

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
OCTOBER 13, 2015**

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

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

A meeting of the Brunswick Planning Board was held on Tuesday, October 13, 2015, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

1. Case # 15-045, Meadow Rose Farm Subdivision: The Board will review and take action regarding an Amendment to the Approved Final Plan, submitted by Two Clarks, LLC, for the creation of an additional two lots and revision to the conditions of approval. The subdivision is accessed from Church Road, located on a 71.4 acre lot in the Rural Brunswick Smart Growth Overlay District, within the Coastal Protection 2 (CP2) Zoning District. Assessor's Map 17, Lot 126.

Margaret Wilson recused herself from this project as she is a member of the Brunswick Topsham Land Trust Board of Directors who will likely be taking over the conservation land included in this project.

Jared Woolston introduced the application for an amendment to the Approved Final Plan for the creation of 2 lots and revisions to the conditions of approval for Meadow Rose Farm Subdivision. Jared stated that this approval is for the creation of a new lot, extension for sewer service to Lot 5 and a revision to condition #8.

Kevin Clark, of Sitelines, reviewed a PowerPoint presentation regarding revisions to condition #8, division of the first two lots into three and revise the plan so that the method of sewage to the first five lots along Rugosa Way will be public sewer. Kevin provided a project overview and reviewed the revised two lots into three. Richard Visser asked about a pond that was not showing up on the plans per a letter the Board received from Thomas Carney. Kevin replied that the pond is shown in the stormwater engineer's design, but not on the subdivision plan and noted that the pond is not on the subdivision property. Charlie Frizzle asked that the applicant add this pond to the subdivision plan so that it is not overlooked.

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

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

MOTION BY JEREMY EVANS THAT ALL APPLICABLE PRIOR FINDINGS OF FACT AND CONDITIONS OF APPROVAL RELATING TO THIS AMENDMENT REMAIN IN EFFECT, IN ADDITION TO THE REPLACEMENT OF PRIOR CONDITION #8 WHICH IS REVISED AS FOLLOWS IN CONDITION #1 AND NEW CONDITION #2 CONTAINED HEREIN:

1. That prior to the issuance of a building permit the applicant shall record the proposed conservation parcel in the Cumberland County Registry of Deeds and provide a copy of the recorded conveyance to the Director of Planning and Development.
2. That prior to the recording of the final plan the pond on Map 17, Lot 26 is depicted on the final site plan as approved by the Department of Planning and Development.

MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

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

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

MOTION SECONDED BY SOXNA DICE, APPROVED UNANIMOUSLY.

2. Case # 15-027, Spruce Meadow Subdivision: The Board will review and take action regarding a Final Plan Major Development Review Subdivision Application submitted by William Moore, for a proposed 33-lot open space residential subdivision. (Original Assessor's Map 13, Lot 34, 66-78) in the Mixed Use 5 (MU5) Zoning District).
Removed from agenda on 9/30/15; to be rescheduled.

3. Case # 15-040 Bangor Savings Bank: The Board will review and take action regarding a combined Sketch Plan Major Development Review application submitted by CJ Properties, Inc. for the construction of a new 3,700 square foot Bangor Savings Bank facility, including two drive-up windows, pocket park and parking lot. The project is located on a 19,641 square foot parcel at the NE corner of Maine and Mason Streets, in the Town Center 1 (TC1) Zoning District and Village Review Overlay Zone. (Assessor's Map U14, Lots 163 and 165. *Added to agenda on 10/2/15.*

Margaret Wilson returned to the meeting.

Jared Woolston introduced the application for the construction of a new 3,700 sq. ft. Bangor Savings Bank to be located on the corner of Maine Street and Mason Street. The construction will include a 15-space landscaped parking lot with a rear facing 2-car drive thru. Anna Breinich

stated that the Village Review Board approved the Certificates of Appropriateness for the demolition of 11 Mason Street and the new construction of the combined lots; the outstanding new construction design lot Condition of Approval by the VRB was completed on 10/13/15. Anna said that the Planning Board has the approved VRB design in their materials.

David Latulippe, applicant representative, presented a PowerPoint presentation and reviewed the roofline design, current and proposed view from Maine Street, building features, and the landscape plan. Margaret Wilson asked why they chose to circulate the traffic clockwise instead of counter clockwise. David replied that they have a stop bar and stated that they want the left hand to get to the teller in the drive thru. Margaret noted that it is difficult to parallel park on Maine Street. David replied that he is willing to work with the Town and suggested instead of 3 parking spaces, there be 2 longer parking spaces.

MOTION BY SOXNA DICE THAT THE MAJOR DEVELOPMENT REVIEW COMBINED SKETCH/FINAL SITE PLAN APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

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

MOTION BY BILL DANA THAT THE MAJOR DEVELOPMENT REVIEW COMBINED SKETCH/FINAL SITE PLAN IS APPROVED WITH THE FOLLOWING CONDITIONS:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, its representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.
2. Prior to issuance of a building permit, the Town Arborist shall approve the landscaping plan.
3. Prior to issuance of a building permit, the Department of Public Works shall approve a Street Opening Permit.
4. Prior to issuance of a building permit, the Town Engineer shall approve the lighting photometric plan.
5. Prior to issuance of a building permit, the proposed sidewalk width shall be increased to five (5) feet wide as approved by the Town Engineer.

MOTION SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.

4. Report on Staff Review Committee Minor Development Plan Approvals: Anna Breinich said that there have been no approvals.

5. Zoning Ordinance Rewrite Committee (ZORC) Update: Staff continues to work on the rewrite.

6. Approval of Minutes

MOTION BY MARGARET WILSON TO APPROVE THE MINUTES OF JULY 14, 2015. MOTION SECONDED BY SOXNA DICE, MOTION APPROVED UNANIMOUSLY.

MOTION BY RICHARD VISSER TO APPROVE THE MINUTES OF AUGUST 4, 2015. MOTION SECONDED BY BILL DANA, APPROVED AMONG THOSE PRESENT.

7. Other Business

Adjourn

This meeting was adjourned at 7:42 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary