

APPROVED FINDINGS OF FACT
Minor Development Review
Hangar 4, Phase III
Staff Review Committee Date: April 26, 2017

Project Name: Hangar Improvements, Phase III Improve Hangar 4 & End Area Alterations
Address: Hangar 4, attached to building
74 Orion Street
Brunswick, ME 04011
Case Number: 17-018
Tax Map: Assessor's Map 40-1, Lot 250
Zoning: BNAS Reuse Zoning District (BRU-AR) Land Use District
Applicant: Midcoast Regional Redevelopment Authority
15 Terminal Road, Suite 200
Brunswick, Maine 04011

Authorized Representative: Hoyle, Tanner & Associates, Inc.
150 Dow Street
Manchester, NH 03101

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 Hoyle, Tanner & Associates, Inc. on behalf of Midcoast Regional Redevelopment Authority (MRRA). As proposed, the project includes demolishing a portion of the subject building known as, "Hangar 4" that contained office space and constructing a 4,700 square foot addition for office space. 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. No change to lot coverage is proposed since the proposed project is within existing impervious areas. New parking spaces, and outdoor lighting is proposed as part of the development.

The application includes a site plan showing the proposed building addition entitled, "Site Plan" prepared by Hoyle, Tanner & Associates and dated April 1, 2017.

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 BRU-AR Land Use District within the BNAS Reuse Zoning District. The proposed development is the reconstruction of existing office space and includes the creation of six (6) new parking spaces. 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 entirely within areas of existing development. 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 result in no change to impervious area. The runoff from the project site will continue to flow to the existing storm drain system owned and maintained by the Midcoast Regional Redevelopment Authority (MRRA). Since no increase in post-development stormwater is anticipated, 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 loading capacity (BOD & TSS) will be reviewed by the Brunswick Sewer District, and the MRRA Public Works Director. *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 entirely within existing developed land on an airport runway. 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 imperious areas with a new entrance and parking area directly adjacent to the proposed office space. Bicycle use is not anticipated as part of this proposal. 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

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

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. 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 evidence of financial and technical capacity to complete and maintain the proposed project. *The Committee finds that the provisions of Section 411.19 are satisfied.*

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 must be 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 proposal indicates 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; however, proof of environmental compliance in the BNAS Reuse District is not demonstrated satisfactorily. *The Committee finds that the provisions of Section 411.24 are satisfied provided proof of environmental compliance in the BNAS Reuse District is provided to the Director of Planning and Development.*

APPROVED MOTIONS

Hangar 4

STAFF REVIEW COMMITTEE REVIEW DATE: April 26, 2017

CASE NUMBER: 17-018

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 environmental compliance in the BNAS Reuse District shall be provided to 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).*