



**Town of Brunswick, Maine**  
**STAFF REVIEW COMMITTEE**

**- AGENDA -**  
**BRUNSWICK TOWN HALL**  
**85 UNION STREET**  
**ROOM 206**  
**WEDNESDAY, OCTOBER 12, 2016, 10:00 A.M.**

- 1. Case # 16-043, Reuse of Building 223 & Building 102:** The Committee will review and take action on a **Final Plan Minor Development Review** application submitted by authorized representative, Thomas Wright for TBW LLC, to reuse two (2) existing buildings at Brunswick Landing. The first building is known as Building 223 and will be expanded and reused as a Business Office. The second building is known as Building 102 and will be renovated and reused for a brewery (Industry Class I). The existing parking lot on-site will be reconfigured to include new landscaped areas. Existing access ways will be modified to provide vehicle and pedestrian access to each building. The proposed development is located at 14 Atlantic Avenue in the **BNAS Reuse Zoning District and the R-B&TI Land Use District (Map 40, Lots 223)**.
  
- 2. Adjourn**

This agenda is mailed to owners of property within 200 feet of proposed development sites. In cases where Committee action is pending this agenda serves as notice of same. In cases where the Committee's role is to advise the Planning Board, this agenda is mailed as a courtesy along with notice of the Planning Board meeting. The Staff Review Committee meeting is open to the public. All are invited to attend and participate. For further information call Anna Breinich at the Brunswick Department of Planning and Development (725-6660).

**DRAFT FINDINGS OF FACT**  
**Minor Development Review**  
**Initial Reuse of Building 223 and Building 102**  
**Staff Review Committee Date: October 12, 2016**

**Project Name:** Initial Reuse of Building 223 and Building 102  
**Address:** Building 223  
14 Atlantic Street  
Brunswick, ME 04011  
Building 102  
18 Atlantic Street  
Brunswick, ME 04011  
**Case Number:** 16-043  
**Tax Map:** Assessor's Map 40, Lot 223  
**Zoning:** BNAS Reuse Zoning District, and R-B&TI Land Use District  
**Applicant:** TBW LLC  
228 Old Portland Road  
Brunswick, ME 04011  
  
**Authorized Representative:** Thomas Wright  
Box 216  
South Freeport, ME 04078

*Staff reviewed the application and has made a determination of completeness.*

**PROJECT SUMMARY**

Staff review is based on the Minor Development Review application prepared by Thomas Wright on behalf of TBW LLC as most recently revised on October 7, 2016. As proposed, the project includes the addition of 2,136 square feet of new floor area with the addition in the office building (Building 223) as part of the initial reuse. Pursuant to Chapter 4 of the Zoning Ordinance, new floor area over 2,000 square feet in the BNAS Reuse District is the threshold for minor development review. The initial reuse of Building 102 does not increase floor area or impervious area. The initial reuse of both buildings is on the same parcel and therefore is considered a single project.

The application includes a plan set as follows:

1. Drawing 4 of 7 prepared by Wright-Pierce entitled, "Amendment of Subdivision Plan Brunswick Landing Subdivision Phase I" dated June 11, 2014;
2. C2 prepared by OEST Associates, Inc. entitled, "Construct Indoor Small Arms Range" dated September 5, 2003;
3. S1.1 prepared by Winton Scott Architects entitled, "Site Plan" dated September 23, 2016;
4. S2.1 prepared by Winton Scott Architects entitled, "Site Details" dated September 13, 2016;
5. A101 prepared by Winton Scott Architects entitled, "Layout Plans, Building Sections, & Partition Types" dated September 23, 2016;
6. A102 prepared by Winton Scott Architects entitled, "Building Elevations & Exterior Window & Door Types" dated September 23, 2016;

7. A103 prepared by Winton Scott Architects entitled, "Life Safety Plans & Door Schedule" dated September 23, 2016;
8. A104 prepared by Winton Scott Architects entitled, "Enlarged Bathroom Plans & Elevations" dated September 23, 2016;
9. A1.1 prepared by Winton Scott Architects entitled, "Ground Floor Plan" dated September 23, 2016;
10. A2.1 prepared by Winton Scott Architects entitled, "Elevations" dated September 23, 2016.

The proposed project is within existing developed areas. The proposed project consists of the initial reuse and redevelopment of Buildings 223 and 102, so-called. Both buildings are within the same lot referenced by the Assessor as Map 40 on Lot 223. The subject parcel is known as Lot 17 of the Brunswick Landing subdivision. The existing parking lot on-site will be reconfigured to remove impervious area and include new landscaped areas. The existing parking lot will serve both buildings. The proposed parking lot reconfiguration reduces impervious area and retains sufficient parking area the proposed use(s). Existing access ways will be modified to provide vehicle and pedestrian access to each building.

## **Review Standards from Section 411 of the Town of Brunswick Zoning Ordinance**

### **411.1 Ordinance Provisions**

The ordinance provisions for the subject parcel are that of the R-B&TI Land Use District within the BNAS Reuse Zoning District. Building 102 is proposed to be redeveloped for Flight Deck Brewing (Industry Class I). Building 223 is proposed to be reused as an office (Business Office). The proposed development complies with all applicable provisions and standards of the BNAS Reuse Zoning District. *The Committee finds that the provisions of Section 411.1 are satisfied.*

### **411.2 Preservation of Natural Features**

The proposed disturbance will be located primarily within areas of existing development with few natural features. No trees are proposed to be removed as a result of the project. The proposed development maximizes the preservation of natural features of the landscape, and does not occur within or cause harm to any land which is not suitable for development. *The Committee finds that the provisions of Section 411.2 are satisfied.*

### **411.3 Surface Waters, Wetlands and Marine Resources**

Surface waters and marine resources were not identified within the proposed project area. The proposed development will not adversely affect the water quality of Casco Bay or its estuaries. *The Committee finds that the provisions of Section 411.3 are satisfied.*

### **411.4 Flood Hazard Areas**

The FEMA Flood Insurance Rate Map indicates that the project is not located within a FEMA flood hazard area; therefore there is minimal risk of flooding. *The Committee finds that the provisions of Section 411.4 are satisfied.*

### **411.5 Stormwater Management**

The proposed development will reduce on-site impervious area. Existing soils in areas where impervious surface will be removed will be amended for the establishment of new vegetation. The runoff from the project site will flow to the existing storm drain system owned and maintained by the Midcoast Regional Redevelopment Authority (MRRRA). The proposed development satisfies the recommended storm water quality standards described in Storm Water Management for Maine: Best Management Practices, published by the State of Maine

Department of Environmental Protection, November, 1995 as amended. *The Committee finds that the provisions of Section 411.5 are satisfied.*

**411.6 Groundwater**

The Board finds that the development will not alone or in conjunction with existing activities adversely affect the quality or quantity of groundwater. *The Committee finds that the provisions of Section 411.6 are satisfied.*

**411.7 Erosion and Sedimentation Control**

The proposed development will be constructed in accordance with Best Management Practices and will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results. *The Committee finds that the provisions of Section 411.7 are satisfied.*

**411.8 Sewage Disposal**

The proposed development can be served by the sewer system owned and maintained by MRRA. A letter indicating MRRA's ability to serve the site with their sewer system was provided by the applicant. *The Committee finds that the provisions of Section 411.8 are satisfied.*

**411.9 Water Supply**

A letter indicating MRRA's ability to serve the site with their water system was provided by the applicant. The proposed development has a water source that is adequate to serve the proposed development, and that will have no adverse impact on existing water supplies. *The Committee finds that the provisions of Section 411.9 are satisfied.*

**411.10 Aesthetic, Cultural and Natural Values**

The proposed project is primarily within existing developed land. A landscaping plan that contains a combination of trees, shrubs and grasses is provided for the redevelopment of entrances to the site, the parking lot, and around each building. The proposed development will have no undue adverse effect on the scenic or natural beauty of the area, historic sites, significant wildlife habitats identified by the Maine Department of Environmental Protection or by the Town Of Brunswick, or rare and irreplaceable natural areas or any public rights for physical or visual access to a shoreline. *The Committee finds that the provisions of Section 411.10 are satisfied.*

**411.11 Community Impact**

No new impacts to traffic, the public school system, recreation, public safety, and public works resources have been identified. *The Committee finds that the provisions of Section 411.11 are satisfied.*

**411.12 Traffic**

The proposed project is not anticipated to cause unreasonable public road congestion or unsafe conditions. *The Committee finds that the provisions of Section 411.12 are satisfied.*

**411.13 Pedestrian and Bicycle Access and Safety**

The proposed development will retrofit existing developed lands with new pedestrian access ways, and bicycle racks at each building. The development contains sufficient accommodations for bicyclists and pedestrians access, safety and circulation both within the site and to points outside of the site. *The Committee finds that the provisions of Section 411.13 are satisfied.*

**411.14 Development Patterns**

The proposed development will be located at an existing developed site within the growth area. The proposed development is respectful of Brunswick's historic development patterns and will have no adverse impact on areas which are primarily residential. *The Committee finds that the provisions of Section 411.14 are satisfied.*

**411.15 Architectural Compatibility**

MRRA issued an approval for design compatibility that was submitted with the application. The proposed development is compatible with its surroundings. *The Committee finds that the provisions of Section 411.15 are satisfied.*

**411.16 Municipal Solid Waste Disposal**

The Solid Waste Impact Fee is based on 1-ton of solid waste per year, with an associated impact fee of \$258.56. The proposed development is the reuse of a former office with a new office, and a former pistol range for industrial use (beer brewing and distribution). The proposed reuse is a minor change and waste impact fees are not required by the Public Works Department. *The Committee finds that the provisions of Section 411.16 are satisfied.*

**411.17 Recreation Needs**

A recreation impact fee is not required for the proposed use. *The Committee finds that the provisions of Section 411.17 are not applicable.*

**411.18 Access for Persons with Disabilities**

The application indicates that the proposed development will accommodate ADA requirements. *The Committee finds that the provisions of Section 411.18 are satisfied.*

**411.19 Financial Capacity and Maintenance**

The developer provided cost estimates totaling \$350,000 for the proposed development project. The site plans provide evidence of technical capacity to complete and maintain the proposed project. Proof that the developer has adequate financial capacity to complete the project, and once it is completed, have adequate resources to maintain itself must be submitted prior to issuance of a building permit. *The Committee finds that the provisions of Section 411.19 are satisfied provided proof of financial capacity and maintenance is submitted for the review and approval of the Director of Planning and Development.*

**411.20 Noise and Dust**

During construction, work must be done in consideration of reasonable times and decibel levels, and in accordance with Section 524.1 of the Brunswick Zoning Ordinance. Best Management Practices will be used in order to prevent dust migration during demolition and construction. Upon project completion the proposed development is not anticipated to generate unreasonable noise or dust. *The Committee finds that the provisions of Section 411.20 are satisfied.*

**411.21 Right, Title and Interest**

The applicant has sufficient right, title and interest to develop the land. *The Committee finds that the provisions of Section 411.21 are satisfied.*

**411.22 Payment of Application Fees**

The applicant has paid all applicable development review application fees. *The Board finds that the provisions of Section 411.22 are satisfied.*

**411.23 Additional Design Review Guidelines in the BNAS Reuse and Conservation Districts**

Activities in the BNAS Reuse District are subject to separate design guidelines established and administered by MRRA. As referenced above, the building design has been approved by the MRRA Design Review Committee. *The Committee finds that the provisions of Section 411.23 are satisfied.*

**411.24 Environmental Compliance in the BNAS Reuse and Conservation Districts**

The proposed development demonstrates that the proposal takes into account the actions necessary to comply with all state, federal and local institutional controls applicable to the property and that the uses are in conformity with any applicable environmental restrictions. *The Committee finds that the provisions of Section 411.24 are satisfied.*

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**DRAFT MOTIONS  
Building 223, and Building 102  
STAFF REVIEW COMMITTEE APPROVAL DATE: October 12, 2016  
CASE NUMBER: 16-043**

- Motion 1:** That the Minor Development Review Final Site Plan application is deemed complete.
- Motion 2:** That the Minor 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, proof of financial capacity and maintenance is submitted for the review and approval of the Director of Planning and Development.

*\* Please note that Development Review Site Plan approvals by the Planning Board or Staff Review Committee shall expire at the end of two years after the date of final approval unless all construction has been completed by that date (Section 407.4.B of the Brunswick Zoning Ordinance).*

21 September 2016

Submitted by Thomas Wright DBA TBWLLC

**Town of Brunswick Staff Review Summary**

**Re: Lot 17, Brunswick Landing, Building 102 and 223**

501.1 There are no significant natural features. All existing trees to remain.

501.2 A: There is less than 2 foot grade difference on the entire site.

B: It is not located near a wetland

C: It is not located below normal high water of any protected resource

D. It is not located within any existing street or private street right of way.

E: There are no protected species on site.

F: There are not any standing water areas or nesting areas on the lot.

G: There are no salt or fresh water areas on the lot and no proximity to any.

502.1 The property is not in a flood zone. See attached flood zone map and is not a manufactured home lot property.

503.1 Adequate silt fencing will be installed during construction, there are no existing trees or shrubs within the construction area, grades are flat so no gradient shrubs or plantings exist.

504: Storm water management is the existing storm water catch basin system, total impervious surface is reduced. Letter of assurance of serve ability for the storm water attached from MRRRA. Drip strip added to perimeter of 223.. Building 102 roof drains into stone French drain, existing.

505: Ground water absorption area will be increased with the center island in the parking lot and the new lawn and shrub area behind building 223. Additionally, a gravel drip strip will be installed around building 223.

506: erosion control during construction is depicted on the drawings and will be a fabric silt fence surrounding the construction area. The catch basins will be surrounded by hay bales during the island green area construction.

507.1 The sewer will use the existing connections, letter of serve ability from MRRRA submitted. There will be a test pit provided for disposal water monitoring in the event that it is needed for building 102

507.2 There is no on site disposal system. All systems are tied into the municipal system.

508.1 Water is supplied by MRRA and Brunswick Water. A letter of serve ability has been submitted.

509.1

- A. Limited additional use in building 223, similar to previous office square footage and occupancy. Building 102, two additional toilets, one urinal.
- B. Letter of serve ability submitted. Actual usage of 102 has been submitted and approved for amount.
- C. Two lane roads surround the property, easy entry and egress for parking lot.
- D. It is not a residential area
- E. No additional public safety is required
- F. Solid waste is provided by a private supplier.
- G. There is a net reduction on the storm water system.
- H. There is no reduction in recreation area and green space is being provided for site and open areas for lunch and other activities.

509.2

A-C There is no residential component to this project.

510: Development and Impact Fees, there will be no increase in usage beyond existing capacity and a reduction in storm sewer usage.

510.1

- A: The existing is adequate, see attached letter.
- B: The existing system has adequate capacity . See attached letter.
- C: There is not additional cost required by the municipality for this project.
- D: Letters of severability have been attached.

510.2

- A: There are no improvements to the infrastructure required.
- B: the town will not need to spend any additional funds for this project.

511. There are no new streets being developed . Additional sidewalks are being provided for pedestrian safety along parking area and designated walkways to buildings.

511.2 There are no new roads being constructed.

511.3 There are no new dead ends and the existing lot provides easy entrance and exits from the lot.

511.4 There are no residential units on the lot. Pedestrian walkways will be provided to and from the parking lot.

511.5 There will be no impact on street systems.

511.6 There are no private roads as part of this application.

511.7 This application is not for a subdivision.

512. Building 102 requires 18 spaces, which are designated in the parking lot. Building 223 as office requires 21 spaces, which are designated. This leaves an overflow of 90 spaces plus additional public parking on Seahawk Avenue.

512.1: This application is not for residential use.

512.2 :

1. Building 102 requires 18 spaces as provided in the attached drawings.
2. Building 223 requires 21 spaces as designated in the attached drawing
3. This leaves a surplus of parking of 90 spaces for additional use.

512.3

1: Parking is not in a set back.

2: Existing screening will be increased from the roadway.

3: An island in the parking as per plans will be added and planted to reduce and enhance the parking area.

512.4 The existing asphalt lot is being retained. Crack sealant and new striping will be provided to designate parking spaces and pedestrian crosswalks.

512.5

1: Bike racks are being provided per plans and walkways and bike areas will be designated.

2: walkways will be designated per plans.

3: There are existing sidewalks on the road frontage areas of the sidewalk

512.6: Existing parking is more than adequate, no alternatives needed.

513.1 Existing cuts to remain.

513.2 This proposal does not require any exceptions.

514.

1. Box trucks and beverage trucks would be typical use, possibly several per work day.
2. Craft Brewery
3. There is a separate drive for deliveries that is not on any road frontage.
4. There are trees separating the loading drive for the street and parking area.
5. Dumpsters are on this provided service drive.
6. Service drive will accomplish intended needs.
7. This is not in historic area or town center.
8. There is no excessive noise from this project. Additional plantings will reduce possible noise.

515.1 Landscape plan submitted, new island in parking area and additional trees are being planted to block the parking lot view from the streets and reduce open asphalt area.

515.2 The design relates well to the existing buildings in scale and finishes.

515.3: all existing plantings, if healthy will remain. Additional plantings are depicted on the plan.

515.4 Lighting plan has been submitted along with photometric study. Parking lot lights will be pole LED lights on timers and photocells.

515.5 Sign installation and design to be submitted for approval by tenants

515.6 The project is not in a village review zone.

515.7 The project is not in the Cooks Corner Zone.

516: Both building shave been designed with street views considerations along with scale, size and windows that are compatible with existing structures .

517: Although not a historical project, consideration has been given to preserve aspects of the Landings heritage in reuse of materials and identifiable historical items.

518: ADA criteria has been designed into the project

519 This is not a residential project.

519.2 There is no reserved land although considerable open and tree areas exist.

519.3 Not a residential project, no reserved land required.

519.4 There will be no recreational land ownership.

520: Bank letter is being submitted for financial capacity.

521. No performance guarantee is required as there are no cost implications for the town or town services beyond existing.

521.2 No performance Bond required.

521.3 NO Bond, no release required.

522.1 There is no homeowners association.

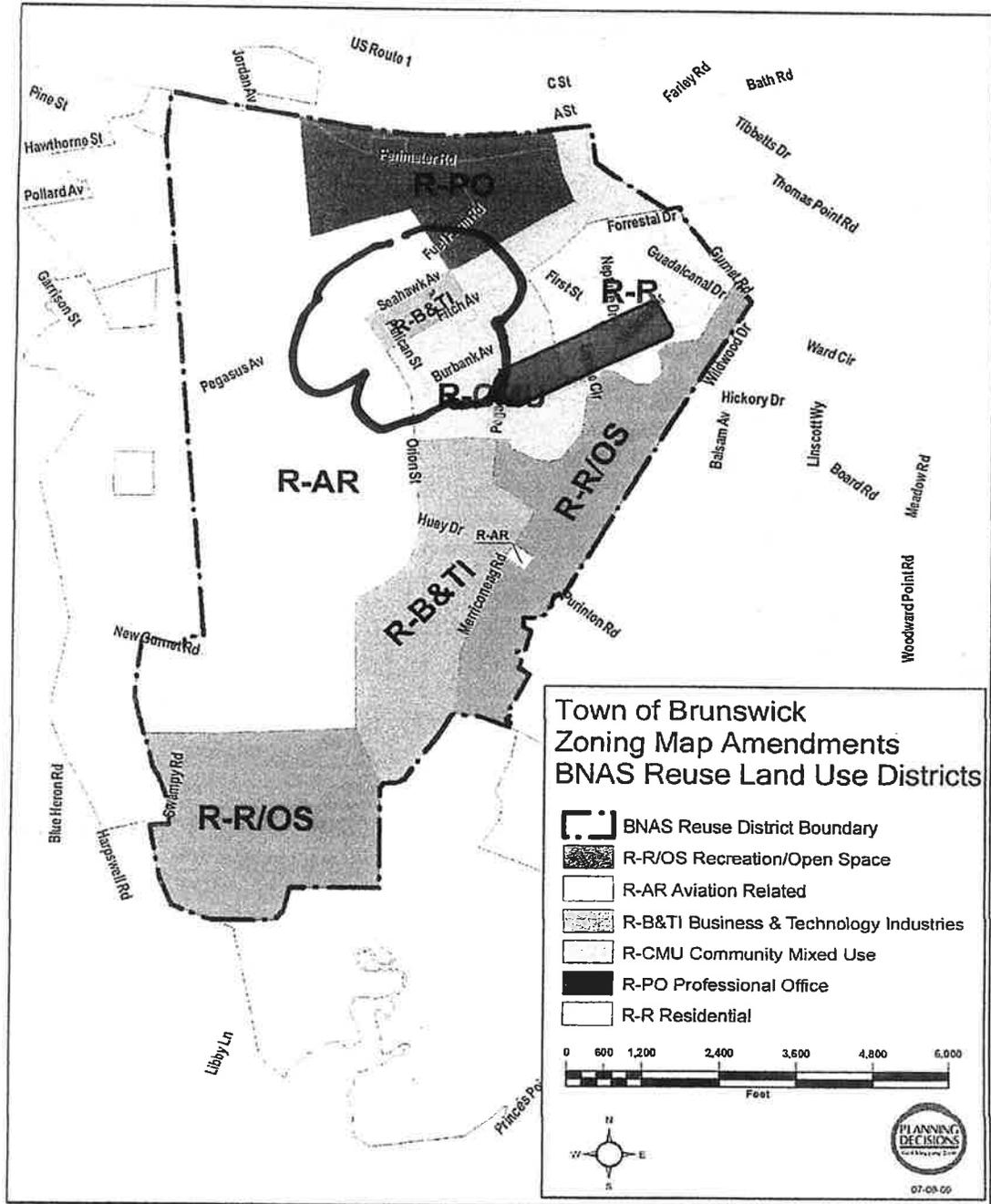
524.1 No significant outside noise will be produced, no neighbors within 500 feet. Typical workday hours only.

524.2 Existing asphalt lots, bringing in loam and or sand /gravel fill only.

**Note:**

**Per a preliminary meeting with BNAS, Brac and MRRA where an outlined procedure was identified for dealing with site water and waste I filled out the survey identifying the property and intended dig area and depth and submitted for their review. No dewatering will be required and no soils removal from the site will be made. BRAC has issued no concern with the plan or site area.**

# BNAS LAND USE DISTRICT MAP



# BNAS Reuse District

A-III.7 Dimensional and Density Table for the Land Use Districts

Standard/Land Use District	R-CMU	R-PO	R-AR	R-B&TI	R-R	R-R&OS
Minimum Lot Area <sup>1</sup>	None	10,000 sf <sup>1</sup>	None	10,000 sf	4,000 sf	None
Maximum Residential Density	24 units per acre	n/a	n/a	n/a	8 units per acre	n/a
Minimum Lot Width <sup>1</sup>	None	50 ft <sup>2</sup>	50 ft	50 ft	40 ft	None
Minimum Building Frontage (as a % of lot width) <sup>1</sup>	80%	60%	None	None	50%	None
Maximum Building Frontage (as a % of lot width) <sup>1</sup>	100%	80% <sup>2</sup>	None	None	80%	None
Minimum Front Yard <sup>1</sup>	0 ft	15 <sup>3</sup> ft	0 ft	10 ft	10 ft	0 ft
Maximum Front Yard <sup>1</sup>	5 ft	25 <sup>3</sup> ft	None	None	20 ft	None
Minimum Rear Yard <sup>1</sup>	0 ft	10 ft	20 ft	20 ft	15 ft	20 ft
Minimum Side Yard <sup>1</sup>	0 ft	10 <sup>4</sup> ft	15 ft	15 ft	10 ft	10 ft
Maximum Impervious Surface Coverage <sup>1</sup>	100%	80%	80%	80%	50%	10%
Minimum Building Height <sup>1</sup>	2 stories or 24 ft whichever is less	2 stories or 24 ft whichever is less	n/a	n/a	2 stories or 20 ft whichever is less	n/a
Maximum Building Height <sup>6</sup>	4 stories or 50 feet whichever is greater	5 stories or 60 feet whichever is greater	100 ft	60 feet	3 stories or 35 feet whichever is greater	35 ft
Maximum Building Footprint per Structure <sup>1</sup>	20,000 sf	50,000 sf	n/a	n/a	n/a	n/a
Notes:	<sup>1</sup> Buildings or structures that are part of Common Development Plan approved by the Planning Board in accordance with Section 413 and that are in conformance with the approved plan are not subject to this limitation <sup>2</sup> May be increased to up to 100% for buildings that will be located within 5 feet of the front property line that will create a continuous street wall in conjunction with adjacent buildings <sup>3</sup> May be reduced to as little as 0 feet for buildings that will be located within 5 feet of the front property line that will create a continuous street wall in conjunction with adjacent buildings <sup>4</sup> May be reduced to as little as 0 feet for buildings that will be located within 5 feet of the front property line that will create a continuous street wall in conjunction with adjacent buildings <sup>5</sup> May be increased to up to 40 feet if at least 50% of the area between the building and the front property line will be used as improved pedestrian space such as plazas, terraces, sitting areas and similar amenities including areas for outside food and/or beverage service. <sup>6</sup> Unless restricted to a lower height by airport operational limits.					

## BNAS Reuse District

Use/Land Use District	R-CMU	R-PO	R-AR	R-B&TI	R-R	R-R&OS
Service/Repair						
Parking Facility	P	P <sup>2</sup>	P	P	X	X
Photographers – Artists Studio	P	P <sup>1</sup>	X	X	X	X
Professional Office	P	P	P <sup>3</sup>	P	X	X
Recreation Facility	P	P <sup>1</sup>	X	X	P <sup>2</sup>	P
Religious Institution	P	P	X	X	X	X
Residence Hall	P	X	X	X	X	X
Restaurant	P	P <sup>1</sup>	P <sup>3</sup>	X	X	P <sup>2</sup>
Retail Class I	P	P <sup>1</sup>	P <sup>3</sup>	P <sup>2</sup>	X	P <sup>2</sup>
Retail Class II	P	X	X	X	X	X
Service Business Class I	P	P <sup>1</sup>	P <sup>3</sup>	P	X	X
Service Business Class II	P	P <sup>1</sup>	P <sup>3</sup>	P	X	X
Theater	P	X	X	X	X	X
Veterinary Office	P	X	X	X	X	P <sup>2</sup>
Warehousing and Storage	X	X	*P	P	X	X
Key: P="permitted use"; X="prohibited use"; "..." = Special Permit required. see Section 701						
Notes: <sup>1</sup> Allowed only as part of a mixed-use building <sup>2</sup> Allowed only as an accessory use to another allowed use <sup>3</sup> Allowed only in conjunction with aviation related activities or uses						

\*Amended 1/24/11 R

## BNAS Reuse District

Use/Land Use District	R-CMU	R-PO	R-AR	R-B&TI	R-R	R-R&OS
Community Center	P	X	X	X	P <sup>2</sup>	X
Congregate-Assisted Living	P	X	X	X	P	X
Contractor's Space	X	X	P <sup>2</sup>	P	X	X
Convenience Store	P	X	X	X	X	X
Drive-Through	P	X	X	X	X	X
Dwelling, Single and Two Family	X	X	X	X	P	X
Dwelling, 3 or More Units	P	X	X	X	P	X
Dwelling as Part of a Mixed Use Building	P	X	X	X	X	X
Educational Facility	P	P <sup>1</sup>	P	P <sup>1</sup>	X	P
Equestrian Facility/Stable	X	X	X	X	X	P
Farm/Gardens	X	X	X	X	X	P
Gasoline/Fuel Sales	P	X	P <sup>2</sup>	P	X	X
Gasoline/Fuel Service Station	P	X	X	P	X	X
Golf Course	X	X	X	X	X	P
Greenhouse	X	X	X	P	X	P
Hotel	P	P	X	X	X	X
Industry Class I	X	X	*P	P	X	X
Industry Class II	X	X	*P	P	X	X
Junkyards	X	X	X	X	X	X
kennel	X	X	X	X	X	X
Library or Museum	P	X	X	X	X	X
Marina	X	X	X	X	X	X
Marine Activities	X	X	X	X	X	X
Media Studio	P	P <sup>1</sup>	X	X	X	X
Mineral Extraction	X	X	X	X	X	X
Motor Vehicle Sales	X	X	X	X	X	X
Motor Vehicle	P	X	X	P	X	X

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# BNAS Reuse District

## A-III.5 Land Use District Designations as per the Adopted BNAS Reuse Master Plan

The BNAS Reuse District is divided into six land use districts as contained in the adopted BNAS Reuse Master Plan. The allowed uses and the dimensional and density requirements are set forth in Sections A-III.6 and A-III.7. Additional performance standards are contained in Section A-III.8 and are applicable to the entire BNAS Reuse District.

The six land use districts are:

### Land Use Districts General Descriptions Based on the BNAS Reuse Master Plan, approved December 2007

R-CMU	BNAS Community Mixed Use Land Use District (includes the Community Mixed Use Land Use Designation plus the portion of the Education Land Use Designation included in the Southern Maine Community College Public Benefit Conveyance)
R-PO	BNAS Professional Office Land Use District (includes the Professional Office Land Use Designation)
R-AR	BNAS Aviation Related Land Use District (includes the Airport Operations and Aviation Related Business Land Use Designations)
R-B&TI	BNAS Business and Technology Industries Land Use District (includes the Business and Technology Industries Land Use Designation)
R-R	BNAS Residential Land Use District (includes the Residential Land Use Designation)
R-R&OS	BNAS Recreation and Open Space Land Use District (includes the Recreation and Open Space Land Use Designation)

The boundaries of the six land use districts are shown on the BNAS Reuse District Land Use District Map, a conceptual part of the adopted BNAS Reuse Master Plan which may be amended from time to time, and is attached for illustrative purposes to the Town's Official Zoning Map. Further, the boundaries may be refined upon completion and approval of the BNAS Environmental Impact Statement.

## A-III.6 Use Table for the Land Use Districts

Use/Land Use District	R-CMU	R-PO	R-AR	R-B&TI	R-R	R-R&OS
Aviation Operations	X	X	P	P	X	X
Aviation Related Business	X	X	P	P	X	X
Bank	P	P	P <sup>2</sup>	X	X	X
Bed and Breakfast	P	X	X	X	X	X
Boarding House	P	X	X	X	X	X
Business Office	P	P	P <sup>2</sup>	P	X	X
Campground	X	X	X	X	X	P
Car Wash	X	X	X	X	X	X
Club or Lodge	P	X	X	X	X	X
College Dining Facility	P	X	X	X	X	X
College Office	P	P	X	X	X	X

# **BNAS Reuse District**

## **A-III.4.1 Non-Conformity (Section 304)**

The creation of lots to contain buildings or structures in existence as of the date of adoption of this Appendix shall be done in a manner that conforms to the dimensional standards of the BNAS Reuse District for the land use district in which it is located to the extent practical. However, these provisions recognize that this may not be possible in some situations:

- A. Notwithstanding Section 304 of the Zoning Ordinance and the dimensional requirements of A-III.7, a lot may be created that contains one or more buildings or structures in existence as of the date of adoption of this Appendix even if the building(s) or structure(s) is located on the lot in such a manner that:
  - 1. It does not comply to the minimum front, side, and/or rear yard requirements of the BNAS Reuse District for the land use district in which it is located. Such a building or structure shall not be considered to be non-conforming.
  - 2. It does not conform to the minimum building frontage, maximum building frontage, and/or maximum front yard requirements of the BNAS Reuse District for the land use district in which it is located. Such a building or structure shall not be considered to be non-conforming.
- B. Any building or structure in existence as of the date of adoption of this Appendix that does not conform to the minimum building height, maximum building height, or maximum building footprint per structure requirements of the BNAS Reuse District for the land use district in which it is located shall not be considered to be non-conforming.

## **A-III.4.2 Neighborhood Stores (Section 306.16)**

Notwithstanding Section 306.16 of the Zoning Ordinance, neighborhood stores are permitted only in the R-CMU Land Use District of the BNAS Reuse District.

## **A-III.4.3 Outdoor Sales (Section 306.18)**

Outdoor sales are permitted only in the R-CMU, R-AR, and R-B&TI Land Use Districts of the BNAS Reuse District.

## **A-III.4.4 Day Care Centers for Children or Adults (Section 306.19)**

Day Care Facilities for Children or Adults that care at any one time for no more than six (6) children or adults that are unrelated to the owner of the facility are permitted in all land use districts of the BNAS Reuse District. All other Day Care Facilities for Children or Adults as defined by 306.19 are permitted only in the R-CMU, R-PO, R-AR, R-B&TI, and R-R&OS Land Use Districts.

## **A-III.4.5 Open Space Developments (Section 308)**

Open Space Developments in accordance with Section 308 of the Zoning Ordinance are permitted in any land use district that allows residential development. The lot requirements for Open Space Developments in existing Residential Zoning Districts in Growth Areas (Table 308.4A) shall apply to the RR Land Use District. The lot requirements for existing Highway Commercial and Cooks Corner Zoning Districts shown in Table 308.4A shall apply to Open Space Developments in all other land use districts.

# BNAS Reuse District

## APPENDIX III: BNAS REUSE DISTRICT

### A-III.1 Purpose of the BNAS Reuse District

The purpose of the BNAS Reuse District is to provide for the reuse, redevelopment, and development of the portion of the former Brunswick Naval Area Station (BNAS) that is designated for development and active use in the adopted BNAS Reuse Master Plan in accordance with the land use district designations set forth in the Reuse Master Plan. The Reuse District includes provisions for the expedited review of development proposals to encourage the timely reuse of this facility.

### A-III.2 Planning Area

The BNAS Reuse District is designated as the BNAS Reuse Planning Area in accordance with Sections 105 and 106. The BNAS Reuse Planning Area is designated as a Growth Area.

- A. The BNAS Reuse Planning Area includes the portion of the Brunswick Naval Air Station that is designated for development and active use in the adopted Reuse Master Plan.
- B. The BNAS Reuse Planning Area includes much of the land area of the base including the areas that have been developed and/or actively used for base operations including the airstrip and related facilities, the cantonment area, the residential areas, and the golf course.
- C. The adopted Reuse Master Plan for the base identifies various land use district designations indicating the desired future use and development pattern for different areas of the base. The intention of the BNAS Reuse Planning Area is to facilitate the reuse, redevelopment, and development of the base in accordance with those land use designations.
- D. The BNAS Reuse Planning Area includes the BNAS Reuse District/Reuse Master Plan land use districts as set forth in A-III.5.

### A-III.3 Applicability of the BNAS Reuse District Provisions

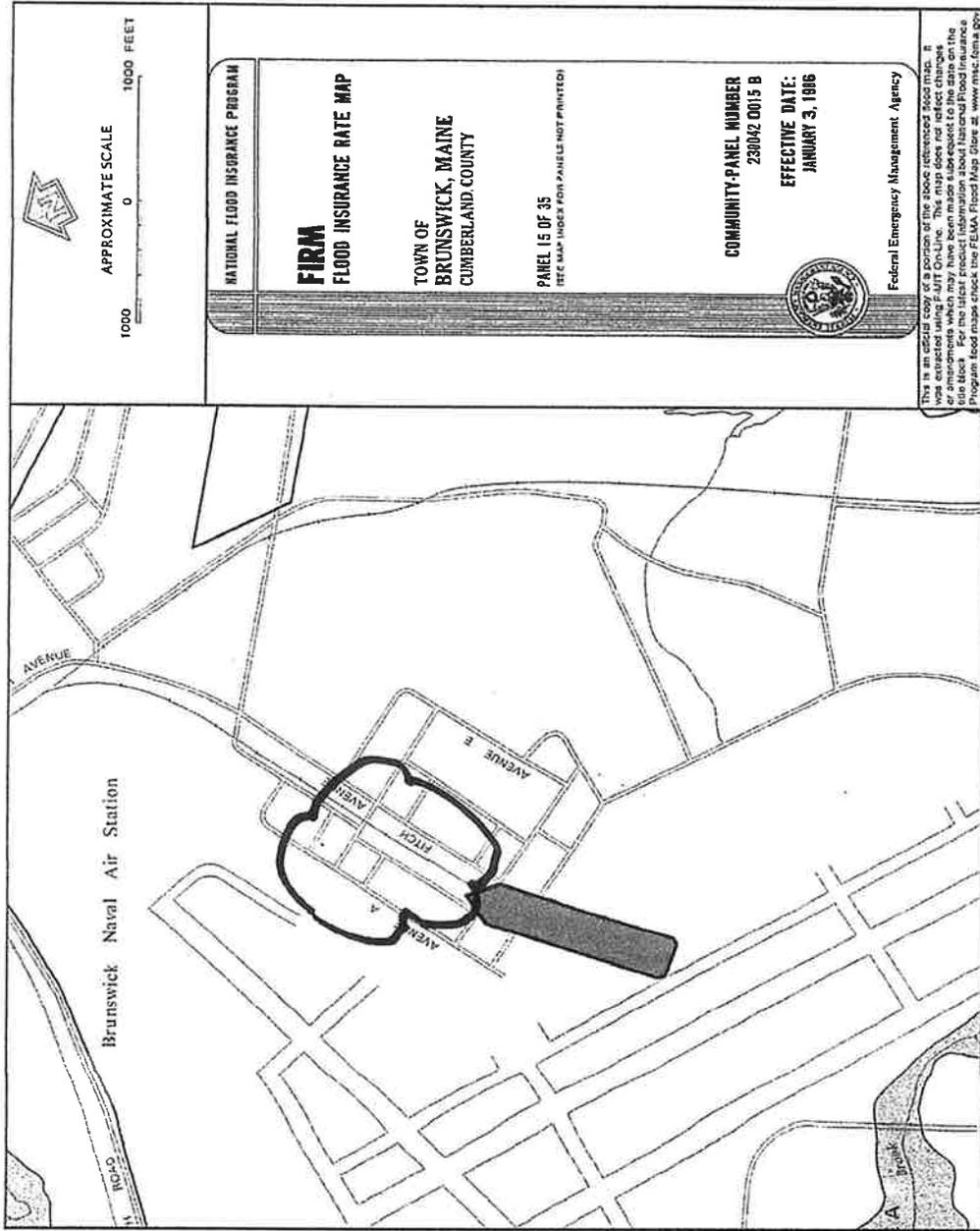
The provisions of Appendix III apply to and govern the use of land, the reuse of existing buildings and facilities, and the development or redevelopment of buildings or facilities within the BNAS Reuse District. Unless otherwise specifically provided for in Appendix III, all of the other requirements of the Town of Brunswick Zoning Ordinance apply to activities within the BNAS Reuse District. If there is conflict between the provisions of Appendix III and the other provisions of the Zoning Ordinance, the provisions of Appendix III shall govern.

In addition to the Town standards, activity within the BNAS Reuse District is subject to the MRRA Design Guidelines. These guidelines identify additional advisory design features for activity within the Reuse District. The MRRA Design Guidelines are administered by the Midcoast Regional Redevelopment Authority (MRRA) and are not part of the Town's development review process.

### A-III.4 Applicability of Chapter Three: Specific Dimensional Standards and Use to the BNAS Reuse District

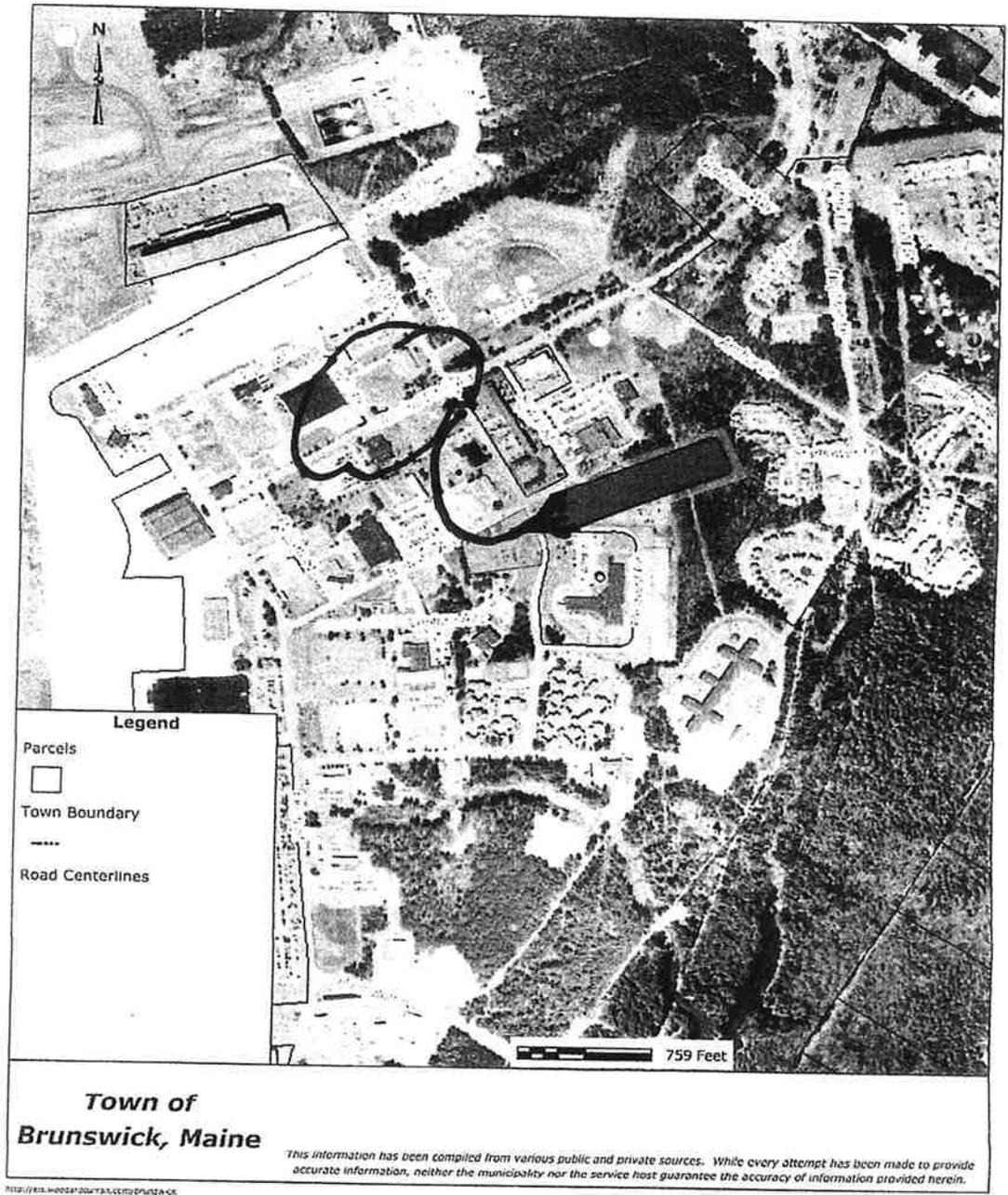
The use of land, the reuse of existing buildings and facilities, and the development or redevelopment of buildings or facilities within the BNAS Reuse District must conform to the requirements of Chapter Three: Specific Dimensional and Use Provisions except as specifically provided by this section.

# FEMA Flood Insurance Map

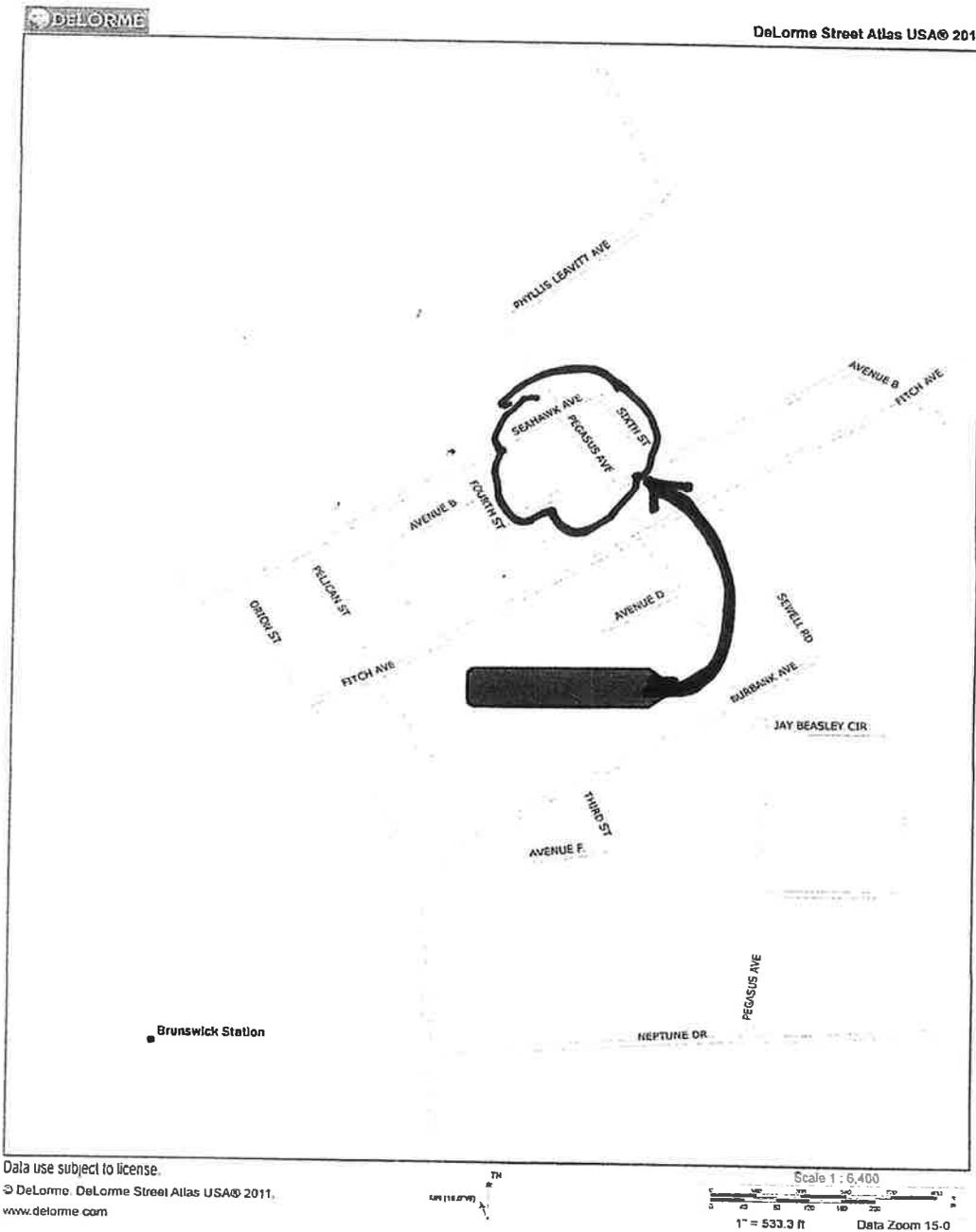




# Aerial View of Neighborhood



# Neighborhood Map



QUITCLAIM DEED WITH COVENANT  
(Maine Statutory Short Form)

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY, a body corporate and politic and a public instrumentality of the State of Maine, with a mailing address of 15 Terminal Road, Suite 200, Brunswick, Maine 04011 ("GRANTOR"), for consideration paid, grants to TBW, LLC, a Maine limited liability company, with a mailing address of P.O. Box 216, South Freeport, Maine 04078, ("GRANTEE"), With Quitclaim Covenant, the premises, together with any improvements located thereon, situated in the Town of Brunswick, County of Cumberland, and State of Maine, more particularly described as follows:

See attached Exhibit A, (the "Property"), together with the perpetual rights and easements described on the attached Exhibit B, all of which is conveyed subject to certain terms, restrictions, easements, notices, reservations, conditions and covenants as referenced on the attached Exhibit C.

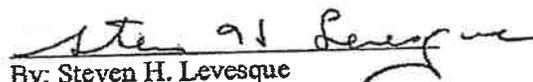
Being a portion of the property conveyed to Grantor by those certain Quitclaim Deeds of the United States of America, acting by and through the Secretary of the Navy, and by the Naval Facilities Engineering Command, Base Closure Program Management Office Northeast, Philadelphia, PA ("Government") dated (a) September 30, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29003, Page 3; (b) September 20, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30069, Page 1; (c) March 5, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31376, Page 1; and (d) September 29, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31836, Page 103 (hereinafter collectively referred to as the "Government Source Deeds").

IN WITNESS WHEREOF, Midcoast Regional Redevelopment Authority has caused this instrument to be executed by Steven H. Levesque, its Executive Director, hereunto duly authorized, as of the 8th day of July, 2016.

WITNESS:



MIDCOAST REGIONAL REDEVELOPMENT  
AUTHORITY



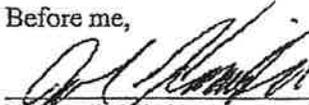
By: Steven H. Levesque  
Its: Executive Director

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

July 8, 2016

Then personally appeared the above-named Steven H. Levesque, Executive Director of Midcoast Regional Redevelopment Authority, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Midcoast Regional Redevelopment Authority.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law  
John S. Kozinski  
Print name

My commission expires \_\_\_\_\_

IN WITNESS WHEREOF, TBW, LLC has caused this instrument to be executed by Thomas B. Wright, Its Manager, hereunto duly authorized, as of the 8th day of July, 2016, evidencing its acceptance thereof and its agreement to be bound by all the terms and provisions thereof.

TBW, LLC

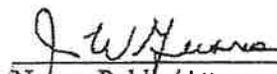
By:   
\_\_\_\_\_  
Name: Thomas B. Wright  
Title: Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

July 8, 2016

Then personally appeared the above-named Thomas B. Wright, Manager of TBW, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of TBW, LLC.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law  
JOHN W. GEISMAR  
Print name

My commission expires \_\_\_\_\_

Exhibit A

**Lot 17  
Brunswick Landing Subdivision-Phase 1**

A certain lot or parcel of land located on the northwesterly side of Admiral Fitch Avenue, the southwesterly side of Pegasus Street and the southeasterly side of Seahawk Avenue in the Town of Brunswick, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northwesterly sideline of Admiral Fitch Avenue at the easterly corner of Lot 16 as shown on plans entitled "Amendment of Subdivision Plan Brunswick Landing Subdivision-Phase 1" made by Wright-Pierce dated June 11, 2014, recorded in the Cumberland County Registry of Deeds in Plan Book 214, Pages 247 through 253. Thence:

1. N 31°17'31" W by said Lot 16 a distance of Five Hundred Fifty-Three and 88/100 (553.88) feet to the southerly sideline of Seahawk Avenue as shown on said Plan;
2. N 58°40'01" E by said Seahawk Avenue a distance of Four Hundred Nine and 01/100 (409.01) feet to a point of curvature;
3. Northeasterly by said Seahawk Avenue, following a curve to the right having a radius of Twenty and 00/100 (20.00) feet, an arc length Thirty-One and 34/100 (31.34) feet to a point of tangency on the southwesterly sideline of Pegasus Street as shown on said Plan, said point lying S 76°26'20" E a distance of Twenty Eight and 23/100 (28.23) feet from the last described point;
4. S 31°32'42" E by said Pegasus Street a distance of Five Hundred Thirteen and 88/100 (513.88) feet to a point of curvature on the northwesterly sideline of Admiral Fitch Avenue;
5. Southwesterly by said Admiral Fitch Avenue, following a curve to the right having a radius Twenty and 00/100 (20.00) feet, an arc length of Thirty-One and 49/100 (31.49) feet to a point of tangency, said point lying S 13°33'40" W a distance of Twenty Eight and 34/100 (28.34) feet from the last described point;
6. S 58°40'01" W by said Admiral Fitch Avenue a distance of Four Hundred Eleven and 31/100 (411.31) feet to the point of beginning.

The above described parcel contains 5.47 acres, more or less, and being shown as Lot 17 on plans entitled "Amendment of Subdivision Plan Brunswick Landing Subdivision-Phase 1" made by Wright-Pierce dated June 11, 2014, recorded in the Cumberland County Registry of Deeds in Plan Book 214, Pages 247 through 253.

Exhibit B

The GRANTOR hereby grants to the GRANTEE (a) perpetual rights and easements for pedestrian and vehicular access to and from the Property, as described on Exhibit A to this Quitclaim Deed with Covenant (hereinafter sometimes referred to as the "Property"), for the benefit of the GRANTEE, the GRANTEE's agents, employees, guests, and invitees and for the general public, (b) and perpetual rights and easements for the installation, maintenance, repair and replacement of stormwater facilities and of utilities including, but not limited to, sewer lines, power lines, water lines, telephone lines, cable television lines and other communication and data lines, above and below ground, to serve the Property, said perpetual rights and easements hereinabove described to be over, upon, under and through that portion of the GRANTOR's property in Brunswick, Cumberland County, Maine, upon which are situated the existing roads and sidewalks and the presently existing stormwater facilities and presently existing utility facilities serving the Property. GRANTEE shall have the right to enter upon the GRANTOR's Property for purposes of exercising its rights hereunder. Notwithstanding the foregoing, the GRANTOR shall have the right to relocate and/or discontinue any of said roads, sidewalks, presently existing stormwater facilities and presently existing utility facilities so long as any such relocation or discontinuance does not result in the GRANTEE's receiving less than comparable vehicular and pedestrian access or stormwater or utility services, and provided that the activities involved in constructing or making any such relocation shall not unreasonably interfere with the Grantee's and Grantee's agent's, employees', guests', and invitees' use of the Property.

By acceptance of this Quitclaim Deed with Covenant, the GRANTEE agrees for itself and its successors and assigns to properly and professionally undertake all work permitted hereunder within the above-described areas only with the prior written consent of the GRANTOR or the GRANTOR's successors and assigns which consent shall not be unreasonably withheld, conditioned or delayed, at the GRANTEE's sole cost and expense and, following the completion of any such work within such areas and the disturbance of the such areas including, but not limited to, all landscaping and improvements therein, or any land adjacent thereto, to restore such areas and land adjacent thereto to their condition prior to the undertaking of such work. Such work shall be undertaken by the GRANTEE in such reasonable manner so as to minimize the disruption of the activities of the GRANTOR and its successors and assigns on the MRRRA Properties, as hereinafter defined. Nothing herein shall be deemed to waive the obligations of the GRANTOR to maintain and repair in a commercially reasonable manner any electrical distribution infrastructure and water and sewer lines owned by the GRANTOR that provide service to the Property. In addition, GRANTOR agrees, for itself, and its successors and assigns, to maintain in a commercially reasonable manner all roads, sidewalks (including without limitation snowplowing and winter salting/sanding of such roads and sidewalks) and storm drains located on the premises owned by the GRANTOR regarding which GRANTEE has been granted perpetual rights and easements above.

The above-described perpetual rights and easements shall be binding upon the GRANTOR, its successors and assigns, and shall inure to the benefit of the GRANTEE, its successors and assigns.

### Exhibit C

The Property, rights and easements herein conveyed as described in Exhibits A and B are subject to terms, restrictions, easements, reservations, covenants and conditions set forth as follows:

1. Government Restrictions. All terms, notices, restrictions, easements, reservations, covenants and conditions set forth in the Government Source Deeds, which terms, restrictions, easements, reservations, covenants and conditions shall run with the land in perpetuity. As required in the Government Source Deeds, specific reference is made to certain, but not all, covenants, particularly being:

- (a) Covenant Regarding Archeological Matters set forth in those certain Quitclaim Deeds of the Government as follows: (i) Quitclaim Deed dated September 30, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29003, Page 3 on Pages 7-8, Subsection XVIII(a); (ii) Quitclaim Deed dated September 20, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30069, Page 1 on Pages 9-10, Subsection XXI(a); (iii) Quitclaim Deed dated March 5, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31376, Page 1 on Pages 10-11, Subsection XXVII(a); and (iv) Quitclaim Deed dated September 29, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31836, Page 103 on Pages 10-11, Subsection XXVI(a).
- (b) Covenant Regarding Historic Preservation set forth in those certain Quitclaim Deeds of the Government as follows: (i) Quitclaim Deed dated September 30, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29003, Page 3 on Pages 9-11, Subsection XVIII(b); (ii) Quitclaim Deed dated September 20, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30069, Page 1 on Pages 10-12, Subsection XXI(b); (iii) Quitclaim Deed dated March 5, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31376, Page 1 on Pages 11-14, Subsection XXVII(b); and (iv) Quitclaim Deed dated September 29, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31836, Page 103 on Pages 11-14, Subsection XXVI(b).

By acceptance of this Quitclaim Deed with Covenant, GRANTEE herein assumes all obligations under such terms, restrictions, easements, reservations, covenants and conditions. And GRANTEE herein agrees that the terms, restrictions, easements, reservations, covenants and conditions referenced in this Quitclaim Deed with Covenant shall be expressly referenced in any subsequent deed or other legal instrument which GRANTEE divests itself of either the fee simple title or any other lesser estate in the Property or any portion thereof with the provision that any such subsequent transferee assumes all the obligations imposed upon the GRANTEE by the provision of this Quitclaim Deed with Covenant.

2. Utilities and Infrastructure. The GRANTOR hereby reserves ownership of all utility infrastructure, lines and equipment located above and below ground in the premises conveyed to the GRANTEE by this Quitclaim Deed with Covenant, except for the following which are hereby conveyed to the GRANTEE:

- (a) Electric lines and equipment and infrastructure servicing any building situated on the Property, but only starting from the point immediately following the last transformer in the service line and running to the point of entry to such building.

(b) All electrical lines and equipment and infrastructure and any other components of the electrical distribution system located within the boundaries of the Property.

(c) Water and sewer lines and equipment directly serving any building presently located on the Property, but only starting from the edge of the street beneath which the main water and sewer lines are buried and running to the point of entry to such building.

Notwithstanding the foregoing, the GRANTOR and GRANTEE intend that the GRANTOR shall retain ownership of all so-called "trunk lines" providing water and sewer service wherever such "trunk lines" may be situated.

All utility infrastructure, lines and equipment conveyed to GRANTEE by this Quitclaim Deed with Covenant are conveyed (a) "as-is, where is, with all faults"; GRANTOR has not made and does not make any representation or warranty of any nature as to the physical condition or operation thereof and (b) subject to any previously existing rights of others therein, including without limitation the rights to use any utility poles or replacements thereof for other utility equipment.

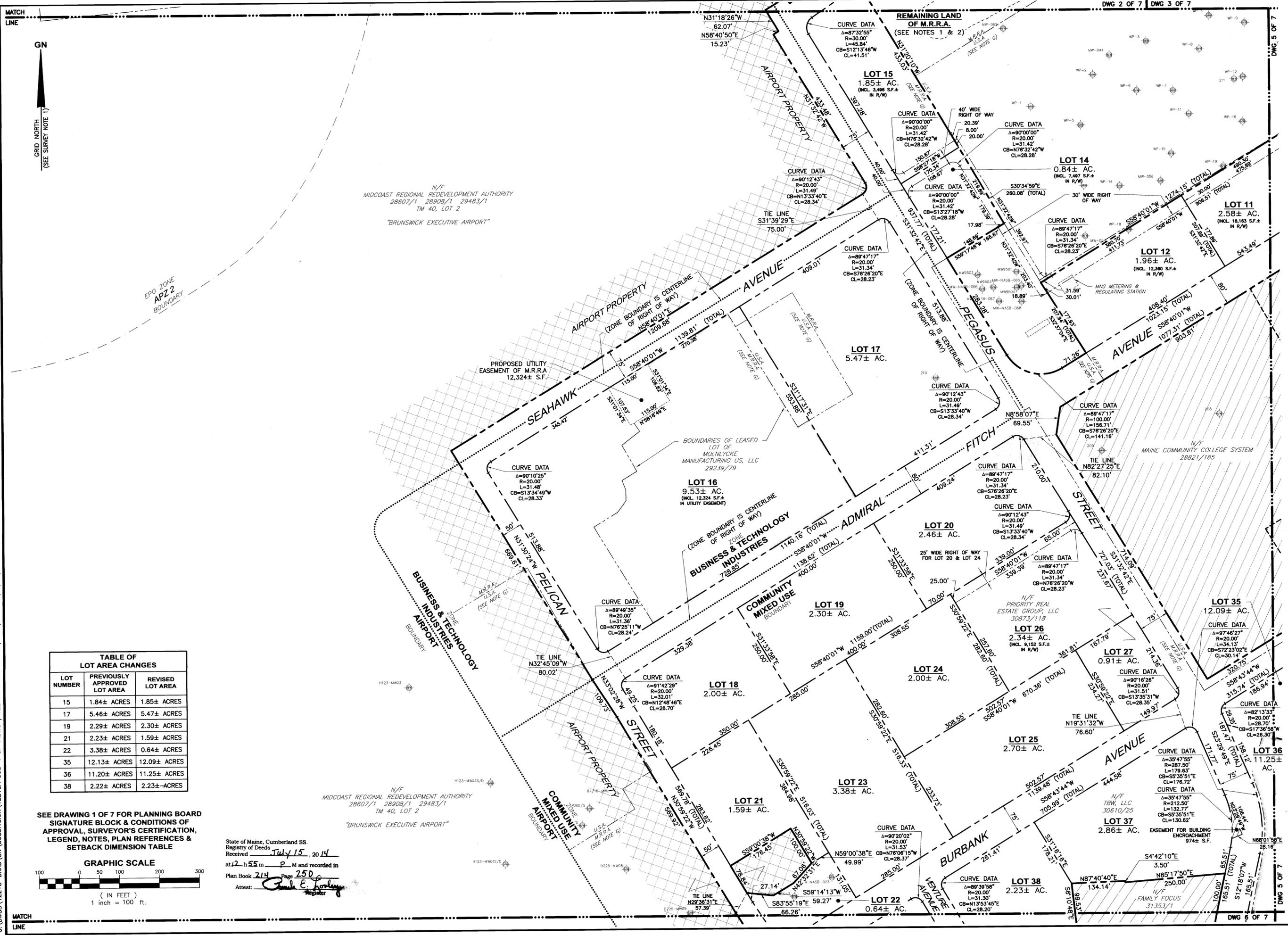
In addition to the rights reserved above, the GRANTOR hereby reserves perpetual rights and easements for the access to, installation, maintenance, repair and replacement of the utility infrastructure, lines and equipment hereinabove described over, under and through the Property. The GRANTOR agrees for itself and its successors and assigns to properly and professionally undertake all work permitted with respect to such utility infrastructure, lines and equipment at its sole cost and expense and, following the completion of any such work and the disturbance of the GRANTEE's property including, but not limited to, all landscaping and improvements therein, or any land adjacent thereto, to restore such areas and land adjacent thereto to their condition prior to the undertaking of such work. Such work shall be undertaken by the GRANTOR in such reasonable manner so as to minimize the disruption of the activities of the GRANTEE and its successors and assigns on the Property.

In addition to the rights reserved above, the GRANTOR hereby grants to the GRANTEE perpetual rights and easements for the access to, installation, maintenance, repair and replacement of the utility infrastructure, lines and equipment hereinabove described over, under and through the GRANTOR's property. The GRANTEE agrees for itself and its successors and assigns to properly and professionally undertake all work permitted with respect to such utility infrastructure, lines and equipment only with the prior written consent of the GRANTOR or the GRANTOR's successors and assigns which consent shall not be unreasonably withheld, conditioned or delayed, at the GRANTEE's sole cost and expense and, following the completion of any such work and the disturbance of the GRANTOR's property including, but not limited to, all landscaping and improvements therein, or any land adjacent thereto, to restore such areas and land adjacent thereto to their condition prior to the undertaking of such work. Such work shall be undertaken by the GRANTEE in such reasonable manner so as to minimize the disruption of the activities of the GRANTOR and its successors and assigns on the MRRRA Properties.

3. General Provisions. GRANTOR and GRANTEE acknowledge that (a) GRANTOR was established as a body corporate and politic and a public instrumentality of the State of Maine and is entrusted, pursuant to 5 M.R.S.A. section 13083-G with acquiring and managing the properties within the geographic boundaries of the former Brunswick Naval Air Station ("BNAS") and (b) the GRANTOR has acquired certain portions of the property formerly comprising BNAS from the

Government pursuant to the Government Source Deeds and otherwise, and expects to acquire additional portions of the former BNAS from the Government (the portions of the former BNAS now owned by the GRANTOR together with those portions of the former BNAS to be subsequently acquired by the GRANTOR being collectively referred to herein as the "MRRA Properties").

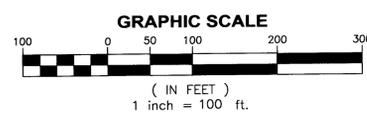
The rights and easements hereinabove reserved and the terms and conditions hereof shall be binding upon and shall inure to the benefit of the GRANTOR, its successors and assigns, and shall be appurtenant to the MRRA Properties.



**TABLE OF LOT AREA CHANGES**

LOT NUMBER	PREVIOUSLY APPROVED LOT AREA	REVISED LOT AREA
15	1.84± ACRES	1.85± ACRES
17	5.46± ACRES	5.47± ACRES
19	2.29± ACRES	2.30± ACRES
21	2.23± ACRES	1.59± ACRES
22	3.38± ACRES	0.64± ACRES
35	12.13± ACRES	12.09± ACRES
36	11.20± ACRES	11.25± ACRES
38	2.22± ACRES	2.23± ACRES

SEE DRAWING 1 OF 7 FOR PLANNING BOARD SIGNATURE BLOCK & CONDITIONS OF APPROVAL, SURVEYOR'S CERTIFICATION, LEGEND, NOTES, PLAN REFERENCES & SETBACK DIMENSION TABLE



State of Maine, Cumberland SS.  
 Registry of Deeds  
 Received July 15, 2014  
 at 12 h 55 m P M and recorded in  
 Plan Book 214 Page 250  
 Attest: [Signature]  
 Registrar

N/F  
 MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY  
 28607/1 28908/1 29483/1  
 TM 40, LOT 2  
 "BRUNSWICK EXECUTIVE AIRPORT"

N/F  
 MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY  
 28607/1 28908/1 29483/1  
 TM 40, LOT 2  
 "BRUNSWICK EXECUTIVE AIRPORT"

DATE: 6/11/14  
 DWG 2 OF 7 | DWG 3 OF 7 | DWG 5 OF 7 | DWG 6 OF 7 | DWG 7 OF 7

DESIGNED BY: JWB/RCC  
 CAD COORD: RPB  
 CHECKED BY: RCC  
 DATE: 6/11/14  
 APPROVED BY: JWB  
 DATE: 6/11/14  
 PROJECT NO: 12218C

FOR SIGNATURE & RECORDING

DESIGNED BY: JWB/RCC  
 CAD COORD: RPB  
 CHECKED BY: RCC  
 DATE: 6/11/14  
 APPROVED BY: JWB  
 DATE: 6/11/14  
 PROJECT NO: 12218C

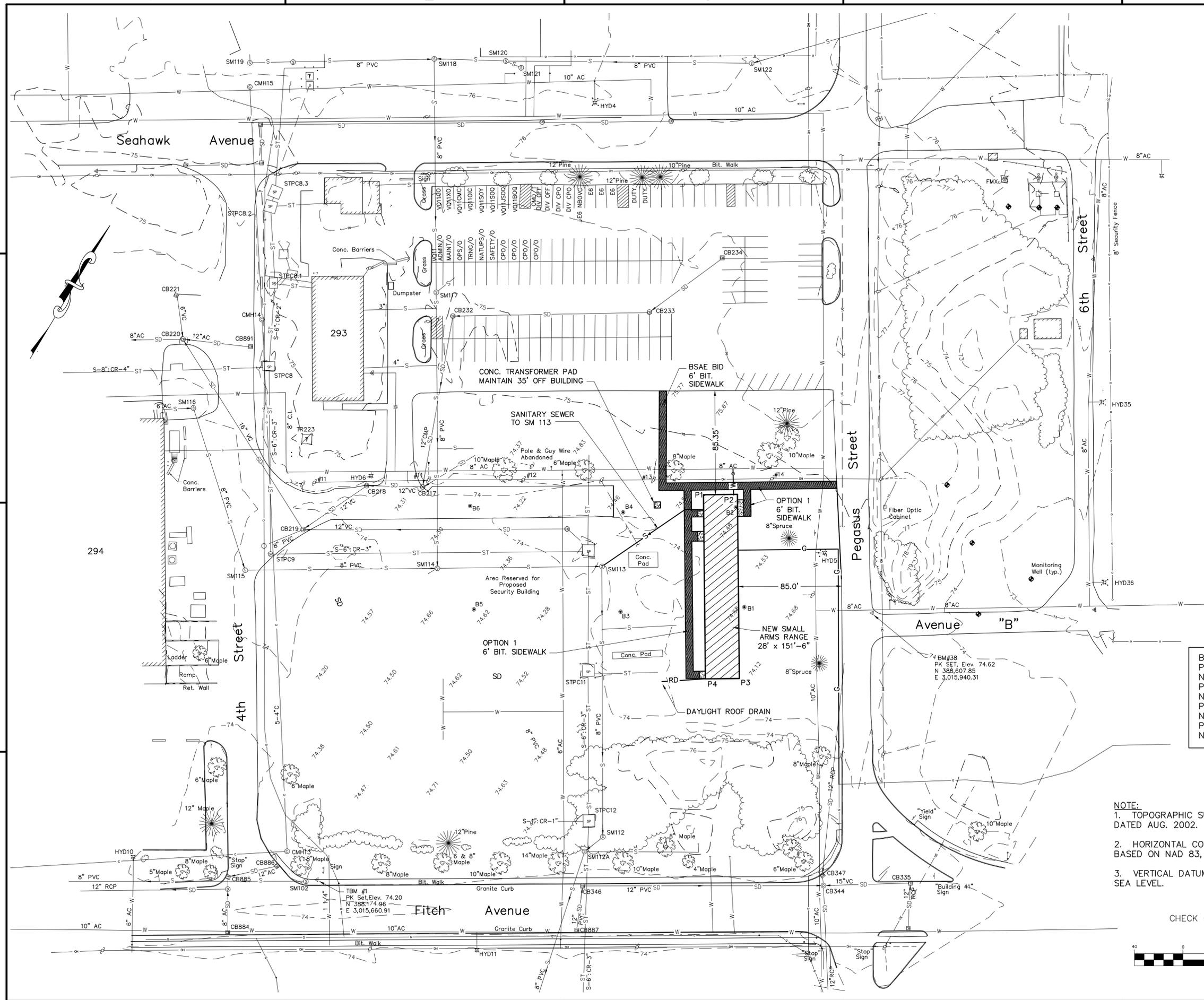
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 LICENSED PROFESSIONAL SURVEYOR

STATE OF MAINE  
 JUNE 11 2014  
 WRIGHT-PIERCE  
 NO. 5852  
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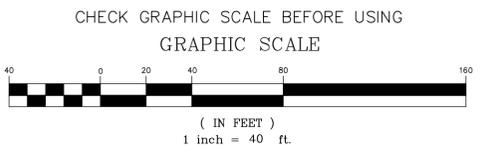
AMENDMENT OF SUBDIVISION PLAN  
 BRUNSWICK LANDING SUBDIVISION - PHASE I  
 BRUNSWICK, CUMBERLAND COUNTY, MAINE  
 MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY  
 2 PEGASUS STREET, SUITE 1, UNIT 200 - BRUNSWICK, MAINE 04011  
 SUBDIVISION PLAN - SHEET 3

DRAWING  
 4 OF 7



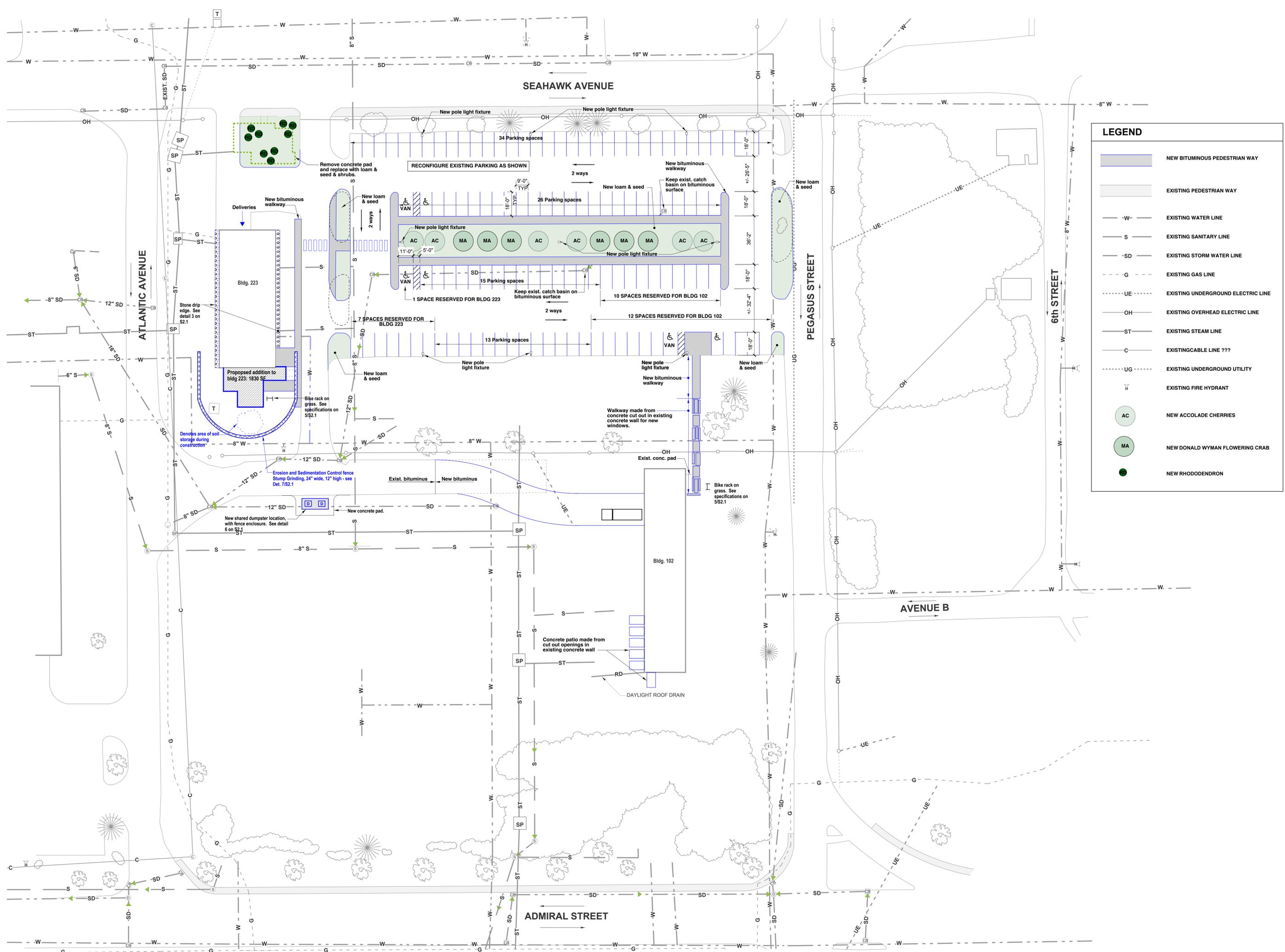
BUILDING LAYOUT	
P1	N 388619.5341, E 3015770.8832
P2	N 388634.2117, E 3015794.7279
P3	N 388505.1951, E 3015874.1439
P4	N 388490.5175, E 3015850.2992

**NOTE:**  
 1. TOPOGRAPHIC SURVEY BY OEST ASSOCIATES, INC., DATED AUG. 2002.  
 2. HORIZONTAL COORDINATES SHOWN ON PLAN ARE BASED ON NAD 83, MAINE STATE GRID, WEST ZONE.  
 3. VERTICAL DATUM IS BASED ON NGVD 1929, MEAN SEA LEVEL.



<p>DEPARTMENT OF THE NAVY  <b>ENGINEERING FIELD ACTIVITY NORTHEAST</b>  <small>10 INDUSTRIAL HIGHWAY, MS #62</small>  <b>NAVAL AIR STATION</b></p> <p>NAVAL FACILITIES ENGINEERING COMMAND  <b>LESTER, PA</b>  <b>BRUNSWICK, MAINE</b></p> <p style="text-align: center;"><b>CONSTRUCT INDOOR SMALL ARMS RANGE</b></p> <p style="text-align: center;">OVERALL SITE LAYOUT</p>	<p>DATE: 9/5/03        DATE: 9/5/03</p> <p>DESCRIPTION: AMENDMENT #5</p> <p style="text-align: center;"><b>OEST Associates, Inc.</b>  <small>343 Conham Road South Portland, ME 04106</small>  <i>engineers - architects - surveyors</i>  <i>construction managers</i></p> <p style="text-align: center;">         SEAL     </p> <p>APPROVED: _____        ACTIVITY - SATISFACTORY TO: _____        DATE APPROVED: _____        FOR EFD FOR COMMANDER NAVFAC: _____</p> <table border="0" style="width: 100%;"> <tr> <td>DATE: _____</td> <td>A/E: _____</td> <td>EFD: _____</td> </tr> <tr> <td>M/JL: _____</td> <td>DESIGN: _____</td> <td></td> </tr> <tr> <td>W/JW: _____</td> <td>DRAWN: _____</td> <td></td> </tr> <tr> <td>MSD: _____</td> <td>REVIEW: _____</td> <td></td> </tr> <tr> <td>CBC: _____</td> <td>QC: _____</td> <td></td> </tr> <tr> <td>HJO: _____</td> <td>CHEF ARCH./ ENGR: _____</td> <td></td> </tr> </table> <p>PROJECT MANAGER: _____        FIRE PROTECTION: _____        BRANCH MANAGER: _____        DESIGN DIRECTOR: _____</p> <p>CODE ID. NO. 80091    SIZE: D        SCALE: 1" = 40'        EFD NO.: _____        STA. PROJ. NO.: _____        SPEC. NO. 04-03-0010        CONSTR. CONTR. NO. N62472-03-C-0010        NAVFAC DRAWING NO. 2219140        SHEET 4 OF 41</p> <p style="text-align: center; font-size: 24pt; font-weight: bold;">C2</p> <p style="text-align: right; font-size: 8pt;">DRAWFORM REVISION NOVEMBER 2001</p>	DATE: _____	A/E: _____	EFD: _____	M/JL: _____	DESIGN: _____		W/JW: _____	DRAWN: _____		MSD: _____	REVIEW: _____		CBC: _____	QC: _____		HJO: _____	CHEF ARCH./ ENGR: _____	
DATE: _____	A/E: _____	EFD: _____																	
M/JL: _____	DESIGN: _____																		
W/JW: _____	DRAWN: _____																		
MSD: _____	REVIEW: _____																		
CBC: _____	QC: _____																		
HJO: _____	CHEF ARCH./ ENGR: _____																		

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LEGEND	
	NEW BITUMINOUS PEDESTRIAN WAY
	EXISTING PEDESTRIAN WAY
	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING STORM WATER LINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING STEAM LINE
	EXISTING CABLE LINE ???
	EXISTING UNDERGROUND UTILITY
	EXISTING FIRE HYDRANT
	NEW ACCOLADE CHERRIES
	NEW DONALD WYMAN FLOWERING CRAB
	NEW RHODODENDRON



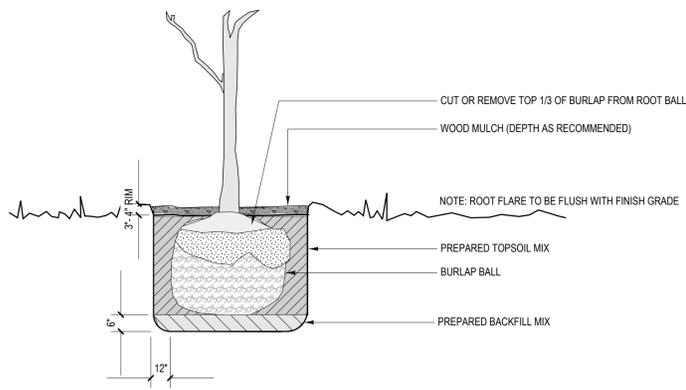
**ADAPTIVE REUSE OF BLDG. 102 AND BLDG. 223**

BRUNSWICK LANDING

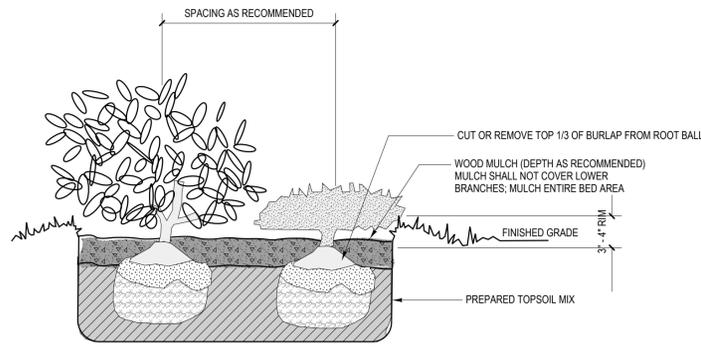
THOMAS WRIGHT  
OWNER  
DEVELOPER

SITE PLAN  
1" = 30'

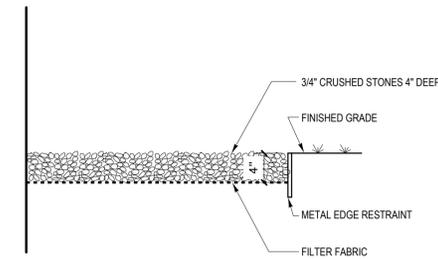
**S 1.1**  
September 23, 2016



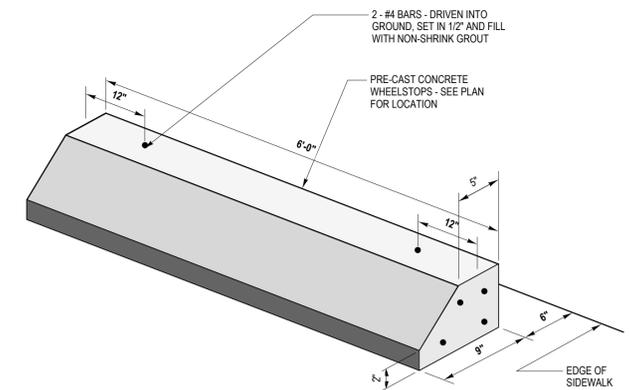
**1 TREE PLANTING DETAIL**  
SCALE: NOT TO SCALE



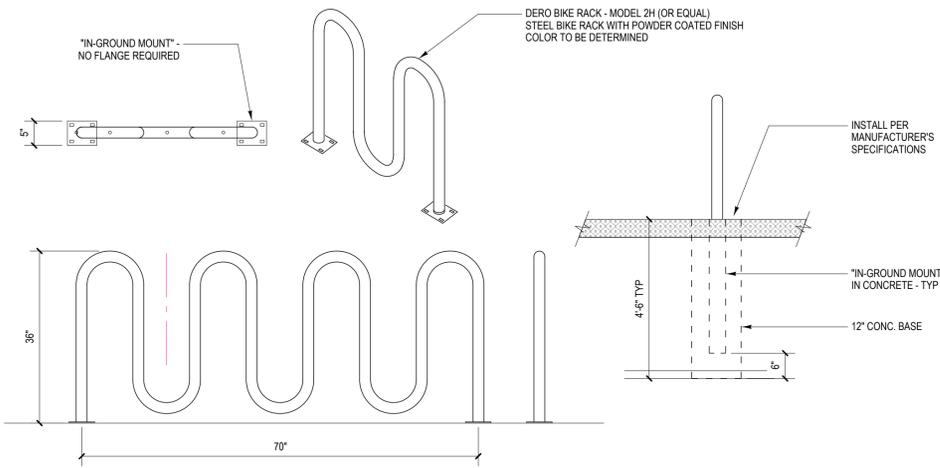
**2 SHRUB PLANTING DETAIL**  
SCALE: NOT TO SCALE



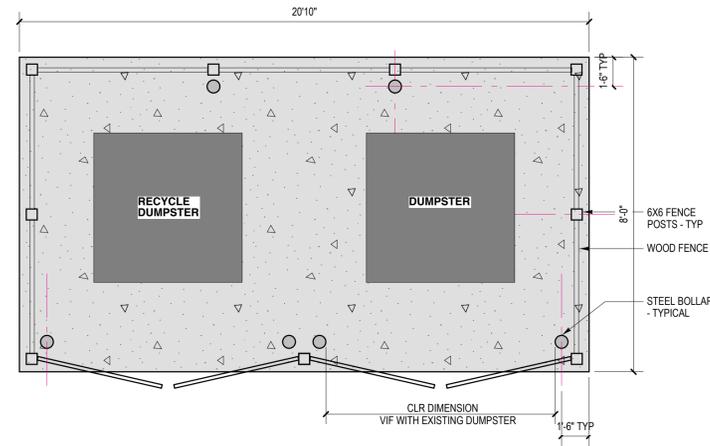
**3 STONE DRIP EDGE DETAIL**  
SCALE: NOT TO SCALE



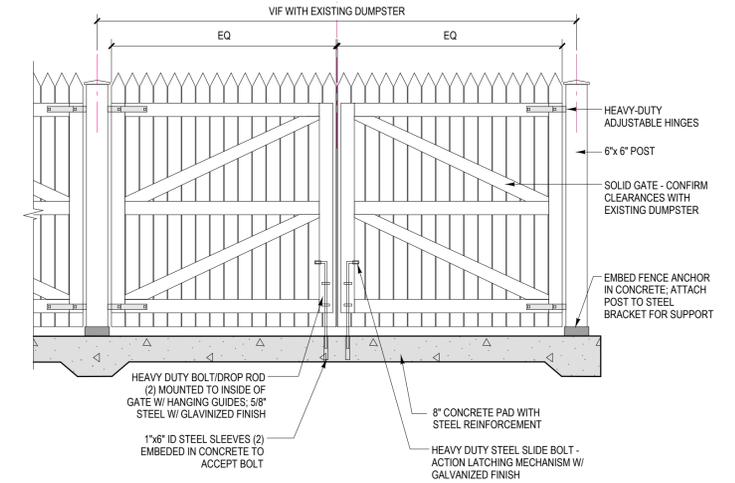
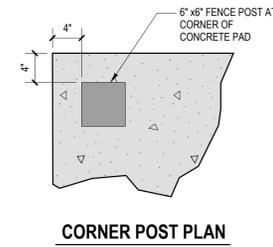
**4 WHEELSTOP DETAIL**  
SCALE: NOT TO SCALE



**5 BIKE RACK DETAIL**  
SCALE: NOT TO SCALE

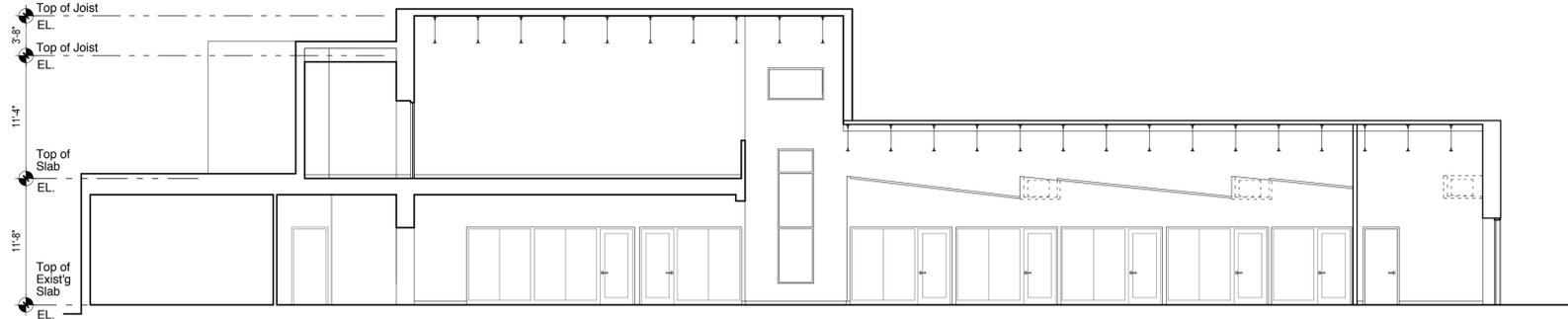


- NOTES:**
- ALL FENCE PANELS SHALL BE HAMILTON WOOD PRIVACY FENCING (OR APPROVED EQUAL)
  - ALL NAILS SCREWS AND BRACKETS SHALL BE GALVANIZED

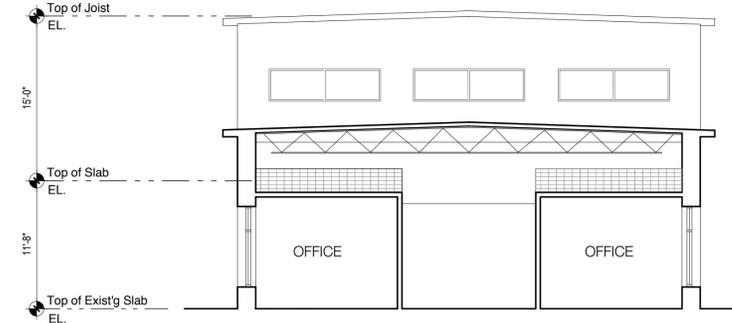


**6 DUMPSTER ENCLOSURE**  
SCALE: NOT TO SCALE

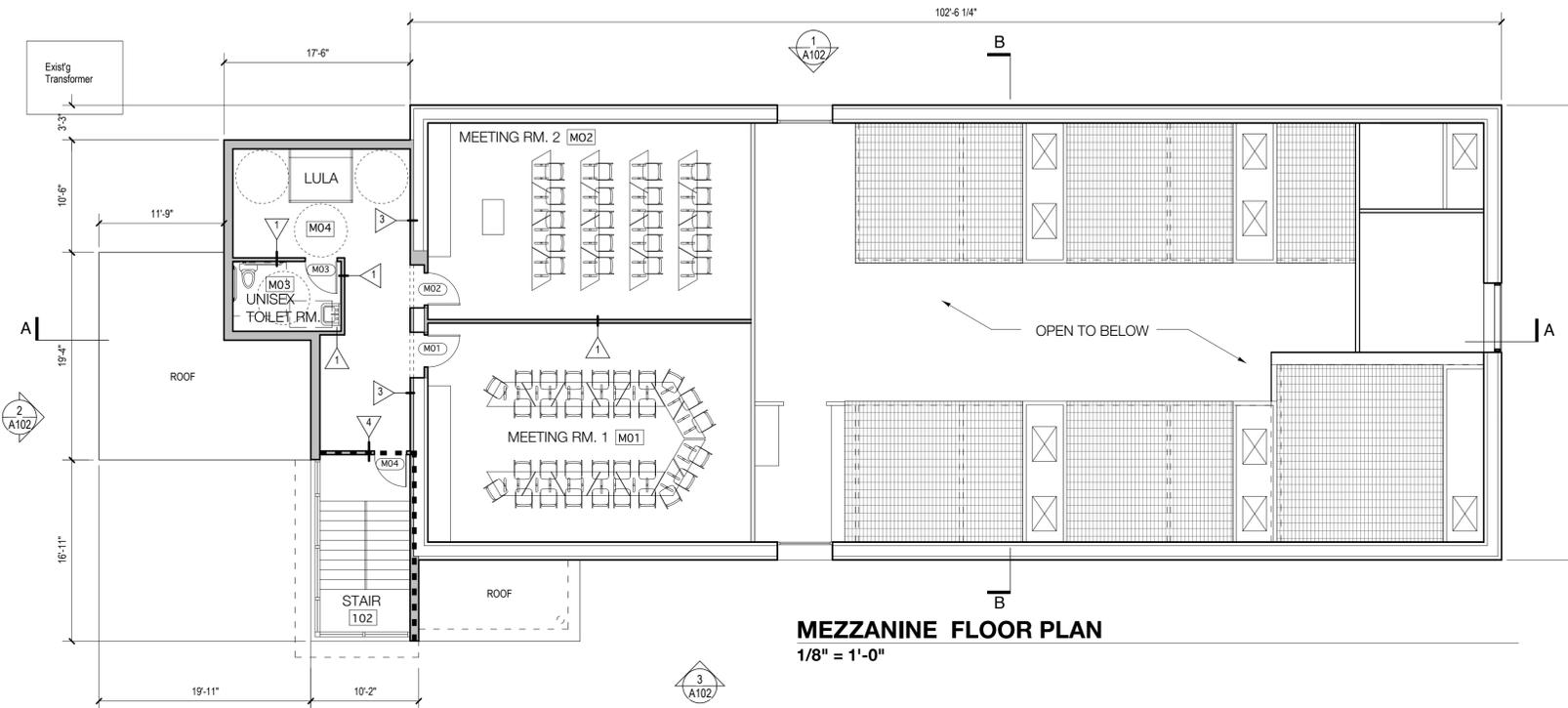




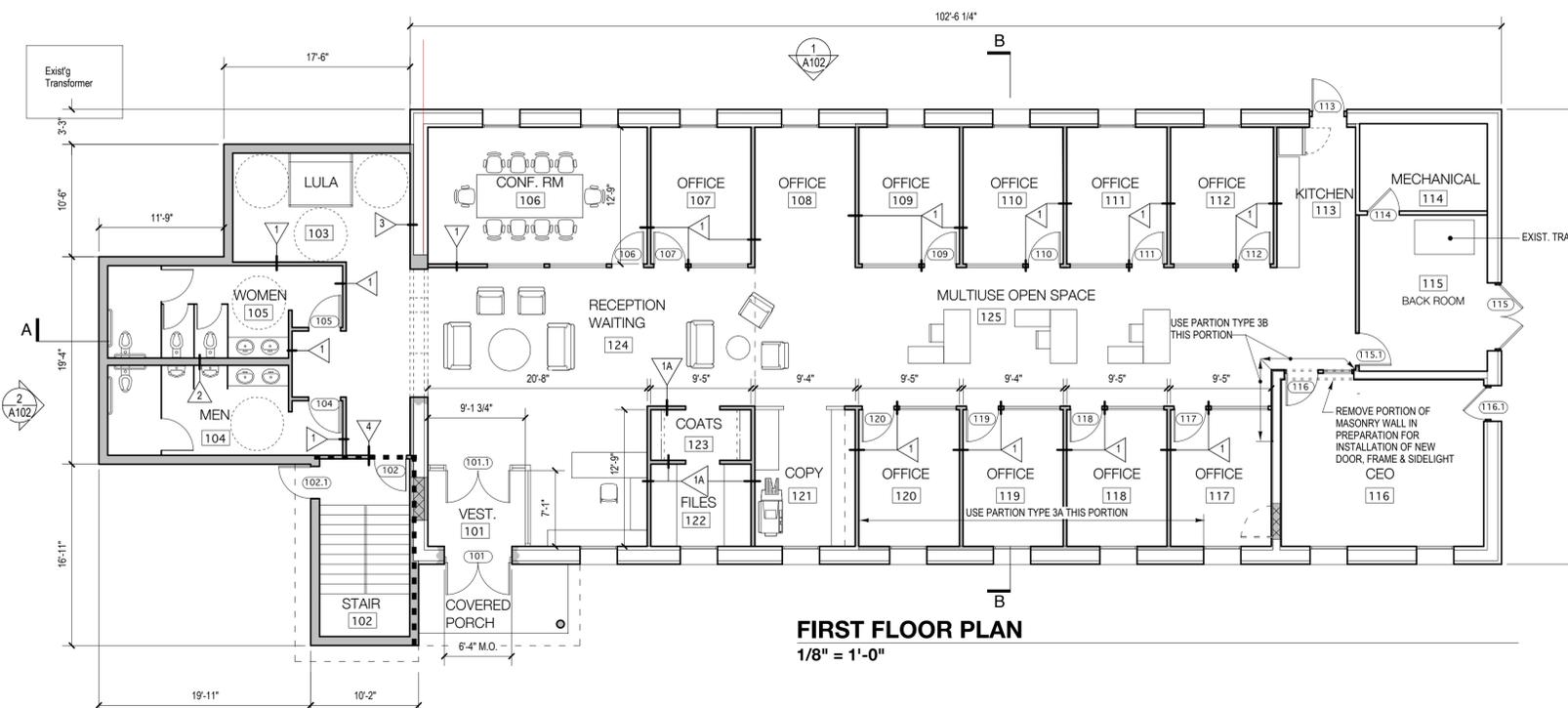
**BUILDING SECTION A-A**  
1/8" = 1'-0"



**BUILDING SECTION B-B**  
1/8" = 1'-0"

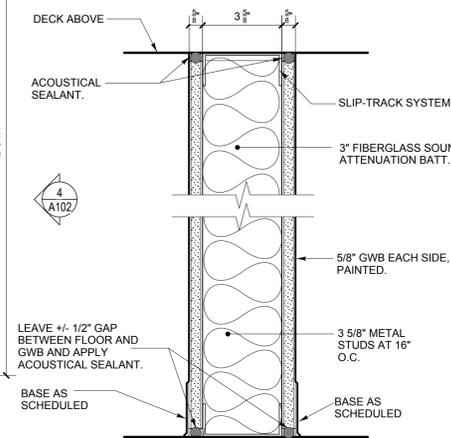


**MEZZANINE FLOOR PLAN**  
1/8" = 1'-0"

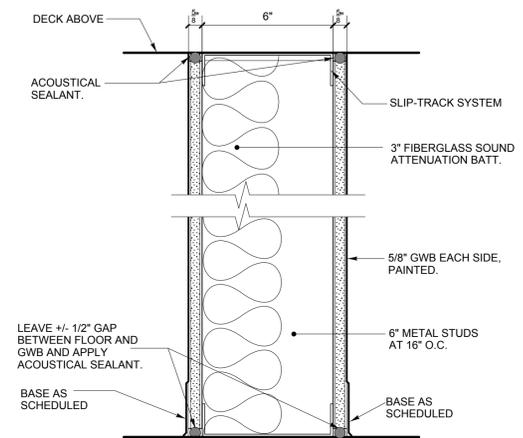


**FIRST FLOOR PLAN**  
1/8" = 1'-0"

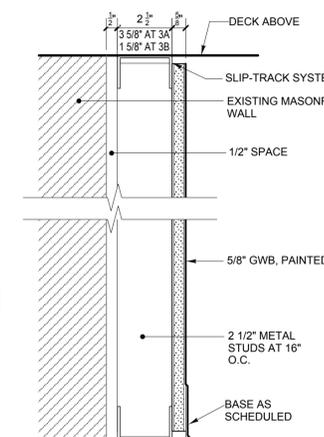
**PARTITION TYPES**  
3" = 1'-0"



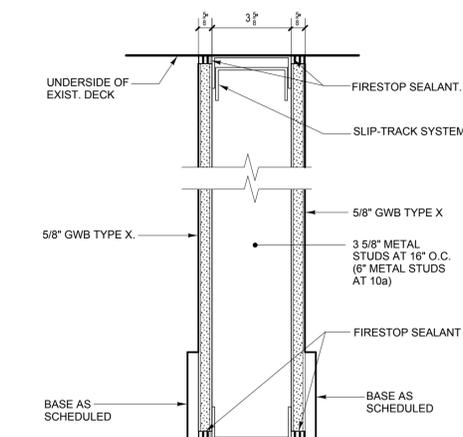
- 1 TYPICAL INTERIOR PARTITION AS SHOWN
- 1A INTERIOR PARTITION SAME AS 1 WITHOUT SOUND ATTENUATION BATT



- 2 TYPICAL INTERIOR PARTITION AS SHOWN



- 3 PARTITION AT EXIST. MASONRY AS SHOWN
- 3A USE 3 5/8" METAL STUDS IN LEUE OF 2 1/2" AS SHOWN
- 3B USE 1 5/8" METAL STUDS IN LEUE OF 2 1/2" AS SHOWN



- 4 1-HOUR FIRE RATED PARTITION UL DES. U419 AS SHOWN

**Thomas B. Wright**  
Owner / Developer

**BUILDING 223**

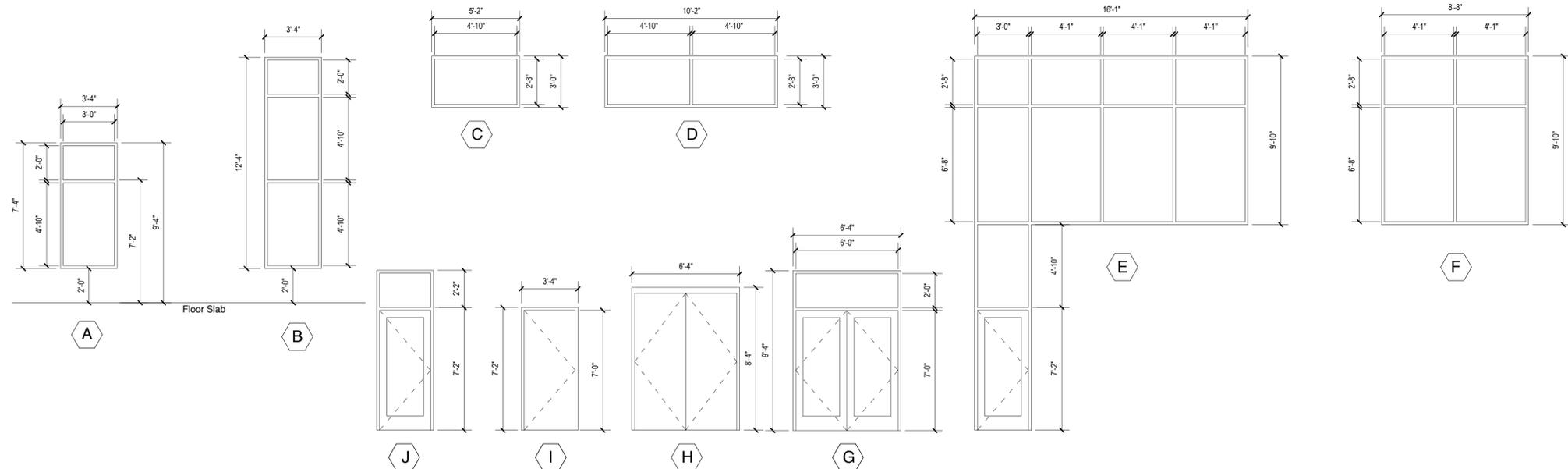
Brunswick Landing  
Brunswick, Maine

LAYOUT PLANS,  
BUILDING SECTIONS, &  
PARTITION TYPES

Scale: As Noted

**A 101**

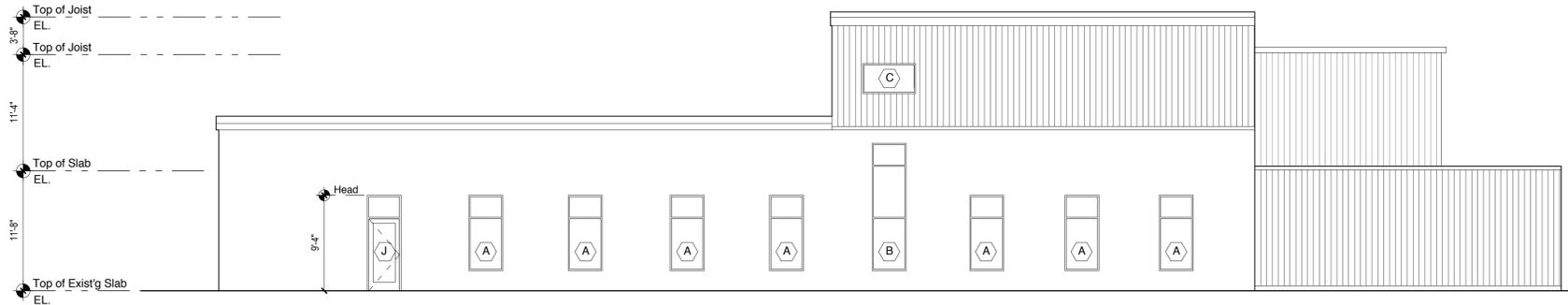
SEPTEMBER 23, 2016



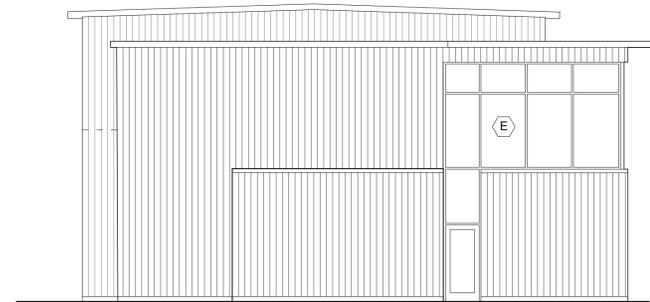
**EXTERIOR WINDOW & DOOR TYPES**

1/4" = 1'-0"

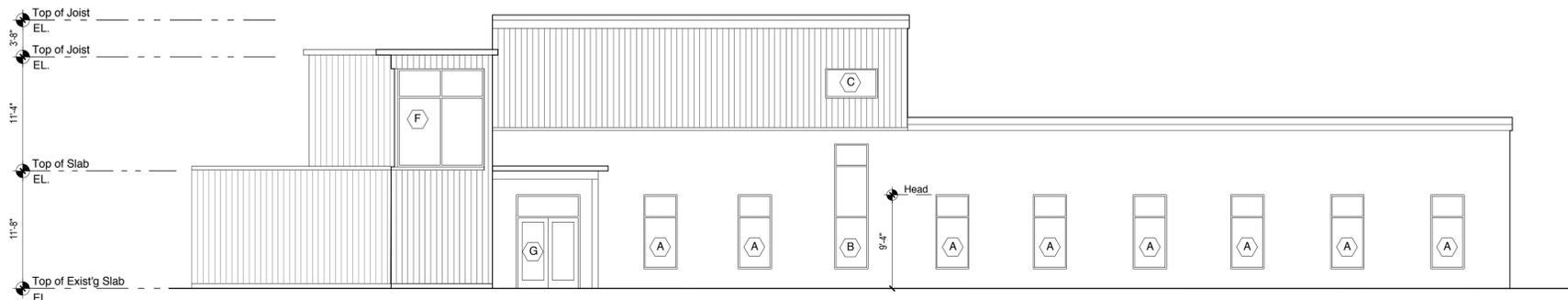
NEW DOOR, FRAME & TRANSOM IN EXISTING WINDOW OPENING  
EXISTING DOOR & FRAME TO REMAIN  
EXISTING DOOR & FRAME TO REMAIN  
DOOR & FRAME 101



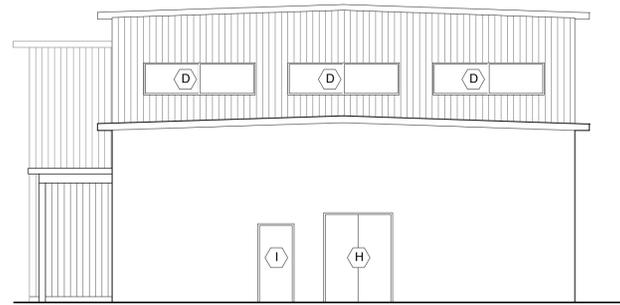
**1 BUILDING ELEVATION**  
1/8" = 1'-0"



**2 BUILDING ELEVATION**  
1/8" = 1'-0"



**3 BUILDING ELEVATION**  
1/8" = 1'-0"



**4 BUILDING ELEVATION**  
1/8" = 1'-0"

Thomas B. Wright  
Owner / Developer

**BUILDING 223**

Brunswick Landing  
Brunswick, Maine

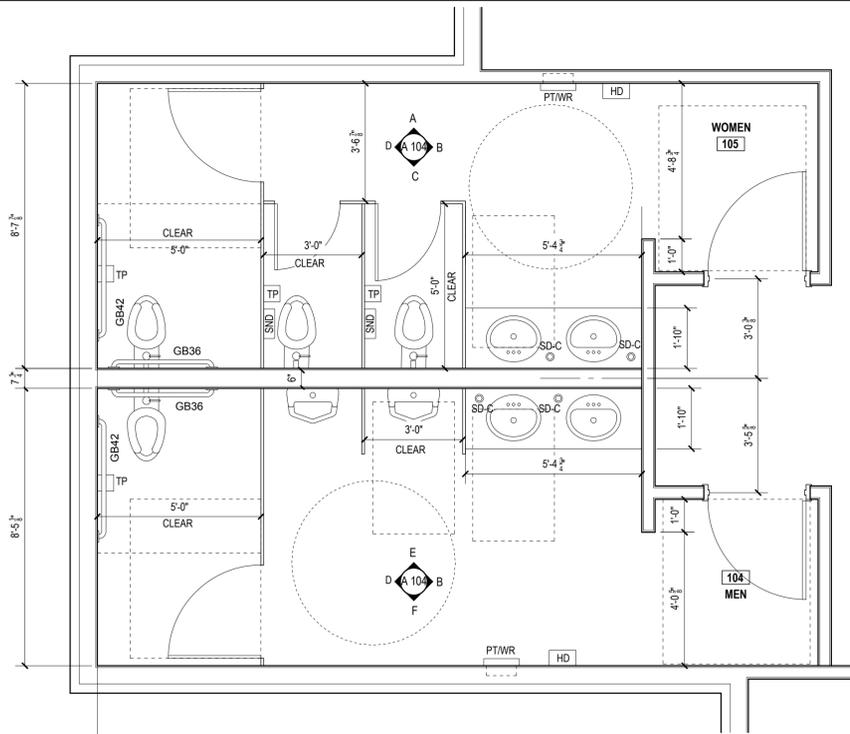
BUILDING ELEVATIONS &  
EXTERIOR WINDOW &  
DOOR TYPES

Scale: As Noted

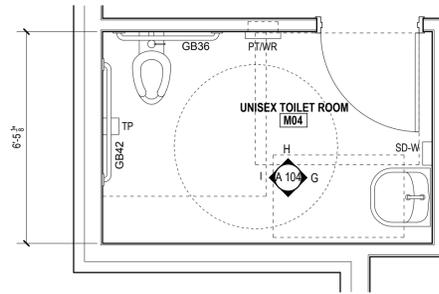
**A 102**

SEPTEMBER 23, 2016



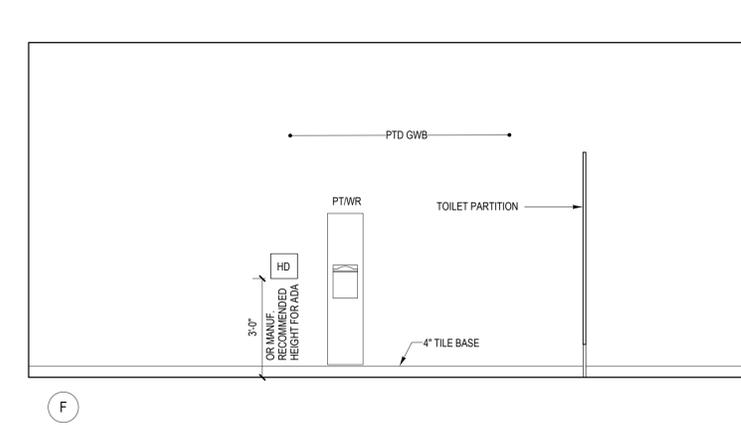
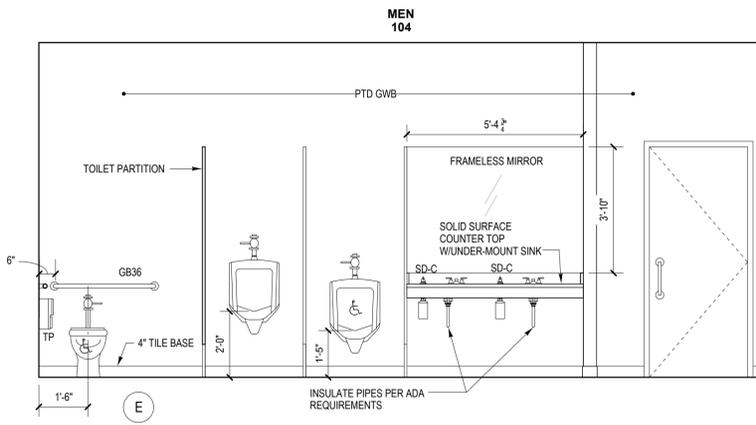
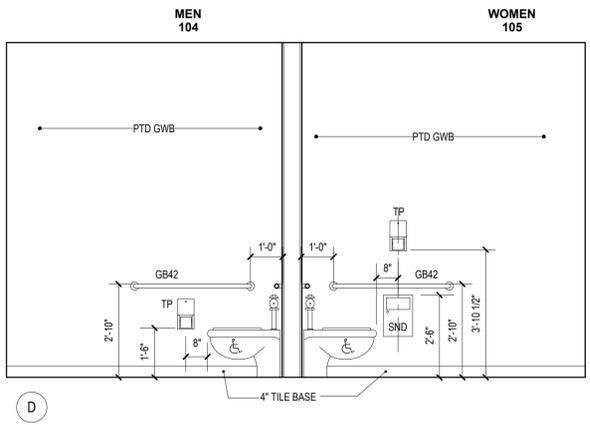
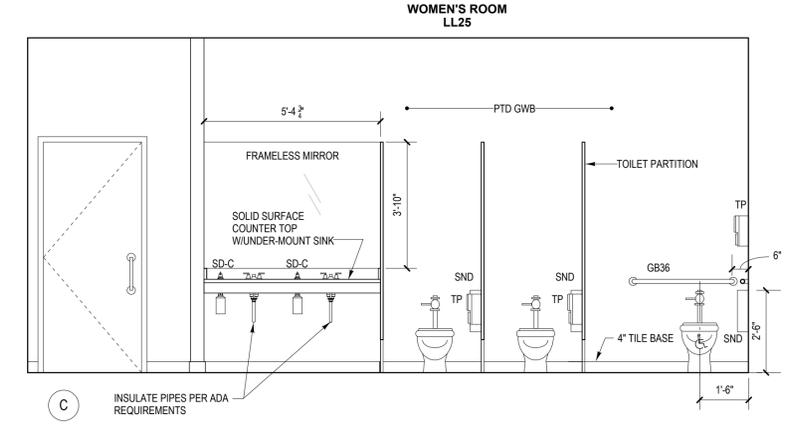
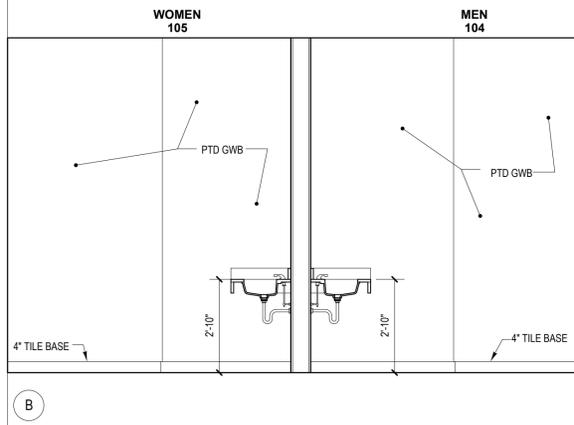
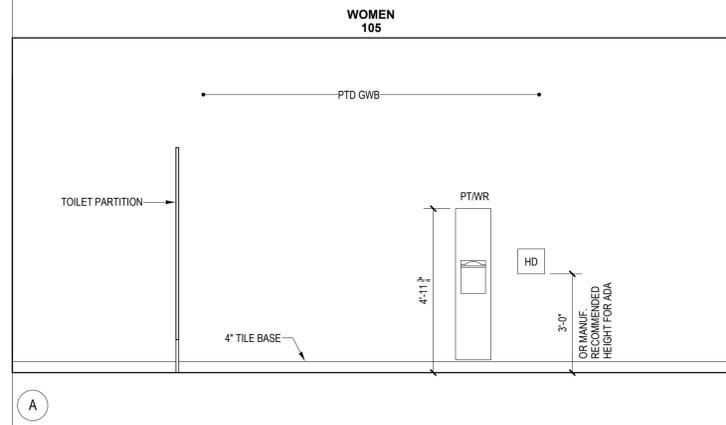
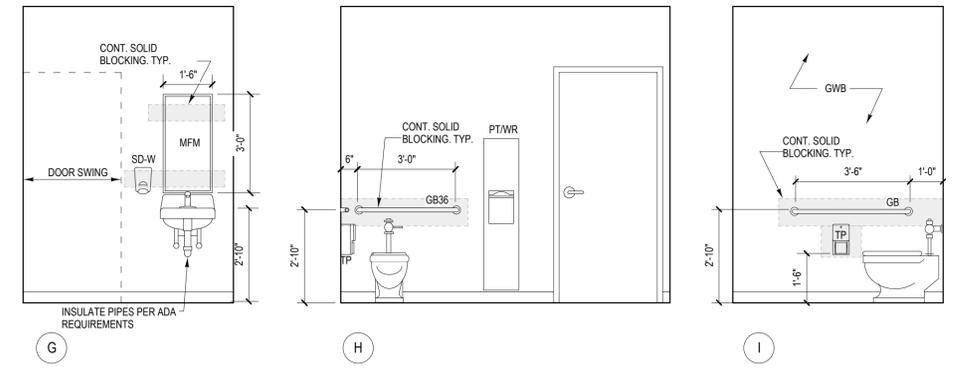


**1 ENLARGED BATHROOM PLANS (104 & 105)**  
3/8" = 1'-0"



**2 ENLARGED BATHROOM PLAN (M04)**  
3/8" = 1'-0"

LEGEND	NOTES
TP TOILET PAPER DISPENSER	1 PROVIDE SOLID BLOCKING BEHIND ALL WALL MOUNTED ACCESSORIES.
GB36 36" GRAB BAR	2 INSULATE ALL EXPOSED PIPES AT SINKS PER ADA REQUIREMENTS, TYPICAL.
GB42 42" GRAB BAR	3 COUNTER TOPS SHALL BE SOLID SURFACE.
PTWR SEMI-RECESSED PAPER TOWEL DISPENSER / WASTE RECEPTACLE	
SD-C COUNTER MOUNTED SOAP DISPENSER	
SD-W WALL MOUNTED SOAP DISPENSER	
SND SANITARY NAPKIN DISPOSAL	
HD HAND DRYER	
MFM METAL FRAMED MIRROR	



Thomas B. Wright  
Owner / Developer

BUILDING 223

Brunswick Landing  
Brunswick, Maine

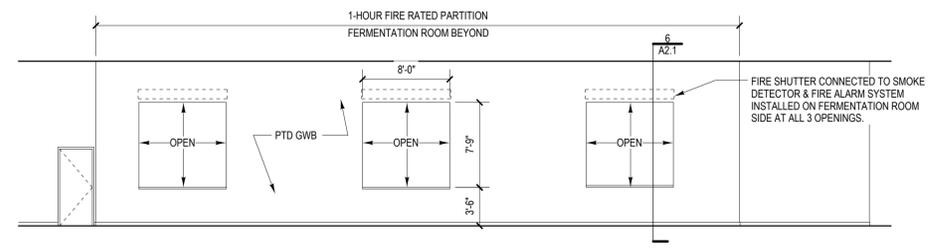
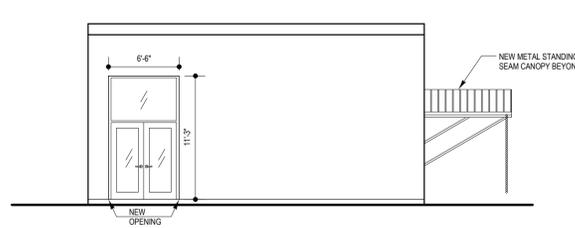
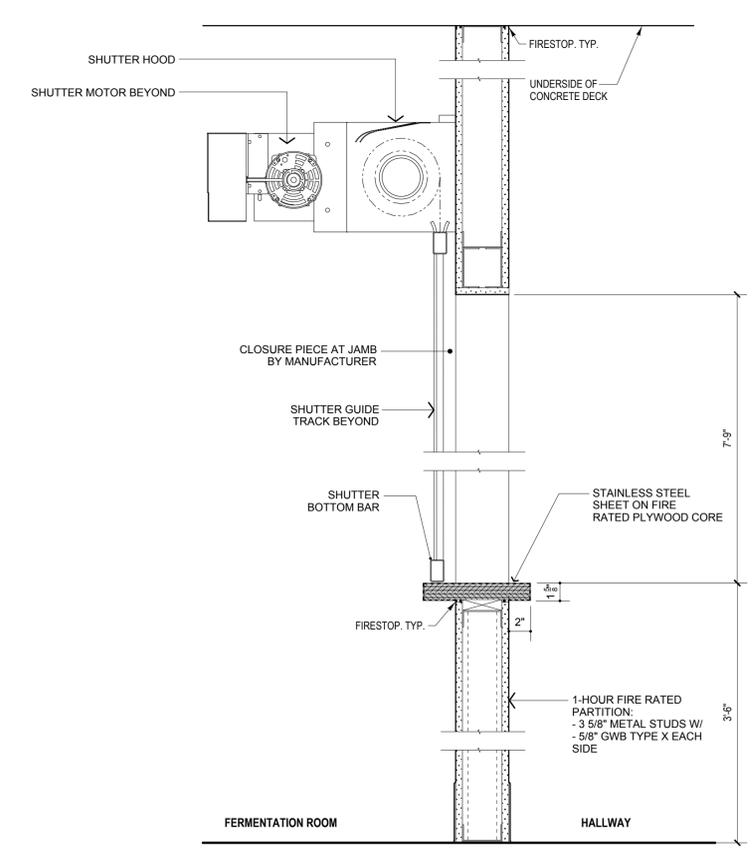
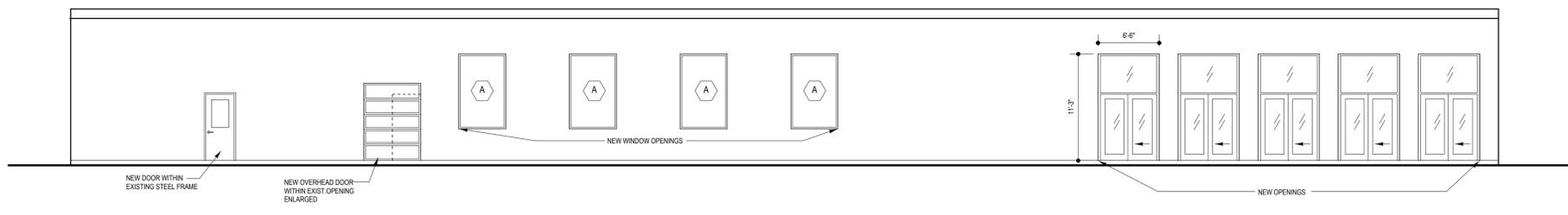
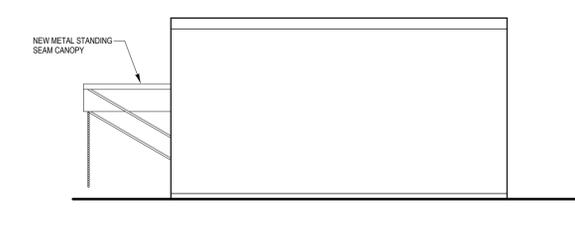
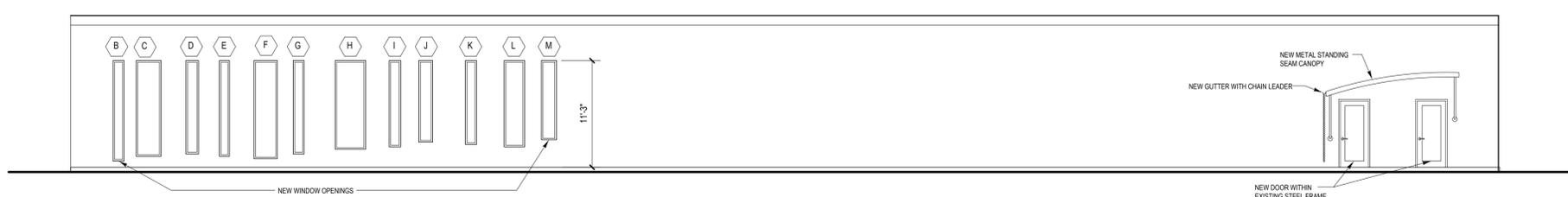
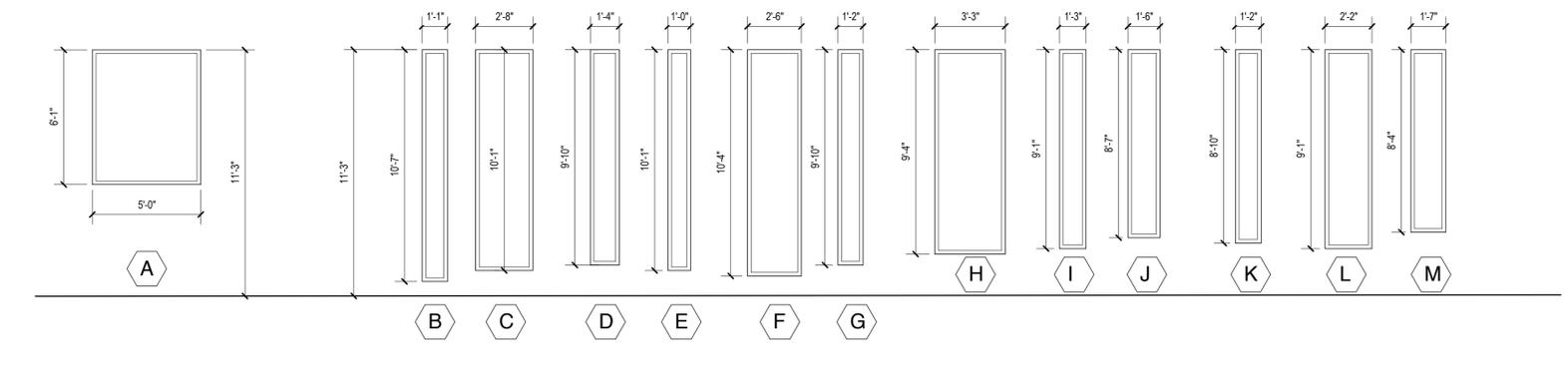
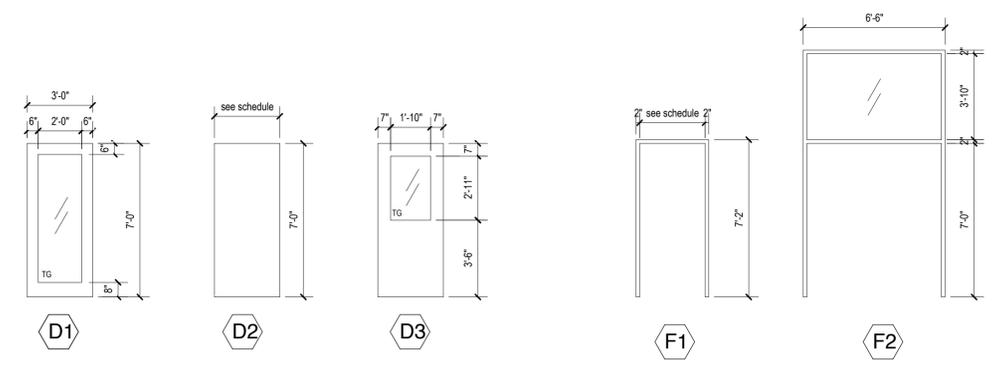
ENLARGED BATHROOM  
PLANS & ELEVATIONS

Scale: 3/8" = 1'-0"

**A 104**

SEPTEMBER 23, 2016





**PROPOSED  
NEW BREWERY  
(BUILDING 102)  
PEGASUS BLVD.**

BRUNSWICK  
LANDING

**THOMAS WRIGHT  
OWNER  
DEVELOPER**

ELEVATIONS  
Scale: as indicated

**Julie Erdman**

---

**From:** Thomas Wright <thomasbwright@gmail.com>  
**Sent:** Thursday, September 22, 2016 4:10 PM  
**To:** Jared Woolston  
**Subject:** Chapter 5 Summary  
**Attachments:** 21 September 2016TownStaffSummary.docx

Jared, attached you will find the chapter five summary including both buildings 102 and 223. The Architect is updating the documents and is waiting for the structural drawings.

I am not sure I noted it, but the net amount of impervious surface will be reduced by approximately 2100 square feet depending on final patio layout.

Please let me know if you need anything else or you would like me to submit the drawings prior to the structurals which I assume are more of a Carl issue.

Regards, Tom

21 September 2016

Submitted by Thomas Wright DBA TBWLLC

**Town of Brunswick Staff Review Summary**

**Re: Lot 17, Brunswick Landing, Building 102 and 223**

501.1 There are no significant natural features. All existing trees to remain.

501.2 None of the criteria apply.

502.1 The property is not in a flood zone.

503.1 Adequate silt fencing will be installed during construction, there are no existing trees or shrubs within the construction area, grades are flat so no gradient shrubs or plantings exist.

Storm water management is the existing storm water catch basin system, total impervious surface is reduced. Letter of assurance of serve ability for the storm water attached from MRRA. Drip strip added to perimeter of 223.. Building 102 roof drains into stone French drain, existing.

507.1 The sewer will use the existing connections, letter of serve ability from MRRA submitted.

507.2 NA

508.1 Water is supplied by MRRA and Brunswick Water. A letter of serve ability has been submitted.

509.1

- A. Limited additional use in building 223, similar to previous office square footage and occupancy. Building 102, two additional toilets, one urinal.
- B. Letter of serve ability submitted. Actual usage of 102 TBD by tenant.
- C. Two lane roads surround the property, easy entry and egress for parking lot.
- D. NA
- E. Through I NA

509.2

A-C NA

Development and Impact Fees: NA

510.1 NA

510.2 NA

511.1 NA

511.2 NA

511.3 NA

511.4 NA

511.5 NA

511.6 NA

511.7 NA

512.1 NA

512.2 Building 102 requires 18 spaces, which are designated in the parking lot. Building 223 as office requires 21 spaces, which are designated. This leaves an overflow of 90 spaces plus additional public parking on Seahawk Avenue.

513.1 Existing cuts to remain.

514.1 Separate delivery access road existing,, to be extended to service door. Box trucks and beverage trucks would be typical use.

515.1 Landscape plan submitted, new island in parking area and additional trees are being planted to block the parking lot view from the streets and reduce open asphalt area.

515.4 Lighting plan has been submitted along with photometric study. Parking lot lights will be pole LED lights on timers and photocells.

515.5 Sign installation and design to be submitted for approval by tenants

515.6 NA

515.7 NA

519.1 NA

519.2 NA

519.3 NA

519.4 NA

521.1 NA

521.2 NA

521.3 NA

522.1 NA

522.2 NA

522.3 NA

522.4 NA

522.5 NA

524.1 No significant outside noise will be produced, no neighbors within 500 feet. Typical workday hours only.

524.2 Existing asphalt lots, bringing in loam and or sand /gravel fill only.



# BUILDING/DEMOLITION PERMIT APPLICATION

## CODES ENFORCEMENT OFFICE

85 UNION STREET  
BRUNSWICK, MAINE 04011  
(207) 725-6651 FAX (207) 725-6663

### Town of Brunswick

Appl #	5378
Date	7/19/16
Fee	2300.00
MAP	40
LOT	223
Appr By:	_____
Permit #	_____

**LOCATION OF CONSTRUCTION**  
14 ATLANTIC ST BRUNSWICK

VILLAGE REVIEW ZONE   
NRPZ (SHORELAND) ZONE

**ESTIMATED COST**  
250,000 (CRENS)

**APPLICANT** LANDING (BLDG 223)

NAME TBW LLC  
ADDRESS Box 216  
CITY, STATE, & ZIP South Freeport ME  
TELEPHONE 207-415-4500  
EMAIL THOMASBWHITE@GMAIL.COM

MAIL PERMIT TO (CHOOSE ONE):  APPLICANT  CONTRACTOR  OWNER

**OWNER**  SAME AS APPLICANT

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE & ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**DIMENSIONS OF NEW CONSTRUCTION**

LENGTH _____ FT	WIDTH _____ FT	1 <sup>ST</sup> FLOOR SQ FT _____
HEIGHT _____ FT	# OF STORIES _____	2 <sup>ND</sup> FLOOR SQ FT _____
CEILING HEIGHT _____		GARAGE SQ FT _____
# OF NEW BEDROOMS _____		DECKS/PORCHES _____
TOTAL # OF BEDROOMS _____		OTHER 1,127 sq'
	<b>TOTAL AREA OF PROJECT</b>	4,927 sq'

**PROPOSED CONSTRUCTION ACTIVITY**

NEW STRUCTURE

ADDITION/ ALTERATION

DESCRIPTION OF PROJECT RENOVATION & ADDITION  
ADDITION of 1,127 sq'

POOL  IN GROUND DIMENSIONS \_\_\_\_\_  
 ABOVE GROUND DEPTH \_\_\_\_\_

DEMOLITION

SQUARE FOOTAGE 3900  
ARE THERE ANY ASBESTOS CONTAINED MATERIALS? YES \_\_\_\_\_ NO

MOBILE HOME

MAKE \_\_\_\_\_ YEAR MANUFACTURED \_\_\_\_\_  
MODEL \_\_\_\_\_  
SERIAL # \_\_\_\_\_ # BEDROOMS \_\_\_\_\_  
SIZE \_\_\_\_\_ # BATHROOMS \_\_\_\_\_  
CURRENT LOCATION \_\_\_\_\_  
PROPOSED LOCATION \_\_\_\_\_

**CONTRACTOR**  SAME AS APPLICANT

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE, & ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_

**PROPERTY LINE SETBACKS**

FRONT \_\_\_\_\_  
LEFT \_\_\_\_\_  
RIGHT \_\_\_\_\_  
BACK \_\_\_\_\_

**WATER SETBACKS**

WETLAND \_\_\_\_\_  
TIDAL \_\_\_\_\_  
RIVER \_\_\_\_\_  
STREAM \_\_\_\_\_  
POND \_\_\_\_\_



# TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

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

ANNA M. BREINICH, FAICP  
DIRECTOR OF PLANNING & DEVELOPMENT

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

Brunswick Landing  
Initial Non-Military Re-Occupancy

Reuse Checklist and Questionnaire - *Building 223, Brunswick Landing, Lot 17*

Section 401.1 of the Brunswick Zoning Ordinance outlines the applicability of development review projects. The initial non-military re-occupancy of a building in the BNAS Reuse District existing as of July 20, 2009 does not require development review provided all of the following criteria are met:

- a) The new use is a permitted use in the Reuse Land / Use District in which it is located, per the BNAS Reuse Master Plan, approved December 2007, *Yes*
- b) The re-occupancy maintains the pre-existing pattern of use of the site including the general location of the building and parking and service areas, *Yes*
- c) The usable floor area of the building is not increased by more than two thousand (2,000) square feet, within the existing building footprint, *Yes*
- d) The amount of impervious surface on the project site is not increased by more than two thousand (2,000) square feet, *Yes*
- e) There is adequate parking available for the new use in accordance with Section 512, *Yes*
- f) The re-occupancy of the building will not change the primary use of the building from residential to non-residential or from non-residential to residential, *Yes*
- g) The *initial* non-military re-occupancy of a building shall not be considered a change of use even if it does not meet the vacancy time limits of Section 702.1. All subsequent re-occupancy of buildings in the BNAS Reuse District shall be subject to the change of use review requirements of Sections 402 and 702 of this ordinance as applicable.

Please answer the following questions to determine if the proposed project requires development review.

- 1) What is the Brunswick Landing building number? *223*
- 2) What is the name of the business/organization that will occupy the building? - *TBD office*
- 3) What land use district will the proposed project be located in?

4) What is the land use of the proposed project?

5) Is the land use a permitted use in the proposed land use district?

Yes

6) What was the site's previous land use? - office

7) Will the proposed project alter the pre-existing pattern of development by moving or changing the existing location of the buildings or parking and service areas? If yes, please explain.

NO

8) Within the existing building footprint, will the usable floor area of the existing building or buildings increase? If yes, by how much?

YES - 918 sq' ADDITION  
2,136 MEZZANINE FLOOR AREA

9) Will the amount of existing impervious surface of the project site increase? If yes, by how much?

918 sq' NEW, 6000 DECREASE  
WITH PARKING ISLANDS, 500Z

10) How many parking spaces are available on the existing site to service the proposed project? Please note if the project will use parking spaces not on site. If so, how many spaces are provided off site?

220 EXISTING PARKING LOT

NET DECREASE

11) Please attach a map/aerial photo of the location of the building to be occupied.



Signature

4 AUG 2016

Date

\* The Planning & Development Department may require the submission of site plan to determine the applicability of development review.





# BUILDING/DEMOLITION PERMIT APPLICATION

CODES ENFORCEMENT OFFICE

85 UNION STREET  
BRUNSWICK, MAINE 04011  
(207) 725-6651 FAX (207) 725-6663

Appl # 5077  
Date 7/19/16  
Fee 900.00  
MAP 40  
LOT 223  
Appr By: \_\_\_\_\_  
Permit # \_\_\_\_\_

## Town of Brunswick

**LOCATION OF CONSTRUCTION**  
18 ATLANTIC ST BRUNSWICK  
LAUNDRY

VILLAGE REVIEW ZONE   
NRPZ (SHORELAND) ZONE

**ESTIMATED COST**  
100,000

**APPLICANT** (Building 102)  
LOT 170  
NAME TBW LLC  
ADDRESS PO Box 216  
CITY, STATE, & ZIP SOUTH FREEPORT, ME 04018  
TELEPHONE 207-415-4500  
EMAIL THOMASWRIGHT@gmail.com  
MAIL PERMIT TO (CHOOSE ONE):  APPLICANT  CONTRACTOR  OWNER

**OWNER**  SAME AS APPLICANT  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE & ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**DIMENSIONS OF NEW CONSTRUCTION**

LENGTH _____ FT	WIDTH _____ FT	1 <sup>ST</sup> FLOOR SQ FT _____
HEIGHT _____ FT	# OF STORIES _____	2 <sup>ND</sup> FLOOR SQ FT _____
CEILING HEIGHT _____		GARAGE SQ FT _____
# OF NEW BEDROOMS _____		DECKS/PORCHES _____
TOTAL # OF BEDROOMS _____		OTHER _____

**TOTAL AREA OF PROJECT** \_\_\_\_\_

**PROPOSED CONSTRUCTION ACTIVITY**

NEW STRUCTURE  
 ADDITION/ ALTERATION  
 POOL  
 DEMOLITION  
 MOBILE HOME

DESCRIPTION OF PROJECT CUTTING WINDOW OPENINGS  
IN EXISTING BUILDING, RELOCATING  
BATHROOM WALLS

IN GROUND DIMENSIONS \_\_\_\_\_  
 ABOVE GROUND DEPTH \_\_\_\_\_

SQUARE FOOTAGE \_\_\_\_\_  
ARE THERE ANY ASBESTOS CONTAINED MATERIALS? YES \_\_\_\_\_ NO

MAKE \_\_\_\_\_ YEAR MANUFACTURED \_\_\_\_\_  
MODEL \_\_\_\_\_  
SERIAL # \_\_\_\_\_ # BEDROOMS \_\_\_\_\_  
SIZE \_\_\_\_\_ # BATHROOMS \_\_\_\_\_  
CURRENT LOCATION \_\_\_\_\_  
PROPOSED LOCATION \_\_\_\_\_

**CONTRACTOR**  SAME AS APPLICANT  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE, & ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_

**PROPERTY LINE SETBACKS**

FRONT \_\_\_\_\_  
LEFT \_\_\_\_\_  
RIGHT \_\_\_\_\_  
BACK \_\_\_\_\_

**WATER SETBACKS**

WETLAND \_\_\_\_\_  
TIDAL \_\_\_\_\_  
RIVER \_\_\_\_\_  
STREAM \_\_\_\_\_  
POND \_\_\_\_\_



# TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, ME 04011

ANNA M. BREINICH, FAICP  
DIRECTOR OF PLANNING & DEVELOPMENT

PHONE: 207-725-6660

FAX: 207-725-6663

Brunswick Landing  
Initial Non-Military Re-Occupancy

Reuse Checklist and Questionnaire - *BUILDING 102, BRUNSWICK, LOT 17*

Section 401.1 of the Brunswick Zoning Ordinance outlines the applicability of development review projects. The initial non-military re-occupancy of a building in the BNAS Reuse District existing as of July 20, 2009 does not require development review provided all of the following criteria are met:

- a) The new use is a permitted use in the Reuse Land / Use District in which it is located, per the BNAS Reuse Master Plan, approved December 2007, *Yes*
- b) The re-occupancy maintains the pre-existing pattern of use of the site including the general location of the building and parking and service areas, *Yes*
- c) The usable floor area of the building is not increased by more than two thousand (2,000) square feet, within the existing building footprint, *Yes*
- d) The amount of impervious surface on the project site is not increased by more than two thousand (2,000) square feet, *Yes*
- e) There is adequate parking available for the new use in accordance with Section 512, *Yes*
- f) The re-occupancy of the building will not change the primary use of the building from residential to non-residential or from non-residential to residential, *Yes*
- g) The *initial* non-military re-occupancy of a building shall not be considered a change of use even if it does not meet the vacancy time limits of Section 702.1. All subsequent re-occupancy of buildings in the BNAS Reuse District shall be subject to the change of use review requirements of Sections 402 and 702 of this ordinance as applicable. *Yes*

Please answer the following questions to determine if the proposed project requires development review.

- 1) What is the Brunswick Landing building number? *102*
- 2) What is the name of the business/organization that will occupy the building?  
*FLIGHT DECK BREWING*
- 3) What land use district will the proposed project be located in?

4) What is the land use of the proposed project?

5) Is the land use a permitted use in the proposed land use district?

yes

6) What was the site's previous land use? PISTOL RANGE

7) Will the proposed project alter the pre-existing pattern of development by moving or changing the existing location of the buildings or parking and service areas? If yes, please explain.

no

8) Within the existing building footprint, will the usable floor area of the existing building or buildings increase? If yes, by how much?

no

9) Will the amount of existing impervious surface of the project site increase? If yes, by how much?

no

10) How many parking spaces are available on the existing site to service the proposed project? Please note if the project will use parking spaces not on site. If so, how many spaces are provided off site?

720

11) Please attach a map/aerial photo of the location of the building to be occupied.

  
Signature

21-AUG 2016  
Date

\* The Planning & Development Department may require the submission of site plan to determine the applicability of development review.



## Julie Erdman

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**From:** Tom Brubaker <tomb@mrra.us>  
**Sent:** Tuesday, October 04, 2016 8:22 AM  
**To:** Jared Woolston  
**Cc:** Julie Erdman; Bill Gardiner; Tom Wright; Steve Levesque; Anna Breinich  
**Subject:** Staff Review Committee 10/12/16  
**Attachments:** Design Review - Lot 17.docx

Jared,

MRRA's Design Review Committee met on October 3, 2016 to review the designs for the two projects proposed by TBW, LLC on Lot 17 at Brunswick Landing - a brewery at 11 Atlantic Avenue (Building 102) and an office building at 18 Atlantic Avenue (Building 223).

The Committee determined that the design of the proposed projects as submitted is consistent with MRRA's Design Guidelines. The attached letter provides the Committee's positive determination.

Please let me know if you have any questions or you need any additional information for Staff Review. Thank you.

Regards,

Tom



Thomas E. Brubaker, PE, CEM  
Public Works and Utilities Manager  
15 Terminal Road, Suite 200, Brunswick, Maine 04011  
Tel: 207-798-6512 ~ Fax: 207-798-6510 ~ [www.mrra.us](http://www.mrra.us)

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**From:** Jared Woolston [<mailto:jwoolston@brunswickme.org>]  
**Sent:** Monday, October 03, 2016 4:19 PM  
**To:** Tom Brubaker  
**Cc:** Julie Erdman  
**Subject:** RE: SRC 10/12/16

SMCC is on the list too. I'll send them an agenda this afternoon.

Jared Woolston  
Planner  
Town of Brunswick  
85 Union Street  
Brunswick, ME 04011

(207) 725-6660, ext. 4022 (v)

(207) 725-6663 (f)  
[jwoolston@brunswickme.org](mailto:jwoolston@brunswickme.org)  
[www.brunswickme.org](http://www.brunswickme.org)

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**From:** Jared Woolston  
**Sent:** Monday, October 03, 2016 4:01 PM  
**To:** 'Tom Brubaker'  
**Cc:** Julie Erdman  
**Subject:** SRC 10/12/16

Tom: Here is the agenda for Staff Review Committee on 10/12. The agenda which serves as the MRRRA abutter notification for Case #16-043. From the town's online tax records it looks like you folks are the only abutters within 200 feet of Lot 47. I asked Cathy Jameson to confirm but if you know of any recent changes please let me know asap. Thank you!

Jared Woolston  
Planner  
Town of Brunswick  
85 Union Street  
Brunswick, ME 04011

(207) 725-6660, ext. 4022 (v)  
(207) 725-6663 (f)  
[jwoolston@brunswickme.org](mailto:jwoolston@brunswickme.org)  
[www.brunswickme.org](http://www.brunswickme.org)

October 3, 2016

**Subj: Design Review for Lot 17, Buildings 102 and 223**

To Whom It May Concern:

The Design Review Committee of the Midcoast Regional Redevelopment Authority (MRRA) met on October 3, 2016 to review the design for two proposed projects – a brewery at 11 Atlantic Avenue (Building 102) and an office building at 18 Atlantic Avenue (Building 223) on Lot 17, Brunswick Landing, Brunswick, Maine 04011. The Design Review application was submitted to MRRA by the developer/owner, Thomas Wright.

The Committee determined that the design of both proposed projects as submitted is consistent with MRRA's Design Guidelines.

If you have any questions or you need any additional information, please contact me at 207-607-4189.

Sincerely,



Thomas E. Brubaker, PE, CEM  
Public Works and Utilities Manager

cc: Steven Levesque, MRRA  
Thomas Wright  
William Gardiner

September 21, 2016

**Subj: Letter of Assurance of Utilities**

To Whom It May Concern:

Please allow this letter to confirm that the following utilities are provided by the Midcoast Regional Redevelopment Authority to the property at 11 Atlantic Avenue (Building 102), Brunswick Landing, Brunswick, Maine 04011:

- a. Electricity
- b. Domestic and fire protection water
- c. Sanitary sewer
- d. Storm sewer

Our utility systems have the capacity to serve this property.

Natural gas service is provided to the property by Maine Natural Gas.

If you have any questions or you need any additional information, please contact me at 207-607-4189.

Sincerely,



Thomas E. Brubaker, PE, CEM  
Public Works and Utilities Manager

August 30, 2016

**Subj: Letter of Assurance of Utilities**

To Whom It May Concern:

Please allow this letter to confirm that the following utilities are provided by the Midcoast Regional Redevelopment Authority to the property at 18 Atlantic Avenue (Building 223), Brunswick Landing, Brunswick, Maine 04011:

- a. Electricity
- b. Domestic and fire protection water
- c. Sanitary sewer
- d. Storm sewer

Natural gas service is provided to the property by Maine Natural Gas.

If you have any questions or you need any additional information, please contact me at 207-607-4189.

Sincerely,



Thomas E. Brubaker, PE, CEM  
Public Works and Utilities Manager

Exhibit A

of 17

**Brunswick Landing Subdivision-Phase 1**

certain lot or parcel of land located on the northwesterly side of Admiral Fitch Avenue, the northwesterly side of Pegasus Street and the southeasterly side of Seahawk Avenue in the Town of Brunswick, County of Cumberland, State of Maine, bounded and described as follows:

beginning at a point on the northwesterly sideline of Admiral Fitch Avenue at the easterly corner of Lot 16 as shown on plans entitled "Amendment of Subdivision Plan Brunswick Landing Subdivision-Phase 1" made by Wright-Pierce dated June 11, 2014, recorded in the Cumberland County Registry of Deeds in Plan Book 214, Pages 247 through 253. Thence:

1. N 31°17'31" W by said Lot 16 a distance of Five Hundred Fifty-Three and 88/100 (553.88) feet to the southerly sideline of Seahawk Avenue as shown on said Plan;
2. N 58°40'01" E by said Seahawk Avenue a distance of Four Hundred Nine and 01/100 (409.01) feet to a point of curvature;
3. Northeasterly by said Seahawk Avenue, following a curve to the right having a radius of Twenty and 00/100 (20.00) feet, an arc length Thirty-One and 34/100 (31.34) feet to a point of tangency on the southwesterly sideline of Pegasus Street as shown on said Plan, said point lying S 76°26'20" E a distance of Twenty Eight and 23/100 (28.23) feet from the last described point;
4. S 31°32'42" E by said Pegasus Street a distance of Five Hundred Thirteen and 88/100 (513.88) feet to a point of curvature on the northwesterly sideline of Admiral Fitch Avenue;
5. Southwesterly by said Admiral Fitch Avenue, following a curve to the right having a radius Twenty and 00/100 (20.00) feet, an arc length of Thirty-One and 49/100 (31.49) feet to a point of tangency, said point lying S 13°33'40" W a distance of Twenty Eight and 34/100 (28.34) feet from the last described point;
6. S 58°40'01" W by said Admiral Fitch Avenue a distance of Four Hundred Eleven and 31/100 (411.31) feet to the point of beginning.

above described parcel contains 5.47 acres, more or less, and being shown as Lot 17 on the plans entitled "Amendment of Subdivision Plan Brunswick Landing Subdivision-Phase 1" made by Wright-Pierce dated June 11, 2014, recorded in the Cumberland County Registry of Deeds in Plan Book 214, Pages 247 through 253.

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