



## Town of Brunswick, Maine

### PLANNING BOARD

85 UNION STREET, BRUNSWICK, ME 04011

**PLANNING BOARD  
REVISED AGENDA (9/23/16)  
BRUNSWICK TOWN HALL  
85 UNION STREET  
COUNCIL CHAMBERS  
TUESDAY, SEPTEMBER 27, 2016; 7:00 P.M.**

- ~~1. **Case #16-041 – 12 Bunganue Landing Road Shoreline Stabilization:** The Planning Board will review and take action on a combination Sketch/Final Plan Major Development Review application submitted by authorized representatives from Walsh Engineering for Benjamin Carey's shoreline stabilization activity that results in excess of 100 cubic yards of filling and earthmoving on a mapped highly unstable bluff, and the 100-year floodplain adjacent to tidal waters (coastal wetlands) as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps within the **Natural Resource Protection Zone (NRPZ)**. The project is located in the **Coastal Protection Zone (CP1) Zoning District, (Map 29, Lot 35).**\*~~
- ~~2. **Case #16-035 – Cumberland Farms:** The Planning Board will review and take action on a **Final Plan Major Development Review** application submitted by authorized representative Sandra L. Guay for a proposed Cumberland Farms retail store with fuel service and associated canopy at 190 Bath Road in the **Cooks Corner Center (CC) Zoning District, (Map CC1, Lot 28).**\*~~
3. **Case # 16-031 – 35-39 Pleasant Street (St. John's Church)** – The Planning Board will review and take action on a **Sketch Plan** for Phase 1 of a two (2) phase development of the All Saints Parish property. Phase 1 includes a new 14,685 square foot multi-use building and various site modifications including the construction of new walkways and a utility driveway at 35-39 Pleasant Street primarily within the **Intown Railroad Corridor (MU2) Zoning District** (Map U16, Lots 47-48).
5. **Other Business**
6. **Approval of Minutes**

**\*Agenda item removed and rescheduled for 10/11/2016**

*This agenda is mailed to owners of property within 200 feet of proposed development sites. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised.*



## TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT  
85 UNION STREET  
BRUNSWICK, ME 04011

ANNA BREINICH, FAICP  
DIRECTOR OF PLANNING & DEVELOPMENT

PHONE: 207-725-6660  
FAX: 207-725-6663

### MEMORANDUM

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TO: The Planning Board  
FROM: Jared Woolston, Planner  
DATE: September 23, 2016  
RE: Sketch Plan Review of All Saints Parish - Phase 1 (Case #16-031)

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#### PROJECT SUMMARY

Staff has reviewed the Sketch Plan application and determined that it is complete.

The proposed Sketch Plan Major Development Review application was submitted by authorized representatives from Sitalines, PA for All Saints Parish, for Phase 1 of the approved Common Development Plan at 35-39 Pleasant Street (Map U16, Lots 47-48). The Common Development Plan at the subject parcel was reviewed and approved by the Planning Board on July 26, 2016. The project involves constructing a new 14,685 square foot multi-use building, and various site modifications including the construction of a new plaza, walkways and a utility driveway. The site will continue to use the existing parking and traffic circulation patterns. The proposed project is subject to the requirements of the Intown Railroad Corridor (MU2) Zoning District.

The Bicycle and Pedestrian Advisory Committee (BBPAC) reviewed the Phase 1 site plans on September 15, 2016 and found no substantive concerns with either proposal. In addition to the proposed bicycle and pedestrian amenities, the BBPAC recommended a covered area for the proposed bicycle racks. In response, the applicant's representative indicated that code, and dimensional issues may result from covered bicycle racks but the recommendation would be reviewed with their client.

The Village Review Board (VRB) reviewed the Phase 1 proposal on September 20, 2016. The VRB tabled their review due to lack of information regarding the mass and scale of the proposed multi-use building along Pleasant Street.

The Staff Review Committee (SRC) reviewed the Sketch Plan application on September 20, 2016. During the SRC meeting, the applicant indicated that the proposed building is intended as a multi-use facility. The applicant described the plans that were submitted within the application for the SRC.

During the SRC meeting, the Director of Planning and Development requested the applicant consider deleting the proposed entrance (west entrance), and to consider accessing the site from an easement (to be obtained) over neighboring private land access is allowed. The applicant's representative indicated that the easement recommendation would be considered prior to Final Plan. The Planner asked the applicant if stormwater treatment is being considered for the Final Plan, and if the proposed stormwater management system would require site modifications. The applicant's representative indicated that the Phase 1 development would result in increased impervious area and stormwater treatment is being designed but is not expected to alter the layout of the Phase 1. The Planner recommended considering low impact development (LID) techniques for stormwater treatment, such as permeable pavers within the proposed concrete plaza at the time of Final Plan review. The Public Works Director and Town Engineer noted that the number of parking spaces is below the standard parking requirement; and that solid waste impact fees would be required. The applicant's representative indicated that a provisional parking analysis would be submitted to the Planning Board at Final Plan review. The Brunswick Sewer District indicated that an impact fee and sewer permit would be required. The Code Enforcement Officer (CEO) requested consideration for moving disabled parking spaces.

A Sketch Plan of the proposed development was prepared by Sitelines, PA entitled, "Phase 1 Sketch Plan" dated February 9, 2016.

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**APPROVED MOTIONS**  
**SKETCH PLAN MAJOR REVIEW – ALL SAINTS PARISH - PHASE 1**  
**Case # 16-031**

**Motion 1.** That the Board deems the Sketch Plan to be complete.

**Motion 2.** That the Board approves the Sketch Plan.

September 20, 2016

## STAFF REVIEW COMMITTEE NOTES

### **Staff present:**

Anna Breinich (Planning and Development Director), Clinton Swett (Assistant Assessor), John Foster (Public Works Director/Town Engineer), Jeff Hutchinson (CEO), Jeff Emerson (Deputy Chief), Rob Pontau (Sewer District) **Non-voting staff:** Jared Woolston (Planner), **Applicants present:** Chris Tymula (MHF Design Consultants), Kevin Clark (Sitelines) **Public present:** No

1. **Case #16-035 –Cumberland Farms:** The Planning Board will review and provide a recommendation to the Planning Board on a **Final Plan Major Development Review** application submitted by authorized representative Sandra L. Guay for a proposed Cumberland Farms retail store with fuel service and associated canopy at 190 Bath Road in the **Cooks Corner Center (CC) Zoning District;** (Map CC1, Lot 28).

### TO BE DONE

2. **Case # 16-031 – 35-39 Pleasant Street (St. John’s Church)** – The Planning Board will review and provide a recommendation to the Planning Board on a **Sketch Plan** for Phase 1 of a two (2) phase development of the St. Johns Parish Church property. Phase 1 includes a new 14,685 square foot multi-use building and various site modifications including the construction of new walkways and a utility driveway at 35-39 Pleasant Street primarily within the **Intown Railroad Corridor (MU2) Zoning District** (Map U16, Lots 47-48).

Kevin Clark (Sitelines):

They have received the Common Development Plan approval from the Planning Board and have been to a workshop with the Village Review Board since the last time they attended the Staff Review Committee. They have another meeting with the Village Review Board to discuss the architecture for the multi-use building tonight. Since the last sketch plan, they have identified the existing parking, striping, painted walkways, and trees within the site that would be removed or preserved. This plan contains no changes from the Common Development Plan they proposed.

Rob Pontau (Sewer District):

- What is the added use? Are they adding students, throwing weddings?
  - Kevin: Gymnasium and cafeteria, stage, music room – in support of the school. Some of these functions are currently in the basement. They hope to increase enrollment in the future
- Is there a change in capacity? Are they licensed on the capacity of students, and will this change that somehow? He’ll need to quantify that in order to estimate charges.
  - Kevin: Does not know the answer, but will find out.
- Will need a permit

Clinton Swett (Assistant Assessor):

- No questions

John Foster (Director of Public Works/Town Engineer):

- The parking is adequate? He's got 8 potential sites over there – is this something proposed or is it a grass area?
  - Kevin: It's a grassed area, but the grass is pretty much dead. People park there during events.

Anna Breinich (Planning Director):

- Asked John to look at the landscaping plan with the proposal for Phase 2

John:

- That's not what is happening right now – this is what we're looking at. Is there a Phase 1 plan?
  - Kevin: No, it's sketch plan. The theme associated with the Master Plan will be used on this building, but final landscaping plan has not been developed yet. The final development plan will include a landscape plan of each phase.
  - John: It doesn't look like there's enough aisle space here for a two-way aisle
  - Kevin: That is what is there now
  - John: I'm concerned about how traffic is going to flow at the site with the new building
  - Kevin: The new building isn't taking up any of the existing parking, so it will flow through the site
  - John: But the new building will have events –basketball games, etc. He is looking for some sort of improvement of the traffic flow on site, recognizing this is interim. He'd like to see it made the best it could be given what's happening, before the final plan. This site is here and there's no way to access walks – you have to come down to the end of the parking lot to get to the concrete plaza. Is that correct?
  - Kevin: Yes
  - John: You're just going to put more traffic walking in the parking lot in the wintertime when you've got snow piled up, I assume in the grass area. I know it's not to be shown now, but are you going to have some site lighting on the building area walks in final?
  - Kevin: Yes, and they will be adding a walkway for students to get to the school to that area – painted like a crosswalk
  - John: You're showing the discontinuance of the two curb cuts in front of the building?
  - Kevin: Yes, and they will have to put some curb in there as well
  - John: What do you mean for service driveway? Is that for the soda truck?
  - Kevin: Deliveries to the kitchen – they will have to back in or back out
  - John: That's a less than favorable maneuver in a busy street – no way to interconnect it? Is that the future plan too?
  - Kevin: Yes. They will try to modify that to be more of a "T"

Anna Breinich:

- Is it absolutely necessary to have that second opening - she's trying to maintain the row of trees because they're huge – instead of putting in an access drive. We know that the driveway of the redbrick building is right up against the lot line, and perhaps there might be a way of working an easement here for emergency access, as that was one of Jeff's concerns. Instead of wrapping this around here, bringing a new driveway entrance here. Isn't there some way you can get access from the rear and then bring it in? That way we get rid of John's concern of delivery trucks backing out as well.
  - Kevin: We can definitely look at having the deliveries come in through a different door as opposed to using that
- Perhaps focus on the back entrance for deliveries, but get rid of the access road if you have a willing neighbor
  - Jeff Emerson: They'd have to re-do their parking

Jeff Hutchinson (Codes):

- Pedestrian access from the parking lot
  - John: With this new building, will you require a shifting of the disabled parking spaces?
- The only handicapped spots you have on the entire property is over here. I would think you would need to create 2 or 3 over here at this new building to line up with that walk – where the walk comes out could be the crosshatched area
- Regarding the entrances here, I guess we'll just wait to see if you can work something out with the neighbors. For access down through here, you may only be repositioning parking spaces, or you may only lose 2 or 3, since the parking doesn't appear to go all the way to the end. Jeff and Anna pointed out a few ideas on the plan for trucks/turning around.
  - Jeff E.: That's also an apartment complex

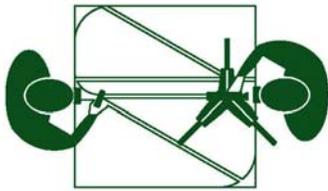
Anna Breinich:

- The building would stand out more without having another drive. This does go to Village Review tonight and a workshop was held a few months ago. The concern that was raised was the break in façade treatment to reduce the look and feel of massive scale. No changes have been made since then – the architect didn't address anything. She'd like to point out to Kevin that in the architect's narrative the building is 13,800 square feet, and in the document from him it's 14,061. They need to have the correct square footage for the meeting.
  - Kevin: I took the square footage from the footprint – he will double check.
- The sightlining in the Common Development Plan is a condition – the existing sightlining shall be maintained until the construction of these 2 buildings – and then the locations would be discussed in Phase 2
  - John: was talking about new lighting that would be added to illuminate walkways and existing parking areas where there are new walkways, and whether they light the surface drive

Jared Woolston

- The BBPAC requested covered bike racks – was this considered?

- Covered bike racks were considered but are not proposed
- Is a stormwater treatment plan considered for new impervious area, and if so, could treatment require changes to the proposed site layout?
  - A stormwater plan is being developed and is not expected to change the layout.
- Advised to consider permeable pavers as stormwater treatment for the plaza.



September 6, 2016

1340.01

Mr. Jared Woolston, Town Planner  
Town of Brunswick  
85 Union Street  
Brunswick, Maine 04011

**Re: Sketch Plan Application**

**ALL SAINTS PARISH MULTI-USE BUILDING (PHASE 1)**

**35-39 PLEASANT STREET**

**Tax Map U16, Lots 47 & 48**

Dear Jared:

On behalf of *ALL SAINTS PARISH*, Sitelines, PA is pleased to submit the enclosed Sketch Plan Application and supporting materials for the development of a 14,685 sq. ft. multi-use building on the St. John's Church property located on Pleasant Street. This letter is intended to summarize the project in order to facilitate the review process.

**PROPERTY**

*THE ROMAN CATHOLIC BISHOP OF PORTLAND TRUST* owns two parcels of land located on Pleasant Street (Tax Map U16, Lots 47 & 48). The parcel contains 4.68 acres and is currently developed, with a church, elementary school, a former convent building, several storage buildings, as well as paved parking and playground areas. The existing impervious area is 118,610 sq. ft. (2.72 acres) or 58.2% impervious coverage. The property is located in the Inner Pleasant Street (TR1) and the Intown Railroad Corridor (MU2) Zoning districts. As more than 50% of the property is located within the MU2 Zoning district, the dimension standards of the MU2 district are being applied for this project.

**SITE DESIGN**

The applicant received approval of a Common Development Plan for the parcel in June 2016 that included two phases. Phase 1 will consist of the construction of a new 14,685 sq. ft. one-story multi-use building, which will contain an auditorium/cafeteria/gymnasium, a stage, a music room, kitchen, and adoration chapel, a meeting room, as well as locker rooms and bath rooms. Fundraising is currently underway for this facility. The construction of this facility, concrete walkways and utility driveway will increase the impervious area to approximately 129,500 sq. ft. or 63.5% coverage. The campus will continue to utilize the existing parking and traffic circulation patterns.

Phase 2 will consist of the removal of the old convent building, which is now used as the parish center, the removal of the school building, and construction of an approximate 13,200 s.f. footprint two-story school building. As part of Phase 2, the existing parking lot and drive aisles will be redeveloped to serve the new buildings and enhance traffic flow.

For the purposes of this application, only Phase 1 of the project is being considered. The approved Common Development Plan consisted of approximate building locations, parking lot configurations, pedestrian walkways, and a master landscaping plan. This submission is intended to be in compliance with the Common Development Plan, as well as with all applicable standards of the Town of Brunswick Land Use Ordinance.

**SUMMARY**

We trust that this information satisfactorily addresses the requirements for Sketch Plan Review and we look forward to meeting with you and the Planning Board at the September 27, 2016 meeting to obtain their feedback.

We appreciate your assistance with this project. Should you have any questions, please call or contact me via [kclark@sitelinespa.com](mailto:kclark@sitelinespa.com).

Very truly yours,

*Kevin P. Clark*

Kevin P. Clark, PLS  
President

Enclosures

cc: Charles Wiercinski, Charleen Foley

**MAJOR DEVELOPMENT REVIEW  
SKETCH PLAN APPLICATION**

1. Project Name: All Saints Parish Multi-Use Building
  
2. Project Applicant  
Name: All Saints Parish c/o Charleen Foley  
Address: 35-39 Pleasant Street  
Brunswick, ME 04011  
Phone Number: 207-725-2624
  
3. Authorized Representative  
Name: Sitelines, P.A. Attn: Kevin Clark, PLS  
Address: 8 Cumberland Street  
Brunswick, ME 04011  
Phone Number: 207-725-1200 ext. 14
  
3. List of Design Consultants. Indicate the registration number, address and phone number  
Of any engineer, surveyor, architect, landscape architect or planner used:
  1. Surveyor: Bruce W. Martinson, PLS #2137 Sitelines, P.A., 207-725-1200 ext. 13
  2. Engineer: Curtis Y. Neufeld, PE #9779, Sitelines, P.A., 207-725-1200 ext. 18
  3. \_\_\_\_\_
  
5. Physical location of property being affected: 35-39 Pleasant Street
  
6. Lot Size: 4.68 Acres
  
7. Zoning District: MU2 & TR1
  
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? Refer to Cover Letter  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
9. Assessor's Tax Map U16 Lot Number 47 & 48 of subject property.
  
10. Brief description of proposed use: Refer to Cover Letter  
\_\_\_\_\_  
\_\_\_\_\_
  
11. Describe specific physical improvements to be done: Refer to Cover Letter  
\_\_\_\_\_  
\_\_\_\_\_

Owner Signature: \_\_\_\_\_  
Applicant Signature (if different):  (AGENT)

**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

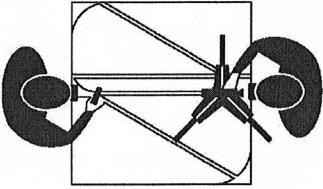
**Required Attachment (by Planning and Development Department):**

- 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						
Indicate Special Permits						
Indicate Special Exceptions						
Date, north point, scale						
Land area, existing use of the property, location of proposed development, locations reserved for future development						
Tentative rights-of-way locations, lot lines, lot numbers, lot areas						
Estimated soil boundary locations from the Soil Conservation Service Medium Intensity Soil Survey noting areas of severe and very severe soil limitations						
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.						
Tentative locations of proposed structures, owners of existing structures, and neighboring land uses						
Special conservation and recreation areas						
Location map						
Zoning information, including the zoning district(s) in which the property is located and the location of any overlay zones depicted on the plan.						
Any conditions imposed by previous development on the site.						
Other information Planning Board/Staff Review Committee deems necessary to conduct an informed review.						
Letter of consent signed by property owner authorizing the development review application in cases where applicant is not the owner of the property.						
Application Fee						
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1						
Open Space Development: Request for Bonus Density						



February 15, 2016

1340.01

Father Murray, Pastor  
All Saints Parish  
132 McKeen Street  
Brunswick, ME 04011

**Re: Designation of Agent Authorization**  
**ALL SAINTS PARISH EVENTS CENTER**  
**35-39 PLEASANT STREET**  
**Tax Map U16, Lots 47 & 48**

Dear Father Murray,

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for All Saints Parish, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed residential subdivision to be located on Pleasant Street in Brunswick, Maine.

Sincerely,

*Kevin P. Clark*

Kevin P. Clark, PLS  
President

The undersigned hereby gives Sitelines, PA the authority to act as agent for All Saints Parish, for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

(REV.) *Frank J. Murray*  
Authorized

*Feb. 23, 2016*  
Date



[Corporate Name Search](#)

## Information Summary

[Subscriber activity report](#)

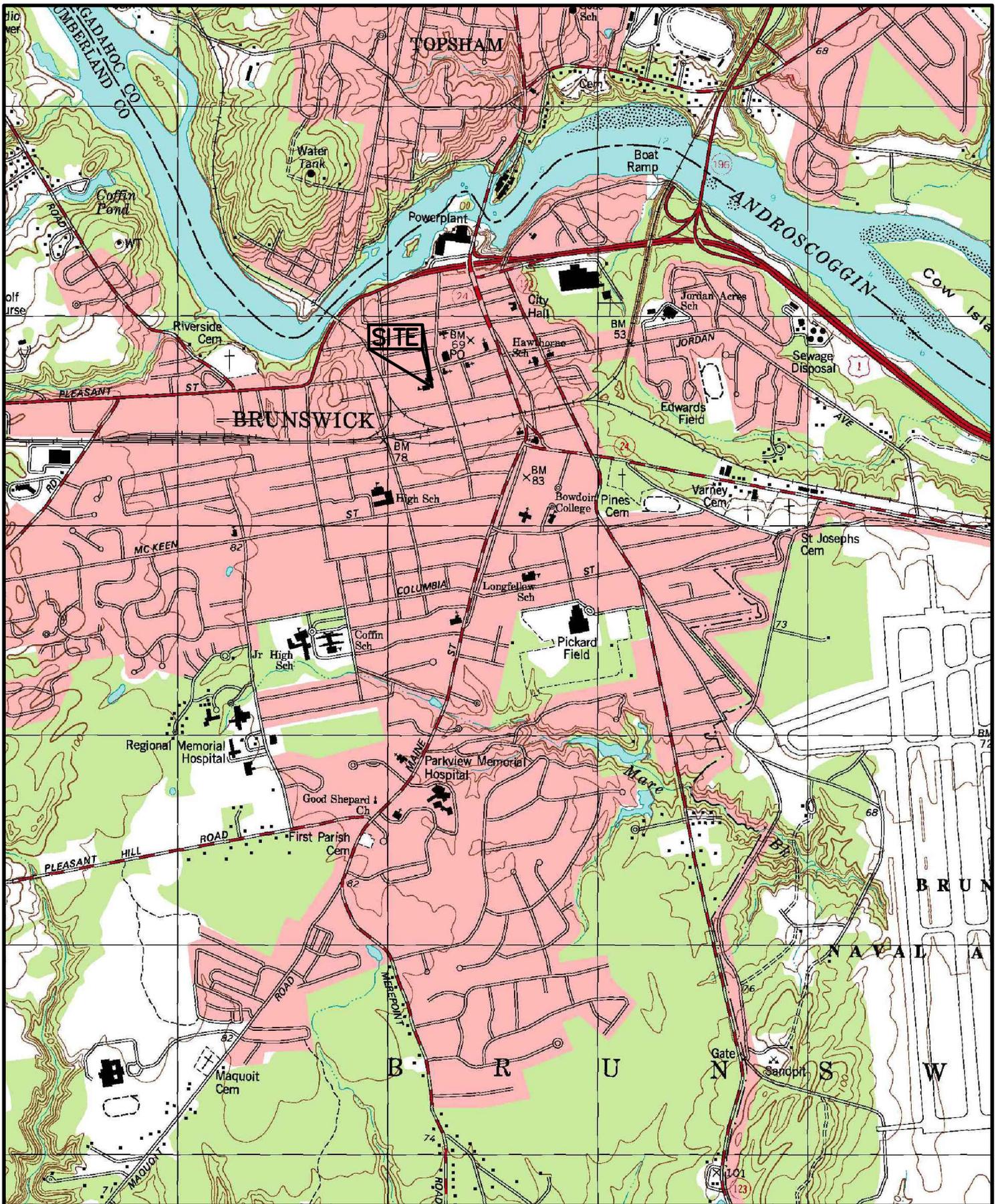
This record contains information from the CEC database and is accurate as of: Mon Feb 29 2016 14:48:21. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
ROMAN CATHOLIC BISHOP OF PORTLAND	18870000 N	NONPROFIT CORPORATION (T13, C81)	LEGALLY EXISTING
Filing Date	Expiration Date	Jurisdiction	
02/25/1887	N/A	MAINE	
Other Names		(A=Assumed ; F=Former)	

NONE

No Clerk/Registered Agent on file -- Contact Name

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SHEET: 1 OF 1

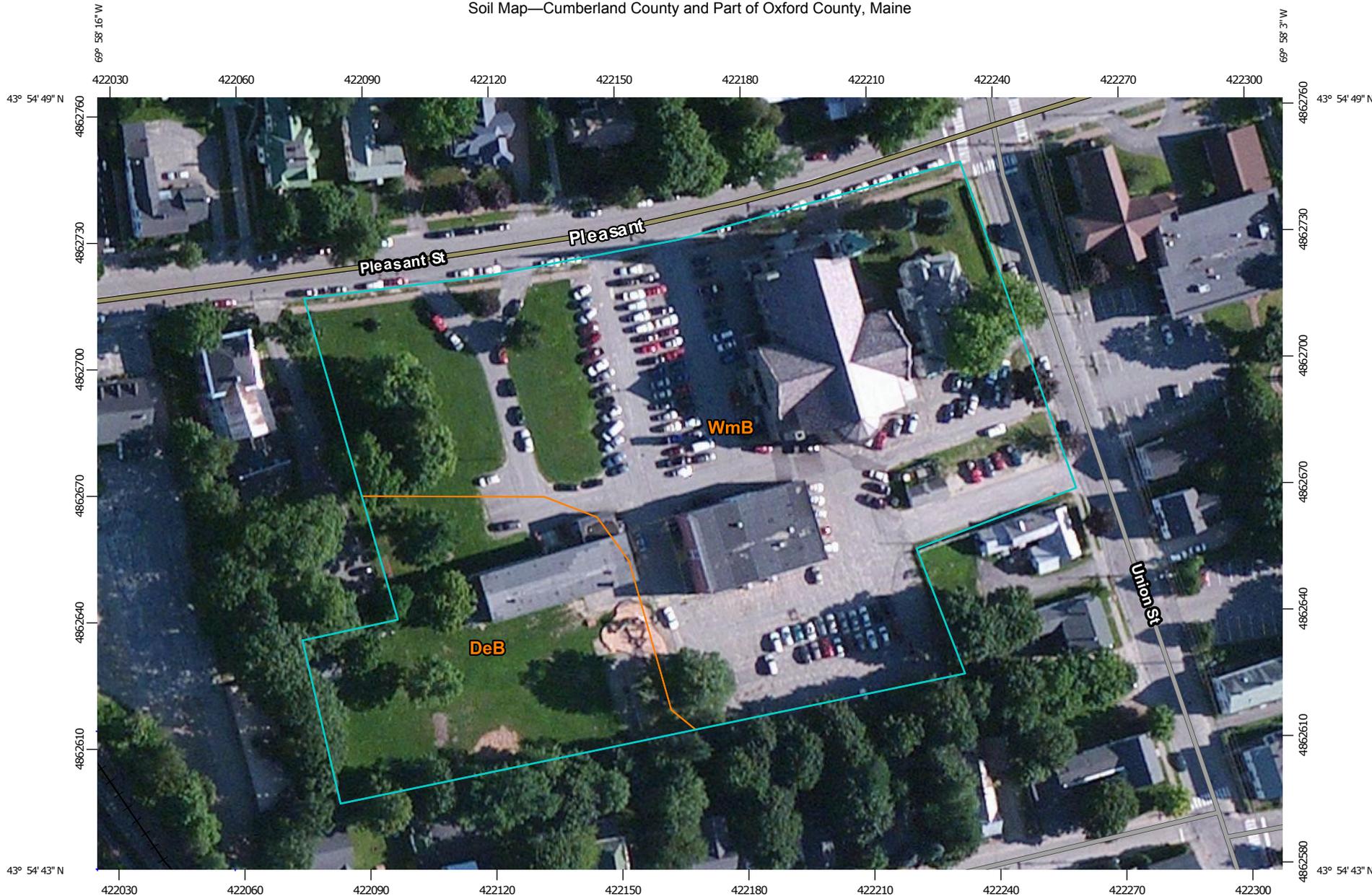
**SITELINES**  
ENGINEERS PLANNERS

8 CUMBERLAND ST. BRUNSWICK, ME 04011  
(207) 725-1200 FAX 725-1114

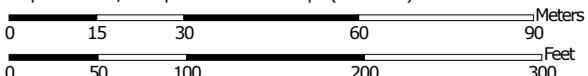
**USGS LOCATION MAP**  
 ALL SAINTS PARISH MULTI-USE BUILDING  
 35-39 PLEASANT STREET  
 BRUNSWICK, MAINE

DATE: 08/29/16
SCALE: 1"=2000'
JOB: 1340.01
FILE: 1340.01-USGS

Soil Map—Cumberland County and Part of Oxford County, Maine



Map Scale: 1:1,290 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 11, Sep 17, 2015

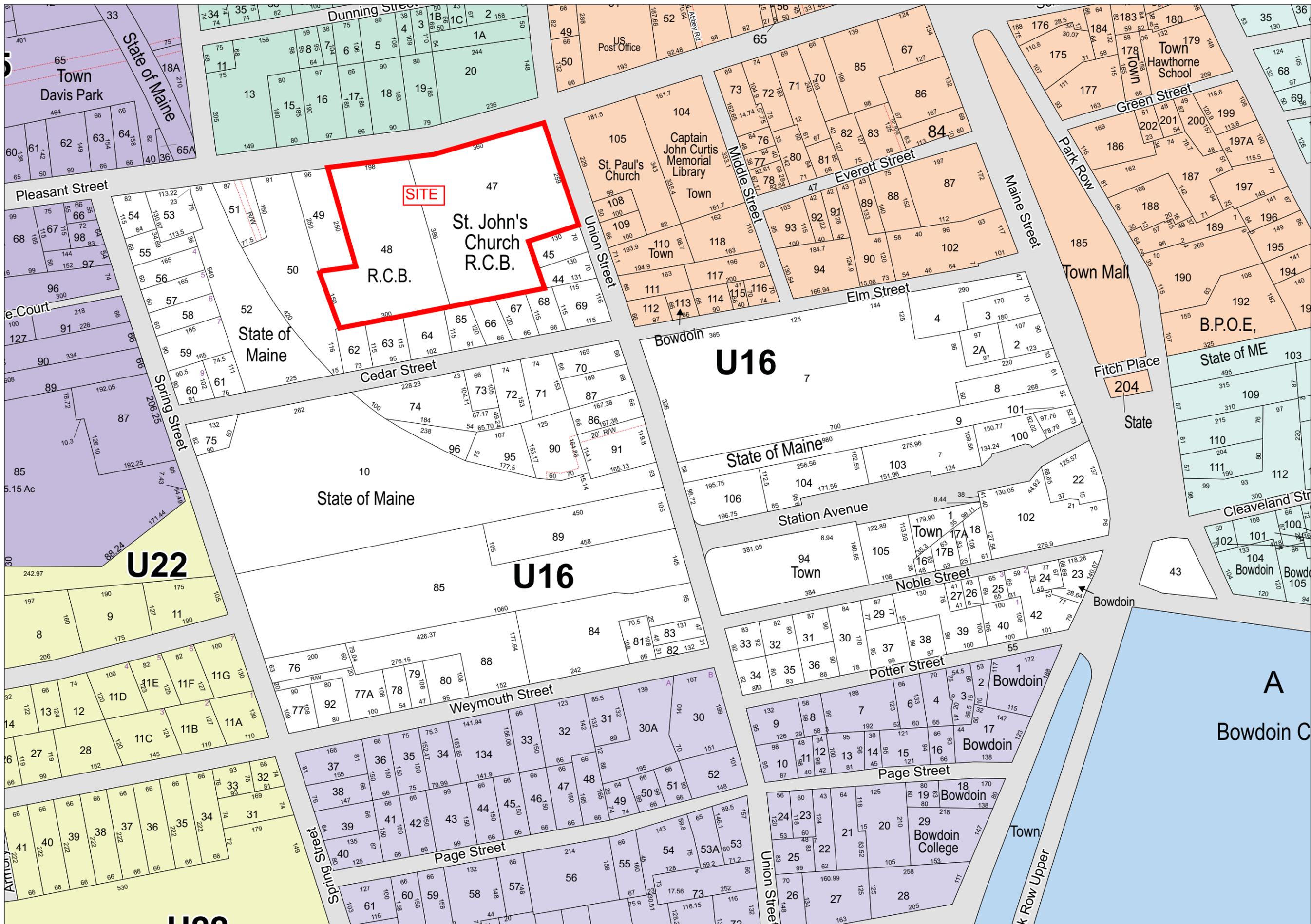
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2010—Jul 27, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeB	Deerfield loamy sand, 3 to 8 percent slopes	1.1	24.6%
WmB	Windsor loamy sand, 0 to 8 percent slopes	3.5	75.4%
<b>Totals for Area of Interest</b>		<b>4.6</b>	<b>100.0%</b>



- Legend**
- Public Road
  - Private Road
  - ROW
  - Water
  - Hydrography Line
  - ROW Property Access
  - Other Road
  - Town Boundary
  - Other Lot Boundary
  - Parcels Lines

Disclaimer:  
The information is provided as a reasonably accurate point of reference, but is not guaranteed and is not to be used for conveyances.  
The Town of Brunswick shall not be held responsible for the accuracy or misuse of this data.  
Copyright Town of Brunswick.

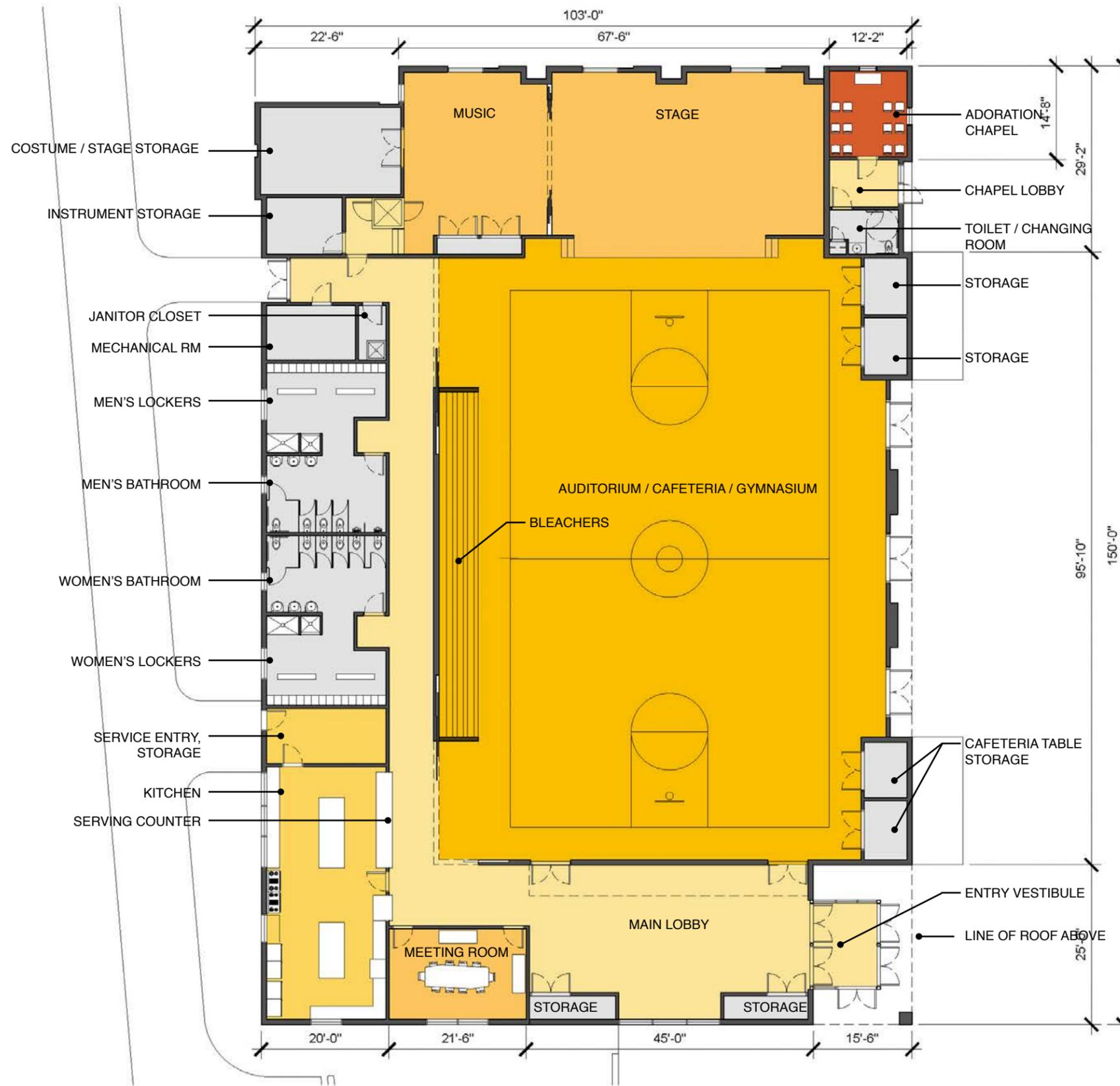


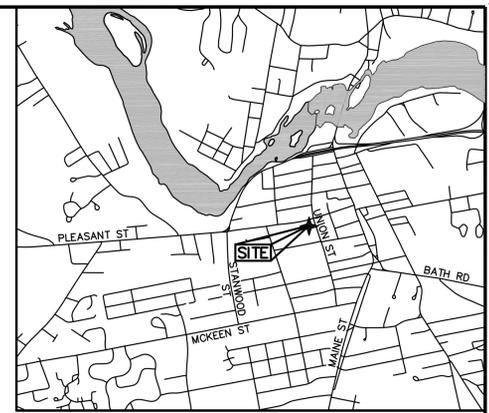
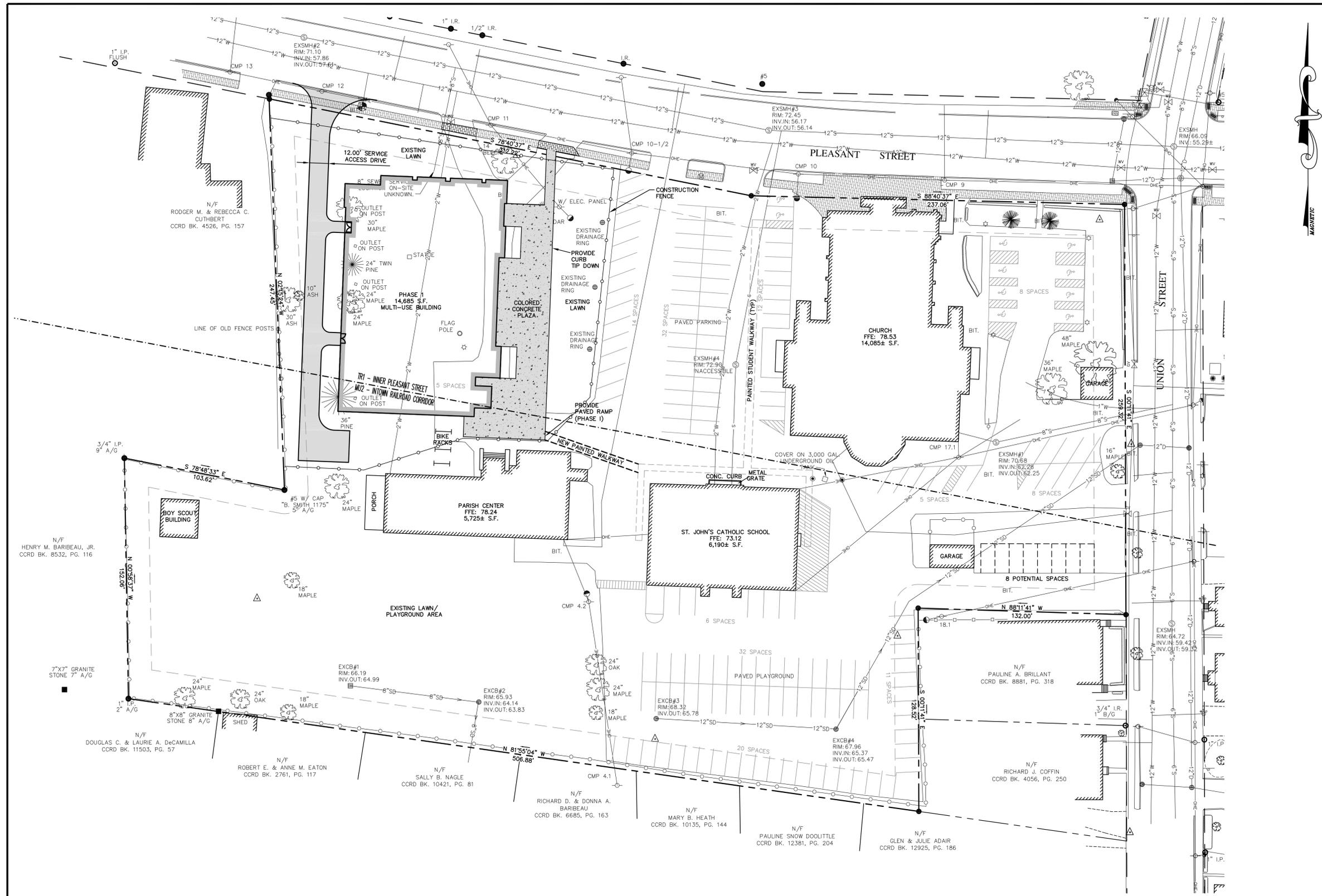
1 inch = 100 feet

Revised To: April 1, 2015  
Maps Prepared by:  
Town of Brunswick

**MAP**  
**U16**







LOCATION MAP  
NOT TO SCALE

- NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:**  
THE SITE IS OWNED BY ROMAN CATHOLIC BISHOP OF PORTLAND MAINE TRUST, ST JOHN'S CHURCH (39 PLEASANT STREET, BRUNSWICK, ME 04011)  
BK. 431 PG. 91  
BK. 888 PG. 423  
BK. 991 PG. 105  
BK. 1833 PG. 72  
BK. 1841 PG. 55  
BK. 2260 PG. 116  
BK. 2971 PG. 789
  - PLAN REFERENCE(S):**  
A) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY FOR ROMAN CATHOLIC BISHOP OF PORTLAND PLEASANT & UNION STREETS BRUNSWICK, MAINE", DATED MAY 1999, BY ROBERT M. SPIVEY, PLS 1338.
  - AREA INFORMATION:**  
PARCEL AREA= 203,902 S.F. OR 4.68 ACRES  
AREA IN MU2 ZONE= 107,578 S.F. OR 2.47 ACRES (52.8%)  
AREA IN TR1 ZONE= 96,324 S.F. OR 2.21 ACRES (47.2%)  
IMPERVIOUS AREA= 118,610 S.F. OR 2.72 ACRES (58.2%)
  - TAX MAP REFERENCE:**  
TAX MAP U16, LOTS 47 & 48.
  - ORDINANCE STANDARDS:**  
PARCEL IS LOCATED WITHIN THE VILLAGE REVIEW ZONE (VRZ)  
**ZONE: MU2 (INTOWN RAILROAD CORRIDOR ZONE)**  
MINIMUM LOT SIZE= 10,000 S.F.  
DIMENSION REQUIREMENTS:  
1.) MINIMUM LOT WIDTH= 60'  
2.) YARD DEPTHS  
A) FRONT = 20'  
B) REAR = 20'  
C) SIDE = 15'  
3.) MAXIMUM BUILDING HEIGHT = 40'  
MAXIMUM BUILDING FOOTPRINT = 20,000 S.F.  
MAXIMUM IMPERVIOUS 75%  
**ZONE: TR1 (INNER PLEASANT STREET NEIGHBORHOOD ZONE)**  
MINIMUM LOT SIZE= 7,500 S.F.  
DIMENSION REQUIREMENTS:  
1.) MINIMUM LOT WIDTH= 65'  
2.) YARD DEPTHS  
A) FRONT = 15'  
B) REAR = 15'  
C) SIDE = 15'  
3.) MAXIMUM BUILDING HEIGHT = 35'  
MAXIMUM BUILDING FOOTPRINT = 7,500 S.F.  
MAXIMUM IMPERVIOUS 50%
  - PROPOSED SITE TABULATIONS (PHASE 1):**  
EXISTING IMPERVIOUS AREA= 118,610 S.F. OR 2.72 ACRES (58.2%)  
PROPOSED IMPERVIOUS AREA= 130,000 S.F. ±  
EXISTING PARKING= 153 SPACES (10 HANDICAP)  
PROPOSED PARKING= 148 SPACES (10 HANDICAP) + (8 POTENTIAL)

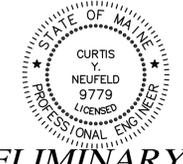
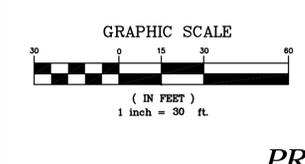
**PHASE 1  
SKETCH PLAN**

MULTI-USE BUILDING  
ALL SAINTS PARISH

ST. JOHN'S CAMPUS  
35-39 PLEASANT STREET - BRUNSWICK, ME

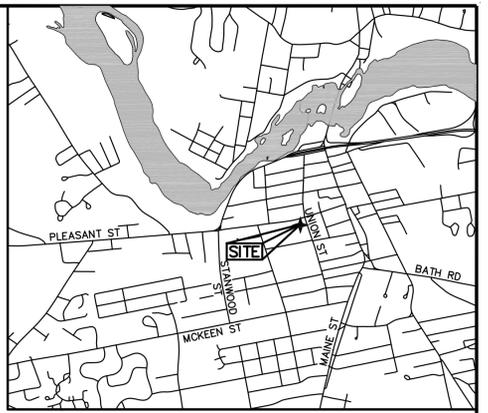
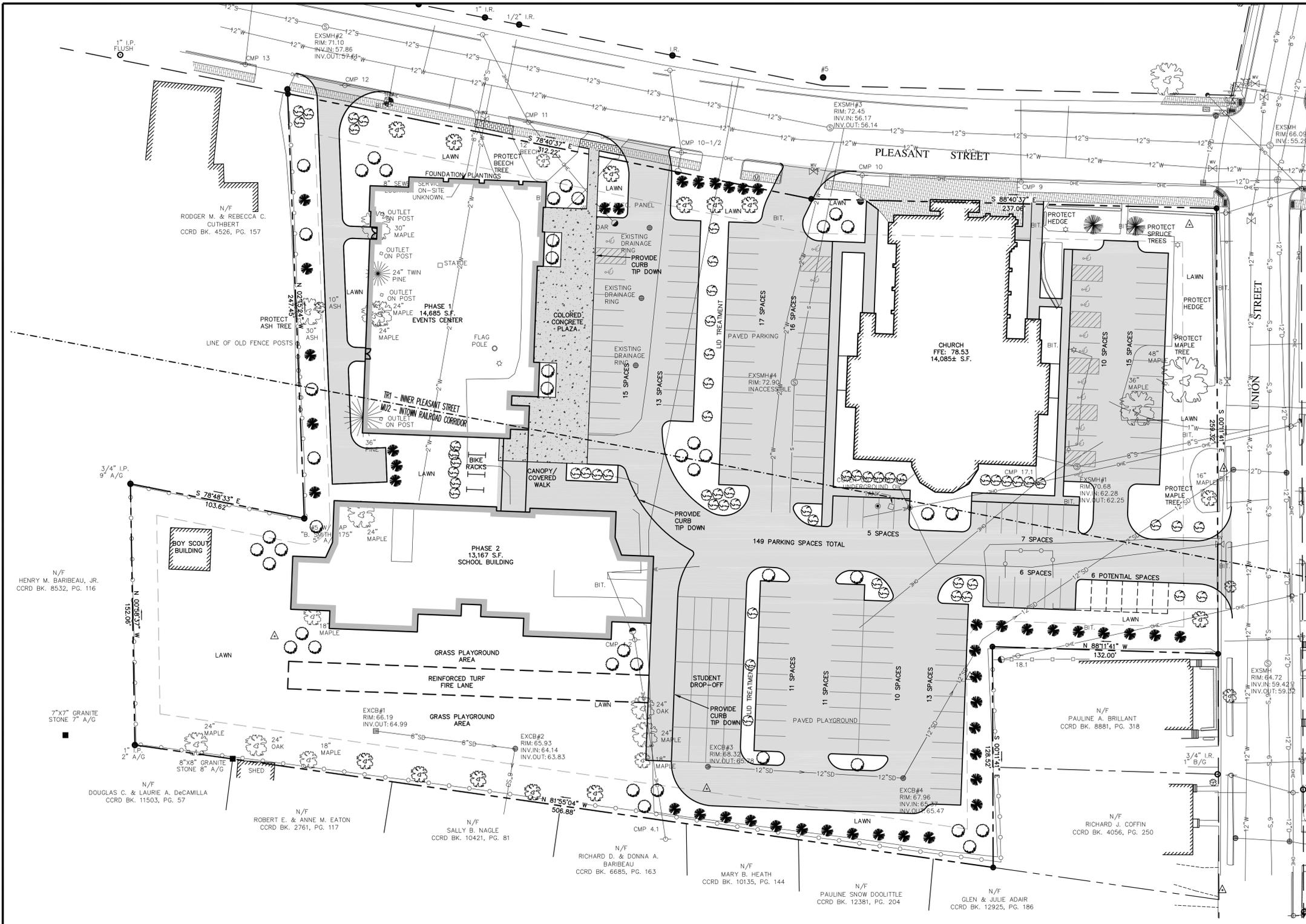
**PROGRESS PRINT**  
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

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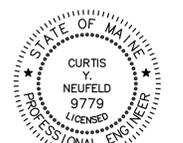
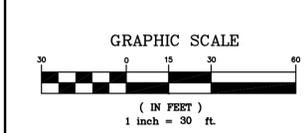
**PRELIMINARY**

<b>SITELINES, PA</b> ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS 8 CUMBERLAND STREET, BRUNSWICK, ME 04011 207.725.1200 www.sitelinespa.com		<b>1</b>
FIELD WK: MC/CH	SCALE: 1"=30'	
DRN BY: RPL	JOB #: 1340.01	
CHD BY: KPC	MAP/LOT: U16/47&48	
DATE: 02-09-2016	FILE: 1340.01-SITE	



- NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:**  
THE SITE IS OWNED BY ROMAN CATHOLIC BISHOP OF PORTLAND MAINE TRUST, ST JOHN'S CHURCH (39 PLEASANT STREET, BRUNSWICK, ME 04011)  
BK. 431 PG. 91  
BK. 888 PG. 423  
BK. 991 PG. 105  
BK. 1833 PG. 72  
BK. 1841 PG. 55  
BK. 2260 PG. 116  
BK. 2971 PG. 789
  - PLAN REFERENCE(S):**  
A) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY FOR ROMAN CATHOLIC BISHOP OF PORTLAND PLEASANT & UNION STREETS BRUNSWICK, MAINE", DATED MAY 1999, BY ROBERT M. SPIVEY, PLS 1338.
  - AREA INFORMATION:**  
PARCEL AREA = 203,902 S.F. OR 4.68 ACRES  
AREA IN MU2 ZONE = 107,578 S.F. OR 2.47 ACRES (52.8%)  
AREA IN TR1 ZONE = 96,324 S.F. OR 2.21 ACRES (47.2%)  
IMPERVIOUS AREA = 118,610 S.F. OR 2.72 ACRES (58.2%)
  - TAX MAP REFERENCE:**  
TAX MAP U16, LOTS 47 & 48.
  - ORDINANCE STANDARDS:**  
PARCEL IS LOCATED WITHIN THE VILLAGE REVIEW ZONE (VRZ)  
ZONE: MU2 (INTOWN RAILROAD CORRIDOR ZONE)  
MINIMUM LOT SIZE: 10,000 S.F.  
DIMENSION REQUIREMENTS:  
1.) MINIMUM LOT WIDTH: 60'  
2.) YARD DEPTHS  
A) FRONT = 20'  
B) REAR = 20'  
C) SIDE = 15'  
3.) MAXIMUM BUILDING HEIGHT = 40'  
MAXIMUM BUILDING FOOTPRINT = 20,000 S.F.  
MAXIMUM IMPERVIOUS 75%  
ZONE: TR1 (INNER PLEASANT STREET NEIGHBORHOOD ZONE)  
MINIMUM LOT SIZE: 7,500 S.F.  
DIMENSION REQUIREMENTS:  
1.) MINIMUM LOT WIDTH: 65'  
2.) YARD DEPTHS  
A) FRONT = 15'  
B) REAR = 15'  
C) SIDE = 15'  
3.) MAXIMUM BUILDING HEIGHT = 35'  
MAXIMUM BUILDING FOOTPRINT = 7,500 S.F.  
MAXIMUM IMPERVIOUS 50%  
6. **PROPOSED SITE TABULATIONS:**  
EXISTING CHURCH - 13,978 S.F.  
EVENTS CENTER - 14,685 S.F.  
NEW SCHOOL - 13,167 S.F.  
PARKING - 174 SPACES (14 HANDICAP) + 6 POTENTIAL SPACES  
TOTAL IMPERVIOUS AREA - 124,000 S.F.±

SYMBOL	SYMBOL
	ASH VARIETIES; HONEY LOCUST VARIETIES; LINDEN VARIETIES; MAPLE VARIETIES; GINKGO; CATALPA; TURKISH FILBERT; AMERICAN YELLOWWOOD.
	BIRCH VARIETIES; CHERRY VARIETIES; CRAB APPLE VARIETIES; KOUSA DOGWOOD; JAPANESE TREE LILAC; WASHINGTON HAWTHORN; MAGNOLIA VARIETIES; AMELANCHER VARIETIES; FLOWERING PEAR VARIETIES; AMERICAN HOORNBEEAM.
	SPRUCE VARIETIES; PINE VARIETIES; CANADIAN HEMLOCK AND FIR VARIETIES.
	AZALEA VARIETIES; BLUEBERRY; DOGWOOD VARIETIES; EUNYMUS VARIETIES; FORSYTHIA; LILAC VARIETIES; VIBURNUM VARIETIES; ARBORVITAE; ANDROMEDA VARIETIES; JAPANESE YEW; JUNIPER VARIETIES; RHODODENDRON VARIETIES; ORNAMENTAL GRASSES; DAYLILY VARIETIES; SEDUM VARIETIES.



PRELIMINARY

<b>LANDSCAPE CONCEPT PLAN COMMON DEVELOPMENT PLAN</b>		
EVENTS CENTER & SCHOOL ALL SAINTS PARISH		
ST. JOHN'S CAMPUS 35-39 PLEASANT STREET - BRUNSWICK, ME		
<b>SITELINES, PA</b> ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS 8 CUMBERLAND STREET, BRUNSWICK, ME 04011 207.725.1200 www.sitelinespa.com		
FIELD WK: MC/CH	SCALE: 1"=30'	SHEET:
DRN BY: RPL	JOB #: 1340.01	<b>3</b>
CH'D BY: KPC	MAP/LOT: U16/47&48	
DATE: 02-09-2016	FILE: 1340.01-SITE	

**BRUNSWICK PLANNING BOARD  
MEETING MINUTES  
JULY 5, 2016**

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

**MEMBERS ABSENT:** No members were absent from this meeting.

**STAFF PRESENT:** Anna Breinich, Director of Planning and Development; Jared Woolston, Town Planner; and Jeff Hutchinson, Codes Enforcement Officer

A meeting of the Brunswick Planning Board was held on Tuesday, July 5 28, 2016, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

~~**1. Case #16-025 Crystal Springs Farm Community Solar Farm:** The Planning Board will hold a Public Hearing then review and take action on a Special Permit application submitted by for a proposed community solar farm which is an omitted use. The proposed use is located in the Coastal Protection 1 (CP1) Zoning District; Natural Resource Protection Zone (NRPZ) (Map 22, Lot 163).~~

**2. Workshop: Draft Zoning Ordinance Review - Chapters 1 and 2**

Charlie Frizzle opened the meeting to public comment. Hearing none, the public comment period was closed.

Anna Breinich reviewed significant changes and updates / corrections to Chapter 1 and 2. Board members provided additional language and formatting within the document.

Charlie Frizzle noted that those areas in Section 1.6 the deal with shoreland zoning have been rewritten. Jeff Hutchinson reviewed the process for DEP approval as it pertains to shoreland zoning per Jane Arbuckle's request. Margaret Wilson pointed out that where those sections in Section 1.6 were Brunswick is stricter then State standards, Brunswick has carried them over into the new ordinance.

Charlie said that FF3 is now part of RP1 and may generate discussions with the public as this changes the minimum lot sizes. Charlie said that this changes is essentially covering the remaining coastline. Per Jane Arbuckle's request, Charlie reviewed the zone and area boundaries.

Jane Arbuckle, Charlie Frizzle and Margaret Wilson discussed density and lot sizes in and outside of the growth area.

Anna Breinich said that once all other sections have been reviewed, they will go back to shoreland protections, signs, soar and Stormwater for review of additional corrections / additions.

**3. Other Business:**

- Next meeting July 12th

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

**Adjourn**

This meeting was adjourned at 8:03 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary

**Revised 6/23/16: Item #1 postponed until further information is received by the applicant. Abutters within 200' will be notified when project is relocated and this item is rescheduled.**

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

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

**MEMBERS ABSENT:** Bill Dana

**STAFF PRESENT:** Anna Breinich, Director of Planning and Development; Jared Woolston, Town Planner

A meeting of the Brunswick Planning Board was held on Tuesday, July 12, 2016, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 6:30 P.M.

**1. Workshop – Draft Zoning Ordinance: Chapter 3**

Chair Charlie Frizzle opened the meeting to public comment.

Charlie Frizzle began by referring to the Brunswick Zoning Use Table Comparison Table generated by Margaret Wilson which she created to clarify what has changed between the old Use Table to the new Use Table. Margaret provided an explanation of the Use Table document that she prepared. Charlie pointed out that another significant change to Chapter 3 is Section 3.1.1.C as it pertains to a Conditional Use and described the difference between Special Permit and Conditional Use; Conditional Use is new to this ordinance. Margaret Wilson pointed out that there are still provisions for Special Permits within the ordinance and discussed instances where this may be used.

Anna Breinich reviewed the changes for College Uses for any kind of campus type development and said that they wanted those uses to be able to do more within those boundaries while protecting those surrounding neighborhoods.

Margaret Wilson pointed out that one of the major drivers behind this rewrite is not only the Comprehensive Plan, but also the fact that the current ordinance is very unorganized and it is difficult to find things at times.

Anna Breinich reviewed the track changes for telecommunications towers as provided as a handout at the workshop. Staff to look into small scale telecommunication towers and guywires.

Anna Breinich reviewed the changes to Urban Agriculture and provided a brief explanation for those changes. Anna noted that she has already fixed the formatting for this section.

Per Sande Updegraph request, Charlie Frizzle describe what is meant by “by right”.

Jane Arbuckle expressed her concern about the prohibition use of herbicides especially on invasive species in the APO Zones. Charlie Frizzle said that most of the restrictions come from

the Brunswick Topsham Water District. Anna Breinich noted that there are instances where the use of pesticides are applicable.

Board members provided formatting and spelling changes to staff.

**2. Other Business:**

- Next meeting

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

**Adjourn**

This meeting was adjourned at 8:34 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary

**Revised 6/23/16: Item #1 postponed until further information is received by the applicant. Abutters within 200' will be notified when project is relocated and this item is rescheduled.**

**BRUNSWICK PLANNING BOARD  
MEETING MINUTES  
JULY 26, 2016**

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

**MEMBERS ABSENT:** No members were absent at this meeting.

**STAFF PRESENT:** Anna Breinich, Director of Planning and Development; Jared Woolston, Town Planner

A meeting of the Brunswick Planning Board was held on Tuesday, July 26, 2016, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

**1. Case #16-025 Crystal Springs Farm Community Solar Farm:** The Planning Board will hold a Public Hearing then review and take action on a Special Permit application submitted by Revision Energy for a proposed community solar farm which is an omitted use. The proposed use is located in the Coastal Protection 1 (CP1) Zoning District; Natural Resource Protection Zone (NRPZ) (Map 21, Lot 16).

Margaret Wilson recused herself from the meeting as she is a member of the Board for the Brunswick Topsham Land Trust who is the fee owner for Crystal Springs Farm.

Jared Woolston introduced the application for a solar array in an agricultural portion of Crystal Springs Farm and reviewed the project summary dated July 26, 2016. Jared provided a brief background of the project and said that this project has been in the works for a while. When the application was originally submitted, the neighborhood came out with some concerns at the Staff Review meeting. At that time, the applicant withdrew the application. In discussions with the neighborhood, the applicant decided to move the site to another location and agreed to buffer along the main street.

Applicant representative, Steve Weemes, said that this project is part of a collaborative effort including Crystal Springs Farms, Brunswick Topsham Land Trust and a group of Brunswick families who cannot support solar arrays where they live; this application is also part of Solarize Brunswick. Steve said that this project will support local agriculture by reducing the energy costs for Crystal Springs Farm and provide a model of how a farm can go green. In addition, this project will create electricity security, encourage open space and demonstrates how individuals can band together to solarize. Steve pointed out that this project is similar to the Freeport solar project along the highway. Steve noted that the environmental impact is near zero and pointed out that there will be no access road, traffic, no impervious surface, employees, odor, loss to farmland, and no light pollution. Steve said that Seth Kroeck will maintain and install the buffer along the Pleasant Hill Road side. This buffer will consist of various evergreens and greenery to give a “natural” look.

**MOTION BY JEREMY EVANS THAT THE SPECIAL PERMIT APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.**

Jane Arbuckle asked what they plan to use for the buffer. Seth Kroeck replied that the plan is to use Western firs for year round buffering with viburnum and dogwood which will add additional buffering over the summer months. Sande Updegraph asked about how they plan to mow and how often. Seth replied that the panels will be set up in rows so that machinery can go between the arrays and that they plan to mow as needed; this land will still be used as grazing pasture.

Chair Charlie Frizzle opened the meeting to public comment. Hearing none, Charlie closed the public hearing.

Charlie Frizzle stated that he understands why they don't have a fence around the arrays, but asked if the applicant had given any thoughts to vandalism. Seth Kroeck replied that the area is grazing pasture with an electric fence that is charged when the animals are there; there is a physical barrier.

**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.
2. That prior to issuance of an electrical permit, a planting plan detailing the size and type of plants shall be submitted to the satisfaction of the Director of Planning and Development.

**MOTION SECONDED BY SANDE UPDEGRAPH, APPROVED UNANIMOUSLY.**

**2. Case #16-026 Tao Yuan Greenhouse and Café:** The Planning Board will review and take action on a Major Development Review Amendment application for a new two-story building for greenhouse, café and administrative space. The proposed development is located in the Town Center 1 (TC1) Maine Street Zoning District; and Village Review Zone (Map U13, Lots 52 & 53, and Map U-13, Lot 95).

Jared Woolston introduced the application for a two-story building and greenhouse and reviewed the Site Plan Amendment Memo to the Planning Board dated July 26, 2016. Jeremy said that the new proposal is to add a retail space / bakery with other minor site changes.

Kate Holcomb presented a PowerPoint presentation regarding the greenhouse / aquaponics and symbiotic work forces as well as the addition of the bakery, layout, lighting, siding and potential parking concerns.

**MOTION RICHARD VISSER THAT THE AMENDED SITE PLAN APPLICATION IS DEEMED COMPLETE. SECONDED BY SANDE UPDEGRAPH, APPROVED UNANIMOUSLY.**

Richard Visser asked if the applicant had given any more thought to snow removal as this was a concern at the last meeting. Kate Holcomb replied that to combat snow building up on the greenhouse, they will have the heat on to melt it. Cecile Stadler added that they have an agreement with Terrace Place to share snow removal costs for the driveway going into the garage and the restaurant. Margaret Wilson asked what times the light will be on in the greenhouse. Kate replied they plan to light similar to summer daylight hours but will not be lighting through the night. Kate added that there is also an automatic blackout curtain. Margaret asked what the life expectancy is for the material the greenhouse is made of. Kate replied that she would have to ask the manufacturer for the specifics, but said that polycarbonate has come quite a way in terms of yellowing and clouding up. Margaret said that she is happy that they have decided to install siding all the way up on the side that faces the townhouses. Anna Breinich replied that the life expectancy concern came up during Village Review a year ago and the polycarbonate was approved. Anna said that she does have the polycarbonate information if Margaret would like to see it. Margaret was comfortable knowing that Village Review did discuss this issue. Margaret asked where the collected water from the greenhouse snow runoff will go. Kate replied that Sitelines did do a stormwater management plan and they have impervious surface. In addition, they expanded the greenhouse to the edge of the building so that they could have a gutter system. Anna Breinich pointed out that one of the changes from the original application is that they removed the deck and changed this to a grated system so that there will be no snow buildup; the snow will just melt down. Anna said that the Town Engineer was at the Staff Review meeting and this was not a concern. Margaret asked where the nearest town catch basin was. Jared Woolston replied that there is one on Pleasant Street, but he does not know if there is one on Abbey Lane. Margaret stated that her concern is that they cannot have water from the greenhouse traveling to Pleasant Street for collection. Jared suggested that they add this as a condition to the Conditions for Approval. Charlie Frizzle said that there is a statement from Sitelines that they have found the existing drains are suitable, but that it does not address the “what if it freezes on the way down”. Kate said that they are willing to look into this further. With respects to the amendment, Charlie noted that the café / bakery will be open in the morning until six in the evening and that the restaurant will be open at five in the evening; there will only be an overlap of an hour and he does not anticipate parking to be a big concern.

Chair Charlie Frizzle opened the meeting to public comment. Hearing none, the public comment period was closed.

**MOTION BY BILL DANA THAT ALL APPLICABLE PRIOR CONDITIONS RELATING TO THIS AMENDMENT REMAIN IN EFFECT, IN ADDITION TO ANY NEW CONDITIONS CONTAINED HEREIN. MOTION SECONDED BY SANDE UPDEGRAPH, APPROVED UNANIMOUSLY.**

**MOTION BY MARGARET WILSON THAT THE AMENDED SITE PLAN APPLICATION IS APPROVED WITH THE FOLLOWING CONDITIONS ADDED TO PRIOR CONDITIONS CURRENTLY IN PLACE:**

1. That the Board's review and approval does hereby refer to the plans and materials submitted by the applicant and the written and oral comments of the applicant's representatives, reviewing officials and members of the public as reflected in the public record and that 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 review and approval in accordance with the Brunswick Zoning Ordinance.

2. Prior to issuance of a building permit, a photometric plan shall be submitted for the proposed development to the satisfaction of the Directors of Public Works and Planning and Development.

3. Will include amended conditions when staff has completed them.

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

**3. Case # 16-031 – 35-39 Pleasant Street (St. John’s Church)** – The Planning Board will review and take action on a Common Development Plan for the two (2) phased construction of a new 14,685 square foot events center, and a 13,200 square foot two-story school building and various site alterations at 35-39 Pleasant Street (Map U16, Lots 47-48).

Jared Woolston introduced the Common Development Plan for St. John’s All Saints Parish and reviewed the project summary dated July 26, 2016.

The applicant representative, Joe Marden, presented a PowerPoint presentation reviewing the process that they must go through for the Common Development Plan, current zoning, project overview, phased development, proposed lot layout, proposed uses and floor plan for the multi-use events center, and different contextual views of the proposed building and abutting buildings.

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

Bill Dana pointed out that there is a discrepancy over the lot size and asked what the actual lot size was. Joe Marden replied that the lot is 4.68 acres. Bill asked if the parking lot would accommodate a school bus. Joe replied that the parking lot has to accommodate a fire truck so a school bus should have no issues. Margaret Wilson asked how they plan to heat and cool the events center as she does not see any HVAC equipment. Charlie Wiercinski replied that they do not have an answer to this yet as this is still preliminary. Sande Updegraph asked why the architect said that it would be difficult to move the events center over. Charlie Wiercinski replied that the issue is that they would like to fence off the construction and still be able to pass between the convent building and the events center. In addition, they would like to build the

center along the setback line. Anna Breinich added that the reason why they were asked to move the building back was because of concerns from the neighbors. Anna added that mass and scale are concerns of the Village Review Board. Anna said that the way the two proposed buildings are connected may be an issue with the new ordinance as they move forward and said that right now they do not allow for a connection of a breezeway / covered walkway between two buildings as it is considered a structure and would be part of the footprint. The center and school would then well exceed what is allowed. Charlie Wiercinski asked if the canopy doesn't touch the building, would it still be considered one structure. Anna replied "no".

Chair Charlie Frizzle opened the meeting to public comment.

Pollyann Melton, resident of 8 Cedar Street, said that she is happy with all the landscaping that this project has proposed, but is saddened that nearly all the historic trees will have to be removed. Pollyann said that Cedar Street enjoys the very leafy environment respective of the old trees and that with nearly all new trees, the environment will feel a little like a suburban mall. Pollyann asked how the revised site plan will affect the operation of the fair; will it be closer to the Cedar Street homes. Charlie Wiercinski replied that they will not be planting all the same types of trees and in terms of the fair, there have been discussions about moving some of the booths that are currently located outside, inside the building or possibly moving the fair to another location such as Brunswick Landing.

Stew Russell, Topsham Physician and father of two children who graduated from St. Johns, said that the current school has been inadequate for some time and the locations, such as the former Kinights of Columbus, where events were held, have been sold. Joe said that while he likes the trees, he would choose the education of the young people who would be able to attend the new facility over the trees as the children will be the future of this community.

Pollyann Melton said that they currently have some protection from Pleasant Street by virtue of the school and the convent building and the plan will open the four lots abutting the neighborhood. Pollyann asked that heavy evergreen and vegetation buffer be placed along the edge of the parking lot so as to mitigate any noise and view from Pleasant Street. Charlie Frizzle pointed out that the applicant has stated that they are willing to work with the neighbors on buffers as this application moves forward. Jane Arbuckle asked if there was any way to save the trees. Charlie Weircinski replied that it is not only the root of the trees, but width of the trees and noted that there are possibly two that they will be able to keep. Charlie said that even if they keep the other ones, they will be impacted to the point where they will eventually pass.

**MOTION BILL DANA THAT THE BOARD APPROVES THE FOLLOWING  
WAIVERS AS CONDITIONED:**

1. Sec. 413.3 (D) – showing locations of all signs is waived provided specific sign locations shall be addressed at the time of Final Site Plan review.
2. Sec. 413.3 (E.2 & 4) – showing photometric site plan of lighting treatment is waived provided existing site lighting is maintained until the construction of Phase II is approved and the locations of fixtures shall be addressed during Phase II Site Plan review.

3. Sec. 413.3 (F) – a master landscaping plan with complete plant list and sizes is waived provided the final plan includes plans that acceptable demonstrate the theme of accenting the buildings, screening parking areas, as well as providing shade, color and interest in parking areas through the use of ornamental trees and shrubs.

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

**MOTION BY MARGARET WILSON THAT THE MAJOR DEVELOPMENT REVIEW FINAL COMMON DEVELOPMENT 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. That the dimensional and density standards as approved shall be placed on the common development plan.
3. That the size and materials for business identification signs shall be determined at the time of Final Site Plan review.
4. That existing site lighting shall be maintained until the construction of Phase II is approved and the locations of fixtures shall be addressed during Phase II Site Plan review.
5. That a master landscaping plan with complete plant list and sizes is provided that demonstrates the theme of accenting the buildings, screening parking areas, as well as providing shade, color and interest in parking areas through the use of native trees and shrubs at the time of Final Site Plan review.
6. That the proposed development is comprehensively reviewed for traffic and access of vehicles, bicycles, and pedestrians at the time of Final Site Plan review.

**MOTION SECONDED BY SANDE UPDEGRAPH, APPROVED UNANIMOUSLY.**

**4. 946 Mere Point Road:** At the request of Town Council, the Planning Board will offer input and recommendation regarding possible public use of the property.

Charlie Frizzle pointed out that the Planning Board has been copied on all correspondence regarding this parcel and also have the comments made by the Recreation Commission at their last meeting and are aware of the former owner’s request that they be allowed to somehow restore their ownership of the property. Charlie said that for discussion tonight, he would like to avoid discussing re-ownership as this is outside the PB prevue. Charlie said that the interest of

the Board are pretty narrow as they pertain to planning and they should look at what the Comprehensive Plan offers for guidance.

Per Jane Arbuckle's request, Charlie Frizzle provided a summary of what the Recreation Commission recommended for this property. Jane pointed out the key actions of the Comprehensive Plan. Margaret Wilson said that although this is a beautiful site for a small pocket park, it would be a very passive use. Sande Updegraph agreed that this site is not really suitable and would require a major investment to make it suitable. Richard Visser asked about the gravesite. Anna Breinich said that there are gravesite throughout the Town that are mapped and are for the most part protected by easements.

Chair Charlie Frizzle opened the meeting to public comment.

Steve Walker, District 2 Councilor and resident of 14 Bowdoin Street, said that the Board is spot on in terms of review. Steve said that if the Town did choose to retain this parcel for public use, any design for use would certainly be seen by the Planning Board for their input. In terms of how to approach this, Steve said that the Comprehensive Plan is a key document as is the Brunswick Parks and Recreation Open Space Plan which the PB assisted in developing. Steve said that in terms of water access, water access shouldn't be limited to being able to put a boat in the water. Steve said that there are rare species and significant wildlife present on this site as well as the historic gravesite and encouraged the Board to think through all the potential uses and Comprehensive Plan goals before making a recommendation.

Heather Osterfeld, resident of Oster Lane, presented a petition for the six abutting neighbors of this property and reviewed her letter to the Board that was handed to Anna Breinich for the records and distribution.

Mr Grey, resident of 19 Eider Cove Road and abutter, pointed out that the view shed is limited to the cove. Mr. Grey said that there are an Eider duck community, Eagles and Blue Herron that can be found in this area. Mr. Grey said that anyone owning waterfront property like the quiet and any density of recreational activity in the area would drive up sound in this area. Mr. Grey stated that water use is ambiguous and limited to the tide, mud flats and the very steep slope. In terms of a view shed, any activity would be more than a single family residence would generate.

Richard Knox, resident of Simpsons Point Road, urged the Board to consider the facts. Richard agrees with a number of the points that Steve Walker made and said that there are very few access points in Brunswick with access for swimmers. Rich said that this property is unique and from a quiet passive recreation point of view, he does not think that you would see the neighbors or that they would see you. Rich thinks that there is a real opportunity to create public access and public viewing without any negativity to the neighbors.

Mr. Osterfeld pointed out that 946 Mere Point is 100 feet from his residence and is very easily viewable. Mr. Osterfeld reiterated that swimming is ambiguous and that you could only swim at this location two to three hours per day two months out of the year.

Charlie Frizzle provided examples of what the Board would review if the Town decided to retain this property such as habitat, entrance to the parcel and etc. Anna Breinich to draft a letter for consideration for the Board to review / edit at the next meeting.

Decision among Board members to table discussion to the next meeting.

**5. Other Business:** No other business.

**6. Approval of Minutes**

No minutes were reviewed at this meeting.

**Adjourn**

This meeting was adjourned at 9:18 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary

**Revised 7/15/16 to add Item #3**