

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
JANUARY 12, 2016**

MEMBERS PRESENT: Chair Charlie Frizzle, Vice Chair Margaret Wilson, Bill Dana, Jeremy Evans, 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, January 12, 2016, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

~~**1. Case # 15-050, Miller Point Plan Amendment:** The Planning Board will review and take action on a Final Plan Major Development Review application (originally approved March 9, 1999, submitted by Nancy P. and Robert C. King, Jr.), to revise setback and consolidate development areas in the Coastal Protection 1 (CP1) Zoning District and the Natural Resource Protection Overlay Zone (NRPZ) (Map 31, Lot 29).
Item removed on 1.6.16.~~

2. Case #15-051, Wildberry Lane (Nadeau) Subdivision Amendment: The Planning Board will review and take action on a Final Plan Major Development Review application to revise the Declaration of Restrictions For Wildberry Lane Subdivision to allow five (5) horses on Lot #2 and Common Area #2 rather than two (2) horses as currently allowed. The project site is located in the Coastal Protection 1 (CP1) Zoning District and the Natural Resource Protection Overlay Zone (NRPZ) (Map 27, Lot 42 and Lot 46).

The applicant, Danny Nadeau, added that the residents are all in favor of making this amendment. In reference to the Declaration of Amendments for Wildburry Lane, Charlie Frizzle asked if this amendment is not included because it has not yet been formally written; page 2 missing. Charlie pointed out that there is also nothing listed about keeping horses on Common Area 2. Jared Woolston replied that it was his understanding in talking with Staff Review and the applicant that Common Area 2 was not talked about in the original agreement, but the intent was to allow for 2 horses on Common Area 2. Jared said that this was included in the application but must have been missed when materials were copied.

MOTION BY MARGARET WILSON TO DEEM THE MAJOR DEVELOPMENT REVIEW AMENDMENT COMPLETE. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

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

Anna Breinch passed around page 2 of the Declaration of Amendment for language review.

MOTION BY RICHARD VISSER THAT THE MAJOR DEVELOPMENT REVIEW AMENDMENT IS APPROVED WITH THE FOLLOWING CONDITIONS:

1. That the Board's review and approval does hereby refer to the 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. That within 90 days of executing the Amendment to Declaration of Restrictions for Wildberry Lane as submitted by the applicant to the Planning Board, a copy of the recorded Amendment to Declaration of Restrictions for Wildberry Lane with Book, and Page numbers assigned at the Cumberland County Registry of Deeds shall be provided to the Director of Planning and Development.
3. That prior to the sale of "Lot 2" of the Wildberry Lane Subdivision, the applicant shall execute deed restrictions for Lot 2, satisfactory to the Director of Planning and Development, that reflect the same rights and restrictions as are contained in the Declaration of Restrictions for Wildberry Lane and recorded at the Cumberland County Registry of Deeds in Book #14448, on Page 18; and the Amendment to Declaration of Restrictions for Wildberry Lane.

MOTION SECONDED BY, JEREMY EVANS, APPROVED UNANIMOUSLY.

3. Case # 07-105, Request for Site Plan Approval Extension, The Ledges Congregate Care Facility: Pursuant to Section 407.4.B of the Zoning Ordinance, Briarwood Partners is requesting a site plan approval extension from the Planning Board, for the development of a congregate care facility at 349 Bath Road (Assessor's Map 45, Lot 40) in the Business and Industry 3 (I3) Zoning District and the Natural Resource Protection Overlay Zone (NRPZ).

Curtis Neufeld, applicant representative, presented a PowerPoint presentation regarding the third request for extension. Curtis said that it is expected that the project will move forward under new management and noted that DEP permits are still in place.

Charlie Frizzle pointed out that the plans contain a note that requires the applicant come back before the Planning Board to renew the Special Permit before Phase II begins.

MOTION BY BILL DANA THAT THE SITE PLAN EXTENSION IS DEEMED COMPLETE. MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.

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

MOTION BY RICHARD VISSER THAT THE SITE PLAN EXTENSION IS APPROVED WITH THE FOLLOWING CONDITIONS:

1. That the Board's review and approval does hereby refer to the 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.

MOTION SECONDED BY MARGARET WILSON AND APPROVED UNANIMOUSLY.

4. Zoning Ordinance Rewrite Committee (ZORC) Update

Anna Breinich invited members to attend a ZORC meeting on 1/25/16 at 7:00 P.M. in Council Chambers.

Adjourn

This meeting was adjourned at 7:23 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary