

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
MAY 31, 2016**

MEMBERS PRESENT: Chair Charlie Frizzle, Vice Chair Margaret Wilson, Jane Arbuckle, Bill Dana, Jeremy Evans, Sande Updegraph, and Richard Visser

STAFF PRESENT: Town Planner, Jared Woolston

A meeting of the Brunswick Planning Board was held on Tuesday, May 31, 2016, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

1. Case #16-016 New Meadows River Estates Amendment: The Planning Board will review and take action on a Final Plan Major Development Review application submitted by Tami B. Hamilton, the personal representative for the Estate of Myrtle I. Collins to approve subsurface wastewater disposal on Lot 2, so-called, and remove an existing sewer easement on Lot 2 which provides access to an approved common subsurface wastewater disposal system located on Lot 4, so-called. The approved subdivision is comprised of four (4) recorded lots located at 282 Adams Road within the (FF3) Farm Forest 3 / New Meadows River Area, and the Natural Resource Protection Zone, (Map 46, Lot 41A).

Jared Woolston introduced the Major Development application and reviewed the case history and project summary included in the Draft Findings of Fact dated May 31, 2016. Jared pointed out that this application is being prompted by a buyer who wishes to remove the existing sewer easement from Lot 2.

Curt Neufeld, of Sitelines and applicant representative, reiterated that they are not changing anything other than the sewer easement for Lot 2. Charlie Frizzle asked if the applicant knew what the 30 foot setback was and if there would be any issues with placing the septic in this location. Curt replied that the septic system can be placed in a setback so long as the tailings do not go anywhere they shouldn't and illustrated where the tailings would be on the lot.

MOTION BY MARGARET WILSON THAT THE MAJOR DEVELOPMENT REVIEW AMENDMENT IS DEEMED COMPLETE. MOTION SECONDED BY SANDE UPDEGRAPH, APPROVED UNANIMOUSLY.

Chair Charlie Frizzle opened the meeting to public comment.

Ellie Stein, 28 Bullrock Road, questioned where the septic systems was going to be placed. Charlie Frizzle pointed out that the proposed system for Lot 2 is in the upper left corner. Ellie said her concern is the septic being placed in Lot 4 and the location of her water well. Charlie said that when and if Lot 4 is ever purchased, her well will be an item for discussion. Bill Dana pointed out the buyer is also interested in purchasing Lots 3 and 4. Jared Woolston replied that Lot 4 was already approved for a common septic system. Charlie asked that if and when a septic system permit is ever requested for Lot 4, that Ellie Stein be notified.

Chair Charlie Frizzle closed the meeting to public comment.

Jane Arbuckle asked what changes in the regulations have changed making the individual septic system allowable. Curt Neufeld replied that he did not know exactly. Curt reviewed the proposed common septic plan for Lots 3 and 4 and said that the leach field is located in the center of the lot; any well would have to be at least 100 feet from this location.

MOTION BY BILL DANA 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 prior to recording the final plan, a copy of the final plan shall be signed and sealed by a licensed surveyor and provided to the Director of Planning and Development.

MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.

2. Case #16-017 The McLellan: The Planning Board will review and take action on a Final Plan Major Development Review application submitted by authorized representatives, Sitelines P.A. for Amy McLellan of McLellan Nursing Enterprises for the creation of five (5) independent senior living dwelling units, and twelve (12) congregate care senior living units. The proposed development is located at 26 Cumberland Street within the (TR1) Inner Pleasant Street Zoning District, and Village Review Zone (Map U14, Lot 63).

Jared Woolston introduced the application for a sub-division with 5 full size units and 12 congregate care units.

The applicant representative, Dick Campbell, said that he has been working with the applicant, Amy McLellan, in creating a very aggressive business plan for the next generation of assisted living. The individual homes being proposed will be a new concept as this will be located in town. Dick said that Amy is a registered nurse who will be living at this location as well. Dick said that they have been working with Sitelines on the site plan and that they are trying to lighten up the building as it has a cold feeling right now with an almost Native American design to it. The garages on the back side of the lot will be changed to take on the traditional theme of the surrounding buildings. The Union Street entrance will also be changed to have more of a colonial look and that they are going to try to put some of the elements of the hospital that used to be at this location back. Dick pointed out that they are at the maximum permeable coverage allowed to date, but will be working to eliminate some of that as the project continues and will be working on the water issues on the corner of Cumberland and Union Street. As of now, they do not have soil surveys, but they do have dig safe coming to the site. Dick said that they have

parking on Union Street and that they were requested to eliminate the spots and extend the sidewalks, but the concern is that the delivery trucks would not be able to make the turn and would be spending too much time on Union Street. Richard Visser asked about the tree waiver request narrative that was indicated on the Final Plan Submission. Jared Woolston replied that they have indicated all trees over 10 inches in diameter on the final plan; the waiver is no longer applicable and have indicated that with the drip edge of the garage, they may need to remove a couple of the trees in order to get the amount of crushed rock to fill in the area. Dick said that they are hoping not to remove the trees and are going to try and work around them. Richard asked about the profiles of existing streets and Charlie replied that they are not doing anything with regards to the street. Dick replied that they were just trying to check all the boxes and pointed out that it appears that the Town is upgrading the sidewalks on Union Street. Jared said that as listed in the agenda, this project is for 12 congregate units and 5 individual units, but that the final narrative states that this project is for 13 congregate unit 5 individual units and 1 owner occupied unit. Dick confirmed that it is 19 total.

Margaret Wilson said that this will be a new sight line to the neighbors to the west and asked how far away the resident is. Dick Campbell said it would be about 18 to 20 feet from the parking lot and about 45 to 50 feet from the building; the reason why they are not putting windows into the garage is to create a visual blockage. Margaret agreed that it would be important to save the trees if possible. Sande Updegraph asked for clarification regarding the on street parking on Union Street. Charlie Frizzle replied that the on street parking is more for guests and is open to anyone. Sande asked for clarification concerning delivery and emergency vehicle access to the site. Dick illustrated on the lot layout the emergency and delivery entrance / exists and turning radius.

Chair Charlie Frizzle opened the meeting to public comment. Hearing no comment, the public comment period was closed.

MOTION BY MARGARET WILSON THAT THE REQUESTED WAIVERS ARE APPROVED. MOTION SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

1. Off -Street Parking
2. Class A Soil Survey
3. Profile, cross-section dimensions, curve radii of existing streets

MOTION BY BILL DANA TO DEEM THE FINAL PLAN MAJOR DEVELOPMENT REVIEW COMPLETE. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

MOTION BY JEREMY EVANS 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. That prior to the issuance of a building permit, a stormwater management plan shall be submitted to the satisfaction of the Director of Planning and Development.
3. That prior to the issuance of a building permit, written notification from the Brunswick Topsham Water District (BTWD) which demonstrates that the development has a water source that is adequate to serve the proposed development, and that will have no adverse impact on existing water supplies shall be submitted to the satisfaction of the Director of Planning and Development.
4. Prior to the issuance of a building permit, proof of financial capacity and maintenance shall be provided to the satisfaction of the Director of Planning and Development.
5. That prior to the issuance of an occupancy permit, any required recreation impact fees are paid to the satisfaction of the Director of Parks and Recreation.

MOTION SECONDED BY SANDE UPDEGRAPH, APPROVED UNANIMOUSLY.

~~**3. WORKSHOP Case #16-010 Beacon Ridge Subdivision:** The Planning Board will review a WORKSHOP application submitted by Site Design Associates, the authorized representatives of Ecopath Developers, LLC, to consider alternatives to the street standards for an access road that serves a possible single family residential subdivision within the growth area. The proposed subdivision may result in the creation of up to 35 residential lots located in the (R6) Cook's Corner Neighborhood; Cooks Corner Zoning District; and Natural Resource Protection Zone (NRPZ) (Map 42, Lot 16).~~

4. Zoning Ordinance Rewrite Update: Next meeting scheduled on June 1st.
5. Other Business: No other business.
6. Approval of Minutes:

MOTION BY MARGARET WILSON TO APPROVE THE MINUTES OF JANUARY 12, 2016. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

Revised 5/31/16 to remove item #3

Adjourn

This meeting was adjourned at 7:44 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary

