



Town of Brunswick, Maine  
STAFF REVIEW COMMITTEE  
85 Union Street  
Brunswick, ME 04011

**- AGENDA -**  
**BRUNSWICK TOWN HALL**  
**85 UNION STREET**  
**ROOM 206**  
**WEDNESDAY, AUGUST 30, 2017, 10:00 A.M.**

1. ~~**Case #17-031 Blink Eyelash Extensions Special Permit:**~~ The Staff Review Committee will review and make recommendations to the Planning Board regarding a **Special Permit** application submitted by Catherine Minnis of Blink, for an eyelash extension salon that is considered Service Business Class I use and requires a Special Permit. The proposed use will occupy 220 square feet of an existing structure at 51 Harpswell Road (**Map U09, Lot 90**), within the **MU3 (Upper Harpswell Road) Zoning District**. \*
2. **Case #17-033 The Barter Art House Special Permit:** The Staff Review Committee will review and make recommendations to the Planning Board regarding a **Special Permit** application submitted by Matthew Barter of The Barter Art House, for an art studio that is considered Photographers/Artists Studio use and requires a Special Permit. The proposed use will occupy 1,200 square feet of an existing structure at 68 Cumberland Street (**Map U15, Lot 36**), within the **TR1 (Inner Pleasant Street) Zoning District**.
3. **Other Business**
4. **Adjourn**

**\*Case #17-031 rescheduled on September 6, 2017 at 10:00 AM (Room 206).**

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).

**APPLICATION/CHECK LIST  
SPECIAL PERMIT FOR UNCLASSIFIED AND OMMITTED USES  
BRUNSWICK PLANNING BOARD**

1. Applicant:

Name: Matthew Barter  
 Address: 68 Cumberland Street Brunswick  
04011  
 Phone #: 1-207-466-1453

2. Business:

matbarter@yahoo.com  
 Name: The Barter Art House  
 Address: 68 Cumberland Street  
Brunswick ME 04011  
 Phone #: 1-207-466-1453

3. Property/Building Owner:

Name: same  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

4. Assessor's Tax Map # U15 Lot # 36 of subject property.

5. Zoning District TR1, NRPC overlay

6. Street Address of Parcel(s) For Consideration: 68 Cumberland St.

7. Planning Area (See Appendix I): Maine street planning area

Owner Signature: 

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

## SUBMISSION REQUIREMENTS

- Site Plan. If copies are greater than 11" x 17", submit 17 copies of all materials. Otherwise, one copy is sufficient. Site plan should include all elements indicated in the application packet.

On this form, or on a separate letter to the Planning Board, please indicate your responses to the following:

1. How does your application further the Planning Goals for the Planning Area in which your property is located. Please indicate each of the Planning Area Goals with your response.  
I hope to open my carriage house (an existing structure) to display my art. All works are made on site. The structure is pre-existing space that is being repurposed. It will only be open in warmer months, may to October while open limited traffic is expected. The site has plenty of parking and accessible to pedestrians and bicyclists. The art house goal is to bring culture and diversity to this community.
2. How many square feet of space is the proposed use going to occupy? 1200.  
Is this use to be located within an existing structure? yes If a new structure(s) is proposed how many square feet is the structure(s)? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. How many people are to be employed at this site should the Special Permit be granted?  
1
4. If this involves a residential component, how many dwelling units are proposed? 2 units are existing
5. How many customers are likely to use the site during the course of a day? 4 week?  
25. Please anticipate peak demand.
6. How many service vehicles per week do you anticipate? 2
7. What are the sizes of vehicles that will service the business should the Special Permit be granted? passenger vehicles (sometimes Fedex or ups, smaller delivery trucks)
8. If you are reusing a structure, demonstrate the mutual benefits associated with your application request. (In other words, how will this project provide a benefit to its larger area in spite of the fact that it may be occurring within a pre-existing structure that is generally larger than typically found. The art house is located in a repurposed carriage house. The improvements add beauty and character to the area. The types of clients that frequent galleries are likely to eat at local restaurant, go "antiquing" or bring money to Brunswick otherwise.
9. Explain how this application enhances or further maintains a pedestrian oriented character for the larger neighborhood. The business is accessible on Mills St. and Cumberland for pedestrians also bicycle traffic.

**NOTIFICATION  
SPECIAL PERMIT APPLICATION  
FOR UNCLASSIFIED AND OMMITTED USES**

Pursuant to Section 701 of the Brunswick Zoning Ordinance, land uses that are neither permitted nor prohibited may be considered by the Planning Board, subject to a Special Permit. Notice is required to be forwarded to any property owner within 200 feet of the lot boundaries of the proposed permit.

Applicant:     Matt Barter    

Business Name:     The Barter art house    

Proposed Land Use:     open carriage house as an art gallery    

Street Address of Property:     68 Cumberland St.    

Zoning District of Property:     TR1 (NRPC overlay)    

The Planning Board will conduct a PUBLIC HEARING on this Special Permit application on \_\_\_\_\_ . As a person entitled to notice, you may submit comments on the proposal to the Planning Board, or may provide testimony at the Public Hearing. The Planning Board may deny the Special Permit if it finds that, based on evidence provided by persons entitled to notice that the proposal shall 1) adversely effect the enjoyment or use of your property; or 2) that the proposal will devalue such property.

The application is on file at the Planning Office. For further information contact 725-6660.

**NOTICE OF PLANNING BOARD PUBLIC HEARING  
FOR SPECIAL PERMIT  
FOR UNCLASSIFIED OR OMMITTED USES**

Pursuant to Section 701 of the Brunswick Zoning Ordinance, land uses that are neither permitted nor prohibited may be considered by the Planning Board, subject to a Special Permit. Notice is required to be placed in this newspaper two times, the first notice appearing at least seven days before the hearing.

Applicant: \_\_\_\_\_

Business Name: \_\_\_\_\_

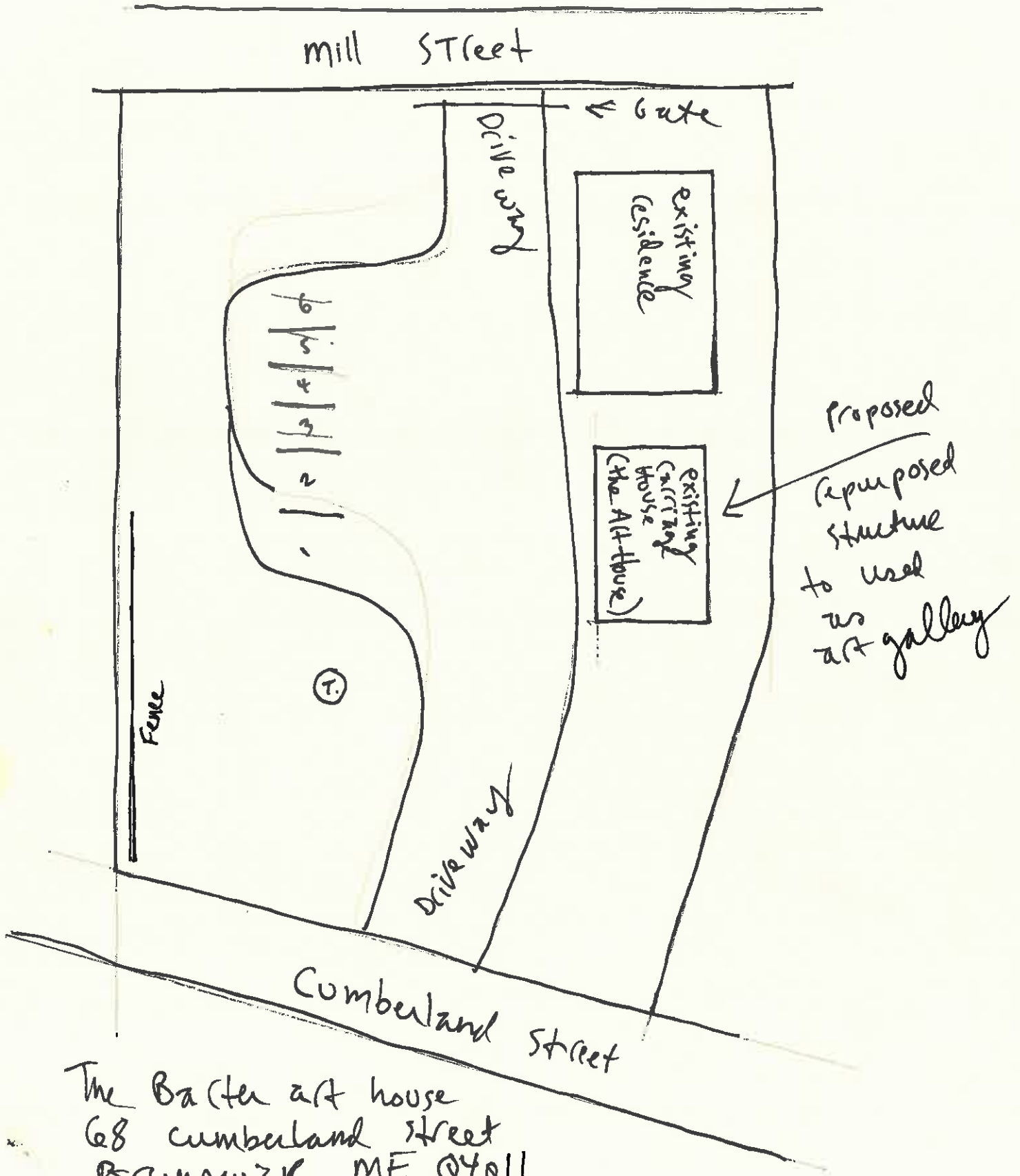
Proposed Land Use: \_\_\_\_\_

Street Address of Property: \_\_\_\_\_

Zoning District of Property: \_\_\_\_\_

The Planning Board will conduct a PUBLIC HEARING on this Special Permit application on \_\_\_\_\_ . All members of the public are encouraged to attend. The application is on file at the Planning Office. For further information contact 725-6660.

Proposed Repurpose  
of existing structure (carriage house) 8/6/17  
to be used as art gallery.



The Baxter art house  
68 Cumberland Street  
Brunswick ME 04011

RECEIVED  
AUG 08 2017  
By AE