



TOWN OF BRUNSWICK
STAFF REVIEW COMMITTEE

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

WEDNESDAY, JUNE 15, 2016, 10:00 A.M.

1. **Case #16-022 Mid-Coast Health Services Sketch Plan:** The Staff Review Committee (SRC) will review and provide a recommendation to the Planning Board for a **Sketch Plan Major Development Review** application submitted by authorized representatives from Pine Tree Engineering on behalf of authorized representatives of Mid-Coast Health Services to construct three (3) new parking areas containing 115- new parking spaces. The site is located at 123 Medical Center Drive within the **CC (Cooks Corner Center) Zoning District, the Medical Use Zone (MUZ)**. The parcel contains the **Natural Resource Protection Zone (NRPZ)**, and **Rural Brunswick Smart Growth Overlay District - Wildlife Habitat Block, (Map 45, Lot 32)**.
2. **Other Business**
3. **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 Anna Breinich at the Brunswick Department of Planning and Development (725-6660).

Pine Tree Engineering, Inc.

53 Front Street
Bath, Maine 04530
(207) 443-1508
Fax: (207) 442-7029
E-mail: pte@pte-maine.com

June 13, 2016

Ms. Anna Breinich, Director
Planning and Development
Municipal Building
85 Union Street
Brunswick, Maine 04011

**Subject: Major Development Review Sketch Plan Application
Mid Coast Hospital Parking Expansion
Brunswick, Maine**

#95041.17

Dear Anna:

We are pleased to submit nine (9) copies of the Major Development Review Sketch Plan Application for expanded parking on the Mid Coast Hospital campus. Mid Coast Hospital is proposing to increase their available parking by 115 spaces to meet their customer needs. This proposal is not part of a phased plan to construct new buildings.

Please contact me if you have any questions or comments concerning the application.

Sincerely,

PINE TREE ENGINEERING, INC.



Robert L. Prue, P.E.
Project Manager

RLP/szd
Enclosures

c: Michael Pinkham, CHFM, Mid Coast Health Services

**MAJOR DEVELOPMENT REVIEW
SKETCH PLAN APPLICATION**

1. Project Name: Mid Coast Hospital Parking Expansion
2. Project Applicant
Name: Mid Coast Health Services
Address: 123 Medical Center Drive
Brunswick, ME 04011
Phone Number: (207) 373-6701
3. Authorized Representative
Name: Michael Pinkham
Address: 123 Medical Center Drive
Brunswick, ME 04011
Phone Number: (207) 373-6701
3. List of Design Consultants. Indicate the registration number, address and phone number of any engineer, surveyor, architect, landscape architect or planner used:
1. Pine Tree Engineering, Inc., Robert L. Prue, P.E., Lic. 6092, 53 Front St., Bath, ME 04530
 2. _____
 3. _____
5. Physical location of property being affected: 81 and 123 Medical Center Drive, Brunswick ME
6. Lot Size: 113 acres
7. Zoning District: Medical Use Zone
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?
Mid Coast Health Services is the owner of the subject property.
9. Assessor's Tax Map 45 Lot Number 32 of subject property.
10. Brief description of proposed use: Parking
11. Describe specific physical improvements to be done: Expansion of existing parking lots to include new paved areas, drainage systems, lighting, and landscaping.

Owner Signature: _____

Applicant Signature (if different): Michael S. Pinkham CHFM

Required Attachments (by Applicant):

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

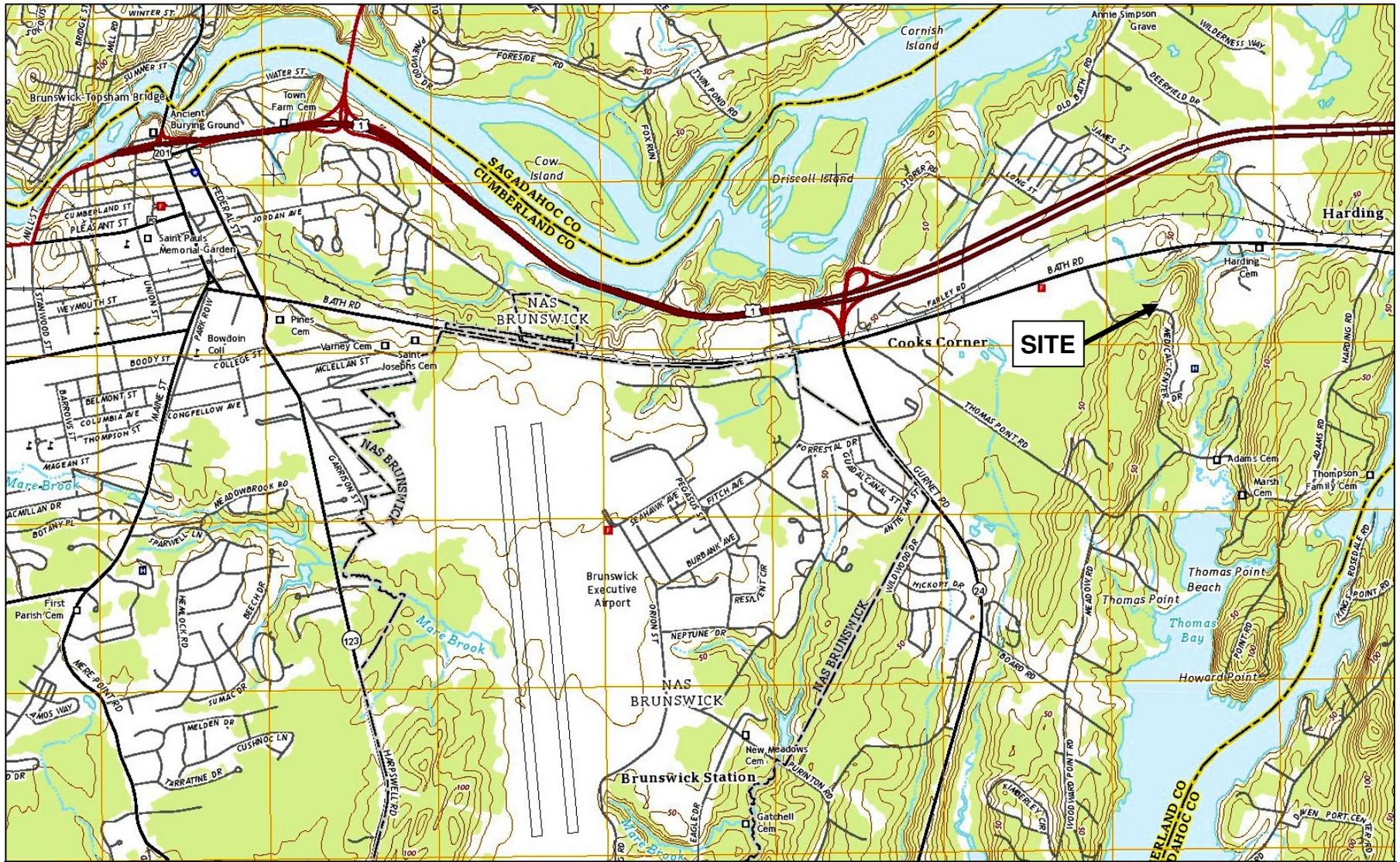
Required Attachment (by Planning and Development Department):

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

SKETCH PLAN REQUIREMENTS

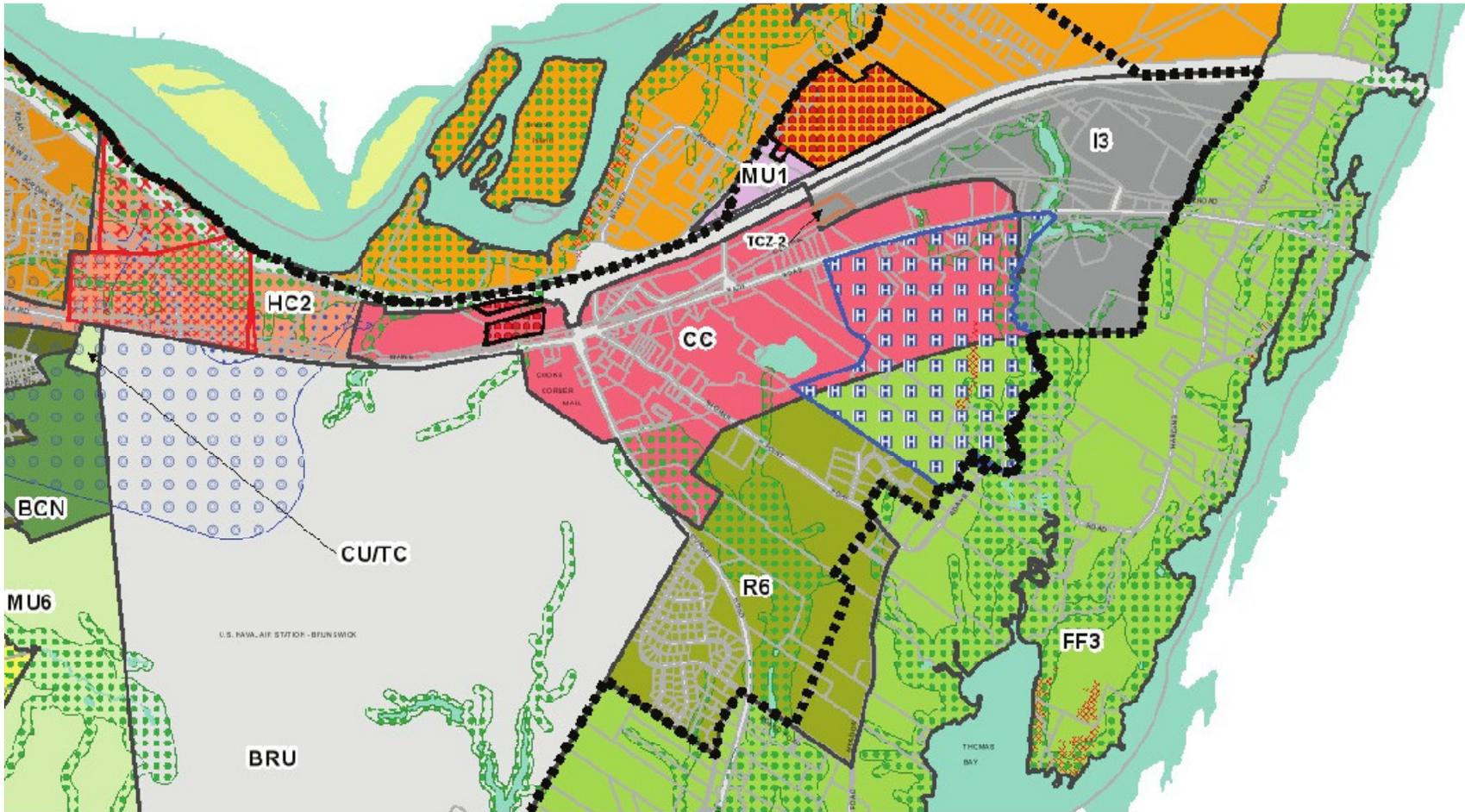
Key: "O"= omit; "S"=submit; "NA"=not applicable; "W" = waiver; "P"=pending

Item	O	S	NA	W	P	Comments
Indicate Variances Granted			X			
Indicate Special Permits			X			
Indicate Special Exceptions			X			
Date, north point, scale		X				
Land area, existing use of the property, location of proposed development, locations reserved for future development		X				
Tentative rights-of-way locations, lot lines, lot numbers, lot areas			X			
Estimated soil boundary locations from the Soil Conservation Service Medium Intensity Soil Survey noting areas of severe and very severe soil limitations		X				High Intensity Soils Map
Existing natural, topographical, and cultural features including areas of steep slopes, bedrock outcrops, ponds, streams, aquifers, and other water bodies, wetlands, groundwater recharge areas, slumps, flood hazard areas, trees, and other vegetation, excavation sites, stone walls, net site area, historic and archeological sites, structures, or districts, and any other pertinent features.		X				
Tentative locations of proposed structures, owners of existing structures, and neighboring land uses		X				
Special conservation and recreation areas			X			
Location map		X				
Zoning information, including the zoning district(s) in which the property is located and the location of any overlay zones depicted on the plan.		X				
Any conditions imposed by previous development on the site.			X			
Other information Planning Board/Staff Review Committee deems necessary to conduct an informed review.			X			
Letter of consent signed by property owner authorizing the development review application in cases where applicant is not the owner of the property.			X			
Application Fee		X				
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1			X			
Open Space Development: Request for Bonus Density			X			



Pine Tree Engineering Civil/Environmental Engineering ♦ Surveying	53 Front Street Bath, Maine 04530 Tel: (207) 443-1508 Fax: (207) 442-7029	MID COAST HOSPITAL PARKING EXPANSION SITE LOCATION MAP		DATE JANUARY 18, 2016
	PLACE: 81 MEDICAL CENTER DRIVE TOWN: BRUNSWICK COUNTY: CUMBERLAND STATE: MAINE	APPLICATION BY: MID COAST HEALTH SERVICES 123 MEDICAL CENTER DRIVE BRUNSWICK, MAINE 04011		

Brunswick Zoning Map (eff. December 5, 2012) Mid Coast Hospital



KEY:

CC Commercial/Cook's Corner

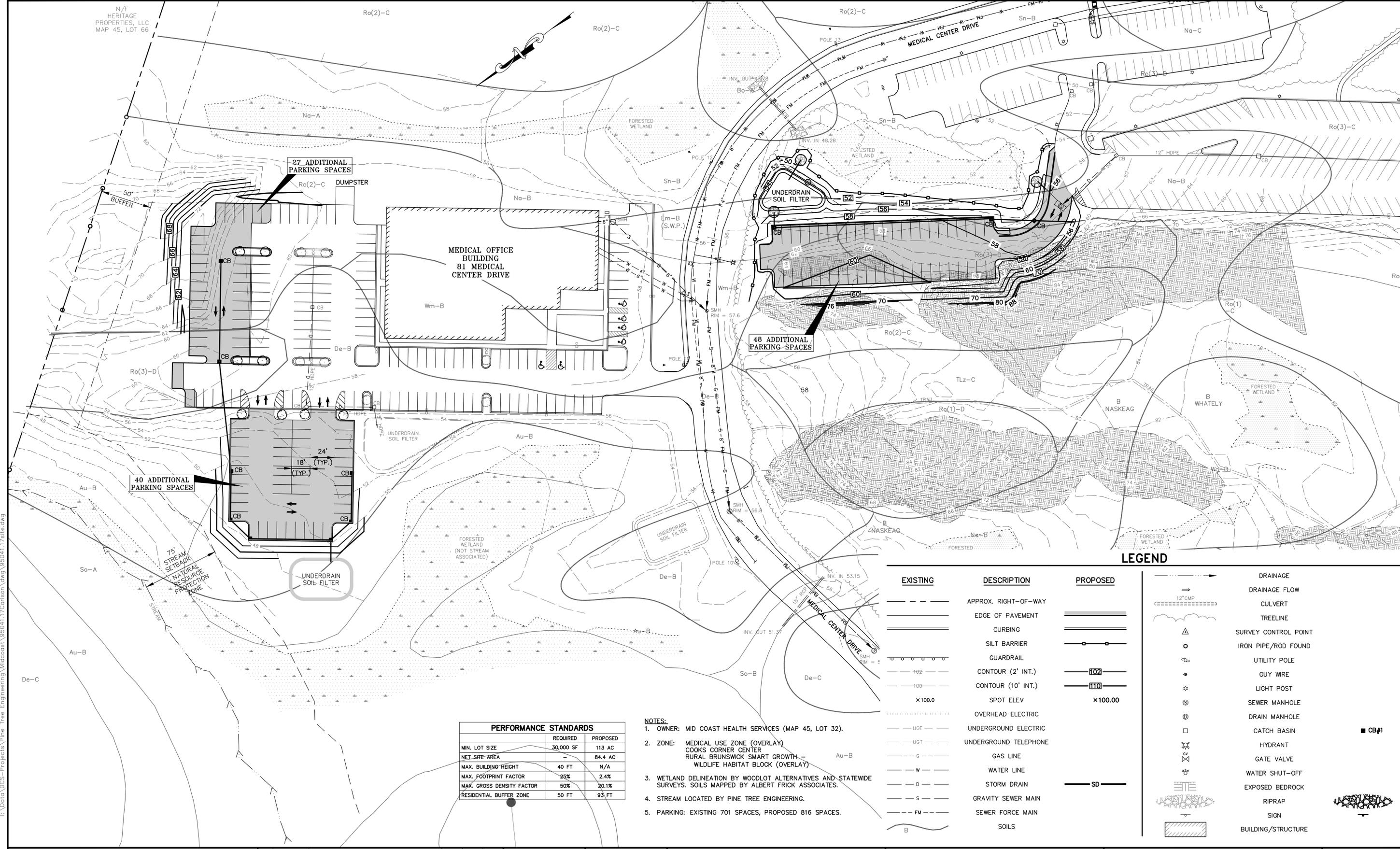
FF3 Farm Forest 3

H Medical Use Zone

ROAD
(Old U.S. Road)

SOIL LEGEND

ADAMS	Wm
BIDDEFORD	Bo
CHOCORUA	Ch
CROGAN	De
ELMWOOD	Em
FINCH	Sd
ROCK OUTCROP	Ro(1)
LYMAN-TUNBRIDGE ROCK OUTCROP COMPLEX	Ro(2)
LYMAN ROCK OUTCROP COMPLEX	Ro(3)
TUNBRIDGE-LYMAN COMPLEX	TLz
NASKEAG	Na
NAUMBURG	Au
SCANTIC	Sn
SEARSPORT	So
SEARSPORT NAUMBURG ASSOCIATION	So/Au
SWANTON	Sz
WHATELY	Wg



27 ADDITIONAL PARKING SPACES

48 ADDITIONAL PARKING SPACES

40 ADDITIONAL PARKING SPACES

MEDICAL OFFICE BUILDING
81 MEDICAL CENTER DRIVE

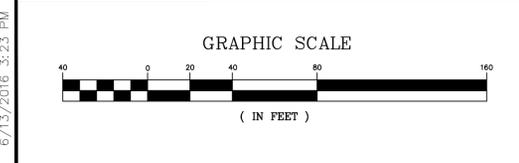
PERFORMANCE STANDARDS		
	REQUIRED	PROPOSED
MIN. LOT SIZE	30,000 SF	113 AC
NET SITE AREA	-	84.4 AC
MAX. BUILDING HEIGHT	40 FT	N/A
MAX. FOOTPRINT FACTOR	25%	2.4%
MAX. GROSS DENSITY FACTOR	50%	20.1%
RESIDENTIAL BUFFER ZONE	50 FT	93 FT

- NOTES:**
- OWNER: MID COAST HEALTH SERVICES (MAP 45, LOT 32).
 - ZONE: MEDICAL USE ZONE (OVERLAY)
COOKS CORNER CENTER
RURAL BRUNSWICK SMART GROWTH -
WILDLIFE HABITAT BLOCK (OVERLAY)
 - WETLAND DELINEATION BY WOODLOT ALTERNATIVES AND STATEWIDE SURVEYS. SOILS MAPPED BY ALBERT FRICK ASSOCIATES.
 - STREAM LOCATED BY PINE TREE ENGINEERING.
 - PARKING: EXISTING 701 SPACES, PROPOSED 816 SPACES.

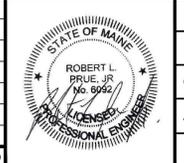
EXISTING	DESCRIPTION	PROPOSED
---	APPROX. RIGHT-OF-WAY	=====
---	EDGE OF PAVEMENT	=====
---	CURBING	=====
---	SILT BARRIER	-----
---	GUARDRAIL	-----
---	CONTOUR (2' INT.)	-----
---	CONTOUR (10' INT.)	-----
x100.0	SPOT ELEV	x100.00
---	OVERHEAD ELECTRIC	---
---	UNDERGROUND ELECTRIC	---
---	UNDERGROUND TELEPHONE	---
---	GAS LINE	---
---	WATER LINE	---
---	STORM DRAIN	SD
---	GRAVITY SEWER MAIN	---
---	SEWER FORCE MAIN	---
B	SOILS	

LEGEND

---	DRAINAGE
---	DRAINAGE FLOW
---	CULVERT
---	TREELINE
△	SURVEY CONTROL POINT
○	IRON PIPE/ROD FOUND
○	UTILITY POLE
○	GUY WIRE
☆	LIGHT POST
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
□	CATCH BASIN
■	CB#1
---	HYDRANT
---	GATE VALVE
---	WATER SHUT-OFF
---	EXPOSED BEDROCK
---	RIPRAP
---	SIGN
---	BUILDING/STRUCTURE



REV	DATE	STATUS	BY	CHKD	APPD
1	6/13/2016	TOWN REVIEW COMMENTS	DB	RLP	RLP



DESIGNED BY:	RLP
DRAWN BY:	JCD
CHECKED BY:	RLP
APPROVED BY:	RLP
DATE:	5/20/2016

Pine Tree Engineering
53 Front Street
Bath, Maine 04530
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Civil/Environmental Engineering • Surveying

CLIENT
MID COAST HEALTH SERVICES
123 MEDICAL CENTER DRIVE
BRUNSWICK, MAINE 04011

PROJECT
MID COAST HOSPITAL CAMPUS
TITLE
**PARKING EXPANSION
SKETCH PLAN**

SCALE	1" = 40'
PROJECT NO.	95041.17
DRAWING NO.	95041.17site1.dwg
SHT.	1 of 1
REV.	1

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