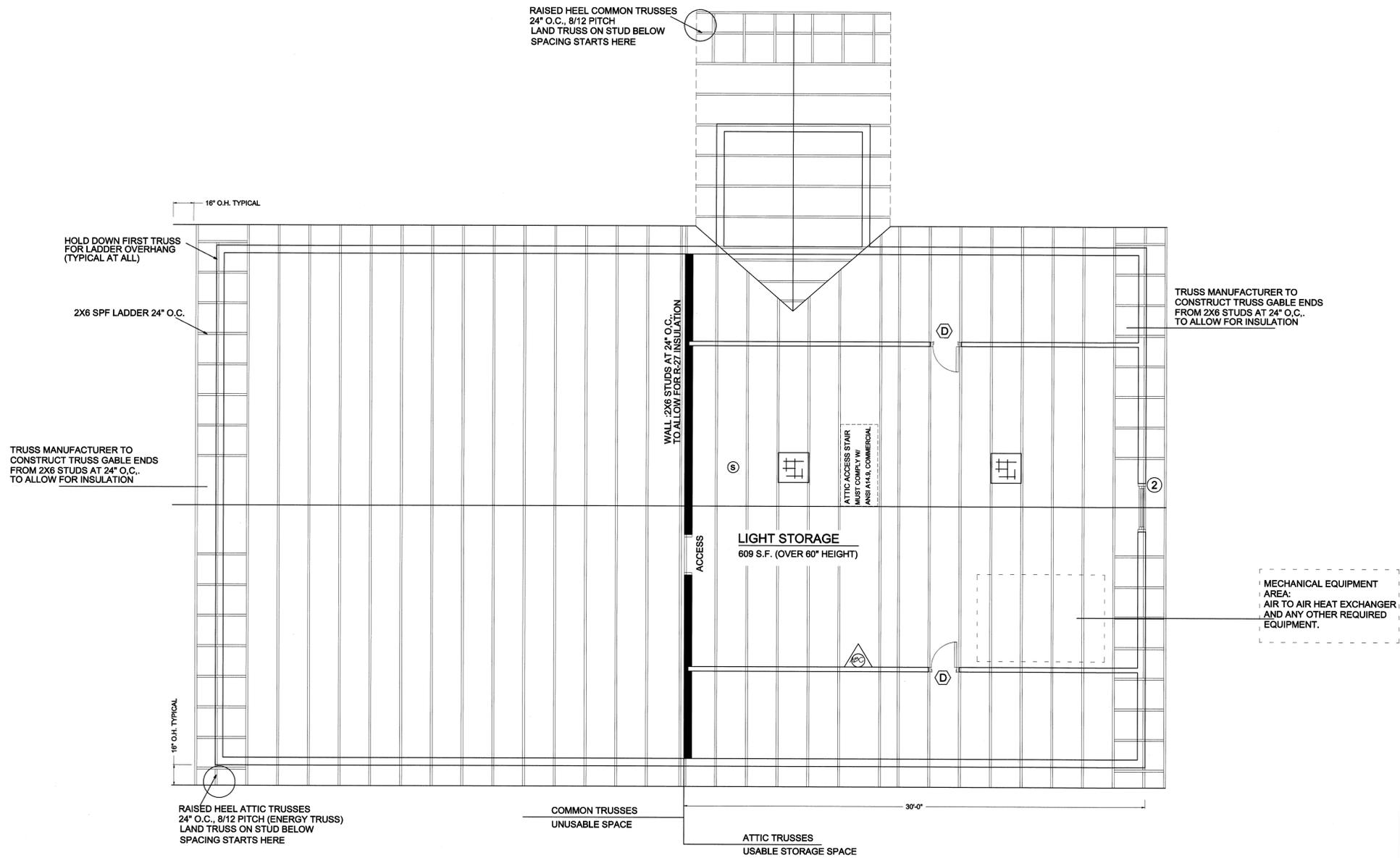


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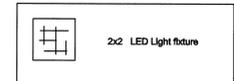
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Date: 04/16/15	Revision: 10/24/15	10/28/15	11/16/15 11/30/15 03/12/16
<b>FIRST FLOOR PLAN</b>			
Drawing Number: <b>A-2</b>			



**ATTIC/ROOF PLAN**  
1/4" = 1'-0"

Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

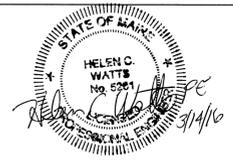
The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux)



**LIFE SAFETY LEGEND**

	HARD WIRED SMOKE DETECTOR
	FIRE EXTINGUISHER TYPE ABC
	ILLUMINATED EXIT SIGNAGE WITH BATTERY BACKUP

ALL SMOKE/HEAT DETECTORS MUST BE LOCATED PER NFPA 72  
IN NEW CONSTRUCTION ALL SMOKE ALARMS MUST BE AC POWERED  
SMOKE ALARMS AND EXIT SIGNAGE TO HAVE BATTERY BACK UP.



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<b>ATTIC/ROOF PLAN/FRAMING</b>			
Drawing Number:			A - 3





EAST ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"



WEST ELEVATION  
1/4" = 1'-0"



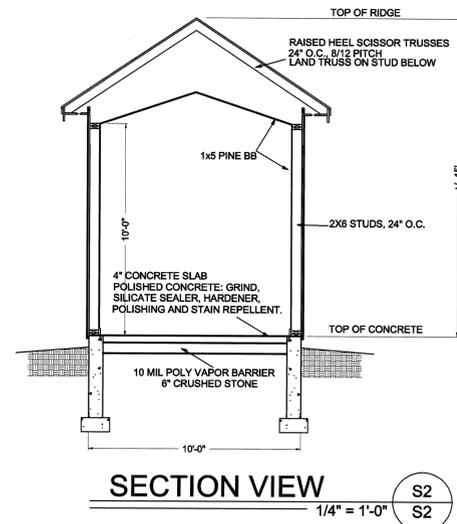
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<b>ELEVATIONS</b>			
Drawing Number:			A - 4

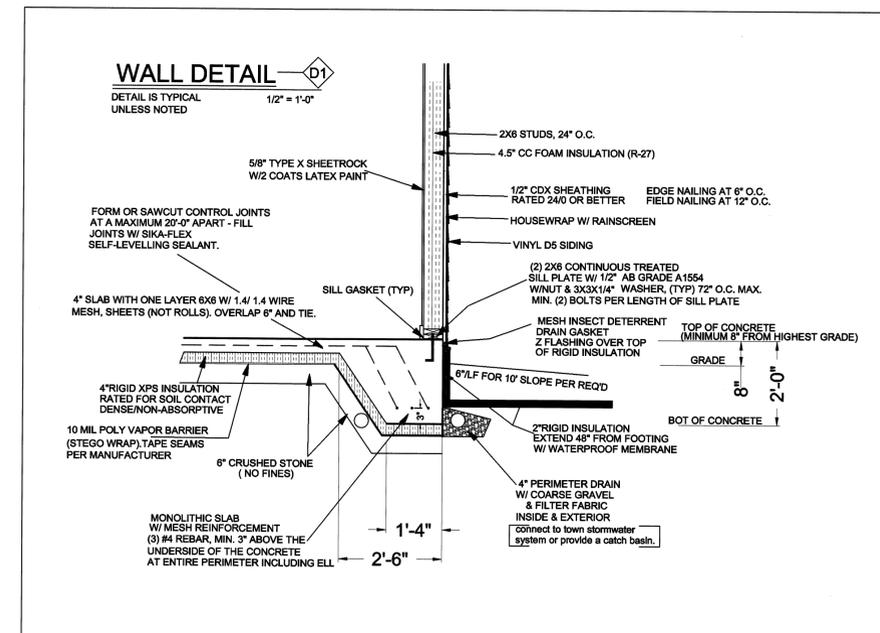
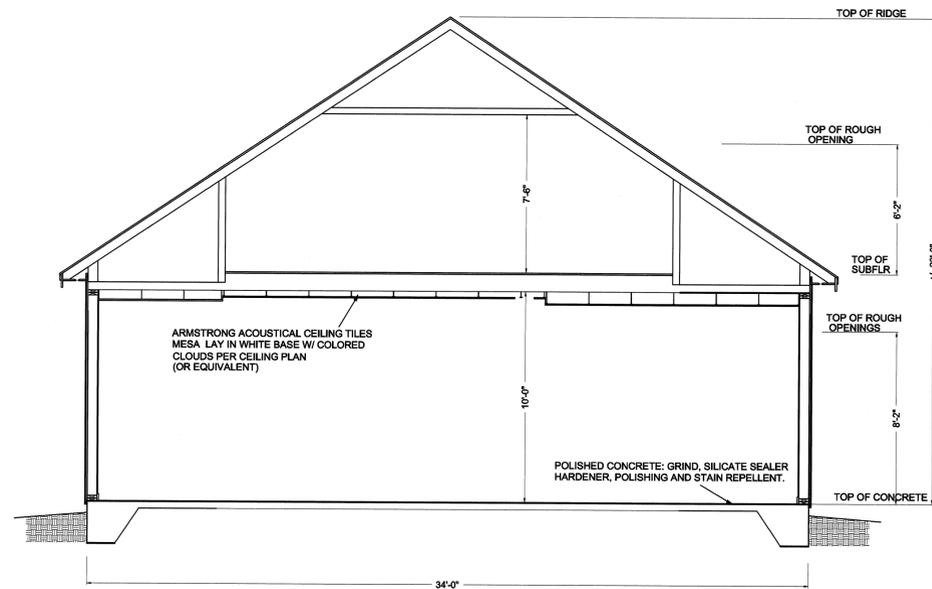
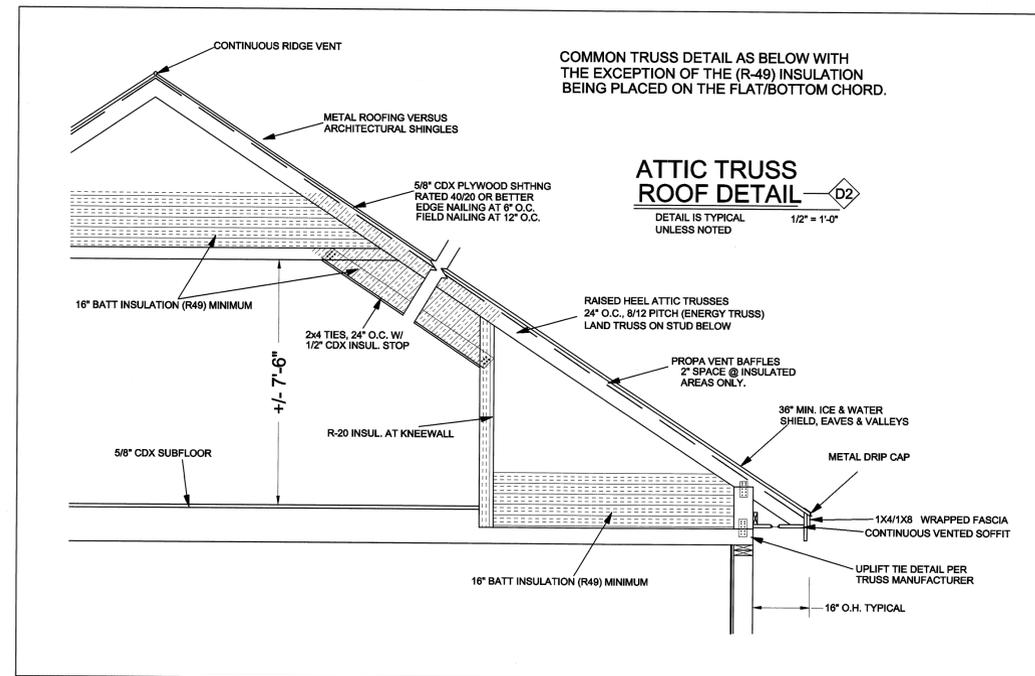
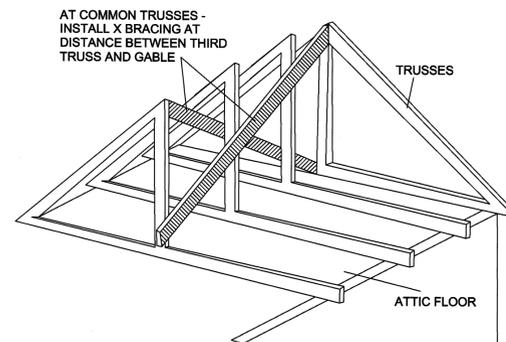




### TRUSS HORIZONTAL FORCE BRACING

PLACE 2X4'S IN AN X PATTERN FROM THE TOP CENTER OF THE GABLE TO THE BOTTOM CENTER BRACE OF THE THIRD TRUSS IN, AND FROM THE BOTTOM CENTER OF THE GABLE TO THE TOP CENTER BRACE OF THE THIRD TRUSS. (SEE DRAWING BELOW) USE (2) 3", 14-ga WOOD SCREWS OR (2) 18p GALV. NAILS TO ATTACH THE 2X4'S TO THE GABLE AND TO EACH OF THE THREE TRUSSES.

ALL OTHER BRACING IS TO BE PER MANUFACTURERES SPECIFICATIONS.



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Scale: AS NOTED Approved As Noted: Drawn By: Diane Bibber-Oden

Date: 04/16/15 Revision: 10/24/15 10/28/15 11/16/15 11/30/15 12/8/15

SECTIONS AND DETAILS

03/12/16

Drawing Number: D-1



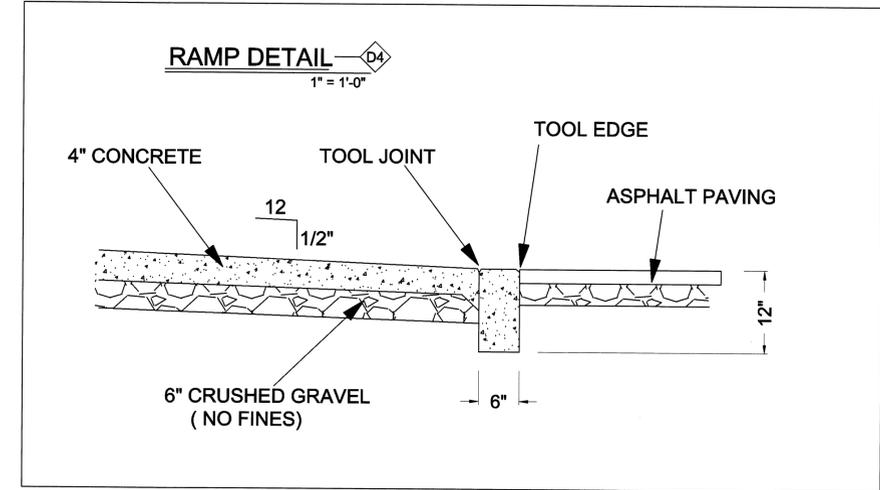
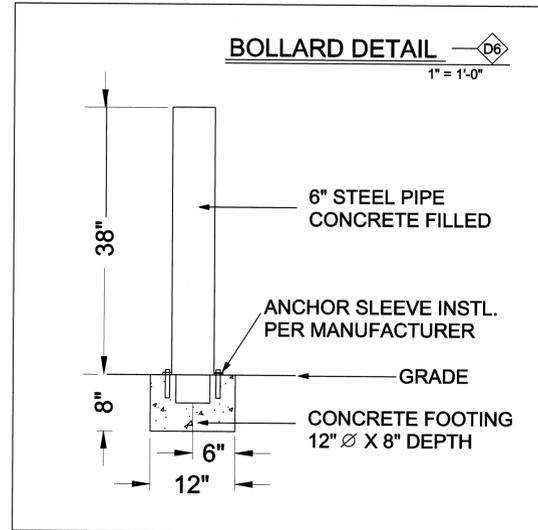
ALL SWINGING DOORS THAT SEPARATE HEATED FROM UNHEATED SPACE MUST HAVE:  
A MAXIMUM U-FACTOR OF 0.70 AND A MINIMUM VT/SHGC RATIO OF 1.1.

EXTERIOR DOOR SCHEDULE	A	B
DOOR NO.	A	B
QUANTITY	1	2
DESCRIPTION	Exterior solid	Exterior 1-lite Custom grilles
SIZE	3'-0" x 6'-8"	6'-0" x 8'-0"
GLAZING	n/a	Low-E insul
HEADER	a	c
REMARKS		Double operator

ALL SELF CLOSING DOOR HARDWARE WILL CONFORM TO ANSI A117.1, ANSI A156.4 PT4-C 50%, UL10C listed. OPENING & CLOSING CYCLE CONTROLLED HYDRAULICALLY. All doors to have lever hardware

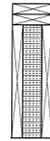
INTERIOR DOOR SCHEDULE	C	D
DOOR NO.	C	D
QUANTITY	6	2
DESCRIPTION	Moulded wood fiber Pre primed Solid core	Custom Built on site
SIZE	3'-0" x 6'-8"	site built x 4'-0"
HEADER	a	a
REMARKS	4 Panel style	wp4 pine

All doors to have lever hardware 1008.1.7 Thresholds @ Accessible routes Thresholds at doorways shall not exceed 3/4 inch (19.1 mm) in height above the finished floor or landing for sliding doors serving dwelling units or 1/2 inch (12.7 mm) above the finished floor or landing for other doors. Raised thresholds and floor level changes greater than 1/4 inch (6.4 mm) at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50-percent slope).



HEADER CALL OUT NOTATIONS

a/	(2) 2X8'S SPF
b/	(2) 2X10'S SPF
c/	(2) 1.75" X 9.25" 1.9E MICRO LAMS



TYPICAL HEADER W/ CC FOAM INSULATION BETWEEN

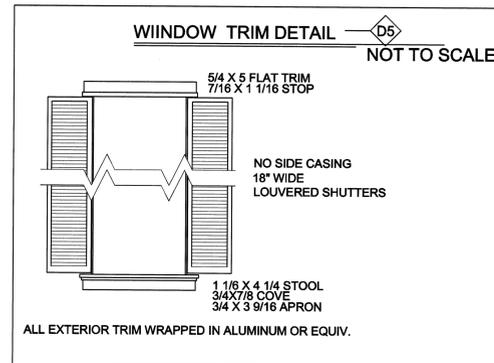
Provide thermal break frames.

2009 IBC 502.4.3 Sealing of the building envelope. Openings and penetrations in the building envelope shall be sealed with caulking materials or closed with gasketing systems compatible with the construction materials and location. Joints and seams shall be sealed in the same manner or taped or covered with a moisture vapor-permeable wrapping material. Sealing materials spanning joints between construction materials shall allow for expansion and contraction of the construction materials.

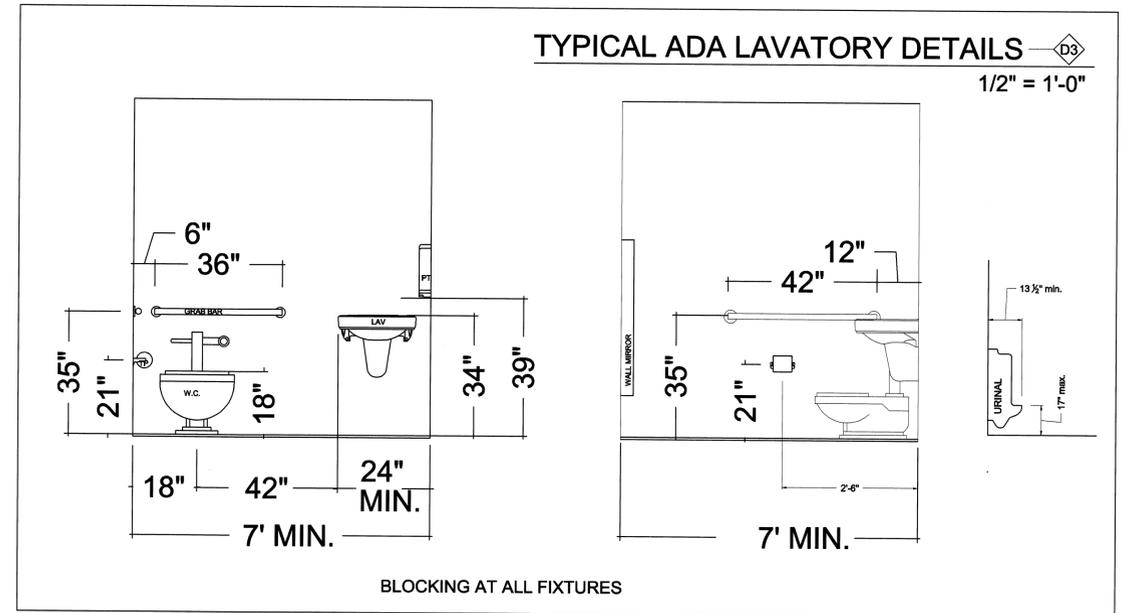
ALL WINDOW GLASS THAT SEPARATES HEATED FROM UNHEATED SPACE MUST HAVE:  
A MAXIMUM U-FACTOR OF 0.35 AND A MINIMUM VT/SHGC RATIO OF 1.1.

WINDOW SCHEDULE	1	2	3	4	5
WINDOW NO.	1	2	3	4	5
QUANTITY	3 lavatorys	1 attic	4 kitchenette/meeting	2 vestibule	7
DESCRIPTION	Awning GBG grilles Standard Hardware	CASEMENT GBG grilles Standard Hardware	CASEMENT GBG grilles Standard Hardware	Tilt Double hung GBG grilles Standard Hardware	Tilt Double hung GBG grilles Standard Hardware
SIZE	3'-0" x 2'-0"	3'-0" x 3'-0"	3'-0" x 4'-0"	3'-2" x 6'-0"	7'-6" x 4'-5"
GLAZING	Low-E w/ argon insul.	Low-E w/ argon insul.	Low-E w/ argon insul.	Low-E	Low-E w/ argon insul.
HEADER	a	a	b	a	c
REMARKS		EGRESS	Mulled unit		Wide Muller unit

MARVIN ULTIMATE CLAD, MARVIN INTEGRITY, ALLSIDE 0301 PERFORMANCE SERIES, FIBERTEC COLD CLIMATE SERIES, PARADIGM FOAM FILLED FRAME, OR EQUIVALENT THERMAL PERFORMANCE.



ALL CONSTRUCTION TO MEET OR EXCEED MUBEC AND ALL PERTINENT CODE REQUIREMENTS



GENERAL ARCHITECTURAL NOTES:

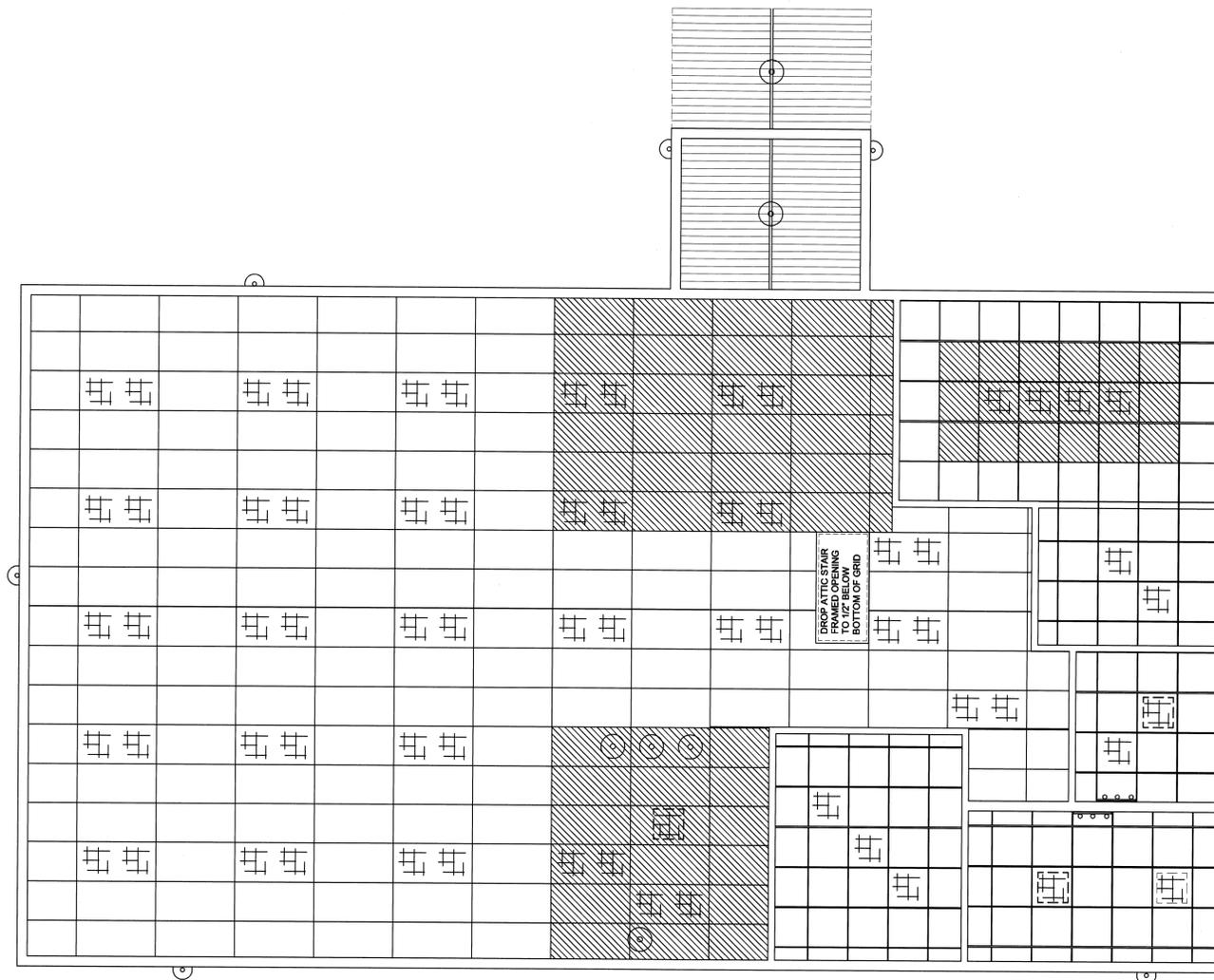
- ALL WORK IS TO MEET OR EXCEED ALL PERTINENT FEDERAL, STATE & LOCAL CODES.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD, AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER FOR RESOLUTION PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE NOTED, DETAILS SHOWN ARE TO BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
- ANY CHANGES OR MODIFICATIONS TO THESE PLANS MUST BE APPROVED IN WRITING BY THE OWNERS & CONTRACTOR PRIOR TO CONSTRUCTION.

Customer Name:	THE GATHERING PLACE				
Scale:	AS NOTED	Approved As Noted:	Drawn By: Diane Bibber-Oden		
Date:	04/16/15	Revised:	10/24/15	10/28/15	11/16/15 11/30/15
SCHEDULES AND DETAILS					
Drawing Number:					D - 2



HELEN C. WATTS, PE, SEC B  
HELEN WATTS ENGINEERING PLLC  
455 LITCHFIELD ROAD  
BOWDOIN, ME 04287  
(207) 522-9366 ; fax (207) 666-3920  
hchwatts@gwi.net http://helenwattsenineering07.tripod.com





**LEGEND**

-  24 x 24 x 3/4 IN Beveled Tegular Acoustical Panel
-  24 x 48 x 3/4 IN Beveled Tegular Acoustical Panel
-  custom shaped x 3/4 IN Beveled Tegular Acoustical Panel (color)
-  2x2 LED Light fixture
-  2x2 LED light fixture w/ exterior venting ceiling tile fan
-  2x4 LED light fixture Bank in sets of 5
-  1x5 bead board pine
-  pendant mounted LED
-  wall mounted LED w/ motion sensor
-  wall mounted LED multi-fixture

Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of NFPA 70.

the installation of all wire, boxes, devices, luminaries and other electrical equipment shall be in strict accordance with the national electric code local jurisdictional requirements, and manufacturers instructions.

the electrical contractor shall provide temporary power and if necessary temporary lighting, for the use of all trades on the job site.

the electrical contractor shall provide and pay for any permits that may be required by the town building inspectors office. the electrical contractor shall successfully obtain any and all required inspections.

all service equipment, distribution panels, and disconnect switches shall be manufactured by the same company. all equipment shall be new.

all service equipment, distribution panels, and disconnect switches shall be manufactured by the same company. all equipment shall be new.

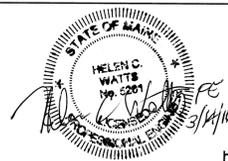
all kitchen or bathroom appliances shall be supplied and installed by the general contractor. whips, pigtails or cord needed to connect the appliances to the electrical system shall be provided and installed by the electrical contractor.

all luminaries, trims and associated hardware shall be provided and installed by the electrical contractor.

all wiring devices are to be supplied and installed by the electrical contractor.

all devices and equipment to be of mid-grade quality and approved by the owner prior to installation.

**REFLECTED CEILING PLAN**  
1/4" = 1'-0"



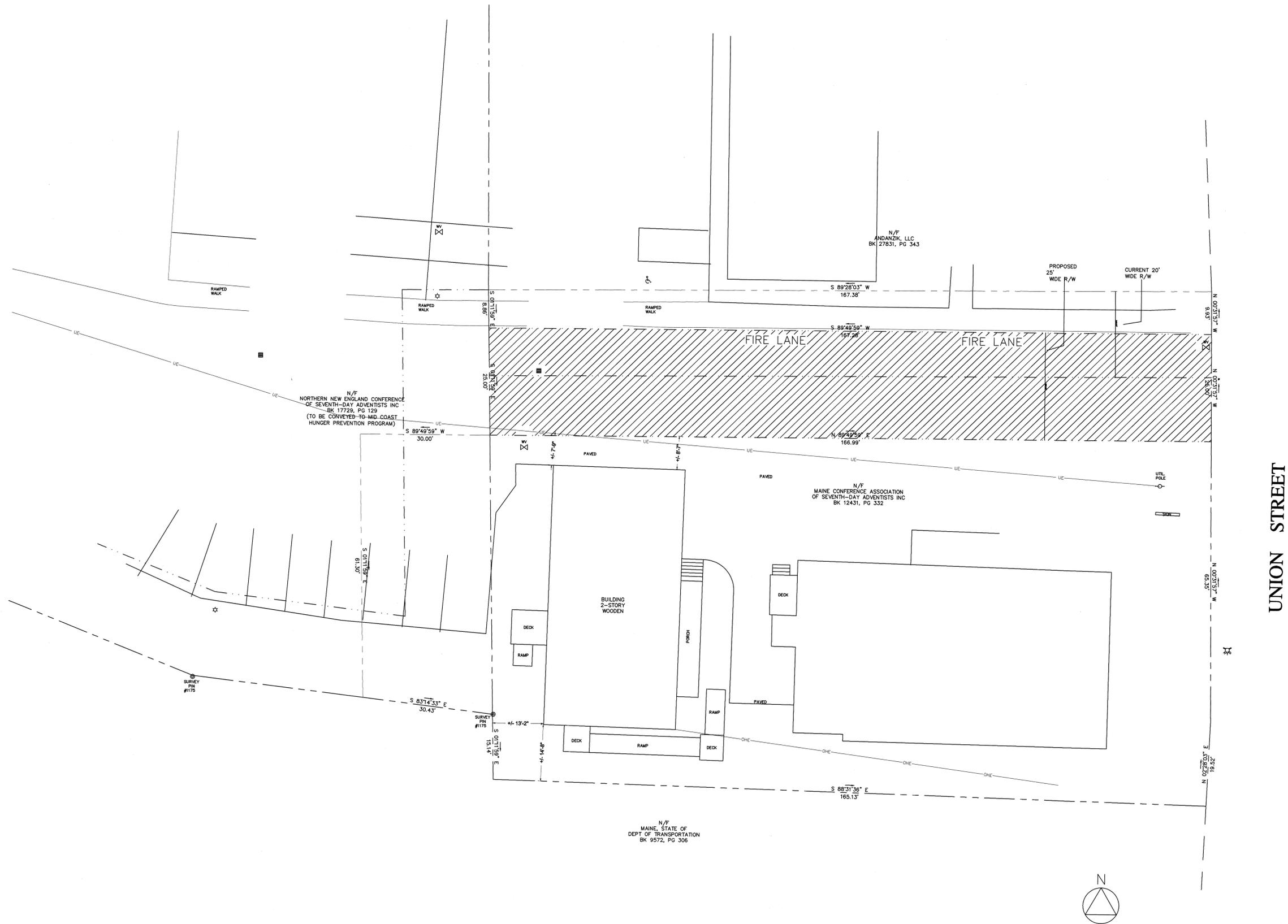
HELEN C. WATTS, PE, SECB  
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hcwatts@gwi.net http://helenwattsenineering07.tripod.com

**GENERAL ARCHITECTURAL NOTES:**

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Customer Name: THE GATHERING PLACE		UNION STREET, BRUNSWICK ME	
Scale: 1/4" = 1'-0"	Approved As Noted:	Drawn By: Diane Bibber-Oden	
Date: 04/16/15	Revised: 10/24/15 10/28/15 11/16/15 11/30/15 03/12/16		
<b>REFLECTED CEILING PLAN</b>			
			Drawing Number: D - 3

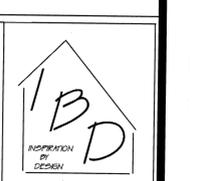




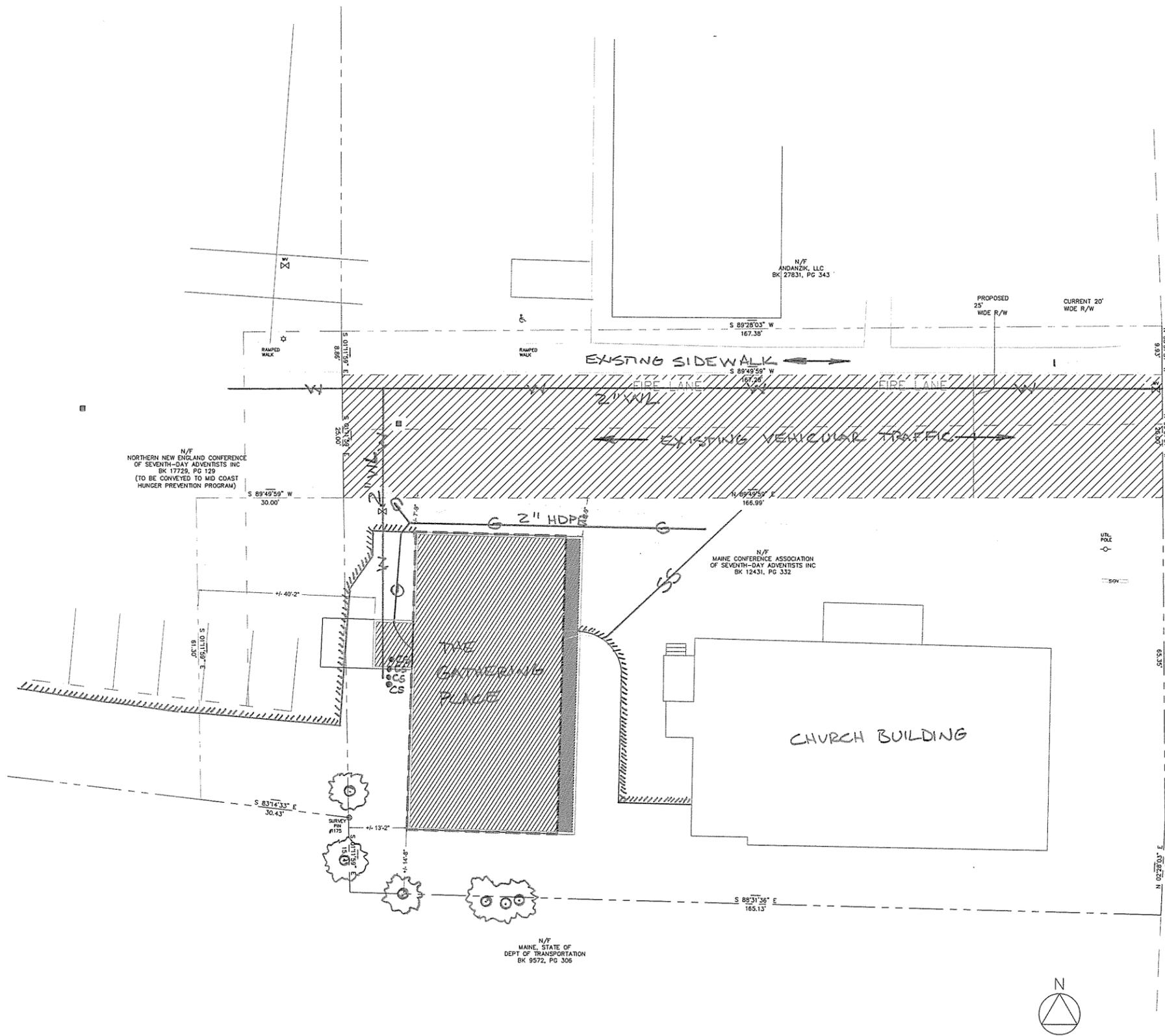

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Customer Name: <b>THE GATHERING PLACE</b>		UNION STREET, BRUNSWICK ME	
Scale: <b>NOT TO SCALE</b>	Approved As Noted:	Drawn By: <b>Diane Bibber-Oden</b>	
Date: <b>04/16/15</b>	Revised: <b>10/24/15 10/28/15 11/16/15 11/30/15 03/07/16</b>		
<b>EXISTING SITE (PER SURVEY)</b>			
		Drawing Number: <b>SITE - 1</b>	







- W — W WATER LINE
- SS — SS SEWER SERVICE LINE
- G — G GAS LINE
- CS CURB STOP
-  EXISTING TREE >10" DIAMETER
-  LIMIT OF EXISTING ASPHALT
-  EXISTING BUILDING LOCATION
-  NEW BUILDING LOCATION

SKETCH OF BUILDING LOCATION  
 ADAPTED FROM SHEET SITE-2,  
 PROPOSED SITE PLAN  
 MARCH 10, 2016  
 DANA BAER, THE GATHERING PLACE

**GENERAL ARCHITECTURAL NOTES:**

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Customer Name: THE GATHERING PLACE		UNION STREET, BRUNSWICK ME	
Scale: 1/4" = 1'-0"	Approved As Noted:	Drawn By: Diane Bibber-Oden	
Date: 04/16/15	Revised: 10/24/15	10/28/15	11/16/15 11/30/15 03/07/16
PROPOSED SITE PLAN			





Landscaping Plan  
The Gathering Place  
Brunswick, Maine  
March 10, 2016

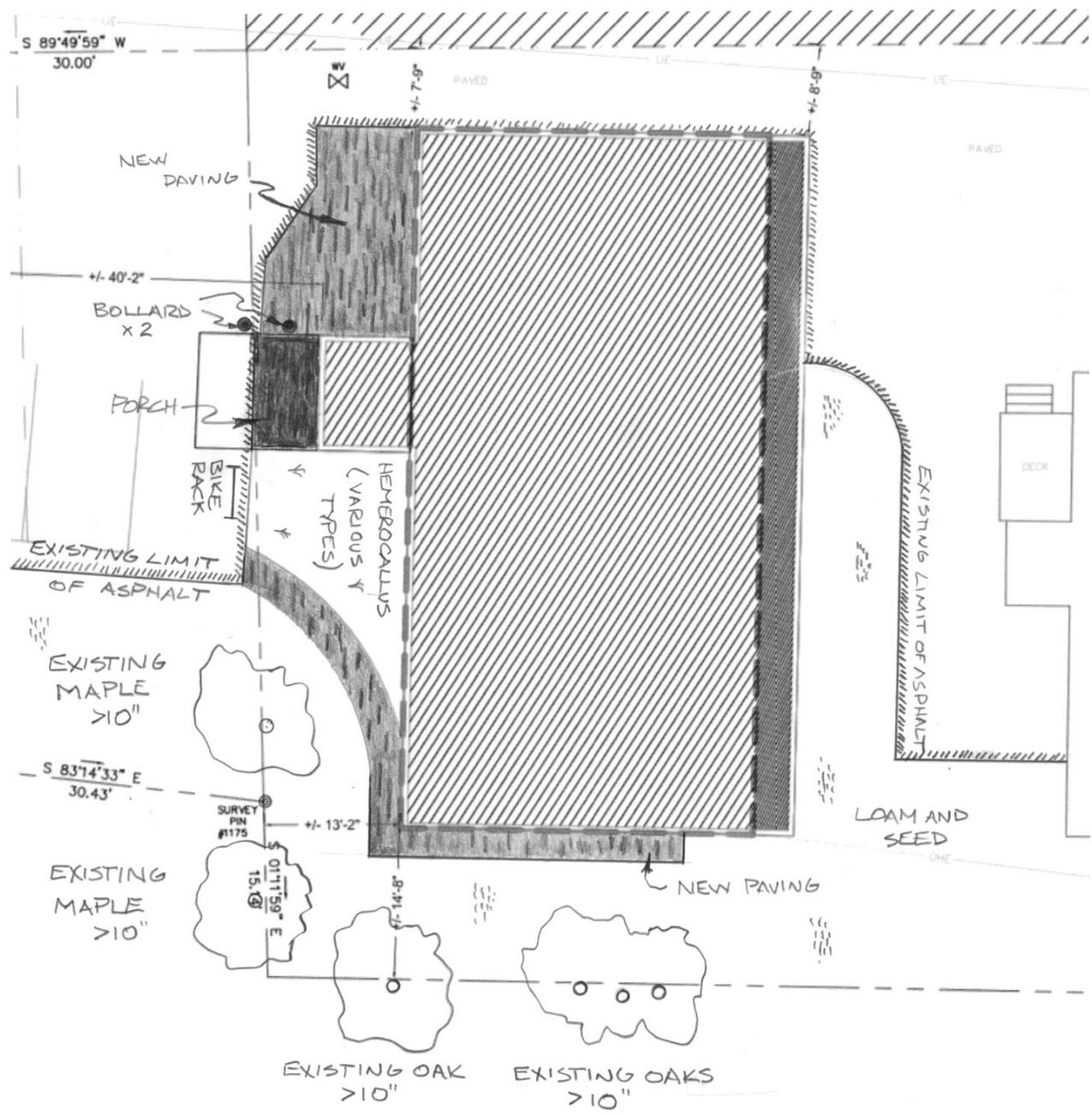
The primary goal of the landscaping plan is to ensure the site conforms to the general aesthetic of the existing neighbors and to provide pleasing landscaping that will endure over the long term in all seasons. Minimal new landscaping vegetation will be required to finalize the site surrounding the new building. Existing maple and oak trees located on the south and west sides of the site will be preserved. Should these trees be damaged or destroyed, they will be replanted with like species in 10-gallon pots.

Existing asphalt will be extended to the edges of the foundation on the northwest side of the building. A three-foot wide paved sidewalk will be installed from the existing limit of paving on the west side of the building to the door located on the south side of the building. The additional paving is shown on the sketch plan on following page

Disturbed areas currently covered with grassy surfaces will be restored with 6 inches of loam into which 1 inch of compost has been turned and seeded with high-traffic grass seed. The seed mixture will be comprised of 40% creeping red fescue, 10% Southport chewing fescue, 30% perennial rye grass, and 20% Kenblue Kentucky bluegrass.

A flower bed will be maintained on the south end of the west side of the building and planted with a selection of Hemerocallis (daylily) varieties selected for season-long blooming. The plants will be installed on 24-inch centers throughout the bed. Approximately 15 8-inch diameter plant sets will be installed. Once planted, the bed will be mulched with 2-4 inches of dark brown mulch.

One 5-bicycle rack (Park and Facilities Catalog #398-6033 or equal) will be installed on the south side of the front vestibule. Use of the rack is expected to be light because the guests of the Gathering Place primarily move about on foot.



LANDSCAPING PLAN  
THE GATHERING PLACE  
3/10/2016  
DANA BAER

Parking Analysis  
The Gathering Place  
Brunswick, Maine  
March 10, 2016

The proposed Gathering Place building is a 2,125 square foot single floor building to replace an existing building located on leased land that comprises the rear of Map U-16, Lot 91. The proposed building will be located adjacent to and behind the Church of the Seventh-Day Adventist (the "Church") building located at the front of Lot 91 facing Union Street. The total square footage of the buildings on Lot 91 is 5,075 square feet. The Gathering Place is generally in use weekdays from 8AM through 3PM, and the Church building is used intermittently except for Wednesday when it is used from 9AM through 3PM as a clothing bank. This use pattern is consistent with practices in place for a number of years. In other words, The Gathering Place will merely move its activities from the Church's front building to the rear of Lot 91. Parking for the combined activities of the Church and The Gathering Place has historically been adequate and is not anticipated to change.

A shared parking agreement dated February 1, 2003 between Weedco (U 16, Lot 86), the Church (U 16, Lot 91), and the Mid Coast Hunger Prevention Program (U 16, Lot 90) benefits these lots. A copy of that agreement is on file with and was approved by the Brunswick Planning Office as of April 10, 2003. .

Under the agreement, each party has a number of designated parking spaces. The Church has 11 spaces, Weedco has 13 spaces, and MCHPP has 18 spaces. The agreement allows for shared use of the other parking spaces on these three tax lots by any party during the day. At the time of the agreement, a total of 56 parking spaces were identified, of which 15 were not reserved for any party. A location west of the MCHPP facility was identified for 10 additional spaces which have subsequently been developed for MCHPP. A location east of the Church building was identified for 3 additional spaces for the Church which have not been developed. In addition, there are 7 on-street parking spaces available on Union Street between the Church lot and Cedar Street, and additional on-street parking is available north of Cedar Street.

Parking under this agreement has operated smoothly for many years, including The Gathering Place since 2011. The fact that The Gathering Place is moving its existing activities from one building at the front of the Church lot to the back of the lot will not change the parking needs or activity. The Church lot and the Mid Coast Hunger Prevention Program have worked together successfully for years on use of their respective lots and parking. A letter requested by the Town to clarify The Gathering Place parking on the Church's land is attached which affirms joint use of parking on the Church's Lot.

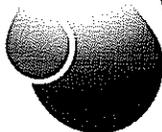
The Gathering Place has one supervisor and one volunteer present at all times of operation. Other volunteers are present at various times depending upon the need. Volunteers and supervisors typically carpool and park at the Church building or in the neighborhood. It is not unusual to have 3 parking spaces occupied by The Gathering Place during its operations. The Church usually has up to 8 volunteers on site when the clothing bank is open, usually on Wednesdays. Because those volunteers typically carpool, only 6 spaces are normally used. It is unusual for the Church's 11 reserved spaces to be in use all day long, not to mention the group spaces on Mid Coast's land.

Section 512 of the Town Ordinance sets out the requirements for parking and Section 512.2.A in particular governs this project. The Gathering Place provides service to homeless and economically disadvantaged people, most of whom do not drive to the Church lot or the Mid Coast Hunger Prevention Program lot, the two lots functioning as a campus for their similar and complementary day center activities. Since this clientele group does not typically drive, The Gathering Place activities do not fit easily into the parking criteria of 512.2.A, Provisional Parking Standards. It appears that Section 512.A.6 would apply best, being uses “appropriate to the circumstances”, i.e., pedestrian traffic.

Literally applying Section 512.2.A.5 covering places of assembly for the Church lot (the Church and The Gathering Place combined uses of Lot 91) would require 13 parking spaces. The Brunswick ordinance assumes vehicular uses, as do many municipal ordinances. However, most Gathering Place guests do not own or drive cars. There is demonstrated adequate parking on site. There is nearby on street parking and available public transportation.

Accordingly, The Gathering Place suggests that Section 512.2.A.5 should not be strictly applied. The ordinance makes allowance for other approaches to parking, such as Section 512.2.B covering shared parking where individuals use multiple parcels (in this case the Church lot and the Mid Coast Hunger Prevention lot). Under Planning Board proceedings, it can consider shared parking under Section 512.6.A. Viewed as a whole, these sections support our belief that the 11 Church spaces in the joint parking agreement, the allowed use of other spaces under that agreement, and nearby on-street parking are adequate to support the proposed project.

BRUNSWICK & TOPSHAM  
WATER DISTRICT



**Alan J. Frasier, PE**  
General Manager

**Craig W. Douglas, PE**  
District Engineer

**PO Box 489**  
**Topsham, Maine 04086**  
Telephone (207) 729-9956  
Fax (207) 725-6470

**Daniel O. Knowles, CPA**  
Director of Finance and  
Data Management Systems

**William G. Alexander, Jr.**  
Operations Manager

March 7, 2016

Dana Baer  
556 Mere Point Rd  
Brunswick, Maine 04011  
Via email: [baerdana@msn.com](mailto:baerdana@msn.com)

RE: 5 Tenney Way, Brunswick, Maine

Dear Mr. Baer:

This letter is to inform you that the District has the ability to serve the referenced project, and will provide service in accordance with Maine Public Utilities Commission and Brunswick & Topsham Water District Rules and Regulations.

We understand that you will be adding a new building at 5 Tenney with a bathroom and sinks. The District has the ability to adequately serve this establishment. We understand there are no fire service requirements.

The District requires the customer or its authorized agent to make application for service for all new service and meter installation requests. An application form can be found on our website [www.btwater.org](http://www.btwater.org).

Feel free to contact me if you have any questions.

Sincerely,

Tim Herrick  
Technical Support Manager



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY  
OFFICE OF STATE FIRE MARSHAL  
45 COMMERCE DR STE 1  
AUGUSTA, ME 04333-0001

## Construction Permit

No.23498

*In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.*

**Each permit issued shall be displayed at the site of construction.**

**Building:** THE GATHERING PLACE  
**Location:** 84B UNION ST, BRUNSWICK, ME 04011-2449  
**Owner:** THE GATHERING PLACE  
**Owner Address:** PO BOX 171, BRUNSWICK, ME 04011-0171

Occupancy Type: Assembly Class <300  
Secondary Use:  
No Sprinkler System  
No Fire Alarm System  
Barrier Free  
Construction Mode: New Building  
Protected Wood Frame: Type V (111)  
Final Number of Stories: 1

**Permit Date:** 02/16/2016

**Expiration Date:** 08/15/2016

**Notes and additional requirements:**

No review has been done for any kitchen equipment on this project. A permit will be required from The State Fire marshal's Office, should the owner install any type of Cooktop equipment or any equipment that would emit grease laden vapors with in this facility.

COMMISSIONER OF PUBLIC SAFETY



Northern New England Conference  
of Seventh-Day Adventists, Inc. CHURCH  
479 Main Street  
Westbrook, ME 04092  
207-797-3760

Northern New England  
Conference of Seventh-day  
Adventists, Inc.

Town of Brunswick  
Planning Department  
Union Street  
Brunswick, ME 04011

March 7, 2016

479 Main Street  
Westbrook, Maine  
04092-3988  
Telephone: (207) 797-3760  
Fax: (207) 797-2851  
E-mail: nnec@nnec.org

Re: 16-002: Application of The Gathering Place at 84B Union Street

Dear Sir/Madam:

This letter is being sent following your staff meeting review of The Gathering Place permit application on Wednesday March 2, 2016. We are the owner of lands depicted on Town of Brunswick Tax Map U-16, Lot 91 and a 30 foot strip of adjacent land formerly a part of Lot 90, now merged into Lot 91.

The Gathering Place has informed us that at the March 2<sup>nd</sup> meeting, you requested a letter confirming parking on our lands.

We hereby confirm that the parking spaces on our lands described above are jointly used and maintained by the Church and by The Gathering Place, our tenant under a forty year lease with us for the back portion of our land, with a twenty year extension thereafter.

If you need additional information, please contact me.

Very truly yours,

Daniel Battin  
Treasurer

The Gathering Place, lessee, joins in this letter to document its agreement as to parking and maintenance.

Charles Carroll, President of the Board of Directors  
The Gathering Place

cc: Carl Koester

Hope Hilton, Esq.

Northern New England Conference of 7<sup>th</sup> Day Adventists  
333 Maine Street, Brunswick, Maine 04011  
The Gathering Place  
P.O. Box 239, Harpswell, ME 04079



March 1, 2016

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

**RE: Special Permit Application  
U-Haul Moving and Storage  
1 Cressey Road  
Brunswick, Maine**

Dear Ms. Breinich,

On behalf of the U-Haul Co. of New Hampshire and Maine (Applicant), Walsh Engineering Associates, Inc. (WEA) is pleased to submit this Special Permit Application for the proposed re-use of the existing industrial building located at 1 Cressey Road in Brunswick, which is located within the I1 zoning district. The property includes two lots, identified as Map U07, Lots 48 & 68 on the Town’s Tax Assessor’s maps.

The Applicant is currently under a purchase and sale agreement for the subject property. The Applicant intends to use the site to rent moving equipment (i.e. moving vans, trailers, etc.), construct self-storage units within the building, and provide U-box storage (i.e. pod storage). Accessory uses will include the retail portion of the business and rental equipment repair. The Applicant also intends to maintain the existing tenant, Bath Iron Works, who is currently utilizing a portion of the building for storage and reserve a portion of the building for a future tenant or expansion. The table below indicates the proposed uses onsite.

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

Equipment rental is an omitted use from the I1 zone. Therefore, this Special Permit application is required for the proposed use. The self-storage and U-box storage uses are permitted within the zone. The retail and equipment repair uses are accessory to the primary uses because they are necessary for business operation, but encompass less than 40% of the total building area.

Below are responses to the specific questions contained the Special Permit application:

**How does your application further the Planning Goals for the Planning Area in which your property is located? Please indicate each of the Planning Area Goals with your response.**

The site is located within the Large Scale Business/Institutional Planning Area. Each of the Planning Area goals are addressed below in *italics*:

- Goal: These districts are intended to accommodate more intensive business and institutional uses, such as large office buildings, industrial uses, hospitals, and the Naval Air Station.

*The proposed uses at the site fit well within the intended use of the planning area. The equipment rental and storage uses, by nature, require a significant amount of floor and ground area for operation, similar to many of the other permitted uses within the zone.*

- Goal: The uses permitted within these areas are an important part of the economic and employment base of the Town. Much of Brunswick's employment growth is expected to occur in these planning areas.

*The proposed uses will have a positive impact on the economic and employment base of the Town. The site is currently underutilized with no employees and over two-thirds of the building floor area is vacant. The U-Haul business is thriving in the area and will maximize the potential of the existing building. Fifteen employees will be hired to work at the facility at the start, with more likely as business expands. Revenue provided by the proposed business will provide a boost to the Town's tax base.*

- Goal: Existing free-standing single and two family residential uses are discouraged and should be subordinate to the needs of businesses and other large institutions.

*No residential uses are proposed.*

- Goal: Limited retail and service businesses for employees of these districts is also encouraged, to reduce automobile trips to town center districts.

*Retail and service businesses for employees of the district are not proposed.*

- Goal: To maintain the availability of Large-Scale Business/Institutional Planning Areas for business and institutional use, retail and residential development should not dominate the area.

*The principle uses of the site will be warehousing and equipment rental. The retail portion of the business is accessory to the principle uses. The majority of customers visiting the business will be renting equipment or utilizing their rented storage space. A limited amount of customers are anticipated to visit the business strictly for retail purposes. No residential uses are proposed.*

**How many square feet of space is the proposed use going to occupy?**

The existing building is approximately 186,000 square feet. There is also approximately 87,000 square feet of existing exterior paved parking area. An additional 50,000 square feet of paved service road and parking area is proposed. See the table above for a breakdown of specific uses within the building.

**Is this use to be located within an existing structure?**

Yes, the business will be entirely within the existing structure. No new structures are proposed. No significant exterior structural modifications are proposed. The façade of the building will be improved with U-Haul brand design and color schemes. Rental equipment will be stored in the exterior paved parking areas on the building lot and the existing parking lot across the street.

**If a new structure(s) is proposed how many square feet is the structure?**

No new building structures are proposed. Proposed site improvements will include the construction of a paved service drive around the back of the building for fire protection purposes and the construction of paved display parking and equipment storage lots on the west side of the building. Stormwater management facilities will also be installed.

**How many people are to be employed at this site should the Special Permit be granted?**

The Applicant anticipates employing 15 people at the start of the business, with more employees to be added as business expands.

**If this involves a residential component, how many dwelling units are proposed?**

No residential units are proposed.

**How many customers are likely to use the site during the course of a day? Week? Please anticipate peak demand.**

The Applicant anticipates that, on average, about 15 customers will visit the site per day (105 per week). Peak usage will be on standard moving days (i.e. 1<sup>st</sup> of the month) and beginning and end of college semesters. During these times the Applicant expects to see approximately 30 customers per day (210 per week).

**How many service vehicles per week to do you anticipate?**

The U-Haul facility will receive approximately one shipment of supplies each week and three U-box shipments per week.

**What are the sizes of the vehicles that will service the business should the Special Permit be granted?**

The equipment and U-box delivery trucks will range from 30-foot single unit trucks to 55-foot WB-50 tractor trailers.

**If you are reusing a structure, demonstrate the mutual benefits associated with your application request (In other words, how will this project provide a benefit to its larger area in spite of the fact that it may be occurring within a pre-existing structure that is generally larger than typically found).**

The proposed uses will maximize the potential of the existing building, while maintaining a clean and quiet business for the surrounding area. The moving equipment and climate controlled storage space will provide benefits for the permanent and seasonal residents, college students, and businesses within the area. Market analysis indicates a growing need for these services within the greater Brunswick area.

Unlike previous uses of the site, the proposed use will not produce sludge or solid waste that needs special handling, nor will it create any adverse light, noise or air pollution impacts. The sewer demand of the proposed uses will be significantly reduced as the uses will not involve any industrial processing or industrial wastewater flow and the number of employees will be reduced.

**Explain how this application enhances or further maintains a pedestrian oriented character for the larger neighborhood.**

The proposed business will significantly reduce traffic impacts from the previous uses of the site. Records indicate that at one time the site was approved for a business with over 300 employees on a three shift basis, meaning traffic was coming and going from the site at all hours of the day and night, with the majority of traffic concentrated at shift changes. The proposed business will employ 15 people and have standard business hours of 7 am to 7 pm Monday through Saturday and 9 am to 4 pm on Sunday. 24-hour secured key-card access will be available to the self-storage portion of the business, but data from similar existing sites indicates that minimal customers visit the site late at night. Overall, traffic into and out of the site will be spread out during the day, as opposed to concentrated traffic periods at shift changes. The reduction in traffic to and from the site will greatly improve the pedestrian quality for the nearby neighbors.

Based on the information above, it is our opinion that the omitted use of moving equipment rental within the I1 zone is a compatible use for the site and surrounding area. The proposed use will not have an impact on the scale and mass of the existing building, will be a relatively low-impact use when compared to other permitted uses within the zone, and will not have an adverse impact on surrounding properties.

With this submission, the Client respectfully requests to be placed on the Planning Board agenda for the next available meeting. Please contact us if you require any additional information prior to the Planning Board meeting.

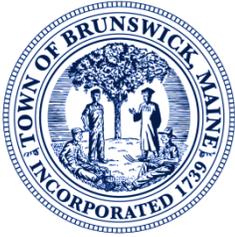
Respectfully,



William R. Walsh, III, PE  
Walsh Engineering Associates, Inc.

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

enc: Boundary Survey  
Concept Plan  
Building Elevation Photographs



# Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

28 FEDERAL STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

## BRUNSWICK PLANNING BOARD APPLICATION PACKET SPECIAL PERMIT

### Overview

Special Permits are governed by Section 701 of the Zoning Ordinance. Special Permits are required for any use that is not permitted or prohibited in the Town of Brunswick. In making this determination, the applicant should check the Use Tables in Chapter 2 as well as any Special Use Requirements related to the use found in Section 306 of the Zoning Ordinance. Any use that is not listed on the table or described in Section 305.

The purpose of the Special Permit process is to determine if uses are appropriate on specific parcels. Uses subject to a Special Permit are not guaranteed as of right. In general, this process was established as way to deal with the reuse of non-conforming structures. The Planning Board may find that a specific use is inappropriate on a specific parcel and deny the Special Permit.

In addition, a site plan is required for the approval of the Special Permit. The Planning Board, in order to deem a Special Permit application acceptable, may require modifications to the submitted sketch plan.

### Process

Applications for Special Permit are subject to a public hearing by the Planning Board. A sketch plan of the property indicating the basic layout of the site and configuration of the proposed use is required. The Planning Department will notify all property owners within a 200-foot radius of the site. The Planning Board shall also, at the applicant's expense, place two notices of the Public Hearing in the *Brunswick Times Record*, the first of which must appear at least seven days prior to the Planning Board's Public Hearing.

A Special Permit that is approved or approved with conditions by the Planning Board shall be forwarded to the Brunswick Town Council within seven days. The Council has the authority to elect jurisdiction over the application for up to 30 days after the Planning Board's approval or approval with conditions of the Special Permit. Should it elect to exercise jurisdiction over the application, the Town Council reverses or modify the Planning Board's decision.

All Special Permit applications shall be subject to Development Review after an approval has been successfully granted. The level of Development Review shall be commensurate with the level of development activity proposed.

## **Standards**

The Planning Board will review Special Permits based on the following criteria:

- The extent to which the proposal furthers the goals of the “Planning Area” in which the application is located.
- The compatibility of the proposal in terms of scale to its surroundings.
- The extent to which the application is harmonious in design
- Enhancement of pedestrian oriented character where applicable
- Compliance with other provisions of this zoning ordinance.

The Planning Board may deny an application if substantive, objective evidence is submitted by any person entitled to notice that demonstrates that the proposal will adversely effect their enjoyment of their property, or will devalue their property.

## **Application Materials**

An application for Special Permit must be accompanied with the following:

- Sketch Plan of the property indicating the basic layout and configuration of the proposed use. This should include a site layout showing building and parking locations, proposed landscaping; as well as drawings depicting the size of buildings, locations of loading areas, vehicle circulation, as applicable to the project.
- Building Elevation Drawings indicating existing and proposed building and window proportions, rooflines, spacing of doors and windows, and orientation to public streets.
- Application Form

Determination of Completeness of the application is made by the Planning Board. Applications are due 15 days prior to the scheduled Planning Board hearing.

## **Fees**

The fee to submit a Special Permit application is \$200.00.

The applicant shall also be responsible for paying a \$200.00 deposit to cover the costs associated with running the public hearing notice two times in the *Times Record* and the cost of notifying abutting property owners within 200’ of the subject property.

**APPLICATION/CHECK LIST  
SPECIAL PERMIT FOR UNCLASSIFIED AND OMMITTED USES  
BRUNSWICK PLANNING BOARD**

1. Applicant:

U-Haul Company of New Hampshire & Maine  
Name: c/o Jon Hynes  
Address: 515 South Willow Street  
Manchester, NH 03103  
Phone #: 413-237-3048

Applicant is currently under a purchase and sale agreement for the property.

2. Business:

U-Haul Moving & Storage of Brunswick  
Name: c/o Jon Hynes  
Address: 515 South Willow Street  
Manchester, NH 03103  
Phone #: 413-237-3048

3. Property/Building Owner:

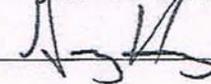
Name: Cooper Wiring Devices  
Address: c/o Property Tax Dept.  
PO Box 4446, Houston, TX 77210

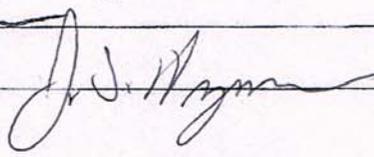
4. Assessor's Tax Map # U07 Lot # 48 & 68 of subject property.

5. Zoning District II

6. Street Address of Parcel(s) For Consideration: 1 Cressey Road, Brunswick, ME 04011

7. Planning Area (See Appendix D): Large Scale Business/Institutional Planning Area

Owner Signature: 

Applicant Signature (if different): 

\* Gary B. Hargrave  
Global Real Estate Manager  
Eaton Corporation  
713-209-8789

SUBMISSION REQUIREMENTS

- Site Plan. If copies are greater than 11” x 17”, submit 17 copies of all materials. Otherwise, one copy is sufficient. Site plan should include all elements indicated in the application packet.

On this form, or on a separate letter to the Planning Board, please indicate your responses to the following:

1. How does your application further the Planning Goals for the Planning Area in which your property is located. Please indicate each of the Planning Area Goals with your response.

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**Please see responses for questions 1 - 9 within the application narrative.**

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2. How many square feet of space is the proposed use going to occupy? \_\_\_\_\_.  
Is this use to be located within an existing structure? \_\_\_\_\_ If a new structure(s) is proposed how many square feet is the structure(s)? \_\_\_\_\_

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3. How many people are to be employed at this site should the Special Permit be granted?  
\_\_\_\_\_

4. If this involves a residential component, how many dwelling units are proposed? \_\_\_\_\_

5. How many customers are likely to use the site during the course of a day? \_\_\_\_\_ week? \_\_\_\_\_. Please anticipate peak demand.

6. How many service vehicles per week do you anticipate? \_\_\_\_\_

7. What are the sizes of vehicles that will service the business should the Special Permit be granted? \_\_\_\_\_

8. If you are reusing a structure, demonstrate the mutual benefits associated with your application request. (In other words, how will this project provide a benefit to its larger area in spite of the fact that it may be occurring within a pre-existing structure that is generally larger than typically found. \_\_\_\_\_

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9. Explain how this application enhances or further maintains a pedestrian oriented character for the larger neighborhood. \_\_\_\_\_

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**NOTIFICATION  
SPECIAL PERMIT APPLICATION  
FOR UNCLASSIFIED AND OMMITTED USES**

Pursuant to Section 701 of the Brunswick Zoning Ordinance, land uses that are neither permitted nor prohibited may be considered by the Planning Board, subject to a Special Permit. Notice is required to be forwarded to any property owner within 200 feet of the lot boundaries of the proposed permit.

U-Haul Company of New Hampshire & Maine  
Applicant: c/o Jon Hynes

U-Haul Moving & Storage of Brunswick  
Business Name: c/o Jon Hynes

Proposed Land Use: Principle Uses: Moving Equipment Rental, Self-Storage, Warehousing  
Accessory Uses: Retail, Auto Service, Office Space

Street Address of Property: 1 Cressey Road, Brunswick, ME 04011

Zoning District of Property: I1

The Planning Board will conduct a PUBLIC HEARING on this Special Permit application on \_\_\_\_\_. As a person entitled to notice, you may submit comments on the proposal to the Planning Board, or may provide testimony at the Public Hearing. The Planning Board may deny the Special Permit if it finds that, based on evidence provided by persons entitled to notice that the proposal shall 1) adversely effect the enjoyment or use of your property; or 2) that the proposal will devalue such property.

The application is on file at the Planning Office. For further information contact 725-6660.

**NOTICE OF PLANNING BOARD PUBLIC HEARING  
FOR SPECIAL PERMIT  
FOR UNCLASSIFIED OR OMMITTED USES**

Pursuant to Section 701 of the Brunswick Zoning Ordinance, land uses that are neither permitted nor prohibited may be considered by the Planning Board, subject to a Special Permit. Notice is required to be placed in this newspaper two times, the first notice appearing at least seven days before the hearing.

U-Haul Company of New Hampshire & Maine  
Applicant: c/o Jon Hynes

U-Haul Moving & Storage of Brunswick  
Business Name: c/o Jon Hynes

Proposed Land Use: Principle Uses: Moving Equipment Rental, Self-Storage, Warehousing  
                                  Accessory Uses: Retail, Auto Service, Office Space

Street Address of Property: 1 Cressey Road, Brunswick, ME 04011

Zoning District of Property: II

The Planning Board will conduct a PUBLIC HEARING on this Special Permit application on \_\_\_\_\_ . All members of the public are encouraged to attend. The application is on file at the Planning Office. For further information contact 725-6660.

**Building Elevations**



Front of building (office space)



Loading Docks



Eastern front corner of building



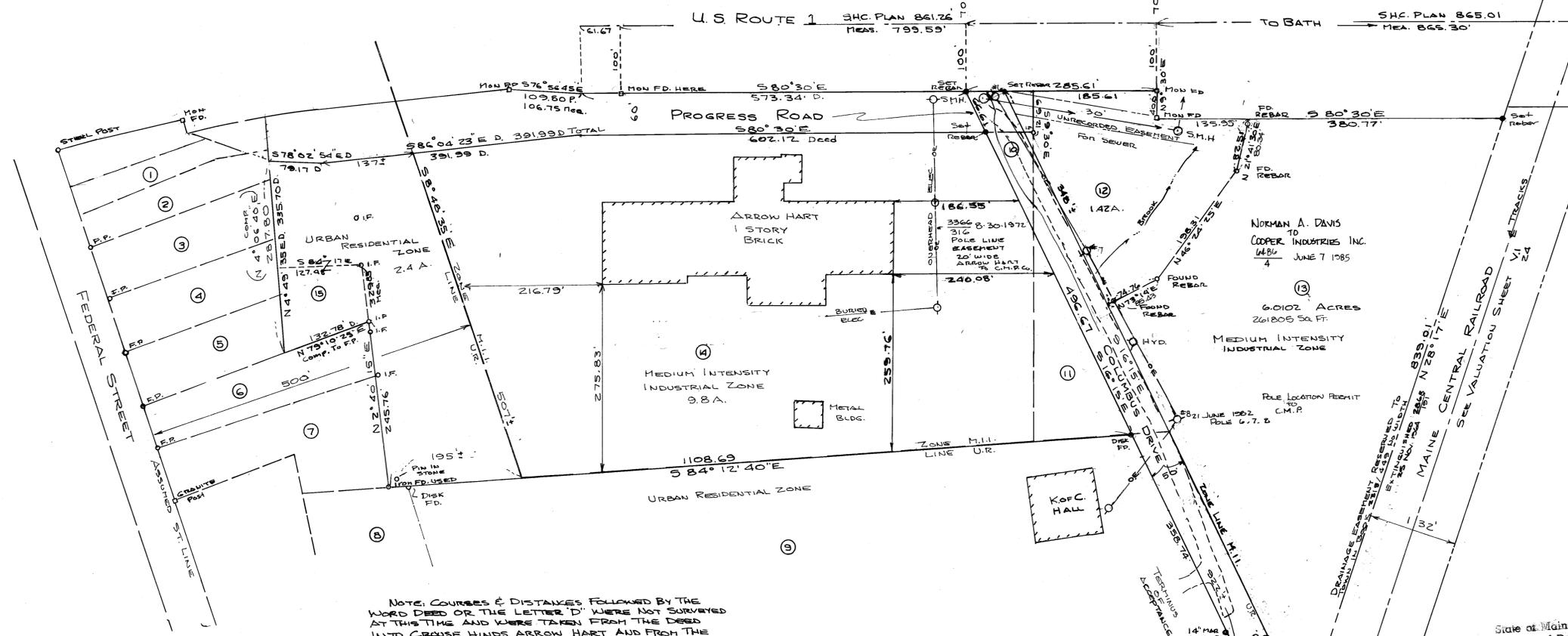
Eastern rear corner of building



Western side of building & proposed parking area



SEE RECORDED PLANS OF STATE HIGHWAY (26)  
 F.A.P. 0026-1(16) S.H.C. FILE 3-141  
 RECORDED IN CUMBERLAND COUNTY REGISTRY  
 OF DEEDS PLAN BOOK 62, PAGES 54-62



- DEED REFERENCES
- ① 2210 12-24-1954 HARRY ABELON ETAL TO ISRAEL ABELON ETAL
  - ② 2530 3-18-1955 MAX SINGER TO GOLDIE SINGER
  - ③ 5020 161 ROGER ZYLSTRA TO ROBERT C. SHEPHERD ETAL
  - ④ 3181 8-23-1971 ALICE J. SILBERGER ETAL TO THEODORE A. LAITALA JR ETAL
  - ⑤ 4476 8-6-1979 ARTHUR TERRY III ETALS TO P. RICHARD COPELAND
  - ⑥ 3167 4-9-1971 PHYLLIS B. DAMBORG TO ROBERT C. SHEPHERD ETAL
  - ⑦ 3790 12-29-1975 PAUL R. COPELAND JR. TO ELIZABETH D. COPELAND
  - ⑧ 6333 11-19-1983 SHIRLEY A. HOPE TO ROBERT C. SHEPHERD ETAL
  - ⑨ 4937 7-22-1982 SEKINGER COUNCIL 1947 K.O.C. TO COLUMBUS CLUB OF BRUNSWICK INC.
  - ⑩ 6620 11-7-1984 BRUNSWICK RESOURCES TO TOWN OF BRUNSWICK (PORTION OF LARGER PARCEL)
  - ⑪ 5028 7-22-1982 BRUNSWICK RESOURCES INC. TO ARROW HART
  - ⑫ 6518 11-7-1984 NORMAN A. DAVIS TO EVERGREEN SENIOR CITIZEN CLUB
  - ⑬ 6618 11-7-1984 TOWN OF BRUNSWICK TO NORMAN A. DAVIS (PORTION OF LARGER PARCEL)
  - ⑭ 4996 7-16-1982 CROUSE-HINDS INTERNATIONAL INDUSTRIES, INC. TO CROUSE-HINDS ARROW HART, INC.

NOTE: COURSES & DISTANCES FOLLOWED BY THE WORD DEED OR THE LETTER 'D' WERE NOT SURVEYED AT THIS TIME AND WERE TAKEN FROM THE DEED INTO CROUSE HINDS ARROW HART AND FROM THE PLAN OF PROPERTY MADE FOR ARROW-HART INC. BY WRIGHT, PIERCE, BARNES & WYMAN MARCH 1972 RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEED IN PLAN BOOK 72, PAGE 12.

NOTE: "THAT THE ATTACHED SEGMENT OF LAND AS DESCRIBED BELOW, SHALL REMAIN IN ITS NATURAL STATE AND NOT BE USED IN ANY MANNER INCLUDING BUT NOT LIMITED TO STRUCTURES, DRIVEWAYS, PARKING LOTS OR THE LIKE EXCEPT AS MAY BE REQUIRED FOR AN EMERGENCY WAY FOR PUBLIC SAFETY VEHICLES AND THAT SUCH AREA SHALL BE MAINTAINED IN ACCORDANCE WITH GOOD WOODLANDS PRACTICE. SAID CONDITION, WHICH SHALL BE ATTACHED TO THE LAND AND RUN THEREWITH SHALL EXIST SO LONG AS THE PROPERTY IS USED FOR INDUSTRIAL PURPOSES AND ANY ADJUTING PROPERTIES ARE USED FOR RESIDENTIAL PURPOSES."

DESCRIPTION OF LAND: ALL LAND LYING WESTERLY OF A NORTH/SOUTH LINE FOUND 150 FEET WEST AND PARALLEL TO THE EXISTING STRUCTURE EXTENDING TO THE EASTERLY BORDER OF ALL ADJUTING PROPERTIES."

APPROVED BY THE PLANNING BOARD OF THE TOWN OF BRUNSWICK, MAINE.

*John P. Cyr*, Vice Chairman  
*John P. Cyr* 6/25/85  
*John P. Cyr* 6/25/85  
*John P. Cyr* 6/25/85  
*John P. Cyr* 6/25/85

DATE: 6-25-85

State of Maine, Cumberland County  
 Registry of Deeds  
 Received *June 8 1985*  
 and recorded in  
 Plan Book *72* Page *122*  
 Attest: *John P. Cyr*  
 Register

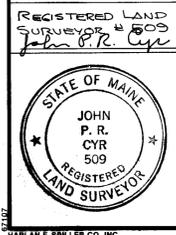
CERTIFICATE:  
 I hereby certify to Lawyers Title Insurance Co. & to Arrow Hart Inc. that this Plan depicts the results of a field survey in March 1985 for parcels #12 & #13 and is correct according to the best of my knowledge, information and belief and that this Survey & Plan conforms to a condition II survey according to the Standard of the Maine Board of Registration for Land Surveyors Date: March 25, 1985 *John P. Cyr*  
 Maine Register of Land Surveyors  
 H. E. Jordan, Surveyors, Portland, Maine.

PROGRESS ROAD ACCEPTED BY TOWN AT SPECIAL MEETING MAY 15, 1961 VOL. 18, PG. 122  
 COLUMBUS DRIVE LAYOUT OF TOWN WAY JUNE 4, 1984 50' WIDE  
 ZONE LINES ADOPTED FEB. 14, 1985

- LEGEND
- I.F. IRON FOUND
  - F.D. FOUND
  - F.P. FENCE POST
  - S.H. SEWER MANHOLE
  - P.O. POWER OR TELEPHONE POLE
  - H.Y. HYDRANT
  - BITUMINOUS PAVEMENT



STATUS:  
 APRIL 3, 1985 AS SUBMITTED TO D.E.P.  
 MAY 7, 1985 NOTE CONCERNING SEGMENT OF LAND ADDED  
 JUNE 20, 1985 SEGMENT OF LAND REVISED & PARCEL 13 UPDATED



20 JUNE 1985		NOTE ABOUT SEGMENT OF LAND REVISED AND PARCEL 13 UPDATED	
4-JUNE 1985	PARCEL 14 REMOVED, ACREAGE NUMBERS REVISED	DATE	REVISION
PLAN OF PROPERTY IN			
BRUNSWICK, MAINE			
MADE FOR			
COOPER INDUSTRIES INC.			
H. I. AND E. C. JORDAN - SURVEYORS			
SCALE: 1" = 100'	E. C. JORDAN CO. PORTLAND, MAINE	DATE 4-3-1985	
SURVEY F.A.S.	PLOT COMP.	TRACED J.M.R.	FIELD BOOK 84624
		PROJECT NO. 469605	RES. NO. 1087
			PLAN FILE NO. 1087

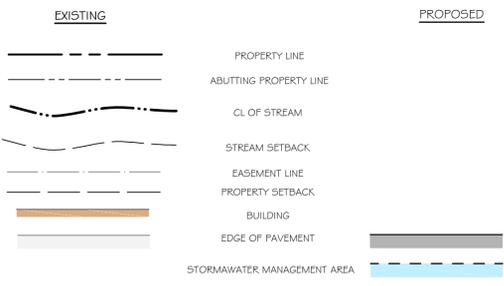




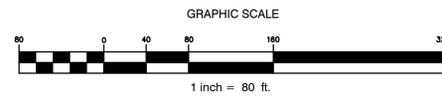
U-Haul Moving & Storage of Brunswick  
1 Cressey Road  
Brunswick, Maine

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**

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

1 of 1