

**BRUNSWICK PLANNING BOARD  
MEETING MINUTES  
JUNE 28, 2016**

**MEMBERS PRESENT:** Chair Charlie Frizzle, Jane Arbuckle, Bill Dana, Jeremy Evans, and Richard Visser

**MEMBERS ABSENT:** Vice Chair Margaret Wilson and Sande Updegraph,

**STAFF PRESENT:** Jared Woolston, Town Planner

A meeting of the Brunswick Planning Board was held on Tuesday, June 28, 2016, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

**1. Case #16-010 Beacon Ridge Subdivision:** The Planning Board will review and take action on a Sketch Plan Major Development Review application submitted by authorized representatives from Site Design Associates for Ecopath Developers, LLC, to revise a Sketch Plan that was approved by the Planning Board on April 5, 2016 with the construction of a 1,200 linear foot access road for a single family residential subdivision comprised of twenty four (24) lots, located in the R6 (Cook's Corner Neighborhood); Cooks Corner Zoning District; and Natural Resource Protection Zone (NRPZ) (Map 42, Lot 16).

Jared Woolston introduced the application for Beacon Ridge Subdivision and reviewed the project summary.

Tom Saucier with Site Designs, reviewed the site and said that after discussions with the Sewer District, the subdivision will have public sewer. This has allowed the applicant to rethink the layout of the subdivision and they are now proposing a 24 unit subdivision. Tom said that they will include a walking trail to the remaining property and have included a designated open space, roughly 5 acres, for subdivision requirements. Tom said that they have mapped the wetlands and that most of the lots do not have wetlands on them. Tom pointed out that Lot 5 does have some wetlands and although they could obtain a permit from DEP to fill this, they have drawn the building envelope to exclude the wetlands. This subdivision is proposed to be completed in three 8-lot phases and a phasing plan will be provided with the Final Plan submission. Jane Arbuckle asked if the land with the pedestrian walkway is being set aside. Tom replied that the land is being set aside with no encumbrances at this time. Jane asked if any egg masses were found even though there were no significant egg masses. Tom replied that they will include a report in the final plan submission, but that the surveys showed no significant masses or they were different species / different seasons; the masses certainly did not rise to the level of significance. Richard Visser asked about sidewalks. Tom replied that they are not proposing sidewalks with this subdivision and that it would be costly for the town to extend the sidewalks beyond the subdivision. Bill Dana asked if the Hammerhead Road would be accessible for emergency vehicles. Tom replied that the road and the Hammerhead are both being built to Town standards. Jane asked if it was acceptable that the area designated for open space is largely wetlands. Charlie Frizzle replied that as long as they are not asking for the Conservation Commission /

Town to maintain ownership of the land via deed restriction, it is acceptable. Charlie pointed out though that the new Zoning Ordinance will change this. Jared Woolston stated that Anna Breinich has asked that the Conservation Commission and the Recreation Commission both review the proposed open space.

Chair Charlie Frizzle opened the meeting to public comment.

Marcus Headley asked who will maintain the road after construction is complete. Charlie Frizzle replied that as long as the road is private, the homeowners will have to maintain it and if and when the road is taken over by the Town, the Town will maintain it.

Chair Charlie Frizzle closed the public comment period.

**MOTION BY BILL DANA THAT THE BOARD DEEMS THE SKETCH PLAN TO BE COMPLETE. MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.**

**MOTION BY RICHARD VISSER THAT THE BOARD APPROVES THE SKETCH PLAN. MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.**

**2. Case #16-022 Mid-Coast Health Services Sketch Plan:** The Planning Board will review and take action on a Sketch Plan Major Development Review application submitted by authorized representatives from Pine Tree Engineering for Mid-Coast Health Services to construct three (3) new parking areas containing one hundred fifteen (115) new parking spaces. The site is located at 123 Medical Center Drive within the CC (Cooks Corner Center) Zoning District, the Medical Use Overlay 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).

Jared Woolston introduced the Sketch Plan Major Development application and reviewed the project summary.

Charlie Frizzle disclosed that although he no longer serves on the Board of Midcoast/ Parkview Health Board, he does serve on several committees such as the Finance Committee, the Midcoast Medical Committee and more importantly a Building Steering Committee. Charlie said that some months ago he attended a Steering Committee meeting where they first discussed additional parking, but that since the initial meeting, he has not attended a meeting where this project was discussed. Normally, Charlie said that he would recuse himself from the Board, but given that Margaret Wilson is absent and cannot serve as Vice Chair and that there is not a full Board present, Charlie asked if the Developer and Applicant if they minded if he stayed as a voting member. No Board members or members of the public, including the applicant had any issues with Charlie remaining a voting member.

Applicant representative, Rob Prue, of Pinetree Engineering, introduced himself. Jared Woolston pointed out that the Findings of Fact will need to be revised to reflect the new plan. Rob reviewed the proposed parking locations on the site plan. Rob said that the site has had several different additions / expansions including medical offices, emergency department entrance and parking. All the additions have been approved by the Planning Board and Maine

DEP. Rob said that the geometry, landscaping and lighting plans will be the same as the rest of the parking areas so that the new parking will not look like an addition.

**MOTION BY RICHARD VISSER THAT THE BOARD DEEMS THE SKETCH PLAN TO BE COMPLETE. MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.**

Jane Arbuckle asked what the darker green is on the plan. Rob replied that the darkest green is remaining forested land, the lighter green is forested wetlands that has been mapped and the olive green is developed areas that are basically landscaped. Jane asked if there will be a walkway from the proposed right side parking area. Rob replied that there will be. Charlie Frizzle added that the proposed parking will be mainly staff parking. Rob said that the intent is to not have pedestrian parking in the new lots, but more designated employee parking. Bill Dana asked what the slope / elevation was from the proposed parking to the street and how tall is the retaining wall. Rob replied that it will be 4 to 5 feet with crushed stone. Richard Visser asked how many vehicles are on or near the 81 Medical Center Drive. Rob replied that there are 134 parking spots currently and they would be adding 67 more. Richard expressed his concern that this is a lot of vehicle traffic for one entrance / exit. Richard asked about snow removal. Mike replied that they use Crooker to remove the snow when needed and it has worked well in the past. Jane Arbuckle asked about the drainage from the left lot as it is close to the NRPZ. Rob replied that they are proposing to install a new underground storage basin that will be filtered and then discharged into the forested wetlands.

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

**MOTION BY BILL DANA THAT THE BOARD APPROVES THE SKETCH PLAN. MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.**

**3. Case #16-024 Sweet Dreams Major Development Review Amendment:** The Planning Board will review and take action on a combination Sketch & Final Plan Major Development Review application submitted by Marcus Headley for Sweet Dreams Inc. to provide new outdoor display areas. The site is located at 256 Bath Road within the CC (Cooks Corner Center) Zoning District (Map 45, Lot 55).

Jared Woolston introduced the application for Sweet Dreams Inc to provide new outdoor display areas and reviewed the project summary.

Marcus Headley, applicant, reviewed the site layout and said that they have been at this location for roughly 16 years. Marcus said that they wish to propose some small pressure treated pad approval that they put in not knowing that they needed Planning Board approval. Marcus said that he has been working with the Codes Enforcement Officer closely and that they are also seeking to put in an impervious area of crushed stone and have included a drainage plan completed by Wright Pierce. Marcus said that that the purpose of the stone area is to sell small type homes and garden sheds. Marcus said that the cross hatching across the side is currently grassed area with a lot of shrubbery and trees. They currently use the area to display outdoor

furniture and would like to continue to do this. Marcus said that since the original development they have added additional shrubbery and 10 additional trees. Bill Dana asked if there was a slope between the display area and the Bill Doge parking lot. Marcus replied that there is a buffer of large trees and a natural swail that runs along the lot; Doug Rice, of Wright Pierce, has taken advantage of the swail to create a drainage area should they do the impervious area. Richard Visser asked if they still planned on asking for a waiver regarding the Class A Soil survey. Marcus replied that the soils have not changed since the original building was put in so they are still requesting a waiver. Jared pointed out that what has changed is that the area was forested and now it is lawn area. Marcus provided a landscape history of the lot. Jared pointed out that there is email correspondence included in the packet which discusses some of the history.

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

**MOTION BY RICHARD VISSER TO APPROVE THE WAIVER REQUEST FOR CLASS A SOIL SURVEY. MOTION SECONDED BY JANE ARBUCKLE, APPROVED UNANIMOUSLY.**

**MOTION BY BILL DANA THAT THE MAJOR DEVELOPMENT REVIEW AMENDMENT IS DEEMED COMPLETE. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

**MOTION BY JEREMY EVANS 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 the issuance of a building permit for existing and proposed structures as required by the Codes Enforcement Officer (CEO), a copy of the final stormwater management plan, including a narrative, and maintenance plan shall be signed and sealed by the design engineer or other qualified professional and provided to the satisfaction of the Director of Planning and Development.
3. That prior to the issuance of a building permit for existing and proposed structures as required by the CEO, test pit logs at the location of the proposed infiltration BMP, and a statement from the design engineer or other qualified professional that the proposed stormwater treatment system including two (2) infiltration areas, and a sediment trap was constructed to function as it was designed shall be provided to the satisfaction of the Director of Planning and Development

**MOTION SECONDED BY JANE ARBUCKLE, APPROVED UNANIMOUSLY.**

**4. Other Business:**

- Upcoming meeting on July 5 will include Zoning Ordinance Review of Chapters 1 & 2 as well as an additional agenda item.
- July 12 meeting will commence with Zoning Ordinance rewrite Chapter 3.
- Note regarding Town Lot review site walk on July 9<sup>th</sup> at 946 Mere Point Road to include joint Commissions.
- There will be a meeting on August 2, 2016.

**5. Approval of Minutes:** No minutes were reviewed at this meeting.

**Adjourn**

This meeting was adjourned at 7:52 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary