

27 March 2020

Criteria Supplement for Conditional Use application for 179 Neptune Drive.

1. The proposed use will be in an existing single-story brick structure. Neither the footprint or the height will be changed. The building and lot are presently in the GO zone and the conditional use of offices for Brunswick Topsham Land Trust meet the intention of the Environmental Resource Center to allow for a use which supports land and water conservation. The Property abuts the conservation land which is overseen by BTLT.
2. BTLT will be using their lot for office use only and along with CREA may use only 5 to 10 spaces periodically. There are no residents or suppliers.
3. There are no deliveries anticipated for this use.
4. The building and lot are presently unused and has until recently been boarded up. Having tenants, particularly ones that are stewards of the adjacent lands, will only enhance the building and property for the residents at Brunswick Landing, and the surrounding area.
5. This application furthers the intention of the comprehensive plan by providing space for the oversight and management of what will become almost 1500 acres of publicly accessible land. The use also meets the planned commitment of MRRRA to make conservation land accessible and to have the building used as an Environmental Resource Center, which is why it was originally placed in the GO zone, along with the vacant land intended for conservation.

Thomas Wright, Manager

Brunswick Landing Community Collective Development Group