TOWN OF BRUNSWICK

STAFF REVIEW COMMITTEE

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

WEDNESDAY, May 4, 2016, 10:00 A.M.

1. **Case #16-015 Flowers Etc.:** The Staff Review Committee will review and take action on a **Final Plan Minor Development Review** application submitted by Leo and Monica Theberge for the construction of a new flower shop and associated parking area, and the demolition of an existing flower shop. The proposed development is located at 15 Jordan Avenue within the **(TR4) Jordan Acres Neighborhood Zoning District, and Village Review Zone (Map U08, Lot 41).**

2. **Case #16-012 Wildflowers Gluten-Free Bakery:** The Staff Review Committee will review and provide a recommendation to the Planning Board regarding a **Special Permit** proposed for a retail bakery at 54 Cumberland Street within the **Town Residential (TR1) Zoning District (Map U15, Lot 19).**

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).

STAFF REVIEW COMMITTEE
Minor Development Review
DRAFT Findings of Fact
May 4, 2016

Project Location:	15 Jordan Avenue, Brunswick, ME
Tax Map:	Map U08, Lot 41
Zoning District:	Jordan Acres Neighborhood Zoning District (TR4) Zoning District
Case Number:	16-015
Applicant:	Leo and Monica Theoberge 625 Old Portland Road Brunswick, ME 04011

Staff reviewed the application and has determined it is complete.

PROJECT SUMMARY

Staff review is based on the Minor Development Review application for Flowers Etc., submitted on April 13, 2016, and additional supporting documentation received since the submission date and is included in the application. Flowers Etc. is an existing retail business on Jordan Avenue. The proposed activity includes constructing a 35-foot wide by 65-foot long building for retail use and various site improvements including demolishing and existing retail building, and providing flower beds along Jordan Avenue, stone drip edge filters to receive roof runoff from the proposed building and the neighboring building to the west, and a new drywell for stormwater management within the proposed parking area.

Staff visited the site on April 22, 2016. During the site visit, staff observed an apparent division in grade at the height of land at the existing edge of pavement parallel to Jordan Avenue. From the edge of pavement, the apparent land division runs west to east from the edge of pavement perpendicular to Jordan Avenue, and from the edge of the gravel parking lot on the east side of the lot, respectively. The ground appears to slope primarily towards the gravel parking lot and partially outward towards Jordan Avenue. Pictures of the existing edge of pavement parallel to Jordan Avenue, and the apparent change in grade described above are provided in the application.

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

1. Survey Plan entitled, “Lot To Be Conveyed by Ralph C. & Joyce N. Knowles to Leo G. Theberge” prepared by Robert M. Spivey, P.L.S., and dated April 11, 1997;
2. Sheet 1 of 2 entitled, “Existing Conditions Plan” prepared by Belanger Engineering, and dated March 15, 2016;

3. Sheet 2 of 2 entitled, "Post Development Stormwater Plan" prepared by Belanger Engineering, and dated March 16, 2016;
4. Plan entitled, "Site Plan" prepared by Leo T. and dated April 10, 2016;
5. Plan entitled, "Front Elevation" prepared by Leo T. and dated December 27, 2015;
6. Plan entitled, "Site + Rear Elevation" prepared by Leo T. and dated January 3, 2016;
7. Plan entitled, "Street Scape" prepared by Leo T. and dated December 27, 2015;
8. Plan entitled, "Floor Plan" prepared by Leo and dated September 30, 2015.

The following waiver has been requested by the applicant:

1. Section 412.2.B.15 topography with counter intervals of not more than two (2) feet. *The "Post Development Stormwater Plan" provided by Belanger Engineering depicts finished slopes from 2% - 4% within the corners of the proposed development area to allow for most of the site to drain internally towards the proposed drywell, and proposed grading towards the Town of Brunswick's sidewalk that will match the elevation of the edge of existing pavement. Site pictures of the entrance to the site are provided in the application, and indicate that the proposed grades at the entrance to the site are not substantially different than the current topography.*

Staff recommends approval of the requested waiver.

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

411.1 Ordinance Provisions

The property is located in the Jordan Acres Neighborhood Zoning District (TR4). The proposed development complies with all applicable provisions and requirements for the TR4 Zoning District. *The Committee finds that the provisions of Section 411.1 are satisfied.*

411.2 Preservation of Natural Features

The project site is an existing developed area with limited natural features. The applicant identified areas of existing vegetated areas and existing buildings and impervious area (indicated as grey space) on Plan sheet 1 of 2 entitled, "Existing Conditions Plan" prepared by Belanger Engineering, and dated March 15, 2016. Site pictures of the existing vegetated areas that are proposed to be converted to impervious areas are provided. 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 Committee finds that the provisions of Section 411.2 are satisfied.*

411.3 Surface Waters, Wetlands and Marine Resources

The proposed activity is located in the watershed of an urban impaired stream identified by the Department of Environmental Protection (DEP) as, "Unnamed Tributary to Androscoggin River (near Water Street)". The activity is not located in direct proximity to any surface waters, wetlands, or marine resources. Therefore, the proposed activity

will not adversely affect the water quality of Casco Bay or its estuaries. *The Committee finds that the provisions of Section 411.3 are satisfied.*

411.4 Flood Hazard Areas

According to Brunswick's online GIS database, the development activity does not occur within a FEMA flood hazard area and therefore minimizes any risk of flooding. *The Committee finds that the provisions of Section 411.4 are satisfied.*

411.5 Stormwater Management

The proposed activity is located in the watershed of an urban impaired stream identified by the Department of Environmental Protection (DEP) as, "Unnamed Tributary to Androscoggin River (near Water Street)". Stormwater from the proposed development will be directed to a new drywell to treat stormwater from the roof of the proposed 2,350 square foot building, and the proposed parking lot area. The proposed stormwater plan was designed by a stormwater design consultant, Christopher S. Belanger, P.E. of Belanger Engineering. The applicant must have the stormwater design consultant review and inspect the final as-built stormwater plan and the consultant must submit a statement to the Town Engineer indicating that the stormwater plan has been satisfactorily installed in accordance with the approved design.

Staff reviewed the application, and determined that the proposed drywell is designed to achieve the recommended treatment for stormwater quantity and quality described in the Maine Stormwater Best Management Practices Manual: Chapter 6, Volume III, BMP Technical Design Manual. Engineering calculations were not reviewed by staff. The proposal is depicted on plans prepared by Belanger Engineering entitled, "Post Development Stormwater Plan" and dated March 16, 2016; and described with design calculations in correspondence from design engineer, Christopher S. Belanger, P.E. to Mr. Leo Theberge with a subject heading of, "RE: Flowers Etc. Building Expansion 15 Jordan Avenue, Brunswick, ME Map 08 Lot 41", and dated March 16, 2016. *The Committee finds that the provisions of Section 411.5 are satisfied provided that the applicant has the stormwater design consultant review and inspect the final as-built stormwater plan and the consultant submits a statement to the Town Engineer indicating that all stormwater management improvements have been satisfactorily installed in accordance with the approved design; and a maintenance plan for the drywell is provided and implemented to the satisfaction of the Town Engineer.*

411.6 Groundwater

The proposed drywell is designed in accordance with the DEP's BMP manual to provide stormwater treatment and avoid negative impacts to groundwater. As required in the DEP's BMP manual, the proposed drywell must provide three (3) feet of separation distance to bedrock and the seasonal groundwater table. The applicant submitted email correspondence between Rob Pontau of the Brunswick Sewer District, and Jared Woolston, Town Planner, which indicates that a nearby monitoring well exists down gradient from the development site. Within the email correspondence, Mr. Pontau indicates that the proposed development site should have thirty (30) feet to the depth of groundwater based on the Sewer District's groundwater monitoring records. As part of

the final as-built statement, the design engineer must provide documentation that the required three (3) feet of separation distance between the bottom of the drywell to bedrock and the seasonal groundwater table is provided.

Pursuant to DEP Rule, 06-096 Chapter 543, "Rules to Control the Subsurface Discharge of Pollutants" the proposed drywell may be considered a Class V well that requires inventory by the DEP. Any inventory information regarding the proposed drywell that is submitted to the DEP; and any changes required by the DEP to protect groundwater must immediately be disclosed to the Director of Planning and Development. The proposed development will not, alone or in conjunction with existing activities adversely affect the quality or quantity of groundwater. *The Committee finds that the provisions of Section 411.6 are satisfied, provided any required inventory information submitted to the DEP, and any changes required by the DEP to protect groundwater must immediately be disclosed to the Director of Planning and Development; and that at least three (3) feet of separation distance from the bottom of the drywell to bedrock and the seasonal groundwater table is provided, and documented by the design engineer as part of the as-built inspection statement to the Town Engineer.*

411.7 Erosion and Sedimentation Control

As indicated on the plan entitled, "Floor Plan" prepared by Leo, and dated September 30, 2015, the proposed development has been designed to incorporate Best Management Practices (BMPs) outlined in the, "Maine Erosion and Sediment Control Practices Field Guide" (for Contractors) published by the Maine DEP in March 2015. Erosion and sedimentation controls must be installed before, and until site stabilization to prevent an unreasonable discharge of sediment from the site onto neighboring lots. Further, BMPs at the construction entrance may be required to prevent construction vehicles from unreasonably tracking sediment onto Jordan Avenue. The proposed development will not cause unreasonable soil erosion or reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results. *The Committee finds that the provisions of Section 411.7 are satisfied provided erosion and sedimentation controls are installed before, and until site stabilization to prevent an unreasonable discharge of sediment from the site onto neighboring lots; and construction vehicles are not allowed to unreasonably track sediment onto Jordan Avenue.*

411.8 Sewage Disposal

The applicant submitted a letter from Rob Pontau of the Brunswick Sewer District dated April 11, 2016 that indicates the proposed development can be served by municipal sewer that is provided by the Brunswick Sewer District. *The Committee finds that the provisions of Section 411.8 are satisfied.*

411.9 Water Supply

The applicant submitted a letter from Tim Herrick of the Brunswick Topsham Water District dated April 20, 2016 that indicates the proposed development has a water source that is adequate to serve the proposed development. The proposed development is not located within the Aquifer Protection Zone as indicated on the Brunswick GIS database, and as determined by the District Engineer with the Brunswick Topsham Water District

in email correspondence from Tim Herrick to Leo Theberge, with a most recent date of April 20, 2016. Therefore, the proposed development will have no adverse impact on existing water supplies. *The Committee finds that the provisions of Section 411.9 are satisfied.*

411.10 Aesthetic, Cultural and Natural Values

The proposed project does not affect applicable aesthetic, cultural and natural values pursuant to the Zoning Ordinance. Therefore, the project will not have an undue adverse effect on the scenic or natural beauty of the area, historic sites, or significant wildlife habitats identified by the DEP or the Town of Brunswick, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline. *The Committee finds that the provisions of Section 411.10 are satisfied.*

411.11 Community Impact

Municipal resources are available to service the project, and on-site or off-site impacts associated with the development of the project will be mitigated. *The Committee finds that the provisions of Section 411.11 are satisfied.*

411.12 Traffic

The proposed activity results in substantially the same parking and access arrangement that currently exists. The proposed development will not cause unreasonable public road congestion or unsafe conditions with respect to the use of existing public roads upon completion. However, traffic in and out of the facility must be modified during the construction and demolition phase of the proposed development to allow patrons to access the existing retail establishment and provide a safe distance from construction activities. During the construction and demolition phase, the applicant must provide sufficient parking to the existing retail establishment. Further, any temporary parking that is provided during the construction and demolition phase of the proposed development must be oriented to deter patrons from driving in reverse onto Jordan Avenue when departing the site. *The Committee finds that the provisions of Section 411.12 are satisfied provided that during the demolition and construction of the proposed development, parking is provided to the satisfaction of the Code Enforcement Officer; and any temporary parking provided during the construction and demolition of the proposed development is oriented to deter vehicles from driving in reverse onto Jordan Avenue to the satisfaction of the Public Works Director.*

411.13 Pedestrian and Bicycle Access and Safety

The proposal is designed to accommodate bicyclists and pedestrians, and addresses issues of bicycle and pedestrian access, safety and circulation both within the site and to points outside of the site. The proposed parking lot will contain eleven (11) spaces upon completion. Per the Brunswick Zoning Ordinance, sidewalks most be provided within the growth zone if more than ten (10) parking spaces are required. However, a sidewalk on Jordan Avenue is already provided at the location of the proposed development. The proposal was reviewed by Brunswick's Bicycle and Pedestrian Advisory Committee (BBPAC) on April 21, 2016. The BBPAC had no concerns regarding pedestrian and bicycle access and safety; and recommended that a bicycle rack be provided. No

modifications to the site plan are proposed as a result of the BBPAC review. *The Committee finds that the provisions of Section 411.13 are satisfied.*

411.14 Development Patterns
The proposed development is respectful of Brunswick's historic development pattern within the growth area and will have no adverse impact on residential areas. *The Committee finds that the provisions of Section 411.14 are satisfied.*

411.15 Architectural Compatibility
The proposed activity is within the Village Review Zone, and was reviewed by the Village Review Board (VRB) most recently on Tuesday, April 26, 2016. As a result of the VRB review, the applicant received a Certificate of Appropriateness for the proposed development. The proposed building floor plans and profiles are included in the application. The proposed development is compatible with its surroundings in terms of its size, scale, mass and design. *The Committee finds that the provisions of Section 411.15 are satisfied.*

411.16 Municipal Solid Waste Disposal
Based on the information provided, the proposed development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be utilized. *The Committee finds that the provisions of Section 411.16 are satisfied.*

411.17 Recreation Needs
The proposed project is not a residential development and is therefore not subject to Section 411.17. *The Committee finds that the provisions of Section 411.17 are not applicable.*

411.18 Access for Persons with Disabilities
The State of Maine's Office of the State Fire Marshall may require modifications of the project for compliance with the Americans with Disabilities Act, in a manner which is compatible with Brunswick's historic architecture. *The Committee finds that the provisions of Section 411.18 are satisfied.*

411.19 Financial Capacity and Maintenance
The proposed development is the replacement of a building and parking area for an existing business located within the subject lot. As an established business, the developer has demonstrated adequate financial and technical capacity to complete the project, and once it is completed the project is expected to have adequate resources to maintain itself. *The Committee finds that the provisions of Section 411.19 are satisfied.*

411.20 Noise and Dust
The proposed development must not contribute to unreasonable noise and dust, both during construction and after the development has been completed. The applicant proposes to comply with the "Maine Erosion and Sediment Control Practices Field Guide" (for Contractors) published by the Maine DEP in March 2015. Erosion and

sedimentation controls may serve to control any unreasonable dust if encountered during construction. Noise associated with construction must be limited by operating within the standard hours of construction in accordance with Section 524.1. *The Committee finds that the provisions of Section 411.20 are satisfied.*

411.21 Right, Title and Interest
The applicant submitted evidence of sufficient right, title and interest in the subject property. *The Committee finds that the provisions of Section 411.21 are satisfied.*

411.22 Payment of Application Fees
The Minor Project Development Review fees are paid in the full amount. *The Committee finds that the provisions of Section 411.22 are satisfied.*

DRAFT MOTIONS
CASE #16-015

Motion 1: That the Final Plan is deemed complete.

Motion 2: That the Staff Review Committee waives the site plan requirement at Section 412.2.B.15: topography with counter intervals of not more than two (2) feet.

Motion 2: That the Final Plan is approved with the following conditions:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.

2. <u>That prior to the issuance of a Certificate of Occupancy</u>, the applicant shall have the stormwater design consultant review and inspect the final as-built stormwater improvements, and the consultant shall submit a statement to the Town Engineer indicating that all stormwater management improvements have been satisfactorily installed in accordance with the approved design, and that at least three (3) feet of separation distance is provided between the bottom of the drywell to bedrock and the seasonal groundwater table;

3. <u>That prior to the issuance of a Certificate of Occupancy</u>, a maintenance plan for the drywell is prepared and implemented to the satisfaction of the Town Engineer.

4. That any required inventory information submitted to the DEP for the drywell, and any changes required by the DEP to protect groundwater shall be immediately disclosed to the satisfaction of the Director of Planning and Development.

5. That erosion and sedimentation controls are installed to prevent an unreasonable discharge of sediment from the site onto neighboring lots or onto Jordan Avenue to the satisfaction of the Code Enforcement Officer.

6. That during the demolition and construction of the proposed development, temporary parking is provided to the satisfaction of the Code Enforcement Officer.

7. That any temporary parking provided during the construction and demolition of the proposed development is oriented to deter vehicles from driving in reverse onto Jordan Avenue to the satisfaction of the Public Works Director.

MINOR DEVELOPMENT REVIEW
APPLICATION

1. Project Name: FLOWERS ETC.

2. Project Applicant
   Name: LEO & MONICA THIBERGE
   Address: 625 OLD PORTLAND RD
   BRUNSWICK, ME 04011
   Phone Number: 207-725-5461

3. Authorized Representative
   Name:
   Address:
   Phone Number:

4. List of Design Consultants. Indicate the registration number, address and phone number Of any engineer, surveyor, architect, landscape architect or planner used:
   1. BELDUCKA ENGINEERING #9098
   2. PAT AARON P.L.S
   3. ROBERT M. SPIVEY P.L.S. #1338

5. Physical location of property being affected: 15 JORDAN AVE

6. Lot Size: 9980 SF

7. Zoning District: TR4

8. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application?
   LEO & MONICA THIBERGE

9. Assessor's Tax Map U08 Lot Number 41 of subject property.

10. Brief description of proposed use: FLORIST SHOP

11. Describe specific physical improvements to be done: BUILDING NEW FLORIST SHOP & DEMOLISHING OLD BUILDING

Owner Signature: [signature]

Applicant Signature (*if different*):

Required Attachments (by Applicant):

- Final Plan Check List
- Final Plan Check List Addendum for Open Space Developments (if applicable)
- Request for Waivers (if applicable)
- Required Copies of Final Plan

Required Attachment (by Planning and Development Department):

- Listing of all owners of property within 200-foot radius of property under review.

Brunswick Sewer District

10 PINE TREE ROAD
BRUNSWICK, MAINE 04011

TELEPHONE (207) 729-0148 bsd@brunswicksewer.org FAX (207) 729-0149

April 11, 2016

Leo Theberge
Flowers Etc.
15 Jordan Avenue
Brunswick, Maine 04011

Re: Willingness and Capacity to Serve

Dear Leo,

This letter is in response to your request for an "ability to serve" letter regarding re-construction of your flower shop at 15 Jordan Avenue in Brunswick, Maine. I have reviewed the material provided and conclude that the project as proposed will not adversely affect facilities of the District. **The Brunswick Sewer District (BSD) has both the willingness and capacity to serve the proposed project.**

It will be necessary to secure an entrance permit prior to construction. Where this is a re-construction project and there is no added sewer flow, the charge for the permit will be $0. For more information on the entrance charge please visit www.brunswicksewer.org/ecp.html#4.

In addition to the entrance permit, the following conditions will apply to the issuance of the entrance permit.

1. Project sanitary sewer service line will be privately owned and maintained in accordance with provisions of District Rules & Regulations.

2. All sewer-related construction will be performed to District standards.

3. All sanitary sewer construction will comply with provisions of the Maine State Plumbing Code.

4. Design and construction of project sanitary sewers will exclude all non-sanitary ground, surface, foundation drain, floor, roof drain, and sump pump waters.

5. Horizontal clearance between utility infrastructures will be sufficient to allow future utility maintenance operations without disturbance to adjacent utility infrastructure.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Robert A. Pontau Jr., PE
Assistant General Manager

CC: Darcy Dutton, Customer Service Specialist, Brunswick Sewer District
Wesley Wharff, Collections Supervisor, Brunswick Sewer District

BELANGER ENGINEERING
CONSULTING ENGINEERS

March 16, 2016

102-1
Mr. Leo Theberge
625 Old Portland Road
Brunswick, ME 04011

RE: Flowers Etc. Building Expansion
15 Jordan Avenue, Brunswick, ME
Map 08 Lot 41

Dear Mr. Theberge,

Enclosed please find the stormwater plans and calculations to support your proposed 2350 s.f. building re-placement on the property located at 15 Jordan Avenue in Brunswick.

The property is located in downtown Brunswick and is fully developed. The parcel is located in the Town Residential 4 District and is approximately 0.23 acres in size. The parcel currently supports a 2,277 s.f. building(s) which includes a green house and 5,848 s.f. of pavement / gravel parking. The front portion of the site is paved and drains toward the street. The remaining area is not paved but is being used for parking and vehicle storage. During rain events stormwater is stored within the parking area until it has time to infiltrate into the ground. In our experience this area would be normally classified as an impervious area with a CN factor of 98. In this condition, the area is self-contained and the sandy soils provides a sufficient compacted base for vehicles but also provides infiltration. To model this condition, we have given the parking a CN factor of 89 (85% impervious conditions) and routed the area into a hydrocad pond which defines the existing storage on the parking area.

You had also indicated that traditionally stormwater would temporarily puddle in the parking lot but infiltrates quickly. On occasion, water would pond in the cellar below the ground house temporarily but drains dry. We have assumed a slow infiltration rate of 2.41 inches per hour which is consistent with Maine DEP standards. We expect this rate would be higher in the sandy condition.

It is my understanding that the existing buildings on site are old and out-dated. These buildings will be removed. A new building and parking lot will be constructed to support the Flowers Etc. business located on site. The development is being located over existing impervious and building areas. The project does not increase impervious areas on site. A drainage ring will be installed to provide on site stormwater storage.

In this condition, the hydrocad calculations shows a decrease in peak runoff rates for the 2, 10, and 25 storm events.

FLOODING STANDARD RESULTS POND			
Storm	PRE C.F.S.	Post C.F.S.	DIFFERENCE CFS
2 YEAR	0.09	0	-0.09
10 YEAR	0.11	0	-0.11
25 YEAR	0.45	0.38	-0.07

The proposed drainage ring is intended to mimic and expand the existing storage on site. The existing gravel areas provide approximately 797 c.f. of storage. The parking lot may be paved so a drainage ring will be installed to provide effective storage. The drainage ring and parking lot storage provides 1490 c.f. of storage on site. This exceeds the existing storage on site and detains the 10 year storm on site without flooding into the street.

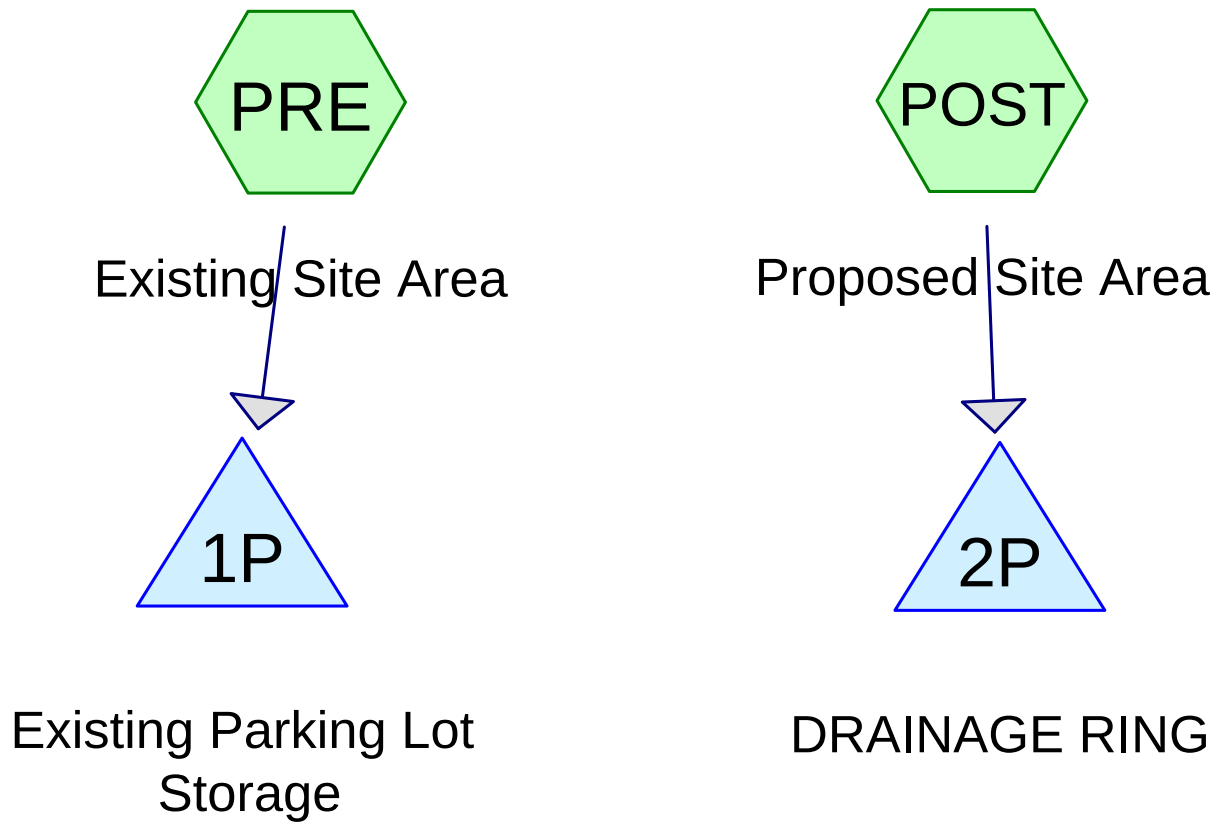
The proposed drainage ring provides adequate volume storage for the 10 year storm event given the existing conditions. The project maintains the pre development flows for the 2, 10 and 25 year storm events.

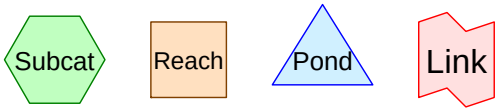
Should the Town require additional information, let me know. Should you have questions, please call.

Very truly yours,

Christopher S. Belanger, P.E.

STATE OF MAINE
CHRISTOPHER S. BELANGER
9098
LICENSED
PROFESSIONAL ENGINEER





Drainage Diagram for STORMWATER REV 3-5-2016
Prepared by Belanger Engineering, Printed 3/16/2016
HydroCAD® 9.10 s/n 02780 © 2010 HydroCAD Software Solutions LLC

Summary for Subcatchment POST: Proposed Site Area

Runoff = 0.46 cfs @ 12.01 hrs, Volume= 0.027 af, Depth> 1.42"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.10"

	Area (sf)	CN	Description
*	5,131	98	Proposed pavement, gravel, walks
*	2,350	98	Proposed building and greenhouse
	2,528	39	>75% Grass cover, Good, HSG A
	10,009	83	Weighted Average
	2,528		25.26% Pervious Area
	7,481		74.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.22		**Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 3.30"

Summary for Subcatchment PRE: Existing Site Area

Runoff = 0.46 cfs @ 12.01 hrs, Volume= 0.027 af, Depth> 1.42"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.10"

	Area (sf)	CN	Description
*	5,848	89	Urban commercial, 85% imp, HSG A
*	2,554	98	Existing building and greenhouse
	1,607	39	>75% Grass cover, Good, HSG A
	10,009	83	Weighted Average
	2,484		24.82% Pervious Area
	7,525		75.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.22		**Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 3.30"

Summary for Pond 1P: Existing Parking Lot Storage

Inflow Area = 0.230 ac, 75.18% Impervious, Inflow Depth > 1.42" for 2 Year event
Inflow = 0.46 cfs @ 12.01 hrs, Volume= 0.027 af
Outflow = 0.09 cfs @ 12.45 hrs, Volume= 0.027 af, Atten= 81%, Lag= 26.4 min
Discarded = 0.09 cfs @ 12.45 hrs, Volume= 0.027 af
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 100.81' @ 12.45 hrs Surf.Area= 1,550 sf Storage= 367 cf
Flood Elev= 101.50' Surf.Area= 3,000 sf Storage= 1,950 cf

Plug-Flow detention time= 35.1 min calculated for 0.027 af (100% of inflow)
Center-of-Mass det. time= 34.6 min (827.6 - 793.0)

Volume	Invert	Avail.Storage	Storage Description
#1	100.50'	1,950 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.50	800	0	0
101.00	2,000	700	700
101.50	3,000	1,250	1,950

Device	Routing	Invert	Outlet Devices
#1	Discarded	100.50'	**2.410 in/hr Exfiltration over Surface area above 100.00'** Excluded Surface area = 0 sf
#2	Secondary	101.00'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=0.09 cfs @ 12.45 hrs HW=100.81' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=100.50' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 2P: DRAINAGE RING

Inflow Area =	0.230 ac, 74.74% Impervious, Inflow Depth > 1.42" for 2 Year event			
Inflow =	0.46 cfs @	12.01 hrs, Volume=	0.027 af	
Outflow =	0.00 cfs @	5.00 hrs, Volume=	0.000 af, Atten= 100%, Lag= 0.0 min	
Discarded =	0.00 cfs @	5.00 hrs, Volume=	0.000 af	
Secondary =	0.00 cfs @	5.00 hrs, Volume=	0.000 af	

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 98.33' @ 20.00 hrs Surf.Area= 169 sf Storage= 1,184 cf
Flood Elev= 101.50' Surf.Area= 1,582 sf Storage= 2,160 cf

Plug-Flow detention time= (not calculated: initial storage excedes outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	85.00'	739 cf	**13.00'W x 13.00'L x 14.00'H Prismatoid** 2,366 cf Overall - 518 cf Embedded = 1,848 cf x 40.0% Voids
#2	87.00'	506 cf	**7.33'D x 12.00'H Vertical Cone/Cylinder** Inside #1 518 cf Overall - 0.5" Wall Thickness = 506 cf
#3	100.00'	914 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
		2,160 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
100.00	2	0	0	2
101.00	942	329	329	944
101.50	1,413	585	914	1,419

Device	Routing	Invert	Outlet Devices
#1	Discarded	85.00'	**2.410 in/hr Exfiltration over Surface area above 85.00'** Excluded Surface area = 169 sf
#2	Secondary	101.00'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=0.00 cfs @ 5.00 hrs HW=85.00' (Free Discharge)
└─**1=Exfiltration** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=85.00' (Free Discharge)
└─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Subcatchment POST: Proposed Site Area

Runoff = 0.85 cfs @ 12.01 hrs, Volume= 0.051 af, Depth> 2.64"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.60"

	Area (sf)	CN	Description
*	5,131	98	Proposed pavement, gravel, walks
*	2,350	98	Proposed building and greenhouse
	2,528	39	>75% Grass cover, Good, HSG A
	10,009	83	Weighted Average
	2,528		25.26% Pervious Area
	7,481		74.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.22		**Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 3.30"

Summary for Subcatchment PRE: Existing Site Area

Runoff = 0.85 cfs @ 12.01 hrs, Volume= 0.051 af, Depth> 2.64"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.60"

	Area (sf)	CN	Description
*	5,848	89	Urban commercial, 85% imp, HSG A
*	2,554	98	Existing building and greenhouse
	1,607	39	>75% Grass cover, Good, HSG A
	10,009	83	Weighted Average
	2,484		24.82% Pervious Area
	7,525		75.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.22		**Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 3.30"

Summary for Pond 1P: Existing Parking Lot Storage

Inflow Area = 0.230 ac, 75.18% Impervious, Inflow Depth > 2.64" for 10 Year event
Inflow = 0.85 cfs @ 12.01 hrs, Volume= 0.051 af
Outflow = 0.22 cfs @ 12.36 hrs, Volume= 0.050 af, Atten= 74%, Lag= 21.1 min
Discarded = 0.11 cfs @ 12.36 hrs, Volume= 0.048 af
Secondary = 0.11 cfs @ 12.36 hrs, Volume= 0.002 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 101.03' @ 12.36 hrs Surf.Area= 2,052 sf Storage= 753 cf
Flood Elev= 101.50' Surf.Area= 3,000 sf Storage= 1,950 cf

Plug-Flow detention time= 57.1 min calculated for 0.050 af (100% of inflow)
Center-of-Mass det. time= 56.5 min (835.2 - 778.7)

Volume	Invert	Avail.Storage	Storage Description
#1	100.50'	1,950 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.50	800	0	0
101.00	2,000	700	700
101.50	3,000	1,250	1,950

Device	Routing	Invert	Outlet Devices
#1	Discarded	100.50'	**2.410 in/hr Exfiltration over Surface area above 100.00'** Excluded Surface area = 0 sf
#2	Secondary	101.00'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=0.11 cfs @ 12.36 hrs HW=101.03' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

Secondary OutFlow Max=0.10 cfs @ 12.36 hrs HW=101.03' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Weir Controls 0.10 cfs @ 0.40 fps)

Summary for Pond 2P: DRAINAGE RING

Inflow Area =	0.230 ac, 74.74% Impervious, Inflow Depth > 2.64" for 10 Year event			
Inflow =	0.85 cfs @	12.01 hrs, Volume=	0.051 af	
Outflow =	0.04 cfs @	14.13 hrs, Volume=	0.021 af, Atten= 95%, Lag= 127.4 min	
Discarded =	0.04 cfs @	14.13 hrs, Volume=	0.021 af	
Secondary =	0.00 cfs @	5.00 hrs, Volume=	0.000 af	

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 100.90' @ 14.13 hrs Surf.Area= 942 sf Storage= 1,490 cf
Flood Elev= 101.50' Surf.Area= 1,582 sf Storage= 2,160 cf

Plug-Flow detention time= 254.2 min calculated for 0.020 af (40% of inflow)
Center-of-Mass det. time= 165.2 min (944.0 - 778.7)

Volume	Invert	Avail.Storage	Storage Description
#1	85.00'	739 cf	**13.00'W x 13.00'L x 14.00'H Prismatoid** 2,366 cf Overall - 518 cf Embedded = 1,848 cf x 40.0% Voids
#2	87.00'	506 cf	**7.33'D x 12.00'H Vertical Cone/Cylinder** Inside #1 518 cf Overall - 0.5" Wall Thickness = 506 cf
#3	100.00'	914 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
		2,160 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
100.00	2	0	0	2
101.00	942	329	329	944
101.50	1,413	585	914	1,419

Device	Routing	Invert	Outlet Devices
#1	Discarded	85.00'	**2.410 in/hr Exfiltration over Surface area above 85.00'** Excluded Surface area = 169 sf
#2	Secondary	101.00'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=0.04 cfs @ 14.13 hrs HW=100.90' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=85.00' (Free Discharge)
└─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Subcatchment POST: Proposed Site Area

Runoff = 1.18 cfs @ 12.01 hrs, Volume= 0.070 af, Depth> 3.68"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

	Area (sf)	CN	Description
*	5,131	98	Proposed pavement, gravel, walks
*	2,350	98	Proposed building and greenhouse
	2,528	39	>75% Grass cover, Good, HSG A
	10,009	83	Weighted Average
	2,528		25.26% Pervious Area
	7,481		74.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.22		**Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 3.30"

Summary for Subcatchment PRE: Existing Site Area

Runoff = 1.18 cfs @ 12.01 hrs, Volume= 0.070 af, Depth> 3.68"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.80"

	Area (sf)	CN	Description
*	5,848	89	Urban commercial, 85% imp, HSG A
*	2,554	98	Existing building and greenhouse
	1,607	39	>75% Grass cover, Good, HSG A
	10,009	83	Weighted Average
	2,484		24.82% Pervious Area
	7,525		75.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.22		**Sheet Flow, AB** Smooth surfaces n= 0.011 P2= 3.30"

Summary for Pond 1P: Existing Parking Lot Storage

Inflow Area = 0.230 ac, 75.18% Impervious, Inflow Depth > 3.68" for 25 Year event
Inflow = 1.18 cfs @ 12.01 hrs, Volume= 0.070 af
Outflow = 0.56 cfs @ 12.13 hrs, Volume= 0.070 af, Atten= 52%, Lag= 7.1 min
Discarded = 0.12 cfs @ 12.13 hrs, Volume= 0.058 af
Secondary = 0.45 cfs @ 12.13 hrs, Volume= 0.013 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 101.07' @ 12.13 hrs Surf.Area= 2,137 sf Storage= 841 cf
Flood Elev= 101.50' Surf.Area= 3,000 sf Storage= 1,950 cf

Plug-Flow detention time= 51.2 min calculated for 0.070 af (100% of inflow)
Center-of-Mass det. time= 50.8 min (821.7 - 770.9)

Volume	Invert	Avail.Storage	Storage Description
#1	100.50'	1,950 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.50	800	0	0
101.00	2,000	700	700
101.50	3,000	1,250	1,950

Device	Routing	Invert	Outlet Devices
#1	Discarded	100.50'	**2.410 in/hr Exfiltration over Surface area above 100.00'** Excluded Surface area = 0 sf
#2	Secondary	101.00'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=0.12 cfs @ 12.13 hrs HW=101.07' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.12 cfs)

Secondary OutFlow Max=0.44 cfs @ 12.13 hrs HW=101.07' (Free Discharge)
└**2=Broad-Crested Rectangular Weir** (Weir Controls 0.44 cfs @ 0.65 fps)

Summary for Pond 2P: DRAINAGE RING

Inflow Area = 0.230 ac, 74.74% Impervious, Inflow Depth > 3.68" for 25 Year event
Inflow = 1.18 cfs @ 12.01 hrs, Volume= 0.070 af
Outflow = 0.43 cfs @ 12.27 hrs, Volume= 0.040 af, Atten= 63%, Lag= 15.4 min
Discarded = 0.05 cfs @ 12.27 hrs, Volume= 0.028 af
Secondary = 0.38 cfs @ 12.27 hrs, Volume= 0.011 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 101.04' @ 12.27 hrs Surf.Area= 1,145 sf Storage= 1,613 cf
Flood Elev= 101.50' Surf.Area= 1,582 sf Storage= 2,160 cf

Plug-Flow detention time= 189.1 min calculated for 0.039 af (56% of inflow)
Center-of-Mass det. time= 112.0 min (882.9 - 770.9)

Volume	Invert	Avail.Storage	Storage Description
#1	85.00'	739 cf	**13.00'W x 13.00'L x 14.00'H Prismatoid** 2,366 cf Overall - 518 cf Embedded = 1,848 cf x 40.0% Voids
#2	87.00'	506 cf	**7.33'D x 12.00'H Vertical Cone/Cylinder** Inside #1 518 cf Overall - 0.5" Wall Thickness = 506 cf
#3	100.00'	914 cf	**Custom Stage Data (Conic)** Listed below (Recalc)
		2,160 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
100.00	2	0	0	2
101.00	942	329	329	944
101.50	1,413	585	914	1,419

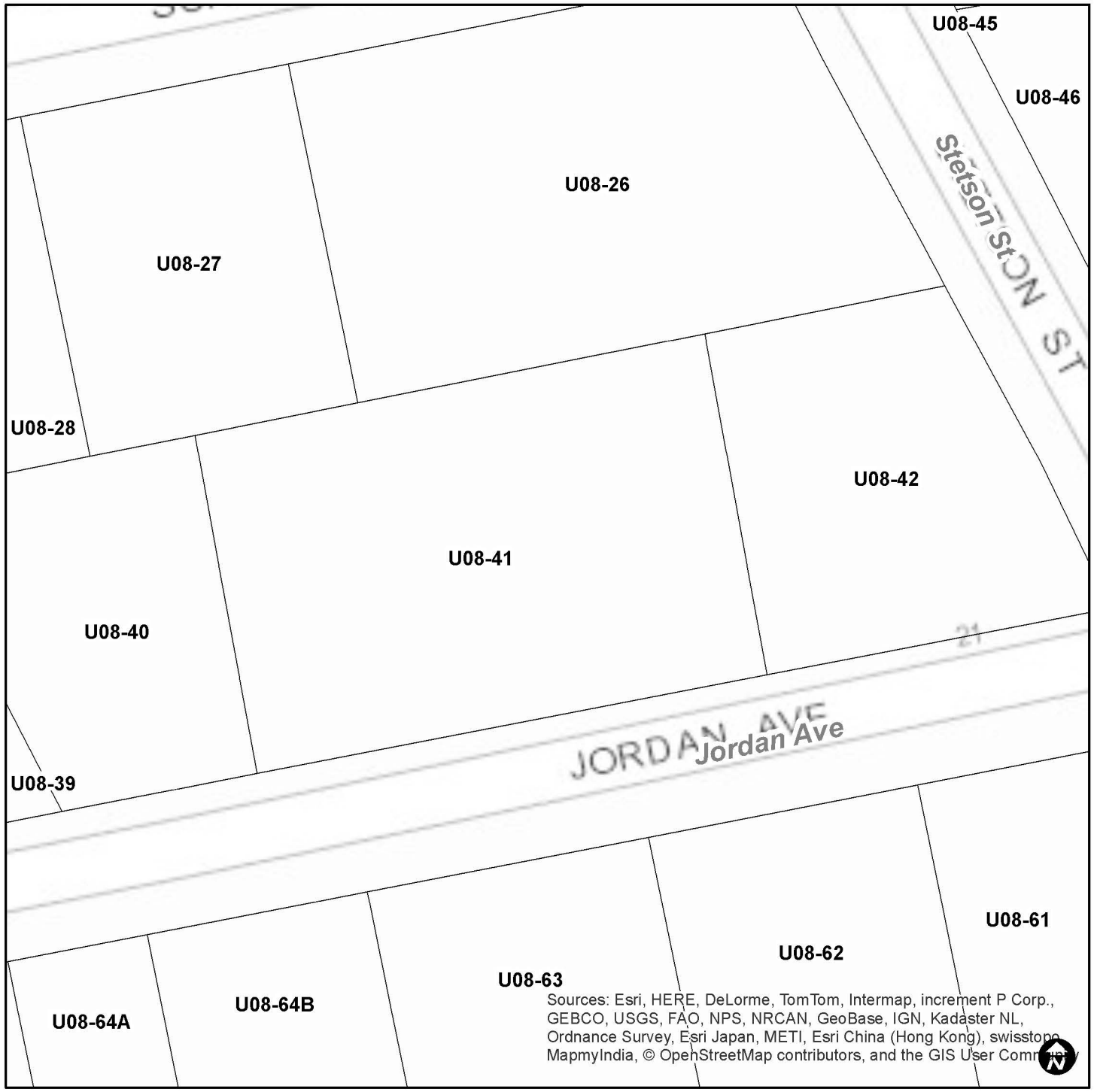
Device	Routing	Invert	Outlet Devices
#1	Discarded	85.00'	**2.410 in/hr Exfiltration over Surface area above 85.00'** Excluded Surface area = 169 sf
#2	Secondary	101.00'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=0.05 cfs @ 12.27 hrs HW=101.04' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Secondary OutFlow Max=0.18 cfs @ 12.27 hrs HW=101.04' (Free Discharge)
└─**2=Broad-Crested Rectangular Weir** (Weir Controls 0.18 cfs @ 0.48 fps)

Brunswick Maine

Leo Theberge, 15 Jordan Ave, Tax Map U08 LOT 41



Legend

- Selected Parcels
- Parcels
- Town Boundary

0 15 30 60

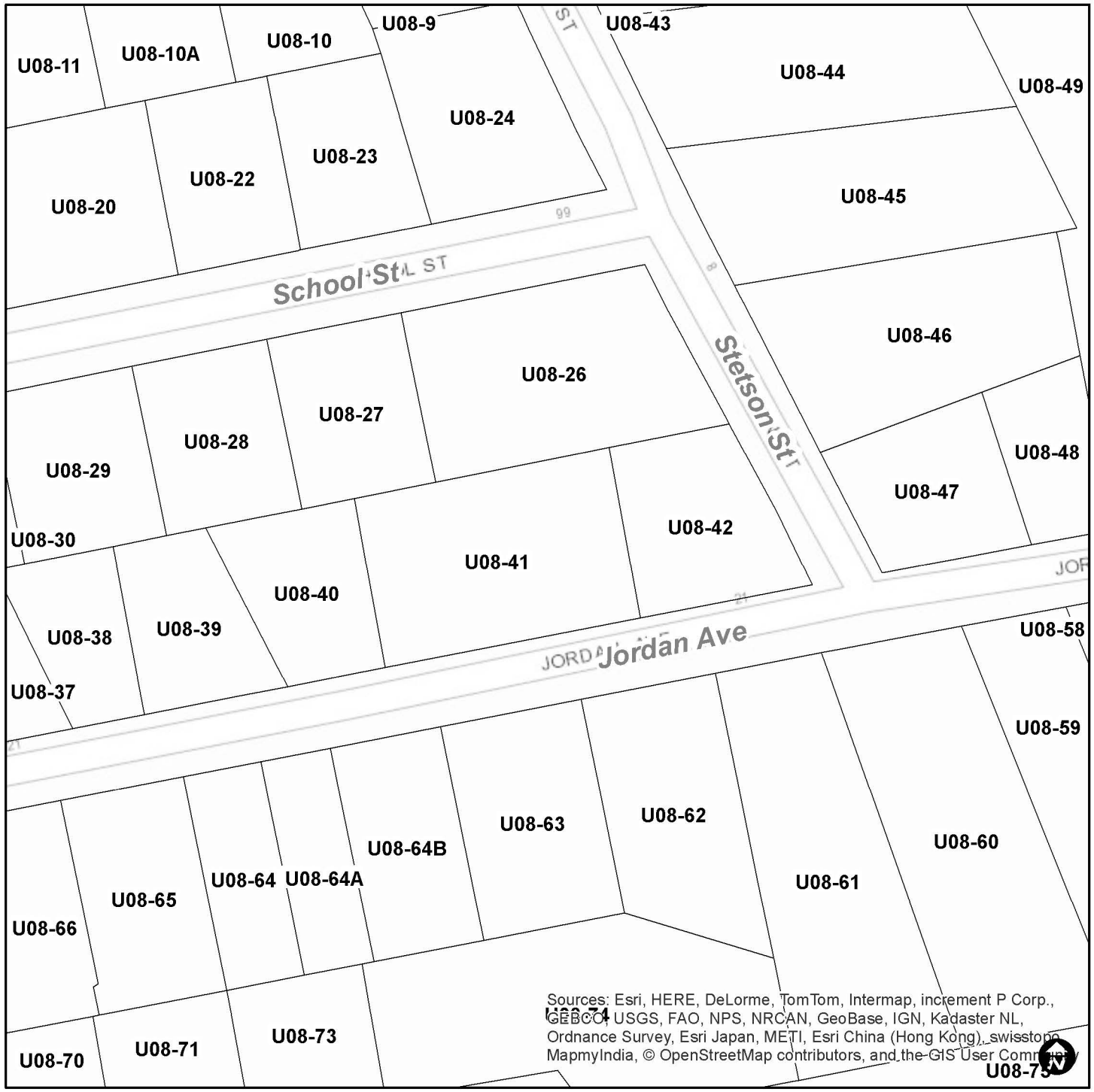
Feet

This map was generated by the Town of Brunswick's online GIS. This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.

Map generated on: 3/5/2016

Brunswick Maine

title



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Legend

- Selected Parcels
- Parcels
- Town Boundary

0 35 70 140

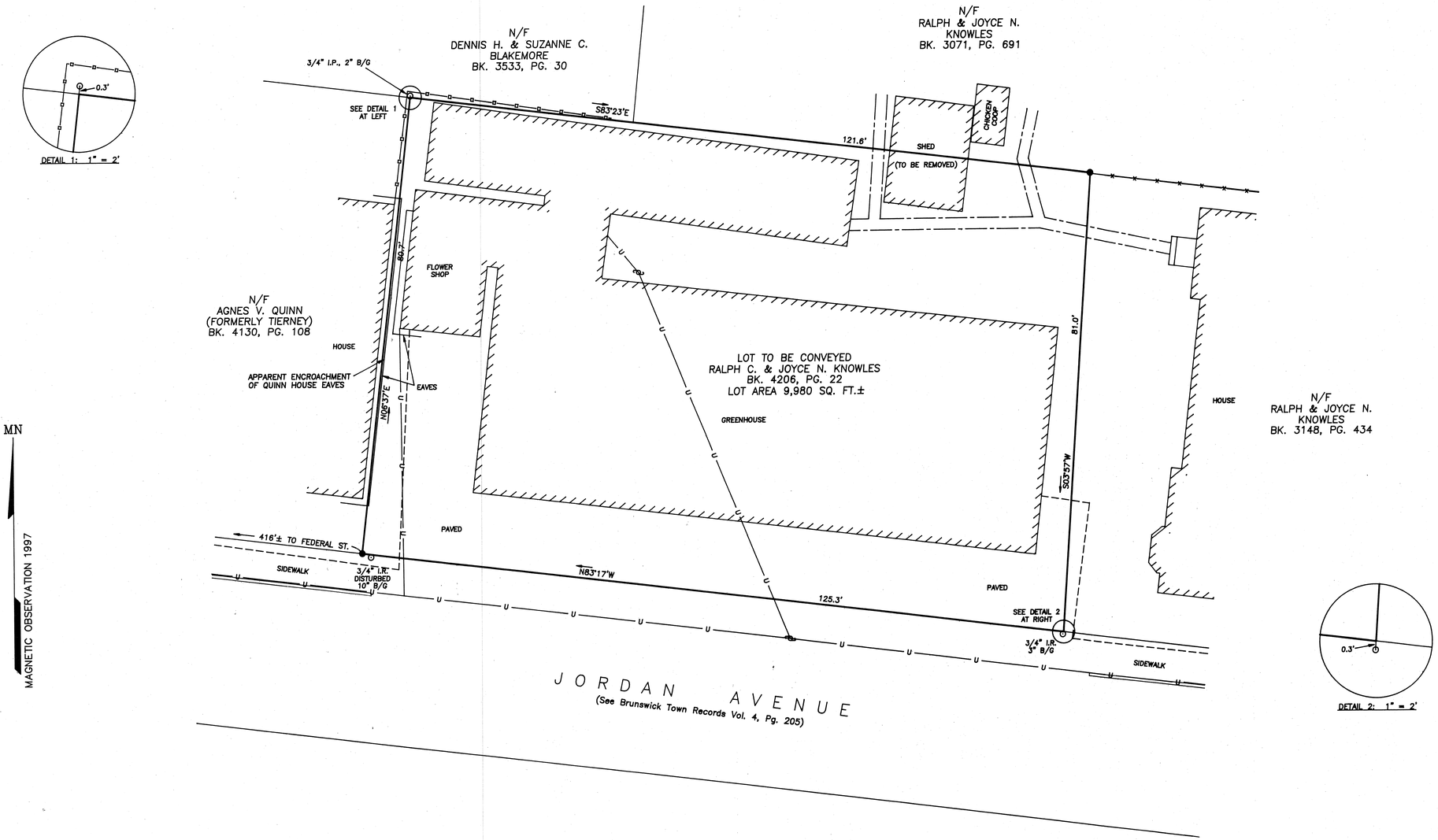
Feet

This map was generated by the Town of Brunswick's online GIS. This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.

Map generated on: 3/5/2016

Jordan Ave., Brunswick, Maine
Legend
Feature 1
Google earth
N
100 ft

PLAN REFERENCE, CUMBERLAND COUNTY REGISTRY OF DEEDS
P.B. 1, Pg. 8 Plan of twenty-three lots for A. B. Thompson, dated June 30, 1841, by Elijah P. Pike.



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

	PROPERTY LINE OF LOT SURVEYED
	EDGE OF PAVEMENT
	CURB
	EDGE OF WALKWAY
	BUILDING
	BOARD FENCE
—x—x—x—x—x—x—	WIRE FENCE
—U—	OVERHEAD UTILITIES
	UTILITY POLE
O	MONUMENT FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
B/G	BELOW GRADE
●	5/8" IRON REBAR SET

I certify to Leo G. Theberge exclusively, that to the best of my knowledge this plan conforms to the standards of a Category 1, Condition III survey as defined by the Maine State Board of Licensure for Professional Land Surveyors with the following exceptions:

1. Distances less than 35' are ±0.05'.
2. No report prepared.
3. No description prepared.

STATE OF MAINE, CUMBERLAND, SS
REGISTRY OF DEEDS
Received _____, 19___
at ___h ___m ___M and recorded in
Plan Book _____, Page _____
Attest: _____
Register

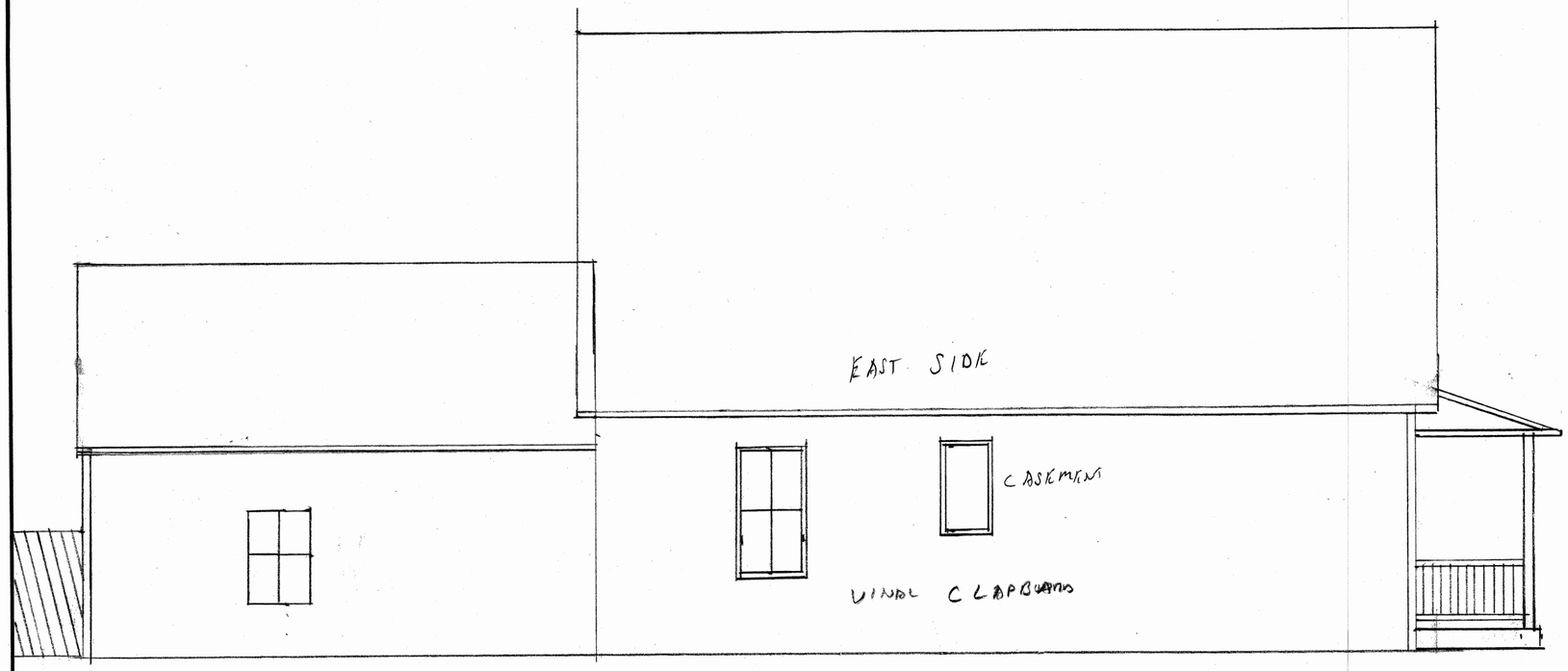
LOT TO BE CONVEYED
BY RALPH C. & JOYCE N. KNOWLES TO
LEO G. THEBERGE
15–17 JORDAN AVENUE
BRUNSWICK, MAINE

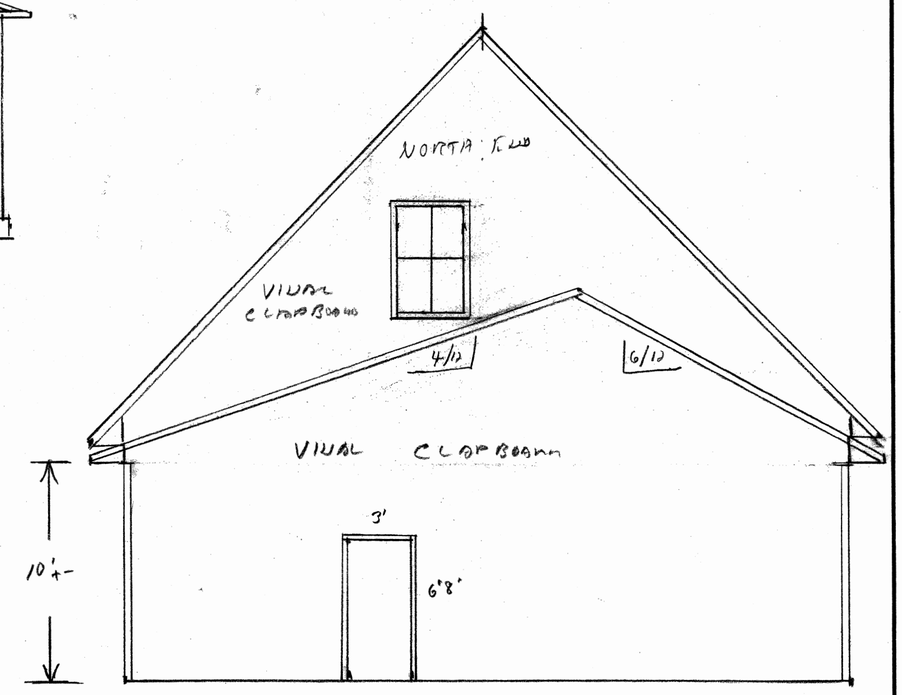
Owner of record:
Ralph C. & Joyce N. Knowles
38 School St.
Brunswick, ME 04011

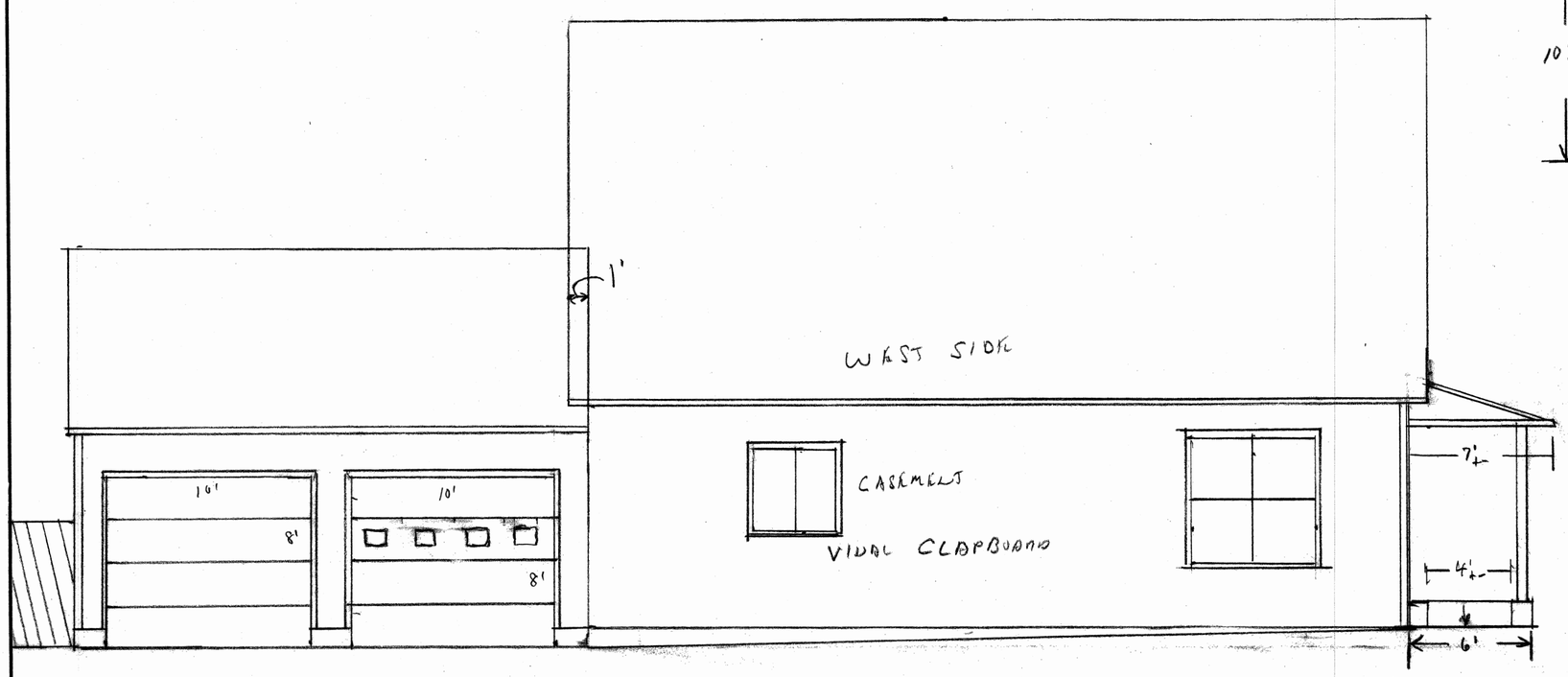
Prepared by:
ROBERT M. SPIVEY, P.L.S. 1338
P. O. Box 901
Brunswick, ME 04011
207–721–0511

Project: 490 File: T490
Scale: 1" = 10'

Date of Survey: April 1997
Date of Plan: Apr. 11, 1997





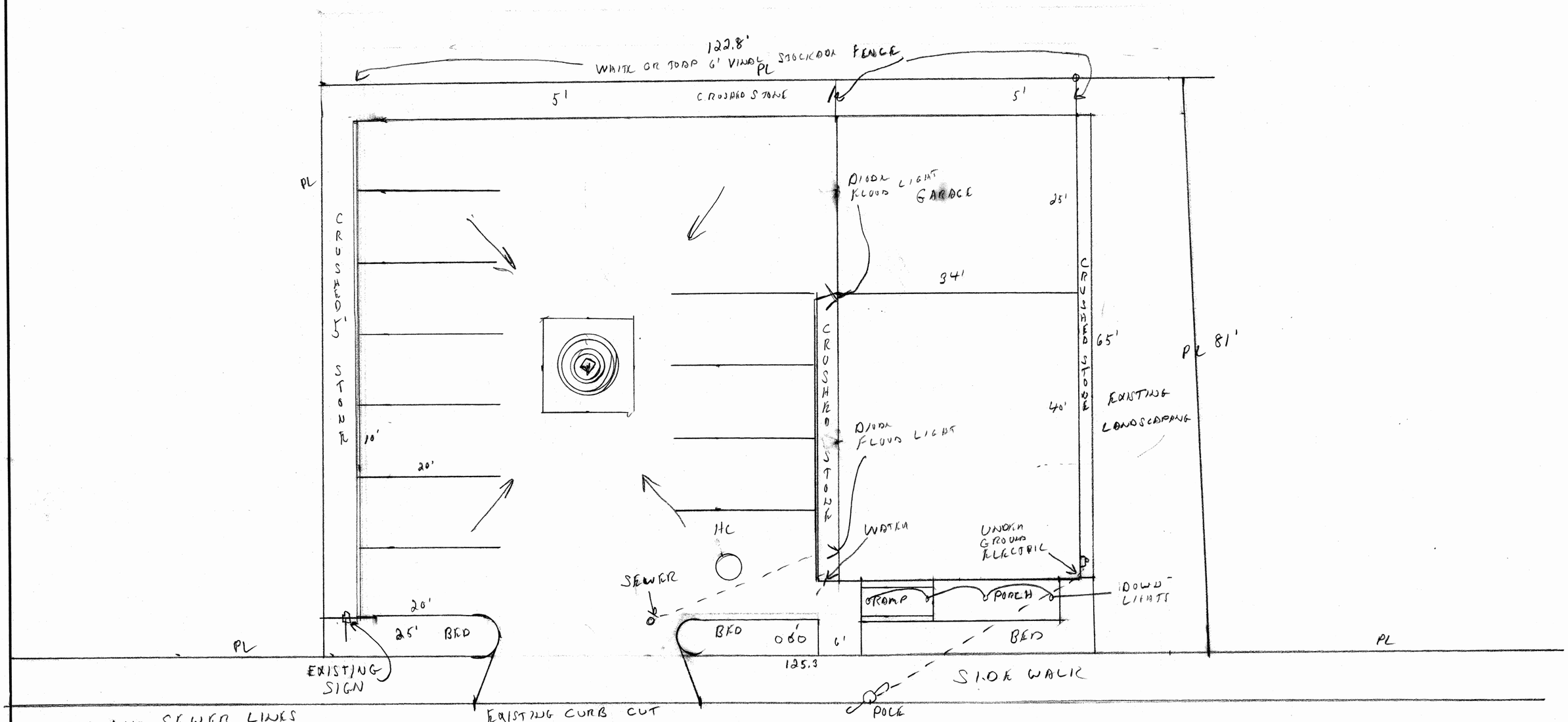


SCALE: 1" = 5'	APPROVED BY:	DRAWN BY LKO T.
DATE: 01/03/16		REVISED
		DRAWING NUMBER

EROSION & SEDIMENT CONTROL PLAN
WILL COMPLY WITH
MAINE EROSION & SEDIMENT CONTROL PRACTICES FIELD GUIDE
OBTAIN MARCH 2016

TR 4
U08
41

BONE
MAP
LOT #



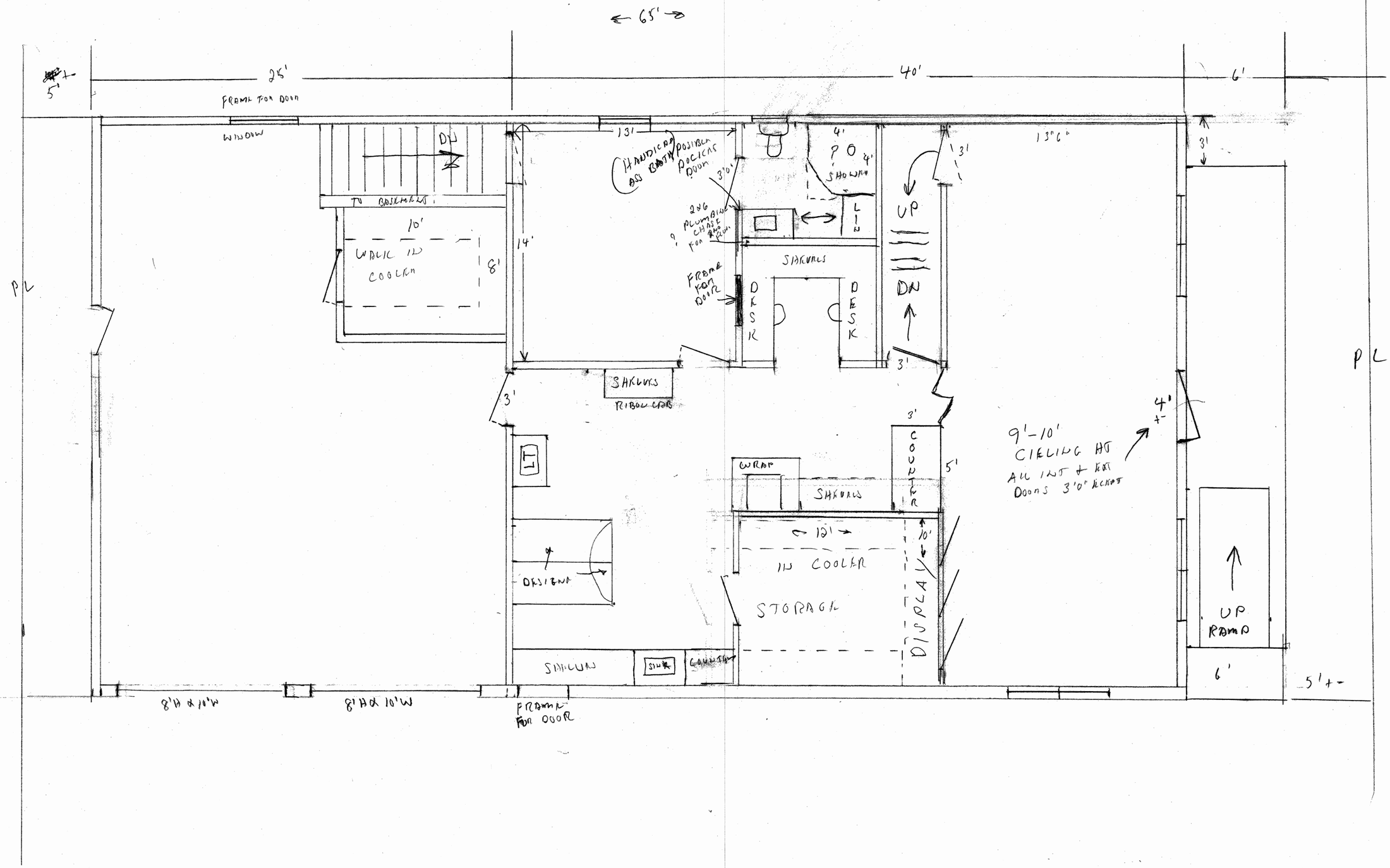
WATER AND SEWER LINES STUBBED IN WHEN NEW WATER LINE INSTALLED IN JANUARY 6-8 YEARS AGO

BEDS PERENNIALS S/A DAYLILIES ANNUALS ETC.

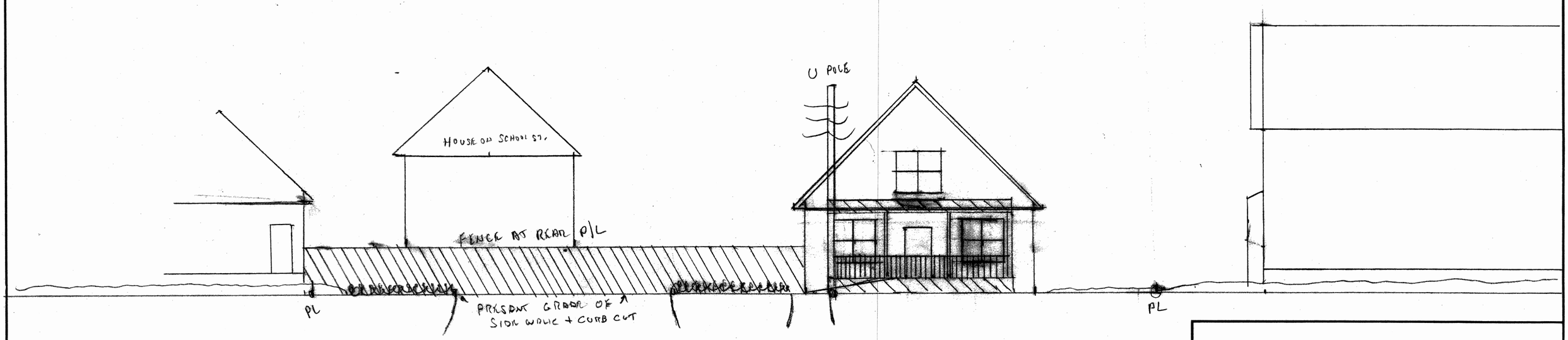
SCALE: 1" = 10'	APPROVED BY:	DRAWN BY LKO T.
DATE: 04/10/16		REVISED
		DRAWING NUMBER

EROSION & SEDIMENT CONTROL PLAN
WILL COMPLY WITH
MAINE EROSION & SEDIMENT CONTROL PRACTICES FIELD GUIDE
DATED MARCH 2016

TR4 ZONE
U08 MAP
41 LOT #



SCALE: 1" = 4' 40	APPROVED BY:	DRAWN BY LKO
DATE: 09/30/15		REVISED
		DRAWING NUMBER



SCALE: 1" = 10'	APPROVED BY:	DRAWN BY Leo T.
DATE: 12/27/2015		REVISED
		DRAWING NUMBER

SCALE: 1" = 2'	APPROVED BY:	DRAWN BY LEO T.
DATE: 10/27/2015		REVISED
		DRAWING NUMBER

NOTES:

1. EXISTING CONDITIONS ARE BASED ON AERIAL AND TAX MAP INFORMATION FOUND ON THE TOWN OF BRUNSWICK GIS WEBSITE.

2. BOUNDARY LINES ARE APPROXIMATE AND BASED ON TAX MAP GIS DATA.

3. IMPERVIOUS AREAS:

PAVEMENT, GRAVEL, WALKS	5,848 S.F.
BUILDINGS	2,277 S.F.
LAWN / LANDSCAPE	1,884 S.F.
TOTAL:	10,009 S.F. = 0.23 ACRES±

Existing Conditions Plan

Flowers Etc.
15 Jordan Avenue, Brunswick, ME 04011

Leo Theberge
625 Old Portland Road, Brunswick, ME 04011

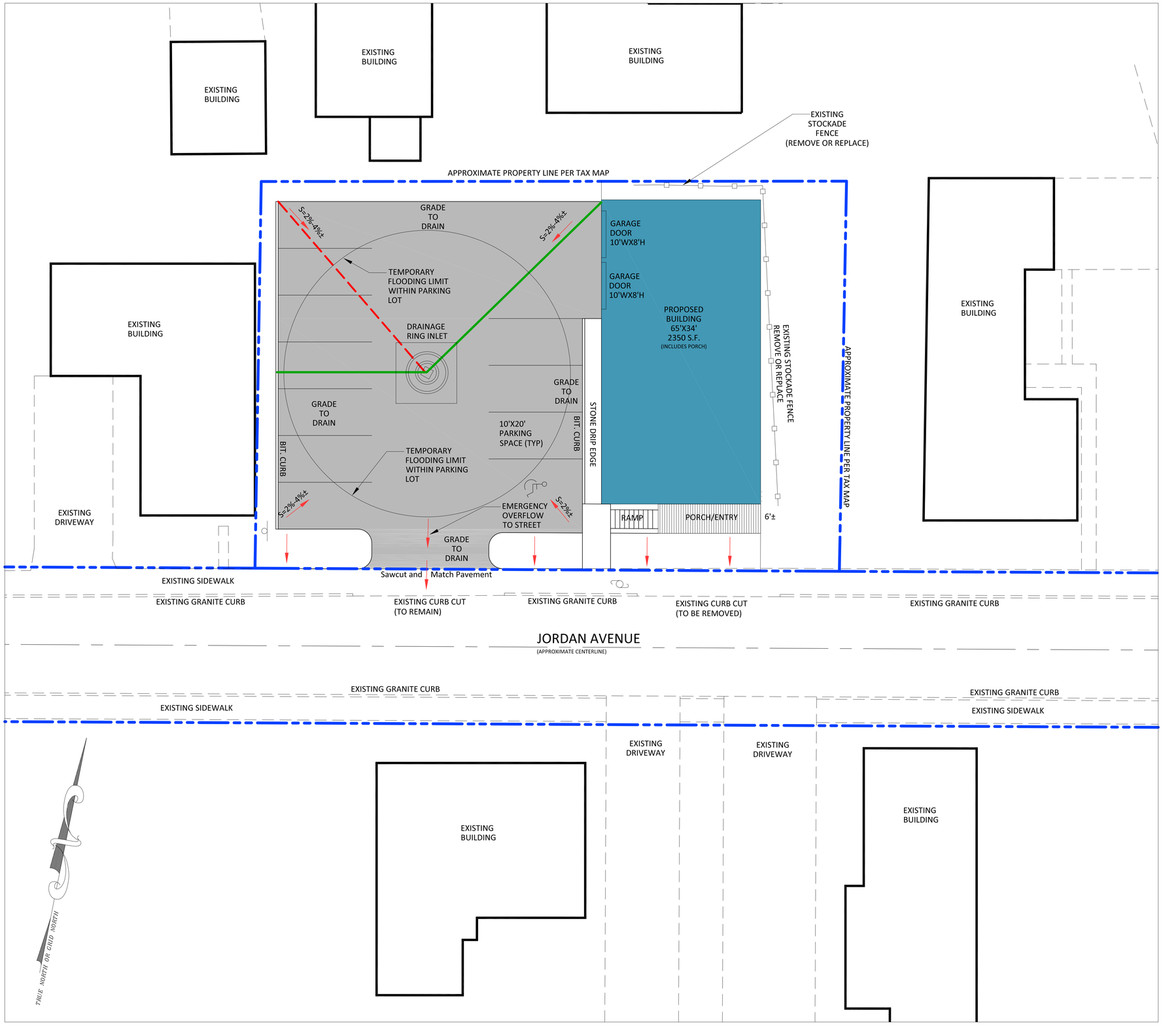
STATE OF MAINE
CHRISTOPHER S. BELANGER
9098
LICENSED PROFESSIONAL ENGINEER

Christopher S. Belanger

BELANGER ENGINEERING
CONSULTING ENGINEERS
63 Second Avenue , Augusta, Maine 04330
Email: cbelanger@roadrunner.com
Ph 207-622-1462, Cell 207-242-5713

- COMMERCIAL PROJECTS
- RESIDENTIAL SUBDIVISIONS
- TOWN AND STATE APPROVALS
- SITE PLANNING & DESIGN
- STORMWATER MANAGEMENT
- ROAD AND UTILITY DESIGN
- EROSION CONTROL PLANS

FIELD WK:	SCALE: 1"=10'	SHEET:
DRN BY: CSB	JOB #: 102	1 of 2
CH'D BY: CSB	SS:	
DATE: 3-15-2016	FILE:	



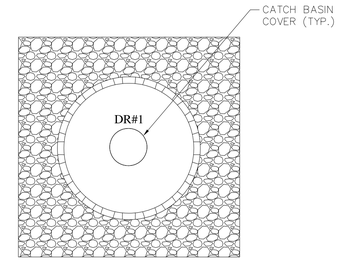
NOTES:

1. EXISTING CONDITIONS ARE BASED ON AERIAL AND TAX MAP INFORMATION FOUND ON THE TOWN OF BRUNSWICK GIS WEBSITE.

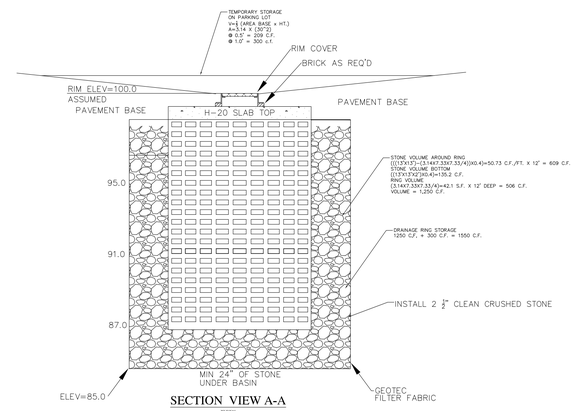
2. BOUNDARY LINES ARE APPROXIMATE AND BASED ON TAX MAP GIS DATA.

3. IMPERVIOUS AREAS:

PAVEMENT, GRAVEL, WALKS	5,131 S.F.
BUILDINGS	2,350 S.F.
LAWN / LANDSCAPE	2,528 S.F.
TOTAL:	10,009 S.F. = 0.23 ACRES±



PLAN VIEW
NOT TO SCALE



SECTION VIEW A-A

PROPOSED CONCRETE DRAINAGE RING

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

Post Development Stormwater Plan

Flowers Etc.
15 Jordan Avenue, Brunswick, ME 04011

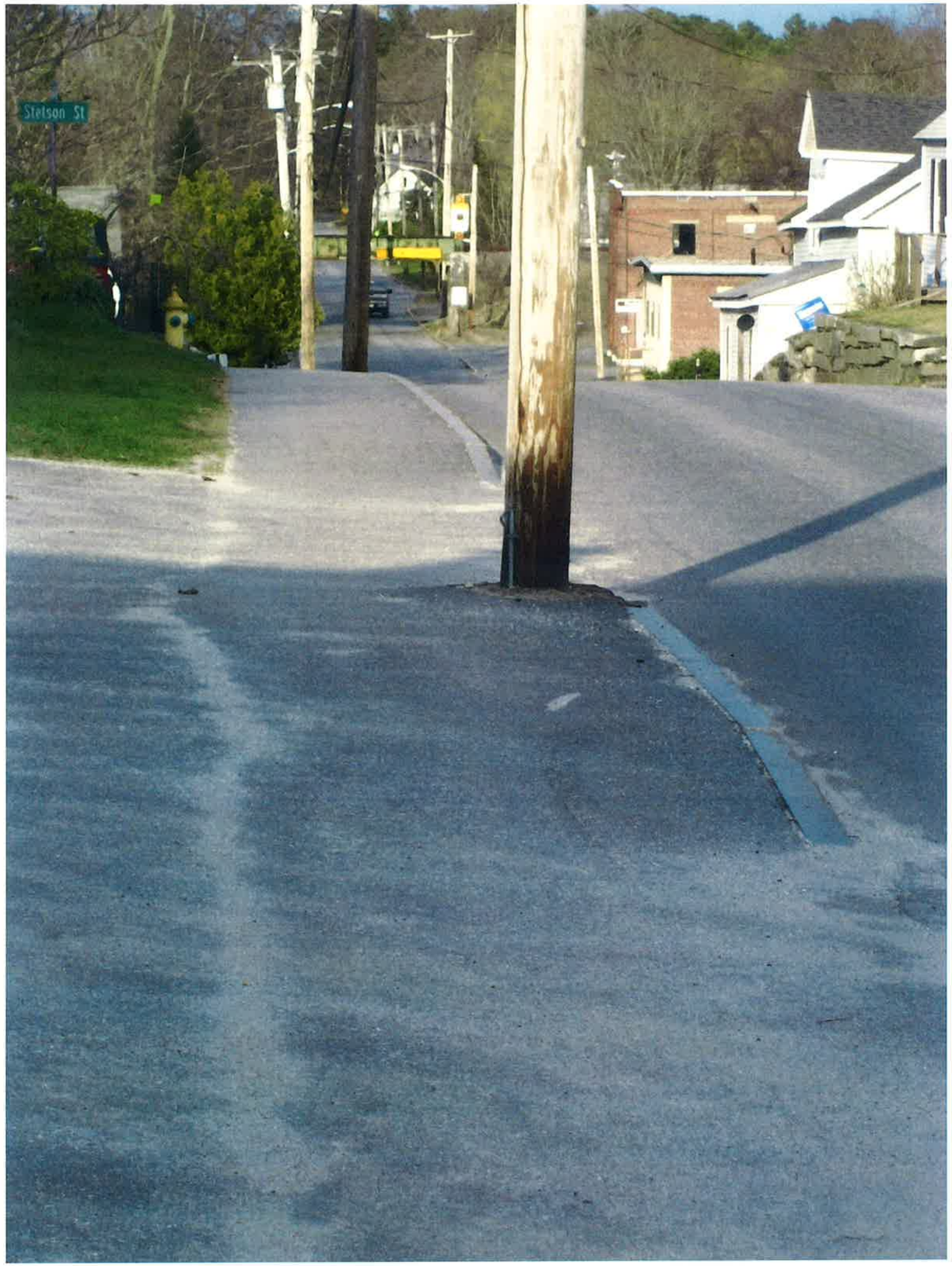
Leo Theberge
625 Old Portland Road, Brunswick, ME 04011

STATE OF MAINE
CHRISTOPHER S. BELANGER
9098
LICENSED
PROFESSIONAL ENGINEER

BELANGER ENGINEERING
CONSULTING ENGINEERS
63 Second Avenue , Augusta, Maine 04330
Email: cbelanger@roadrunner.com
Ph 207-622-1462, Cell 207-242-5713

- COMMERCIAL PROJECTS
- RESIDENTIAL SUBDIVISIONS
- TOWN AND STATE APPROVALS
- SITE PLANNING & DESIGN
- STORMWATER MANAGEMENT
- ROAD AND UTILITY DESIGN
- EROSION CONTROL PLANS

FIELD WK:	SCALE: 1"=10'	SHEET: 2 OF 2
DRN BY: CSB	JOB #: 102	
CH'D BY: CSB	SS:	
DATE: 3-16-2016	FILE:	


Stetson St

Stetson St

BK 13195 PG 264

038241

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

(Statutory Short Form)

Ralph C. Knowles, Trustee of both The Ralph C. Knowles Living Trust and The Joyce N. Knowles Living Trust both dated July 8, 1997, of Brunswick, Cumberland County and State of Maine, for consideration paid, grants to Leo Theberge and Monica Theberge, of Brunswick, Cumberland County and State of Maine, as joint tenants and not as tenants in common, *with Warranty Covenants*, the land in Brunswick, Cumberland County, State of Maine, as follows:

A certain lot or parcel of land situated on the Northerly side of Jordan Avenue, so-called, in the Town of Brunswick, County of Cumberland and State of Maine, together with the buildings thereon and being a portion of the same premises which were conveyed by Walter L. Larock to Joseph U. and Ruth H. Jones, which said deed is dated April 17, 1948 and in said deed described as follows:

Beginning at the Southwesterly corner of land now or formerly of one George A. Nelson and the Northerly line of said Jordan Avenue; thence running in a general Northerly direction along a fence and along land now or formerly of said George A. Nelson 84 feet, more or less, to a corner post and another fence at land now or formerly of one Hacker; thence running Westerly along said fence and along land now or formerly of said Hacker and now or formerly of one A. F. Brehaut a distance of 123 feet, more or less, to a point and other land now or formerly of Walter L. Larock; thence running Southerly along other land now or formerly of said Larock 85 feet, more or less, to the Northerly line of said Jordan Avenue; thence running Easterly along the Northerly line of said Jordan Avenue 127 feet and 10 inches to the place of beginning.

Being a portion of the same premises conveyed by Walter L. Larock to Joseph U. and Ruth H. Jones by deed dated April 17, 1948, and recorded in the Cumberland County Registry of Deeds in Book 2231, Page 310.

Reference is made to a Plan entitled "Lot to be conveyed by Ralph C. and Joyce N. Knowles to Leo G. Theberge, 15-17 Jordan Avenue, Brunswick, Maine" dated April 11, 1997, to be recorded in the Cumberland County Registry of Deeds. Further reference is made to a Certificate of Variance Approval dated March 12, 1997, and recorded at Book 12997, Page 133 in the Cumberland County Registry of Deeds, and a Certificate of Variance Approval dated July 9, 1997, to be recorded.

Excepting, however, from the above described parcel of land that portion thereof which was conveyed by said Larocks to Charles J. Tierney and Agnes Tierney by Warranty Deed dated September 29, 1965, and recorded in the Cumberland County Registry of Deeds in Book 2938, Page 423, to which deed and its record reference is hereby made for a description of that portion of land excepted from the above.

The within conveyance is subject to two restrictive covenants which shall run with the land and be enforceable by the Grantors, his heirs, successors and assigns forever, as follows:

A. Within two years of the date hereof, the Grantees shall create a 15-foot natural buffer zone immediately adjoining the eastern boundary of the real estate, which said buffer zone shall be 15 feet in width and shall run from the Northerly side of Jordan Avenue in a Northerly direction to the Northerly boundary of the above-described premises. The Grantees shall remove any portion of the greenhouse which is necessary to establish the buffer zone and level and grass over the buffer zone; and

B. Within two years of the date hereof, the Grantees shall erect a fence of a type approved by all appropriate municipal boards, along the western bound of the buffer zone described above.

C. In the event that Grantees' first mortgagee, its successors or assigns, acquires title to the premises through foreclosure or a deed-in-lieu of foreclosure, any affirmative

obligations described in Paragraphs A and B (for instance, removal of the greenhouse or construction of a fence) shall not be enforceable against Grantees' first mortgagee, its successors or assigns.

Also reserving to the Grantor, his heirs, successors and assigns forever, an exclusive and permanent easement to landscape and maintain the natural buffer zone described above. Said buffer zone shall in perpetuity remain in a natural state without permanent structures of any kind, except for fencing.

These are the same premises described in a Warranty Deed of Joseph U. Jones and Ruth H. Jones to Ralph C. Knowles and Joyce N. Knowles dated April 27, 1978, and recorded in the Cumberland County Registry of Deeds in Book 4206, Page 22. See also Quitclaim deed from Ralph C. Knowles and Joyce N. Knowles to the Grantors dated July 8, 1997, to be recorded herewith.

WITNESS, the hand and seal of Ralph C. Knowles in his said capacity this 10th day of July, 1997.

The Ralph C. Knowles Living Trust

Witness

By: Ralph C. Knowles
Ralph C. Knowles, Trustee

The Joyce N. Knowles Living Trust

Witness

By: Ralph C. Knowles
Ralph C. Knowles, Trustee

STATE OF MAINE
Cumberland, ss.

July 10, 1997

Then personally appeared the above-named Ralph C. Knowles in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

SEAL

Notary Public/~~Attorney-at-Law~~

CAROL B. POTTS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUGUST 20,2002

RECEIVED
RECORDED REGISTRY OF DEEDS
1997 JUL 15 AM 10: 04
CUMBERLAND COUNTY
John B O'Brien

BK13195PG266

038242

APPEAL #2161

CERTIFICATE OF VARIANCE APPROVAL

I, John Poutree, Vice-Chairman of the Zoning Board of Appeals for the Town of Brunswick, Cumberland County and State of Maine, hereby certify that on the 9th day of July, 1997, a variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353 and the Brunswick Zoning Ordinance.

1. PROPERTY OWNER(S): Leo Theberge

2. PROPERTY: Cumberland County Registry of Deeds Book 4106 Page 22
Town Tax Map U8 Lot 41

3. VARIANCE: 20 feet on the minimum lot size requirement, 20 feet on the left rear setback and 11 feet on the right rear setback for an existing floral business at 15 Jordan Avenue

4. CONDITIONS OF VARIANCE (if any):

IN WITNESS WHEREOF, I have hereto set my hand and seal this 9th day of July, 1997.

TOWN OF BRUNSWICK

John Poutree

John Poutree

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named John Poutree this 9th day of July, 1997, and acknowledged the above instrument to be his/her free act and deed in said capacity.

Norman Rattey, Attorney at Law

This certificate must be recorded in the Cumberland County Registry of Deeds, 142 Federal Street, Portland, Maine 04101, within 90 days of the granting of the variance for the variance to be valid, pursuant to 30A M.R.S.A. section 4353.

VAR2CERT.PRI 6/96

BK 13195 PG 267

DECISION

BRUNSWICK ZONING BOARD OF APPEALS

APPELLANT	CASE NO.	DATE
LEO THEBERGE	2161	JULY 9, 1997

THIS APPEAL IS ☒ APPROVED ☐ DISAPPROVED

AS PRESENTED

FINDINGS OF FACT

Majority findings are presented first, minority findings are presented last.

2161 - LEO THEBERGE REQUESTING A DIMENSIONAL VARIANCE OF 20 FEET ON THE MINIMUM LOT SIZE, 20 FEET ON THE LEFT REAR SETBACK AND 11 FEET ON THE RIGHT REAR SIDE SETBACK FOR AN EXISTING FLORAL BUSINESS AT 15 JORDAN AVENUE, MAP U8 LOT 41, IN THE TR4 (JORDAN ACRES NEIGHBORHOOD).

SEAL

ATTESTED A TRUE COPY OF RECORDS ON FILE IN THIS OFFICE

SPECIAL CONDITIONS

This appeal has been granted subject to the following special conditions:

WE FIND THE ABOVE TO BE A TRUE AND ACCURATE DESCRIPTION OF OUR FINDINGS AND WE SO CERTIFY.

NAME	APPROVE	SIGNATURE	DATE
John Pontbriand			7/9/97
John C. Bott			7/9/97
N. J. Ruttes			7/9/97
S.G. Garrett			7/9/97
W J Lamb	✓		7/9/97
		RECEIVED RECORDED REGISTRY OF DEEDS	
		1997 JUL 15 AM 10: 05	
ZBA – 1 7/24/81		CUMBERLAND COUNTY John B O'Brien	

Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

CERTIFICATE OF APPROPRIATENESS

April 27, 2016

Leo and Monica Theberge
625 Old Portland Road
Brunswick, ME 04011

Dear Mr. and Mrs. Theberge:

Per your request, your earlier application (VRB 16-001) to construct a replacement commercial structure and attached garage to house the existing business, Flowers, Etc., located at 15 Jordan Avenue, (Map U08, Lot 41) in the Town Residential 4 (TR4) District and Village Review Overlay Zone was reconsidered by the Village Review Board on April 26, 2016. The specific reason for your request was for the Board to reconsider the imposition of condition #2, "*That the windows have exterior grilles or divided lights of two over two, two over one, or four over four*" of their previous approval dated February 23, 2016. The Board reconsidered their original decision and agreed to remove condition #2. The reapproved Findings of Fact and Motions are attached for your reference.

This Certificate of Appropriateness is issued as required for new construction pursuant to Section 216.4.A.1 of the Brunswick Zoning Ordinance. The following conditions of approval shall apply:

1. That any mechanical equipment and dumpsters be located to the rear of the property with adequate screening to be determined during development review.

Please note that any changes to the approved design and materials shall require further review and approval in accordance with the Brunswick Zoning Ordinance, Section 216.

The proposed project will require review and approval by the Staff Review Committee as a minor development plan prior to any permits being issued.

Feel free to contact me with any questions.

Good luck with your project,

Anna M. Breinich

Anna M. Breinich, FAICP
Director

enclosures

Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

CERTIFICATE OF APPROPRIATENESS

February 24, 2016

Leo and Monica Theberge
625 Old Portland Road
Brunswick, ME 04011

Dear Mr. and Mrs. Theberge:

Your application (VRB 16-001) to demolish the existing commercial structures housing Flowers, Etc., located at 15 Jordan Avenue, (Map U08, Lot 41) in the Town Residential 4 (TR4) District and Village Review Overlay Zone was approved by the Village Review Board on February 24, 2016. The approved Findings of Fact and Motions are attached for your reference.

This Certificate of Appropriateness is issued as required for demolitions pursuant to Section 216.4.A.5 of the Brunswick Zoning Ordinance. There are no conditions of approval.

A demolition permit issued by the Codes Enforcement Officer is required before beginning the demolition.

Feel free to contact me with any questions.

Sincerely,

Anna M. Breinich, FAICP
Director

enclosures

Approved Findings of Fact
15 Jordan Avenue
Request for Two Certificates of Appropriateness for Demolition and New Construction
Village Review Board
Original Approval Date: February 23, 2016
Reconsideration and Reapproval Date April 27, 2016

Project Name:	Demolition of Existing Nonresidential Structures/Construction of Replacement Nonresidential Structure)
Case Number:	VRB -16-001
Tax Map:	Map U08, Lot 41
Applicant:	Four Season Grounds Care, Inc. dba Flowers Etc. 625 Old Portland Road Brunswick, ME 04011 207-725-5461
Project Property Owners:	Leo and Monica Theberge 625 Old Portland Road Brunswick, ME 04011 207-725-5461

PROJECT SUMMARY

The applicant is requesting two Certificates of Appropriateness for demolition and new construction activities. A Certificate of Appropriateness is requested to demolish the contributing commercial structures housing Flowers Etc., located at 15 Jordan Avenue. A second Certificate of Appropriateness is requested for the construction of a replacement structure and attached garage for the existing business. The application as submitted contains detailed documentation of current structural conditions, a structural engineer's opinion regarding economic feasibility to repair the existing structures and building elevations/materials for the proposed replacement structures.

The proposed development is located in the Town Residential 4 (TR4) Zoning District and the Village Review Overlay Zone.

The proposed project will require review and approval by the Staff Review Committee.

The following combined draft Findings of Fact for a Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for New Construction is based upon review standards as stated in Section 216.9 of the Brunswick Zoning Ordinance.

216.9 Review Standards

A. General Standard.

1. **All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance. In meeting the standards of this Ordinance the applicant may obtain additional guidance from the U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings and the Village Review Zone Design Guidelines.** *As documented by photos and the structural engineering report, it appears that the existing nonresidential structures are economically beyond repair. The new replacement*

plantings to provide a suitable buffer between the parking lot and sidewalk. A landscaping plan will be required as part of the site plan review submittal. Adequacy of parking will also be determined at that time.

2. **Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *As shown on the site plan, a pedestrian connection is provided to the sidewalk and the flower shop from the proposed parking lot.*
3. **All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view.** *It is unknown at this time whether dumpsters will be used on site and will be determined as part of site plan review. Should dumpsters be located on site, the location shall be enclosed with a screened material, such as stockade fencing, to the rear of the property. Any ground mounted mechanical equipment should be located adjacent to the rear side wall or back wall of the structure.*
4. **Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.** *No roof-top equipment is proposed.*
5. **Building Materials:**
    a. **The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.** *None of these materials are proposed for use on any visual portion of the structure.*
    b. **The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.** *Primary building material may be vinyl or clapboard. Wood clapboard is preferred.*
    c. **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.** *No trademark advertising icons are proposed to be built into the design of the building.*
6. **No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.** *Not applicable.*
7. **No building on Maine Street shall have more than 15 feet horizontally of windowless wall.** *Not applicable.*
8. **All new buildings and additions on Maine Street:**
    a. **Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.** *Not applicable.*
    b. **If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.** *Not applicable.*
    c. **The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass.** *Not applicable.*
9. **Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources.** *Not applicable.*

APPROVED MOTIONS
15 JORDAN AVENUE
REQUEST FOR TWO CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION AND NEW CONSTRUCTION
VILLAGE REVIEW BOARD
ORIGINAL APPROVAL DATE: FEBRUARY 23, 2016
RECONSIDERATION AND REAPPROVAL DATE: APRIL 27, 2016

Motion 1: That the Certificates of Appropriateness joint application is deemed complete.

Motion 2: That the Board approves the Certificate of Appropriateness for demolition of structures located at 15 Jordan Avenue as outlined in the application with the following condition:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

Motion 3: That the Board approves the Certificate of Appropriateness for construction of a new commercial structure at 15 Jordan Avenue as outlined in the application with the following conditions:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

2. ~~That the windows have exterior grilles or divided lights of two over two, two over one, or four over four.~~ ***Removed by the Village Review Board by unanimous vote on April 26, 2016.***

3. That any mechanical equipment and dumpsters be located to the rear of the property with adequate screening to be determined during development review.

BRUNSWICK & TOPSHAM
WATER DISTRICT

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

Alan J. Frasier, PE
General Manager

Craig W. Douglas, PE
District Engineer

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

William G. Alexander, Jr.
Operations Manager

April 20, 2016

Leo Theberge
Flowers Etc.
625 Old Portland Rd.
Brunswick, ME 04011
Via email: leo@comcast.net

RE: New Building Ability to Serve Domestic Water at 15 Jordan Ave. Brunswick

Dear Mr. Theberge:

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.

Previous correspondence states the peak flow for the new service is 15gpm, the District is capable of taking on this additional use. The site has a 1" service that was installed in 2006 to server this expansion. A 5/8" meter will be required with a backflow device according to our Rules and Regulations.

Feel free to contact me if you have any questions

Yours truly,

Tim Herrick
Technical Support Manager

Cc: Craig Douglas

RECEIVED
APR 13 2016
By

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

1. Applicant:

Name: KELLEY HUGHES
Address: 35 CHAMBERLAIN
BRUNSWICK
Phone #: 207-751 8080 / 207-725-7973

2. Business:

Name: WILDFLOURS GLUTEN-FREE BAKERY
Address: 54 CUMBERLAND
BRUNSWICK
Phone #: 207-725-7973

3. Property/Building Owner:

Name: GEORGE CABOT
Address: 582 RIVER RD
BRUNSWICK ME 04011

4. Assessor's Tax Map # 15 Lot # 19 of subject property.

5. Zoning District TOWN CORE A.1.1.

6. Street Address of Parcel(s) For Consideration: 54 CUMBERLAND ST.

7. Planning Area (See Appendix I): TOWN CORE A.1.1.

Owner Signature: Kelley Hughes

Applicant Signature (*if different*): _____

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.

   SEE ATTACHED

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)? _____

   SEE ATTACHED

3. How many people are to be employed at this site should the Special Permit be granted?
   5

4. If this involves a residential component, how many dwelling units are proposed? 0

5. How many customers are likely to use the site during the course of a day? 20 week? 100. Please anticipate peak demand.

6. How many service vehicles per week do you anticipate? 1

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

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. _____

   SEE ATTACHED

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

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.

Applicant: KELLEY HUGHES

Business Name: WILDFLOURS GLUTEN-FREE BAKERY

Proposed Land Use: RETAIL BAKERY

Street Address of Property: 54 CUMBERLAND ST

Zoning District of Property: TOWN CORE A.I.I.

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.

Applicant: KELLEY HUGHES

Business Name: WILDFLOURS GLUTEN-FREE BAKERY

Proposed Land Use: RETAIL BAKERY

Street Address of Property: 54 CUMBERLAND ST

Zoning District of Property: TOWN CORE A.1.1.

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.

Wildflours
GLUTEN-FREE
BAKERY

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

Dear Ms. Breinich,

I respectfully submit this Special Permit Application for the proposed use of an existing commercial building located at 54 Cumberland Street in Brunswick. The property is identified at MapU15, Lot 19 according to the Town of Brunswick's Assessor's office.

I own Wildflours Gluten-Free Bakery. Established in 2008, Wildflours was originally a retail shop located at 1 Mason Street in Brunswick. The business was destroyed by fire in April of 2011 and since that time we have been operating as a wholesale and farmer's market business and based out of 54 Cumberland Street. I am submitting this request in order to again open a small retail space. The vision is a small walk-in bakery open five days a week 8am-2pm. Wildflours does not intend to be another café or eatery, but instead an in-and-out bakery that will allow customers access to our products on a more regular and consistent basis than we are currently able to offer by participating in a weekly farmer's market.

The following are responses to the specific questions found on the Special Permit application:

How does your application further the Planning Goals for the Planning Area in which your property is located?

54 Cumberland Street, the proposed cite for our retail outlet is within Planning Area A.1.1 Town Core. The following is an excerpt from the Zoning Ordinance from July 2014 that described Town Core.

" The Town Core Planning Area included the Downtown and its immediately adjacent neighborhoods, including the Core Campus for Bowdoin College. It's the center of the community anchored by Fort Andross and the Androscoggin riverfront to the north and Bowdoin College to the south. The Town Core is envisioned to have the greatest residential density and intensity of nonresidential uses. It is an inviting and vibrant commercial, cultural, educational, recreational and residential center."

The proposed use of the site fits well within the intended use of the planning area. The building is a commercial one; offering services such as accounting, chiropractic and music lessons. 54 Cumberland Street falls within one of the immediately adjacent neighborhoods of the downtown area. It is next to railroad tracks, a home business, (Animal Grooming) and is across the street from the collection of businesses at Brunswick Crossing. These include a tanning salon, comic book shop, redemption center and print shop. We are one block from the Tedford shelter and two blocks from the Union Street Bakery.

How many square feet of space is the proposed use going to occupy?
The bakery will be 940 sq. feet.

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.

If a new structure is proposed how many square feet is the structure?
No new building structures are proposed. A new front entrance, bakery window with window boxes and a foundation garden will improve the exterior of the building.

How many people are to be employed at this site should the Special Permit be granted?
Wildflours will employ 5 part-time people at the start of business, with more employees to be added as business expands.

If this involves a residential component, how many dwelling units are proposed?
There are no residential units proposed.

How many customers are likely to use the site during the course of a day? Week? Please anticipate peak demand.
We anticipate that, on average, 20 customers a day will visit the site (100 per week).

How many service vehicles that will service the business should the Special Permit be granted? The number of service vehicles will remain the same. During the busiest season, suppliers will deliver once a week.

What are the sizes of the vehicles that will service the business should the Special Permit be granted? United Natural Foods and Hillcrest Foods deliver using 48′ and 53′ commercial trailer trucks respectively.

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.)

As mentioned, we intend to visually improve the exterior of the building by adding a front entrance on the roadside of the building. Once approved, we will add an awning, front door, bakery window, window boxes and foundation gardens. Our bakery will enhance the downtown neighborhood feel, much like the addition of Union Street Bakery has done.

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

We do not expect an issue with traffic or parking as we are a small operation ($125,000 annual gross sales projected) and will not be functioning as a restaurant or a café. Our products will be offered to go Tuesday-Saturday 8am-2pm. As previously mentioned, there will not be an increase in service vehicles. (While it is true that we will need more supplies, it only means an increase in the size of our orders from current vendors, not an increase in the frequency with which they are delivered.)

We appreciate your time and consideration of our application for special permit in order to change our use of the property 54 Cumberland Street.

Respectfully,

Kelley Hughes, Owner
Wildflours Gluten-Free Bakery
207-725-7973

COPY

Commercial Rental Agreement

This Agreement is entered into between _Cabot Rental Corp._ "Tenant" and __Honalee Realty, LLC / Stephan Bamburger__ "Landlord." Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this agreement.

1. The Landlord rents to Tenant, and Tenant rents from Landlord, for commercial purposes only, the Parking Area behind the Brunswick Crossing Mall located on Cushing St.. in Brunswick Maine.

2. The parking area is to be used only for commercial parking for Tenant(s) of 54 Cumberland Street.

3. The rental will begin on January 1, 2016 and continue until January 1, 2021 . Landlord may terminate the tenancy or modify the terms of this Agreement at any time by giving the Tenant(s) 30 days' written notice. Tenant(s) may terminate the tenancy at any time by giving the Landlord 30 days' written notice.

4. Tenant will pay to Landlord a monthly rent of $130, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case

rent is due on the next business day. Rent will be paid to Honalee Realty, LLC at 45 Page St., Brunswick, Maine 04011 or at such other place as the Landlord may designate.

5. Rent may be paid:

[X] by mail, to Above Address

[ ] in person, at _____

6. Landlord will accept payment in these forms:

[X] personal check made payable to Honalee Realty, LLC

[ ] cashier's check made payable to _____

[ ] credit card

[ ] money order

[ ] cash

7. If Tenant(s) fail to pay the rent in full before the end of the 15th day after it is due, Tenant(s) will pay Landlord a late charge of $10.00, Landlord does not waive the right to insist on payment of the rent in full on the date it is due. If any check offered by Tenant(s) to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment," or any other reason, Tenant(s) will pay Landlord a returned check charge of $20.00.

8. Tenant(s) will pay no utility charges, all will be paid by the Landlord:

9. Tenant(s) will not sublet any part of the premises or assign this Agreement without the prior written consent of Landlord.

10. Except as provided by law, or as authorized by the prior written consent of Landlord,

a. Tenant(s) will not, without Landlord's prior written consent, alter or change the rented parking area.

11. Tenant(s) and guests or invitees will not use the area or adjacent areas in such a way as to:

a. violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs;

b. commit waste (severe property damage); or

c. create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

12. Tenant(s) will keep the Parking Area clean, sanitary, and in good condition and, upon termination of the tenancy, return the Parking Area to Landlord in a condition identical to that which existed when Tenant(s) took occupancy, except for ordinary wear and tear.

a. Tenant(s) will immediately notify Landlord of any defects or dangerous conditions in and about the Parking Area of which Tenant(s) becomes aware.

13. In any action or legal proceeding to enforce any part of this lease, the prevailing party shall recover reasonable attorney fees and court costs.

14. The failure of Tenant(s) or Tenant(s)'s guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant(s)'s Rental Application, will be grounds for termination of the tenancy.

15. This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant(s). Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

16. Additional provisions which are incorporated into this Agreement are as follows:

_____

17. If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

a. Tenant(s) will immediately notify Landlord of any defects or dangerous conditions in and about the Parking Area of which Tenant(s) becomes aware.

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17. If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

Signed on Date: January 1, 2016

4/1/16

Manager/Owner Honalee Realty, LLC/ Stephan Bamberger

4/1/16

Tenant

Contact number and Address for Tenant(s) :

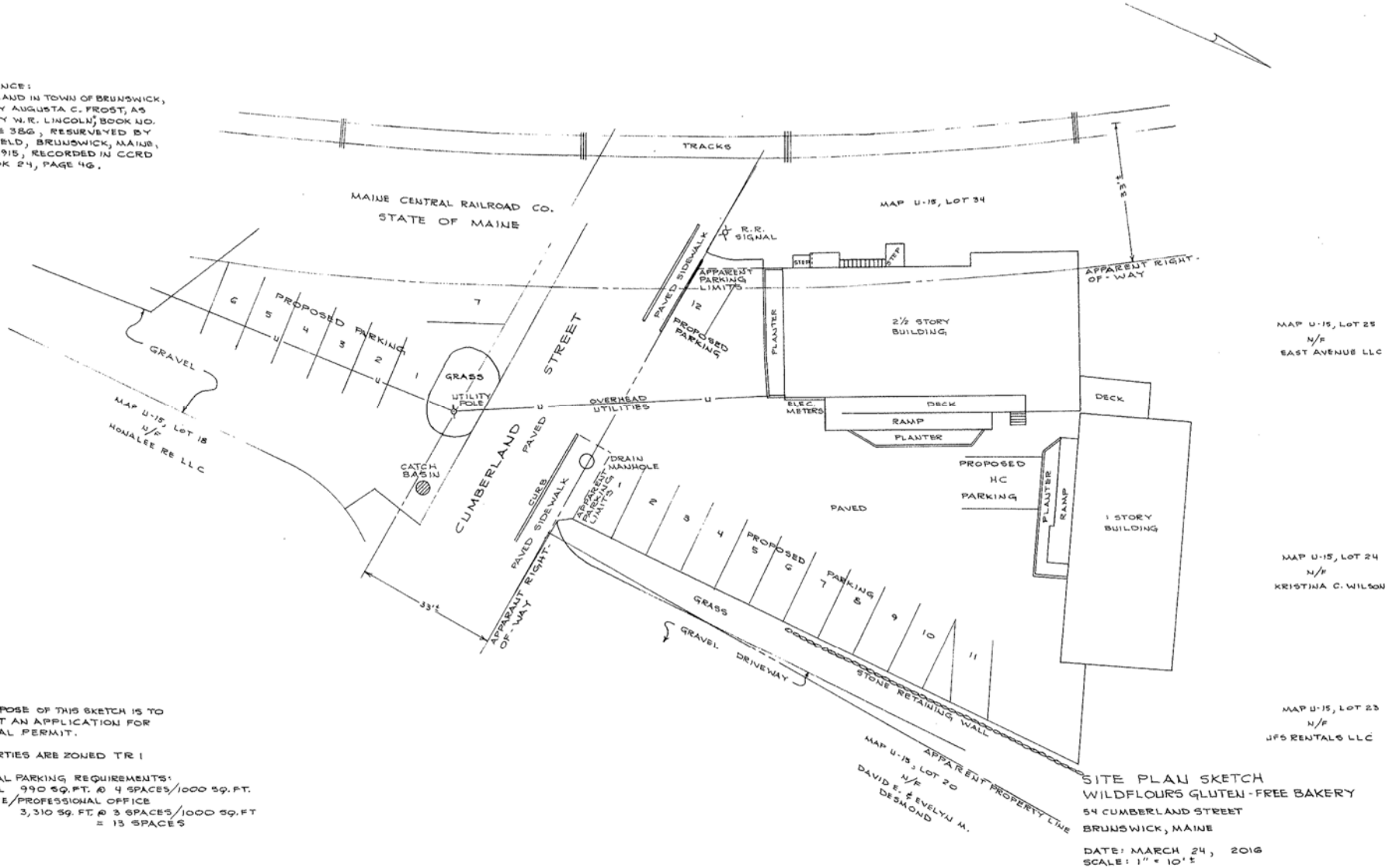
Cabot Rental Corp./ George D. Cabot IV

582 River Rd. Brunswick, Maine 04011

207-751-8080

gdciv@msn.com

PLAN REFERENCE:
"PLAN OF LAND IN TOWN OF BRUNSWICK, OWNED BY AUGUSTA C. FROST, AS DEEDED BY W.R. LINCOLN", BOOK NO. 826, PAGE 386, RESURVEYED BY S. LITCHFIELD, BRUNSWICK, MAINE, JULY 26, 1915, RECORDED IN CCRD PLAN BOOK 24, PAGE 46.



NOTE:
1. THE PURPOSE OF THIS SKETCH IS TO SUPPORT AN APPLICATION FOR A SPECIAL PERMIT.
2. PROPERTIES ARE ZONED TR 1
3. NOMINAL PARKING REQUIREMENTS:
   RETAIL 990 SQ. FT. @ 4 SPACES/1000 SQ. FT.
   OFFICE/PROFESSIONAL OFFICE
   3,310 SQ. FT. @ 3 SPACES/1000 SQ. FT
   = 13 SPACES

SITE PLAN SKETCH
WILDFLOURS GLUTEN-FREE BAKERY
54 CUMBERLAND STREET
BRUNSWICK, MAINE

DATE: MARCH 24, 2016
SCALE: 1" = 10'±