

**BRUNSWICK PLANNING BOARD  
MEETING MINUTES  
MARCH 22, 2016**

**MEMBERS PRESENT:** Chair Charlie Frizzle, Jane Arbuckle, Bill Dana, Jeremy Evans, Sande Updegraph, 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, March 22, 2016, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

**1. Case # 16-003, Convenience Store and Gasoline Station:** The Planning Board will review and take action on a Final Plan Major Development Review application submitted by authorized representatives for Priority Real Estate Group, LLC, to construct a 3,850-square foot convenience store with gasoline sales and associated parking in the BNAS Reuse Zoning District (Map 40, Lots 40 and 98).

Jared Woolston introduced the project for a Convenience store and gas station to be located on Map U07, Lots 40 & 98 aka Lot 5 and Lot 6A, Brunswick Landing. Jared reviewed the Draft Findings of Fact, Project summary dated March 22, 2016.

Tom Saucier of Sitelines, presented a PowerPoint Presentation and reviewed lots 5 and 6A, the prior existing conditions plan and the proposed new convenience store and gas station plan. Tom pointed out that access will be from Merrymeeting Drive with a secondary access on Allagash Drive. Tom reviewed the utilities and tie-ins, grading plan, Stormwater plan, landscaping plan, MDOT Plans, floor plans and building materials. Tom said that they have retained a 5 foot wide strip along Bath Road for potential future improvements of Bath Road as discussed with Town staff.

Richard Visser asked where the bike rack will be located and Tom Saucier replied that they have not decided on the exact location yet, but that there will be a bike rack and repair station. Richard asked about a speed hump to prevent vehicles from using the lot as a cut through and Tom pointed out that there will be a raised crosswalk speed hump. In regards to the email discussions of the extra 10 feet added to the mast arm and foundation concerns, Bill Dana asked what the outcome was. Tom replied that it will still have to be determined, but if the foundation does not support the extra 10 feet, a new pole will need to be put in; this will be worked out between MDOT and the Town Engineer, John Foster. Sande Updegraph asked how many traffic signals they are ending up with on Bath Road. Tom replied that there will be 3. Jeremy Evans asked if staff has reviewed the traffic study associated with this development. Jared Woolston replied that they have but not to the extent that John Foster or MDOT has. Jeremy asked what prompts the ability for Planning Board to review the traffic study. Anna Breinich replied that the Board usually receives a copy of the traffic study, but pointed out that not only is this project consistent with what was originally proposed, but that and any change will trigger changes to the existing traffic signal. Tom Saucier added that the traffic study has been filed with the Town.

Jeremy asked about the shortcut traffic portion of the study and expressed that his biggest concern is that as Brunswick Landing development expands, how much traffic will be diverted to this intersection. Tom replied that they don't think there will be any diverted or additional traffic once the lights are working better. Jeremy asked what the level of traffic will be at peak times and Tom replied that at the highest points, any given traffic center will be C/D, but emphasized that this project cannot make things worse, hopefully better. Sande Updegraph asked about signage. Tom replied that the issues have been worked out with Codes Enforcement and they just need to apply for their sign permit.

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

**MOTION BY BILL DANA THAT THE MAJOR DEVELOPMENT REVIEW FINAL SITE PLAN APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.**

**MOTION BY BILL DANA THAT THE REQUESTED WAIVERS ARE APPROVED.**

1. Curve radii of existing and proposed streets
2. Class A Soil Survey
3. Location of trees over 10 inches in diameter
4. Stormwater Management Checklist

**MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

**MOTION BY BILL DANA THAT THE MAJOR DEVELOPMENT REVIEW 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 Engineer shall approve the final plans that detail all work and traffic signal upgrades associated with Bath Road.
3. Prior to issuance of a building permit, an ADA compliant pedestrian path shall be provided within the landscaped island to the satisfaction of the Town Engineer.
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 location, size, profile and cross section of sanitary sewers shall be provided to the satisfaction of the Midcoast Regional Redevelopment Authority (MRRA).
6. Prior to issuance of a building permit, the Solid Waste Impact Fee shall be paid to the satisfaction of the Public Works Director.
7. Prior to issuance of a building permit, the size and materials for business identification signs shall be approved by the Director of Planning and Development.

8. Construction activities shall be performed in accordance with Section 109 of the Zoning Ordinance, and Best Management Practices shall be used in order to prevent dust migration during construction to the satisfaction of the Code Enforcement Officer (CEO).
9. Prior to issuance of a building permit, a written notification of the project shall be provided to the Maine State Historic Preservation Officer (SHPO) and written permission by the SHPO permitting the development to proceed shall be provided to the Director of Planning and Development.
10. Prior to issuance of a building permit, the developer shall post with the Town of Brunswick a performance security in satisfactory form to cover the estimated cost of the infrastructure improvements to Bath Road to modify the traffic signal and add the new left turn lane on Bath Road into the site. The amount of the security to be posted shall be reviewed and approved in advance by the Town Engineer.

**MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.**

**2. Case #16-009, U-Haul Moving and Storage of Brunswick:** The Planning Board will hold a Public Hearing then review and take action on a Special Permit application submitted by authorized representatives of U-Haul Company of New Hampshire and Maine for the proposed reuse of an existing industrial building on a parcel located primarily within the Business and Industry 1 (I1) Zoning District; and partially within the Town Residential 4 / Jordan Acres Street Zoning District (Map U07, Lots 48 and 68).

Jared Woolston introduced the application for a Special Permit by U-Haul Company of New Hampshire for the proposed reuse of an existing industrial building to allow for equipment rental which is not a permitted use within Business and Industry I District.

The applicant representative, Silas Canavan of Walsh Engineering, presented a PowerPoint Presentation and stated that the applicant wishes to maintain the current Bath Iron Works Storage in the mostly vacant building, mixed storage, and also store and rent moving equipment; this use is omitted from the zoning ordinance. Silas said that there will also be repair of equipment and associated office space. Silas reviewed the business hours, traffic, proposed site work, road extension to Cressy Road, Stormwater management and landscaping. Silas reviewed the recorded undisturbed buffer along Federal Street and stated that this 150 foot buffer (from existing building) will be maintained. Silas stated that they did hold a public meeting, but noted that no one attended and there have been no comments submitted to staff.

Charlie Frizzle pointed out that the decision before the Board tonight is to allow moving equipment / rental as a new use in this area. Jane Arbuckle asked how notification to the neighbors was made. Silas Canavan replied that they mailed notification to abutters within 200 feet via US Postal Service a week prior to the scheduled meeting. Anna Breinich added that abutters were also notified twice of the Planning Board meeting. Sande Updegraph asked about the proposed traffic flow. Silas replied that all traffic will access through Cressy Road, but that they do plan on adding a second access primarily for staff. Charlie Frizzle noted that this site used to over 300 employees with 3 shift changes and pointed out that this proposed use will not rise to this level.

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

**MOTION BY SANDE UPDEGRAPH THAT THE SPECIAL PERMIT APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

**MOTION BY BILL DANA THAT THE SPECIAL PERMIT IS APPROVED 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 a review and approval in accordance with the Brunswick Zoning Ordinance.

**MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.**

3. Zoning Ordinance Rewrite Committee (ZORC) Update: Anna Breinich said that the next meeting is scheduled for March 24<sup>th</sup> and that most of Chapter 4 will be under review.

4. Approval of Minutes: No minutes were approved at this meeting.

5. Other Business: Jared Woolston stated that staff just approved Minor Development Review for the Gathering Place.

6. Adjourn

### **Adjourn**

This meeting was adjourned at 7:56 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary

*\*Agenda revised 3/10/16 to correct zoning district*