



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

**STAFF REVIEW COMMITTEE AGENDA  
BRUNSWICK TOWN HALL  
85 UNION STREET  
Wednesday, May 13, 2020, 10:00 A.M.**

**THIS MEETING IS BEING CONDUCTED VIA ELECTRONIC DEVICES WITH STAFF REVIEW COMMITTEE MEMBERS PARTICIPATING FROM REMOTE LOCATIONS.**

**THERE IS NO OPPORTUNITY FOR THE PUBLIC TO VIEW THIS MEETING IN PERSON.**

**THE PUBLIC MAY PROVIDE COMMENT VIA EMAIL ([mpanfil@brunswickme.org](mailto:mpanfil@brunswickme.org)) PRIOR TO THE MEETING OR THEY MAY PROVIDE LIVE COMMENT VIA ZOOM VIDEO CONFERENCING AT:**

**<https://us02web.zoom.us/j/82581391866?pwd=VUVpSit6TWtibWR4c2xSejJQa0Fmdz09>**

**OR VIA TELEPHONE AT: (301)715-8592; MEETING ID: 825 8139 1866; PASSWORD: 580599**

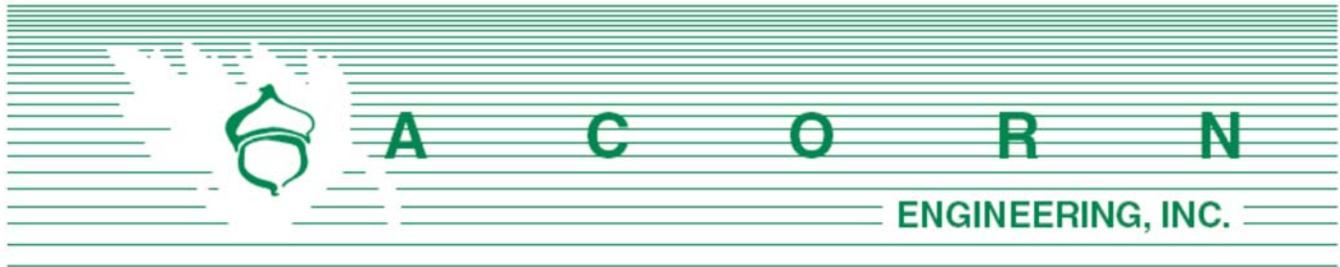
- 1. Case #20-018 36 Pleasant Street Redevelopment:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Sketch Plan Major Development Review** application submitted by Acorn Engineering on behalf of Eight Green Street, LLC to convert the existing three (3) unit building into a two family home and construct a new six (6) unit condominium building at 36 Pleasant Street. The subject lot (Map U14, Lot 20) is within the **GR6 (Growth Residential 6) Zoning District and the VRO (Village Review Overlay) District.**
- 2. Case #20-021 Brunswick Landing Apartments:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Sketch Plan Major Development Review** application submitted by Sitelines, PA on behalf of Shipyard Ventures, LLC for the development of nine (9) apartment buildings with a total of 108 dwelling units on Admiral Fitch Avenue. The subject lot (Map 40, Lot 34) is within the **GM7 (Growth Mixed Use 7) Zoning District.**
- 3. Case #20-022 Rainy Day Farm Conditional Use Permit:** The Staff Review Committee will review and make a recommendation to the Planning Board on a on a **Conditional Use Permit** application submitted by Rainy Day Farm, LLC for Office use at 409 Bath Road. The subject lot (Map 46, Lot 15) is within the **RP1 (Rural Protection 1) Zoning District.**

*(Over)*

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 the Brunswick Department of Planning and Development (725-6660).

**4. Other Business**

**5. Adjourn**



Matt Panfil, Director  
Dept. of Planning & Development  
Town of Brunswick  
85 Union Street  
Brunswick, ME 04011

April 17, 2020

Subject: Sketch Plan Application  
36 Pleasant Street Redevelopment

Dear Matt:

On behalf of Eight Green Street, LLC (c/o Steve Normand), we are pleased to submit the attached Sketch Plan review submission materials related to the proposed redevelopment at 36 Pleasant Street in Brunswick (Tax Map U14, Lot 20), within the Growth Residential 6 (GR6) & Village Review Overlay Zoning Districts. The existing 0.916-acre site currently has an existing three-unit apartment building located on the parcel. There are no known natural or artificial significant features on the property, such as water bodies, wetlands, streams, important habitats, railroads, or ditches.

The project proposes to renovate the existing three-unit building into a two-units and construct a new six-unit apartment building with interior parking and associated infrastructure. Per the Town of Brunswick Zoning Ordinance, Section 5.2.9, Development Review Standards, the project would be subject to a Major Development review by the Planning Board, due to the construction of new floor area totaling over 5,000 sf and new impervious surfaces over 5,000 sf within the GR-6 zoning district and construction of a multi-family home over five-units.

The site currently has one driveway to the existing building from Pleasant Street. The project includes an additional curb cut on Union Street to access the proposed six-unit apartment building. Per discussions with the Town of Brunswick Engineering Department, we understand due to the recent utility improvement project along Union Street and new pavement, Union Street is currently under a moratorium until 2023. We have confirmed that a new curb cut access to Union Street would be allowed, provided impacts to the roadway are minimized. We also understand that Pleasant Street is on the schedule to be re-paved in the Spring of 2021, which would also be subject to moratorium after pavement has been installed. The project proposes to connect all utility connections within Pleasant Street prior to the new pavement installation and associated moratorium. Please refer to the attached plan sets for additional supporting information including layout, utilities, grading and standards to meet the Town's Zoning Ordinance.

In accordance with the required Sketch Plan application submittal requirements, please find the following materials:

Documents:

- Cover Letter
- Sketch Plan Application
- Right, Title, Interest
- Financial Capacity Letter
- Vicinity Map
- Renderings

Drawings:

- Sketch Plan Set, Dated 4/17/2020

If you have any questions regarding these materials or the completeness of the application materials, please do not hesitate to contact us.

Sincerely,



William H. Savage, P.E.  
Principal  
Acorn Engineering, Inc.



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# Sketch Plan Application



# Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

## BRUNSWICK PLANNING BOARD DEVELOPMENT REVIEW PACKET

This Packet Includes:

- I. Summary of Development Review Applicability and Process
- II. Minor Development Review Application Form
- III. Sketch Plan Major Development Review Application Form
- IV. Final Plan Major Development Review Application Form
- V. Streamlined Final Plan Review Application Form

Note that this review process summary and the submission checklist are provided only as a ready reference for your convenience. For a complete reading of the provisions governing development review in Brunswick, the applicant must refer to the Brunswick Zoning Ordinance, copies of, which are available for a fee from the Department of Planning and Development.

## PURPOSE

The purpose of Development Review for site plans and subdivisions is to ensure that the development of land occurs in a manner that conforms to the Brunswick Zoning Ordinance (Zoning Ordinance) and reasonably protects public facilities, the natural environment and neighboring uses. Development review includes subdivision and site plan reviews. Applicants are advised that a building, electrical or plumbing permit may be required in addition to Development Review. For further information, contact the Town Planner, Department of Planning and Development at 207-725-6660.

## DEVELOPMENT REVIEW CATEGORIES AND THRESHOLDS

Development review applications are classified into “Minor”, “Major” and “Streamlined Major” review. Major Reviews are conducted by the Planning Board, and Minor Reviews are conducted by the Staff Review Committee. **Development review thresholds and procedures are detailed in Section 5.2.9 of the Brunswick Zoning Ordinance.** Briefly;

**Minor Plan:** For developments of lesser scale, the plan includes the final drawings on which the applicant’s subdivision or site plan is presented to the Staff Review Committee for approval and which, if approved, would be recorded at the Cumberland County Registry of Deeds.

### Major Review Components:

**Sketch Plan:** Includes conceptual maps, renderings and supportive data describing the project proposed by the applicant for initial Staff Review Committee review and recommendation to the Planning Board, followed by the review and action by the Planning Board.

**Final Plan:** Includes the final drawings on which the applicant’s subdivision or site plan is first presented to the Staff Review Committee for review and recommendation to the Planning Board, followed by review and action by the Planning Board.

**Streamlined Major Plan:** If the proposed development is located within the Brunswick Growth Area, as delineated on the Town’s Official Zoning Map, an applicant has the option to submit a Streamlined Major Plan for Planning Board review and approval. A staff-level pre-application meeting is required prior to the application being submitted.

## REVIEW PROCESS AND TIMEFRAME

Development Review shall be conducted in accordance with the Development Review Time and Processing Requirements in Table 5.2.9.1 of the Zoning Ordinance and provided below. All time limits are expressed in calendar days. In cases where the date prescribed in this Table is a legal holiday, all deadlines shall apply to the previous working day.

**Table 5.2.9.I: Development Review Time and Processing Requirements**

Timing	Minor Development Review (Staff Review Committee)	Standard Major Development Review (Planning Board)	Streamlined Major Development Review (Planning Board)
No less than 21 days prior to Review Authority Meeting		Deadline for filing one (1) copy of application for Planning Board consideration.	No less than 21 days prior to Planning Board consideration, applicant shall meet with Department staff to discuss application.
No less than 14 days prior to Review Authority meeting	Deadline for filing one (1) copy of application for Staff Review Committee consideration. Staff confirms that application is complete within three (3) working days and completes abutter notification in accordance with Subsection 5.1.3.B(1). The applicant then supplies 12 copies of all application materials and one (1) electronic copy.	Within five (5) working days, staff confirms that application is complete and all owners of property per Subsection 5.1.3.B(1) are notified of the Staff Review Committee and Planning Board meetings. The applicant then supplies 12 copies of all application materials and one (1) electronic copy for Staff Review Committee distribution.	Deadline for filing one (1) copy of application for Planning Board consideration. <sup>1</sup> Staff confirms that application is complete and all owners of property per Subsection 5.1.3.B(1) are notified of the Staff Review Committee and Planning Board meetings. The applicant then supplies 12 copies of all application materials and one (1) electronic copy for Staff Review Committee distribution.
No less than seven (7) days prior to Review Authority meeting		The application shall be brought before the Staff Review Committee for comments and recommendation. Within five (5) days following the Staff Review Committee meeting, the applicant shall supply nine (9) copies of the revised plans and one (1) electronic version for distribution to Planning Board. If a Public Hearing is required, the first of two (2) required notices shall appear in a newspaper of general circulation no less than seven (7) days prior to the hearing.	The application shall be brought before the Staff Review Committee for comments and recommendation. Within five (5) days following the Staff Review Committee meeting, the applicant shall supply nine (9) copies of the revised plans and one (1) electronic version for distribution to Planning Board. If a Public Hearing is required, the first of two (2) required notices shall appear in a newspaper of general circulation no less than seven (7) days prior to the hearing.
No less than three (3) days prior to Review Authority meeting	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed, faxed, or hand delivered to the Staff Review Committee and the applicant.	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed, faxed, or hand delivered to the Planning Board and the applicant.	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed, faxed or hand delivered to the Planning Board and the applicant.
No more than seven (7) days after decision by Review Authority	The Staff Review Committee shall transmit its written decision and Findings of Fact to the applicant.		

<b>Table 5.2.9.I: Development Review Time and Processing Requirements</b>			
<b>Timing</b>	<b>Minor Development Review (Staff Review Committee)</b>	<b>Standard Major Development Review (Planning Board)</b>	<b>Streamlined Major Development Review (Planning Board)</b>
No more than 30 days after decision by Review Authority if Public Hearing held, or no more than 60 days if no public hearing is held.		The Planning Board shall transmit its written decision and Findings of Fact to the applicant.	The Planning Board shall transmit its written decision and Findings of Fact to the applicant.
No more than 30 days after application is deemed complete by staff.	The Review Authority shall consider an application unless postponement is requested or agreed to by applicant.		
<b>NOTES:</b> 1. If application lacks any required submittal materials, the streamlined process shall be terminated and the application shall revert back to the Major Development Review process.			

Flowcharts illustrating specific review procedures for each development review category are attached.

**APPLICABLE FEES**

**Application Fees**

The following application fees shall be paid for any project undergoing development review. For projects that meet the public hearing threshold or projects for which the Planning Board schedules a public hearing an additional \$250.00 fee will be assessed to cover the costs of advertising.

**Minor Development Review:**

- \$200.00

**Major Subdivision:**

SKETCH PLAN: \$125 per lot proposed  
 FINAL PLAN: \$175 per lot proposed

**Major Site Plan:**

- SKETCH PLAN:
- For projects with new building construction of more than 2,500 square feet the cost equals the total amount of square footage for all buildings multiplied by \$0.05.
  - For all other developments the fee is \$200.00.
- FINAL PLAN:
- For projects with new building construction of more than 2,500 square feet the cost equals the total amount of square footage for all buildings multiplied by \$0.12.
  - For all other developments the fee is \$200.00.

**Impact Fees**

Impact fees may apply depending upon the type of proposed development and will be determined during the development review process.

**DEVELOPMENT REVIEW  
APPLICATION**

1. Development Review application type (refer to **Appendix D**):

**Minor Development Review**

Major Development Review: **Sketch Plan**

Major Development Review: **Final Plan**

Major Development Review: **Streamlined Final Plan**

2. Project Name: 36 Pleasant Street

3. Project Applicant

Name: Eight Green Street, LLC (c/o Steve Norman, AIA)  
Address: 99 Back Shore Lane  
Orr's Island, ME 04066  
Phone Number: 207-751-6394  
Email: sn@stevenormand.com

4. Project Owner (if different than applicant)

Name: Same as applicant  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email: \_\_\_\_\_

5. Authorized Representative

Name: Acorn Engineering - Peter F. Heil, PE, CPESC  
Address: PO Box 3372 / 65 Hanover Street  
Portland, ME 04101  
Phone Number: 207-775-2655  
Email: pheil@acorn-engineering.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

1. Acorn Engineering - Peter F. Heil, PE (15318), PO Box 3372, Portland, ME 04101  
phone: 207-775-2655, email: pheil@acorn-engineering.com
2. Normand Associates Architects - Steve Norman, AIA (1303), 41 Main Street, Topsham, ME 04086  
phone: 207-725-4460, email: sn@stevenormand.com
3. Northern Survey Engineering - Sean Pierce, PLS (2517), 22 Parkers Way, Brunswick ME 04011  
phone: 207-440-3484, email: spierce@northernsurveyengineering.com

7. Physical location of property: 36 Pleasant Street

8. Lot Size: 0.916 Acres

9. Zoning District: Growth Residential 6 (GR6)

10. Overlay Zoning District(s): Village Review

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application?

Applicant is owner of property. The applicant does not have an interest in the abutting properties

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12. Assessor's Tax Map U14 Lot Number 20 of subject property.

13. Brief description of proposed use/subdivision: \_\_\_\_\_  
Residential - 8 unit subdivision

14. Describe specific physical improvements to be done: \_\_\_\_\_  
Construction of a 6-unit apartment building with associated infrastructure.  
Existing building to be renovated into a 2-unit apartment building.

Owner Signature:

\_\_\_\_\_

Applicant Signature (if different):

\_\_\_\_\_

#### DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

## REQUIREMENTS FOR SKETCH PLAN APPLICATION SUBMITTAL

Please mark box with one of the following:  
**“W”** (Waiver); **“P”** (Pending); **“X”** (Submitted) or **“N/A”** (Not applicable)

Sketch Plan

<b>General</b>	Application form and fee	X
	Name of development	X
	Existing zoning district and overlay designations	X
	Location map	X
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X
	Documentation of Right, Title and Interest	X
	Draft performance guarantee or conditional agreement	X
<b>Survey, Topography, &amp; Existing Conditions</b>	Scale, date, north point, and area	X
	Existing easements associated with the development	X
	Existing locations of sidewalks	X
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	X
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	X
<b>Proposed Development Plan</b>	Number of lots if a subdivision	X

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## Right, Title and Interest

**WARRANTY DEED  
Short Forms Deeds Act  
33 M.R.S.A. Section 763**

**Ryan A. Lovell** of the City of Boston, County of Suffolk and Commonwealth of Massachusetts, for consideration paid, grants to **Eight Green Street LLC**, a Maine limited liability company with a mailing address of 66 Back Shore Lane, Orr's Island, Harpswell, Maine 02128 with **Warranty Covenants**, the land, buildings and improvements in the Town of Brunswick, County of Cumberland, and State of Maine and being bounded and more particularly described as follows:

Beginning at the corner of Pleasant and Union Streets and running on the westerly line of said Union Street, N 03° E a distance of 9 rods, more or less, to land formerly of Levi C Andrews;

Thence by land formerly of said Andrews, westerly 14 rods and 20 links to land formerly of Mrs. Knight;

Thence southerly by land formerly of said Knight a distance of 11 rods and 6 links, more or less, to Pleasant Street;

Thence by Pleasant Street, N 89° E a distance of 14 rods and 8 links, more or less, to the point of beginning.

MEANING AND INTENDING to convey, and hereby conveying, the same premises described in a Deed of Distribution from Ryan A. Lovell, in his capacity as the duly appointed and acting Personal Representative of the Estate of William A. Lovell dated January 31, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29342, Page 320.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 1 day of August in the Year of Our Lord Two Thousand Nineteen.

Signed, sealed and delivered in the presence of:

Witness

  
\_\_\_\_\_  
Ryan A. Lovell

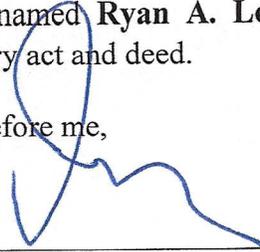
MAINE REAL ESTATE TAX PAID

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

August 1, 2019

Then personally appeared the above named **Ryan A. Lovell** and acknowledged the foregoing instrument to be his free and voluntary act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public ~~Attorney at Law~~

Attorney at Law

\_\_\_\_\_  
Printed Name

MAINE  
COUNTY OF CUMBERLAND  
RECORDED  
INDEXED  
AUG 05 2019 10:58:43A

Received  
Recorded Register of Deeds  
Aug 05, 2019 10:58:43A  
Cumberland County  
Nancy A. Lane

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## **Financial Capacity**



# Kennebec Savings Bank

181 Lower Main Street | Freeport, Maine 04032 | Telephone: (207) 402-1218

April 15, 2020

Eight Green Street LLC  
Attn: Steven R. Normand  
66 Black Shore Lane  
Orr's Island, ME 04066

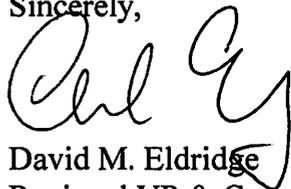
Re: Condo Project at 36 Pleasant Street, Brunswick

Dear Steve,

Per your request, this letter is intended to provide assurances that you have the financial wherewithal to complete your anticipated condo project located at 36 Pleasant Street in Brunswick.

Should you have any further need or questions in this regard, please feel free to call me at 207-402-1218.

Sincerely,



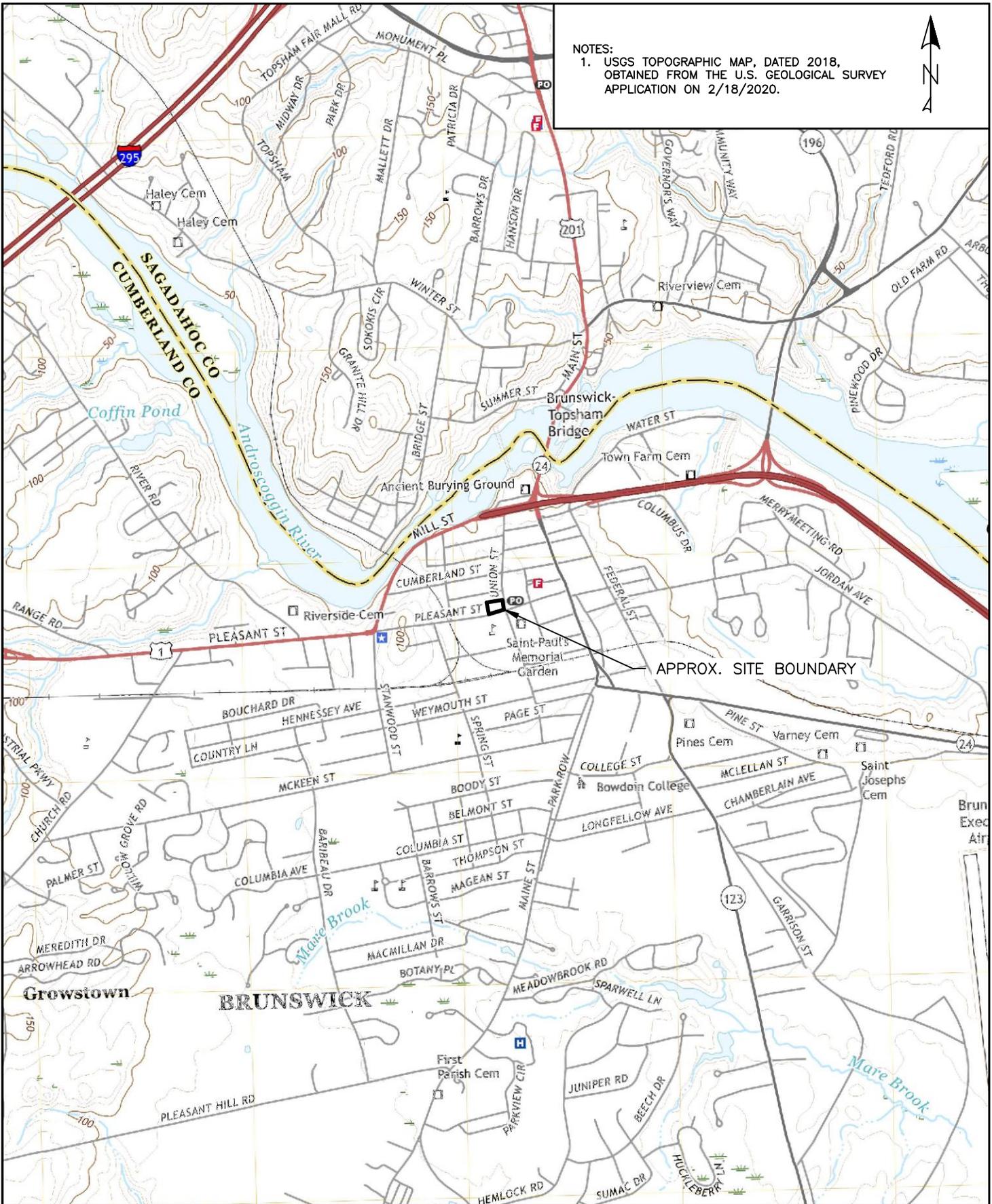
David M. Eldridge  
Regional VP & Commercial Banking Officer

[www.KennebecSavings.Bank](http://www.KennebecSavings.Bank)  
Member FDIC



## **Vicinity Map**

NOTES:  
 1. USGS TOPOGRAPHIC MAP, DATED 2018,  
 OBTAINED FROM THE U.S. GEOLOGICAL SURVEY  
 APPLICATION ON 2/18/2020.



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

DRAWING NO.  
 FIGURE 1

FILE:	1135_CIVIL
JN:	1135
SCALE:	1"=2000'
DESIGN BY:	ZMS
DRAWN BY:	ZMS
CHECKED BY:	PFH

**ACORN ENGINEERING, INC.**  
 ACORN ENGINEERING, INC. P.O. BOX 3372  
 PORTLAND, MAINE 04104 (207) 775-2655

DRAWING NAME:	SITE LOCATION MAP
PROJECT NAME:	36 PLEASANT STREET REDEVELOPMENT
CLIENT:	EIGHT GREEN STREET, LLC

ISSUED FOR	BY
SKETCH APP	DATE
	4/15/2020

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# Renderings





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## **Sketch Plan Set**



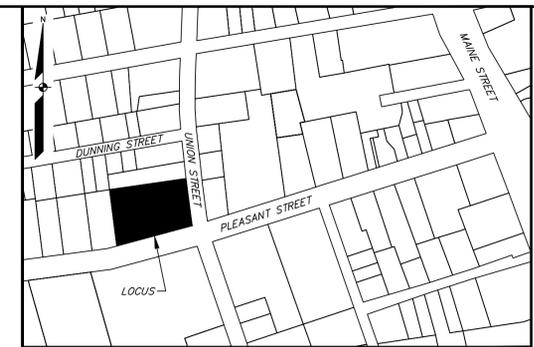
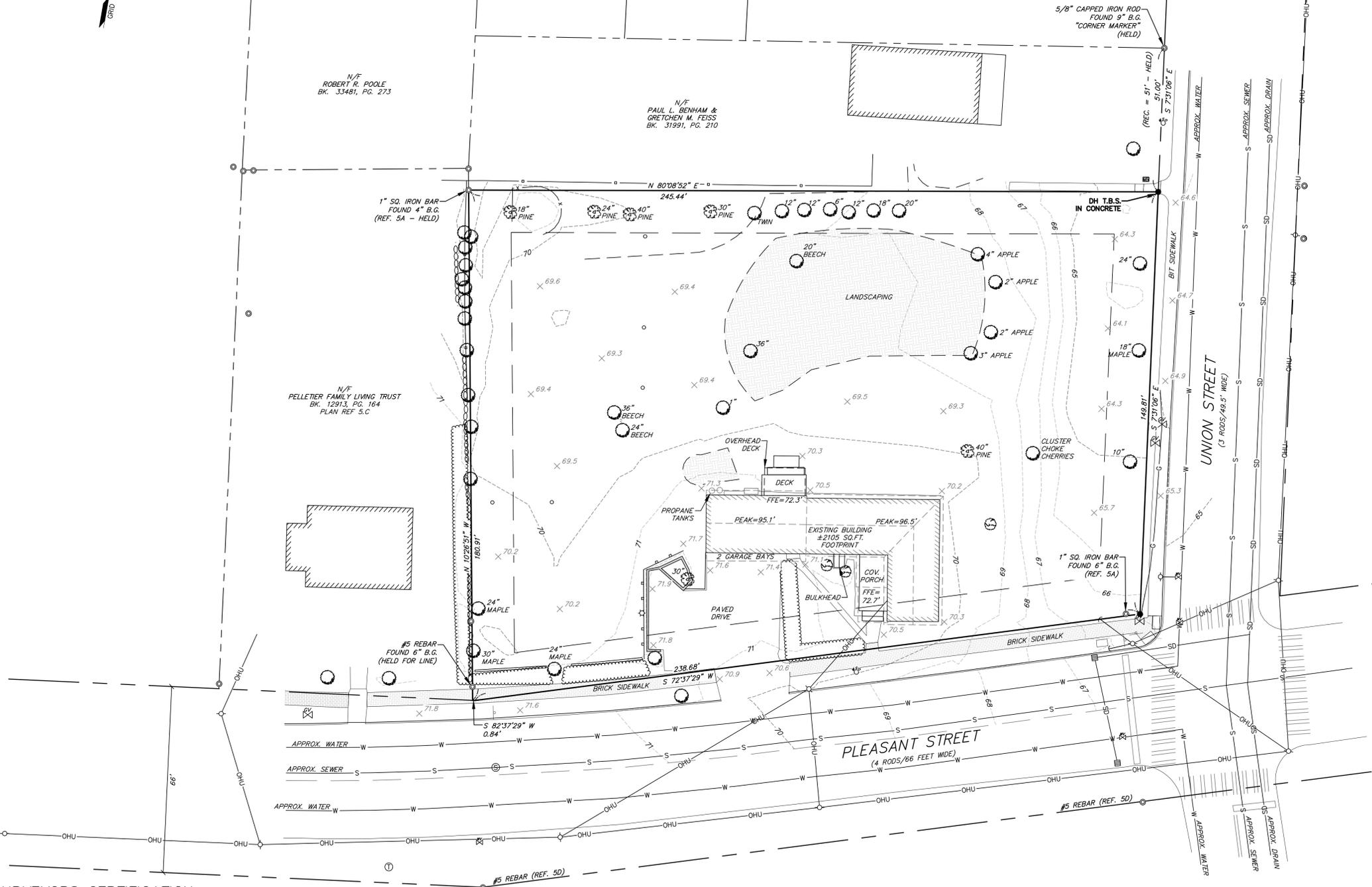


DUNNING STREET

N/F ROBERT R. POOLE BK. 33481, PG. 273

N/F PAUL L. BENHAM & GRETCHEN M. ZEISS BK. 31991, PG. 210

N/F PELLETIER FAMILY LIVING TRUST BK. 12913, PG. 164 PLAN REF. 5.C



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS EIGHT GREEN STREET, LLC. BY DEED DATED AUGUST 5, 2019 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 35860, PAGE 172, AND IS SHOWN AS LOT 20 ON THE TOWN OF BRUNSWICK TAX MAP U14.
- THE PROPERTY IS LOCATED IN THE GR6 DISTRICT. LAND USE REGULATIONS ARE AS FOLLOWS:  
MINIMUM FRONT YARD: 15 FT.  
MINIMUM SIDE YARD: 15 FT.  
MINIMUM REAR YARD: 15 FT.  
MAXIMUM BUILDING HEIGHT: 35 FT.  
\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 0.916 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND FIELD SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN JULY, 2019.
- PLAN REFERENCES:  
A. "PLAN OF PROPERTY OF HORACE A. LOVELL" BY EDWARD F. POOLER, C.E. DATED MAY 1945 AND RECORDED IN PLAN BOOK 31, PAGE 36.  
B. "STANDARD BOUNDARY SURVEY...FOR ST. JOSEPH'S CONVENT AND HOSPITAL" BY OWEN HASKELL, INC. DATED JULY 1, 1993, UNRECORDED.  
C. "STANDARD BOUNDARY SURVEY FOR JEANNINE C. AND GERARD N. PELLETIER" BY DIRIGO LAND SERVICES, INC. DATED MAY 10, 1996 AND RECORDED IN PLAN BOOK 196, PAGE 364.  
D. "STANDARD BOUNDARY SURVEY FOR ROMAN CATHOLIC BISHOP OF PORTLAND" BY ROBERT M. SPIVEY, P.L.S. DATED JULY 1995 AND RECORDED IN PLAN BOOK 199, PAGE 342.  
E. "STANDARD BOUNDARY SURVEY...FOR TOWN OF BRUNSWICK" BY ROBERT M. SPIVEY, P.L.S. DATED MAY 1999 AND RECORDED IN PLAN BOOK 195, PAGE 440.
- PLEASANT STREET IS 4 RODS WIDE (66'). SEE BRUNSWICK TOWN RECORDS VOL. 11, PAGE 77.
- UNION STREET IS 3 RODS WIDE (49.5'). SEE BRUNSWICK TOWN ROAD BOOK PAGE 137.
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD AND AVAILABLE AT THE TIME OF THIS SURVEY, AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

LEGEND

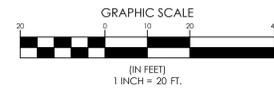
- PROPERTY LINE
- - - ABUTTER LINE
- - - RIGHT-OF-WAY LINE
- - - SETBACK
- IRON PIPE/ROD FOUND
- IRON ROD W/CAP TO BE SET
- ▭ BUILDING
- ▭ DECK/STEPS
- - - OVERHANG
- - - EDGE PAVEMENT/CONCRETE
- - - PAVEMENT PAINT
- - - CURB LINE
- ~ TREELINE
- - - -120 - - -118 - - -116 - - -114 - - -112 - - -110 - - -108 - - -106 - - -104 - - -102 - - -100 - - -98 - - -96 - - -94 - - -92 - - -90 - - -88 - - -86 - - -84 - - -82 - - -80 - - -78 - - -76 - - -74 - - -72 - - -70 - - -68 - - -66 - - -64 - - -62 - - -60 - - -58 - - -56 - - -54 - - -52 - - -50 - - -48 - - -46 - - -44 - - -42 - - -40 - - -38 - - -36 - - -34 - - -32 - - -30 - - -28 - - -26 - - -24 - - -22 - - -20 - - -18 - - -16 - - -14 - - -12 - - -10 - - -8 - - -6 - - -4 - - -2 - - 0
- x WIRE FENCE
- STOCKADE FENCE
- ▭ RETAINING WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- POST
- SIGN
- GAS
- GAS GATE VALVE
- WATER
- WATER GATE VALVE
- WATER SHUT OFF
- HYDRANT
- SANITARY SEWER
- SANITARY MANHOLE
- STORM DRAIN
- CATCH BASIN
- OVERHEAD UTILITY
- UTILITY POLE
- GUY WIRE

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

SEAN P. PIERCE, MAINE PLS 2517

09/16/19 DATE



REV#	DATE	STATUS



BOUNDARY & EXISTING CONDITIONS SURVEY  
OF:  
LAND OF EIGHT GREEN STREET, LLC.  
36 PLEASANT STREET  
BRUNSWICK, ME 04011  
FOR:  
NORMAND ASSOC. ARCHITECTS  
41 MAIN STREET  
TOPSHAM, ME 04086

DRAWN	CHECKED
DPO	SPP
PROJECT NO.	DATE
19120	09/16/19
SHEET SIZE	SCALE
24" X 36"	1" = 20'

GENERAL NOTES:

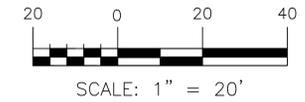
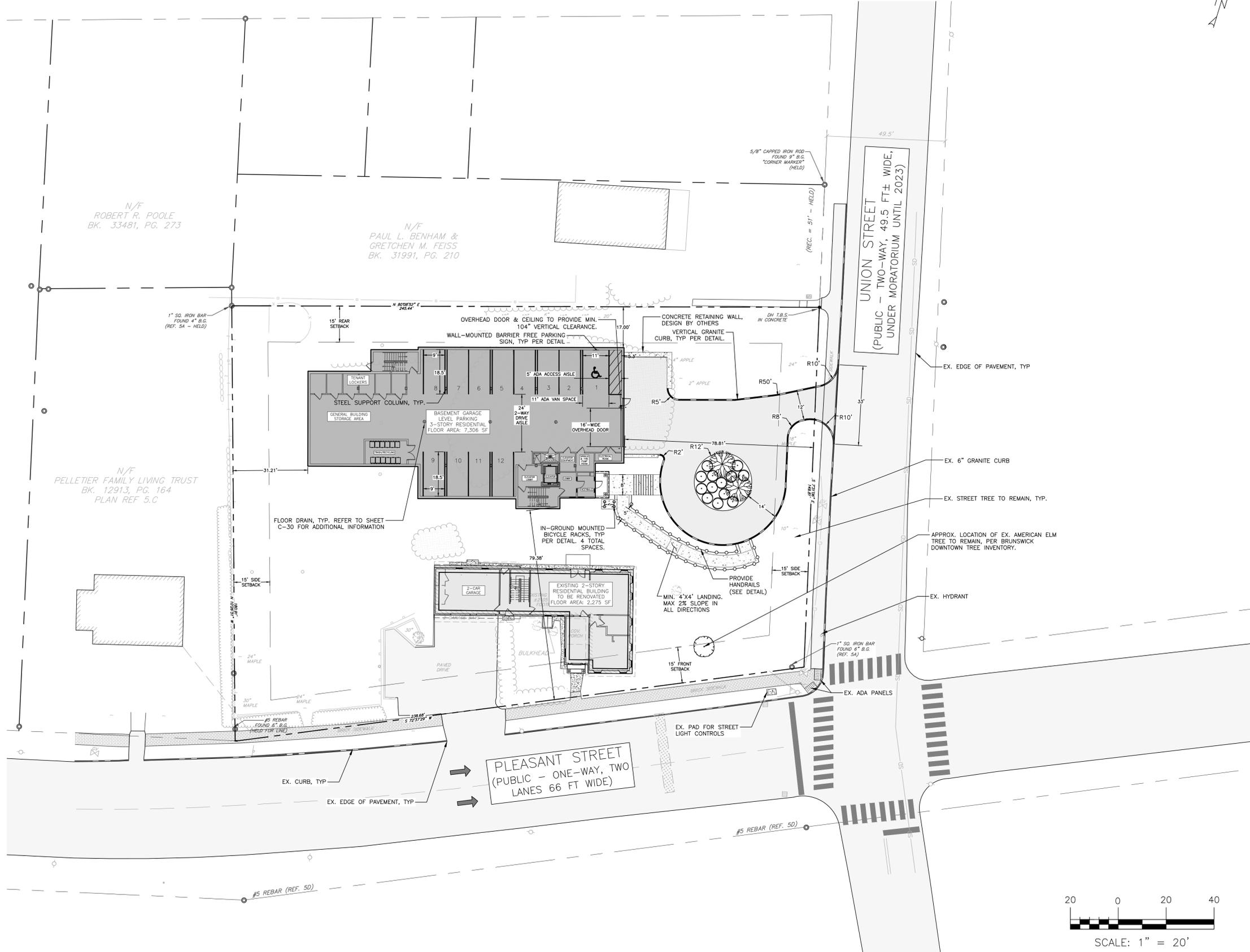
- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON PLAN ENTITLED "BOUNDARY & EXISTING CONDITIONS SURVEY" PREPARED BY NORTHERN SURVEY ENGINEERING, DATED 9/16/19.
- PROPOSED BUILDING INFORMATION BASED ON ARCHITECTURAL DESIGN AUTOCAD .DWG FILE, PROVIDED BY NORMAN ASSOCIATES ARCHITECTS ON 4/7/20.
- ALL BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF BRUNSWICK STANDARD.
- ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF BRUNSWICK STANDARDS.
- ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
- CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
- ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
- FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.

SPACE AND BULK STANDARDS			
ZONES, GROWTH RESIDENTIAL-6 (GR6); VILLAGE REVIEW OVERLAY	REQUIRED	EXISTING	PROPOSED
MAX. DWELLING UNIT DENSITY	10 UNITS	3 UNITS	8 UNITS
MIN. LOT WIDTH	65 FT	237.8 FT	237.8 FT
MIN. BUILDING FRONTAGE (% OF LOT WIDTH)	N/A	N/A	N/A
MAX. BUILDING FRONTAGE (% OF LOT WIDTH)	N/A	N/A	N/A
MIN. FRONT SETBACK	15 FT	5.2 FT	79.4 FT (PR.); 5.2 FT (EX.)
BUILD-TO-ZONE	N/A	N/A	N/A
MIN. REAR SETBACK	15 FT	93.9 FT	17 FT
MIN. SIDE SETBACK	15 FT	70.6 FT	29.4 FT
MAX. IMPERVIOUS SURFACE COVERAGE (% OF LOT AREA)	50%	12.1%	38.8%
MIN. BUILDING HEIGHT	N/A	N/A	N/A
MAX. BUILDING HEIGHT	35 FT	25.8 FT±	< 35 FT
MAX. BUILDING FOOTPRINT PER STRUCTURE (1,000 SF)	7.5	2.3	7.3 (PR.); 2.3 (EX.)
DRIVEWAY SETBACK*	10 FT		
PARKING SPACES**	TBD (2 PER DWELLING UNIT)	4	15

\*PER SECTION 4.2.5. B(4)(F)(i)

\*\*PER TABLE 4.9.1.A: MINIMUM NUMBER OF OFF-STREET VEHICLE PARKING SPACES. DWELLING, MULTI-FAMILY REQUIRES 2 SPACES/DWELLING UNIT FOR 2 OR MORE BEDROOMS. 1 BEDROOM OR STUDIOS REQUIRE 1 SPACE/UNIT.

PARKING SPACES SUMMARY		
STANDARD (9'X18.5')	EXISTING (2 INTERIOR; 3 EXTERIOR)	PROPOSED (13 INTERIOR; 3 EXTERIOR)
ADA (11'X18.5')	0	1
TOTAL SPACES	5	17



PRELIMINARY  
NOT ISSUED FOR  
CONSTRUCTION

ISSUED FOR	BY
VILLAGE REVIEW	PFH
SKETCH REVIEW	PFH

**SITE PLAN**  
**36 PLEASANT STREET REDEVELOPMENT**  
 PROJECT NAME / ADDRESS:  
 CLIENT/OWNER OF RECORD:  
 EIGHT GREEN STREET LLC  
 99 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.  
 ENGINEERING, INC.  
 1000 STATE STREET, PORTLAND, MAINE 04101  
 PO BOX 3372, PORTLAND, MAINE 04101  
 (207) 775-2655

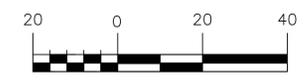
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 JN: 1135  
 SCALE: AS NOTED  
 DESIGNED BY: PFH  
 DRAWN BY: FRT  
 CHECKED BY: WHS



DRAWING NO.  
**C-10**

GENERAL NOTES:

- EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON PLAN ENTITLED "BOUNDARY & EXISTING CONDITIONS SURVEY" PREPARED BY NORTHERN SURVEY ENGINEERING, DATED 9/16/19.
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- ALL RAMP TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
- ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
- FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.



PRELIMINARY  
NOT ISSUED FOR  
CONSTRUCTION

ISSUED FOR	BY
VILLAGE REVIEW	PFH
DATE	4/14/2020
SKETCH REVIEW	PFH
DATE	4/17/2020

DRAWING NAME: **SITE PLAN**  
 PROJECT NAME/ ADDRESS: **36 PLEASANT STREET REDEVELOPMENT**  
 CLIENT/OWNER OF RECORD: **EIGHT GREEN STREET LLC**  
 99 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

**A C O R N**  
ENGINEERING, INC.

THIS PLAN SHALL NOT BE USED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.  
 PO BOX 3372, PORTLAND MAINE 04101  
 (207) 775-2655

FILE:	1135_CIVL
JN:	1135
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	FRT
CHECKED BY:	WHS



DRAWING NO.  
**C-11**







**Normand Associates Architects**

66 Back Shore Lane  
Orr's Island, Maine 04066  
Phone (207) 751-6394  
Email: en@stevenormand.com

Stamp

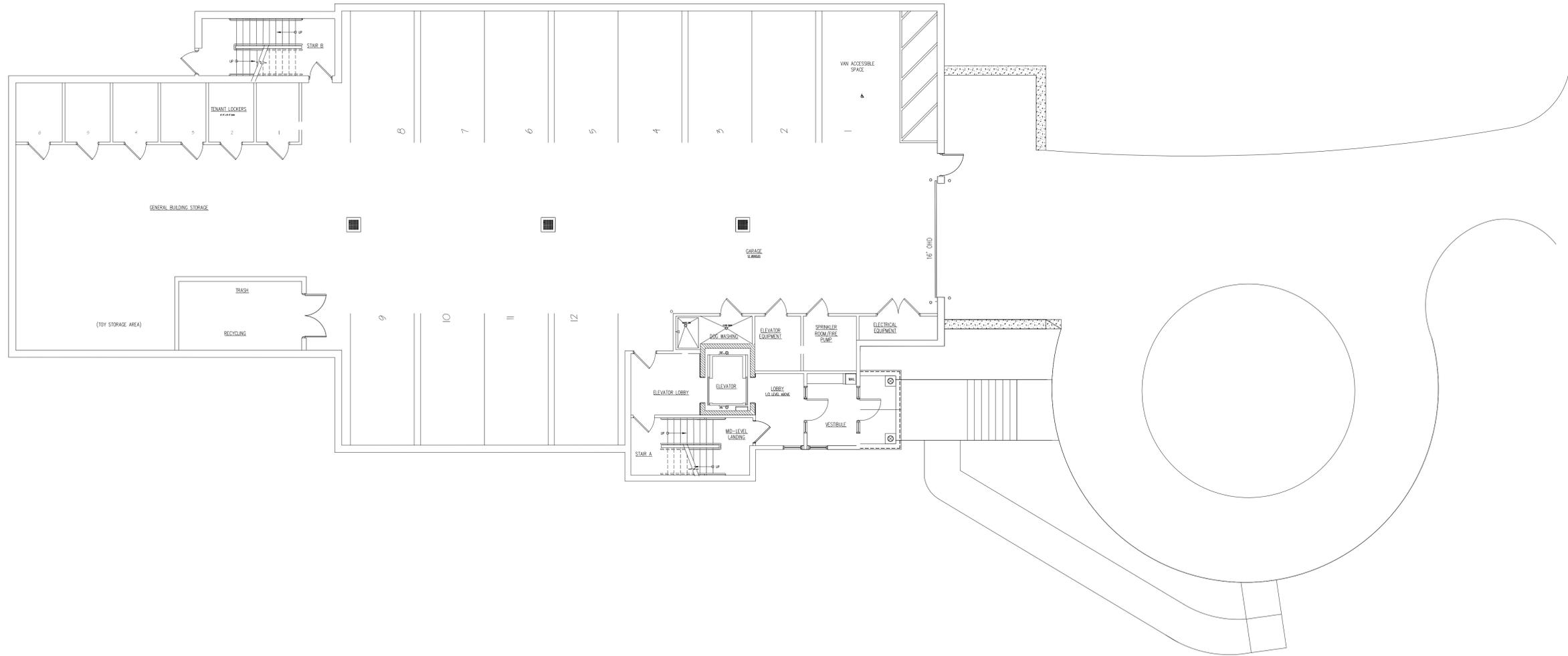
File  
First Floor, Parking Level Plan  
Plan Parking Level  
Scale as Noted  
Date: April 15, 2020

Project  
PLEASANT @ UNION STREETS  
CONDOMINIUM DEVELOPMENT  
36 PLEASANT STREET  
BRUNSWICK, MAINE



Revisions

Sheet Number  
**A1.1**



OWNERSHIP OF INSTRUMENTS OF SERVICE  
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including, without limitation the copyright hereeto.



**Normand  
Associates  
Architects**

66 Back Shore Lane  
Orr's Island, Maine 04066  
Phone (207) 751-6394  
Email: en@stevenormand.com

Stamp

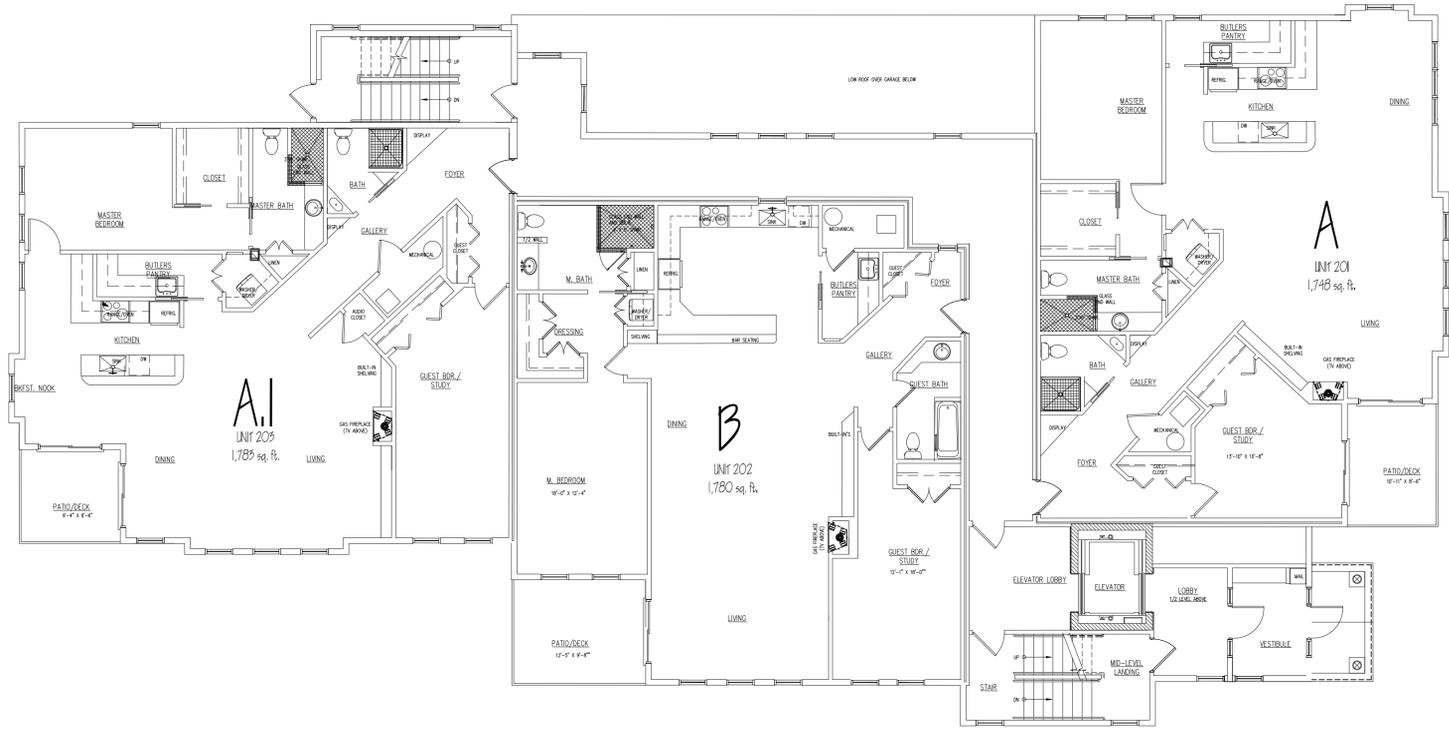
Title  
Second Floor, Condominium Units  
201, 202, and 203  
Scale as Noted  
Date: April 15, 2020

Project  
PLEASANT @ UNION STREETS  
CONDOMINIUM DEVELOPMENT  
36 PLEASANT STREET  
BRUNSWICK, MAINE



Revisions

Sheet Number  
**A1.2**



OWNERSHIP OF INSTRUMENTS OF SERVICE  
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**Normand Associates Architects**

66 Back Shore Lane  
Orr's Island, Maine 04066  
Phone (207) 751-6394  
Email: en@stevenormand.com

Stamp

Third Floor, Condominium Units  
301, 302, and 303  
Scale as Noted  
Date: April 15, 2020

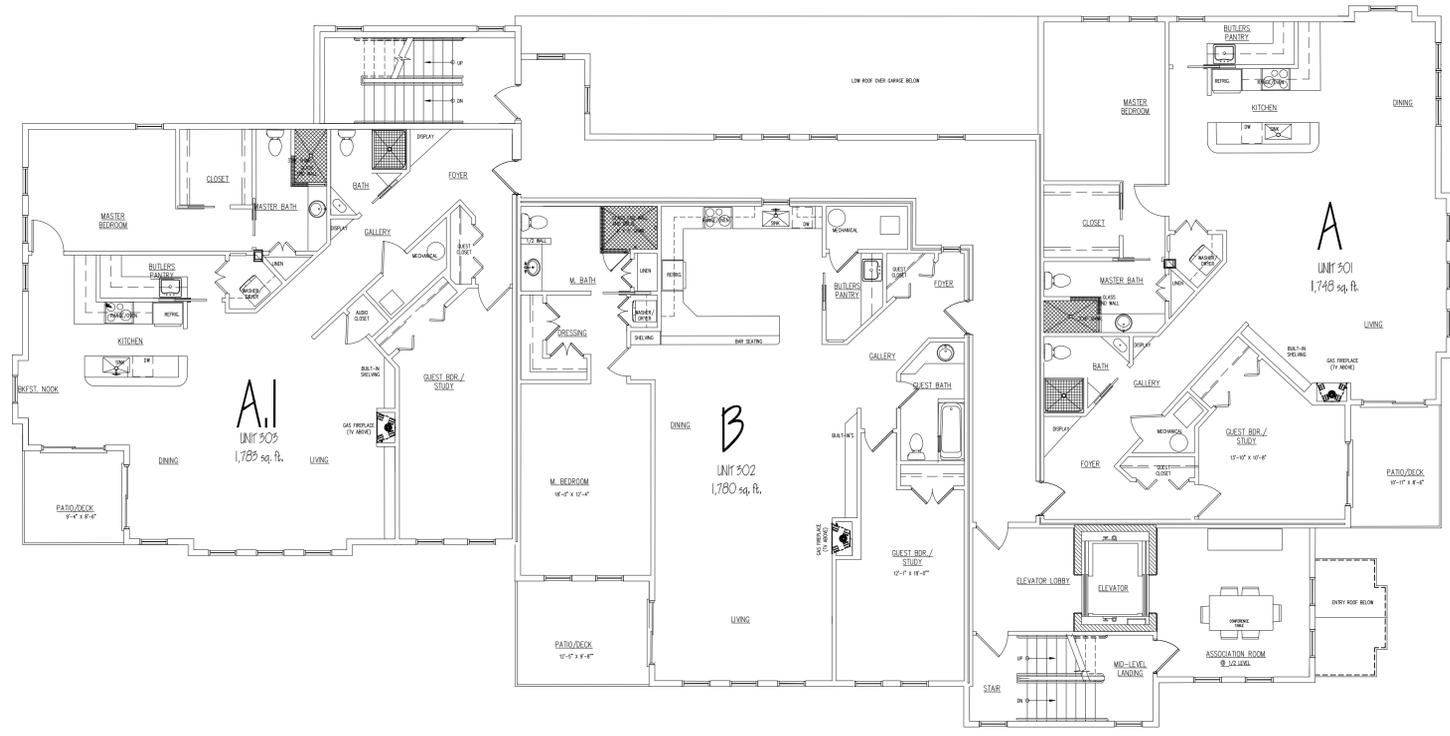
PLEASANT @ UNION STREETS  
CONDOMINIUM DEVELOPMENT  
36 PLEASANT STREET  
BRUNSWICK, MAINE



Revisions

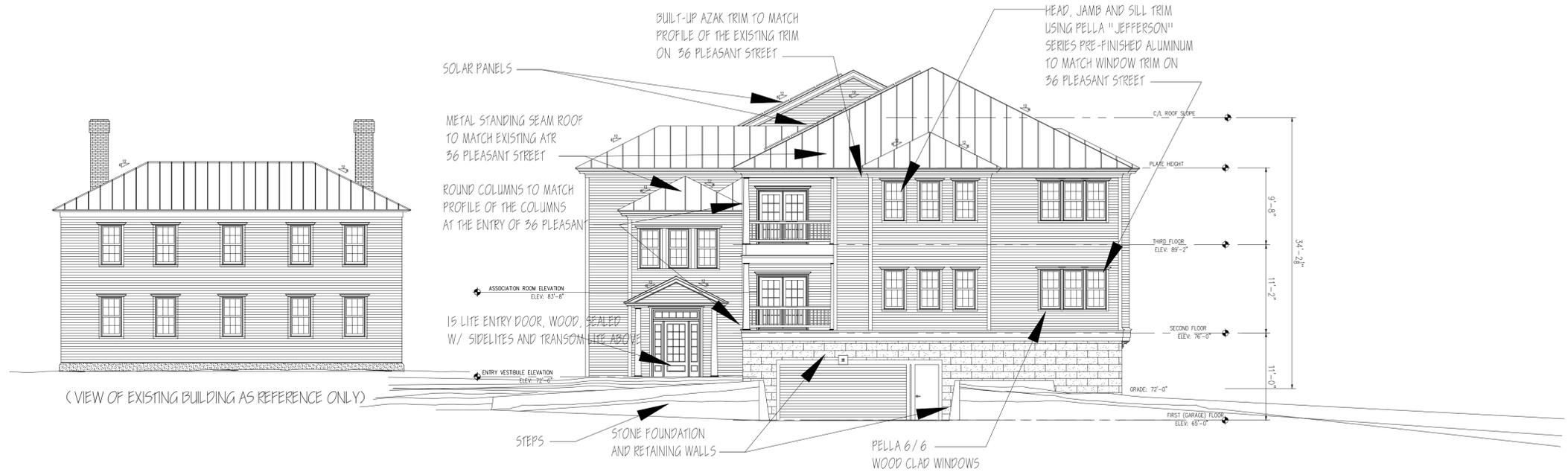
Sheet Number

**A1.3**



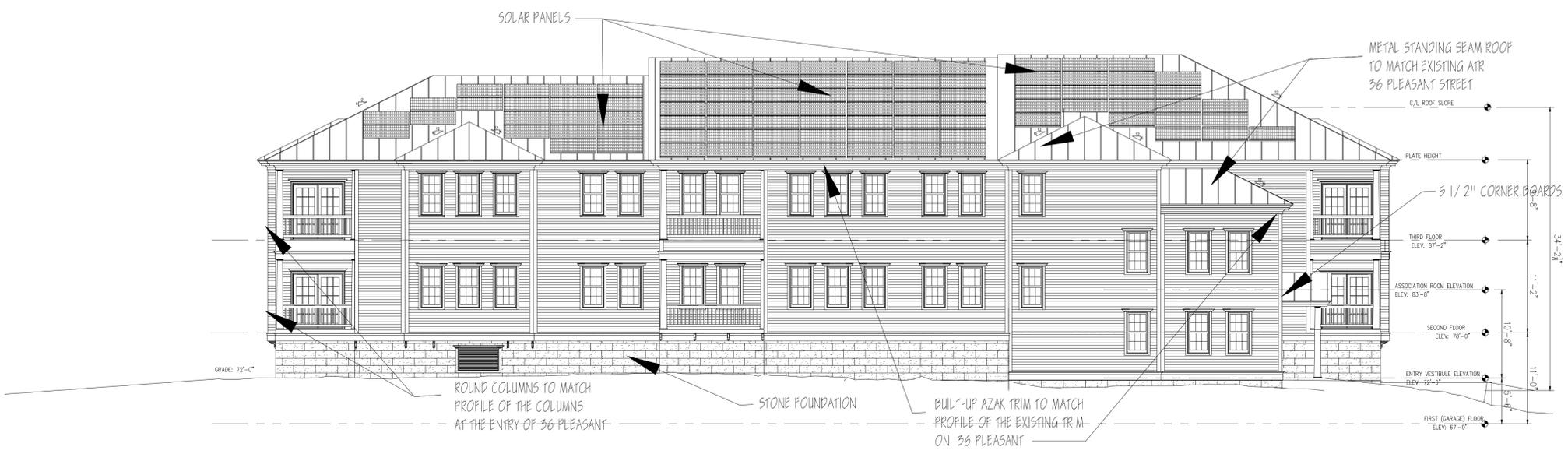
OWNERSHIP OF INSTRUMENTS OF SERVICE  
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OWNERSHIP OF INSTRUMENTS OF SERVICE  
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1 UNION STREET, EAST ELEVATION NEW 6 UNIT BUILDING

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION NEW 6 UNIT BUILDING

SCALE: 1/8" = 1'-0"

  
**Normand Associates Architects**  
 66 Back Shore Lane  
 Orr's Island, Maine 04066  
 Phone (207) 751-6394  
 Email sm@stevenormand.com

Stamp

Title  
 East and South Elevations  
 New 6 Unit Building  
 Scale as Noted  
 Date: April 15, 2020

Project  
 PLEASANT @ UNION STREETS  
 CONDOMINIUM DEVELOPMENT  
 36 PLEASANT STREET  
 BRUNSWICK, MAINE

Project North

Revisions

Sheet Number  
**A2.1**

OWNERSHIP OF INSTRUMENTS OF SERVICE  
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**Normand Associates Architects**  
 66 Back Shore Lane  
 Orr's Island, Maine 04066  
 Phone (207) 751-6394  
 Email sm@stevnormand.com

Stamp

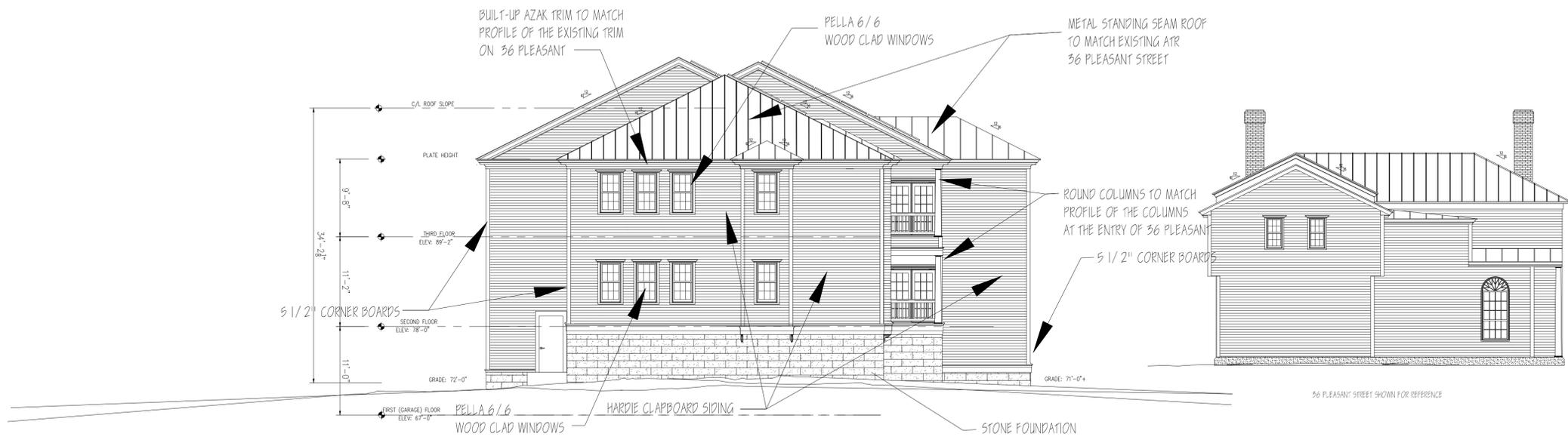
Title  
 West and North Elevations  
 New 6 Unit Building  
 Scale as Noted  
 Date: April 15, 2020

Project  
 PLEASANT @ UNION STREETS  
 CONDOMINIUM DEVELOPMENT  
 36 PLEASANT STREET  
 BRUNSWICK, MAINE

Project North

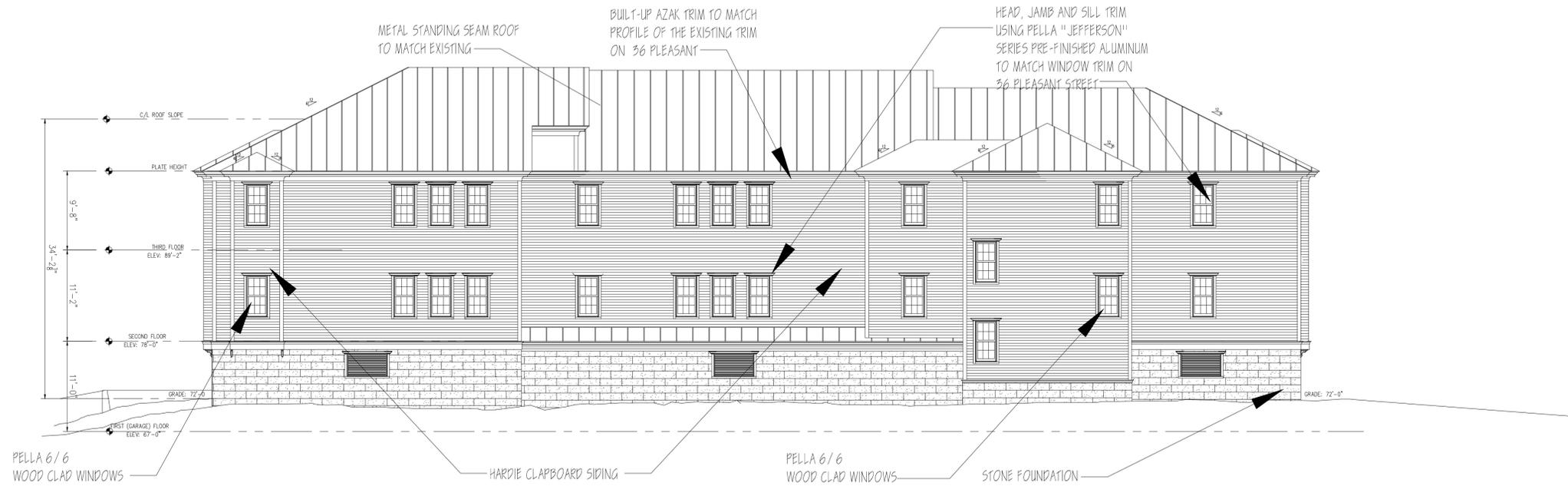
Revisions

Sheet Number  
**A2.2**



3 WEST ELEVATION NEW 6 UNIT BUILDING

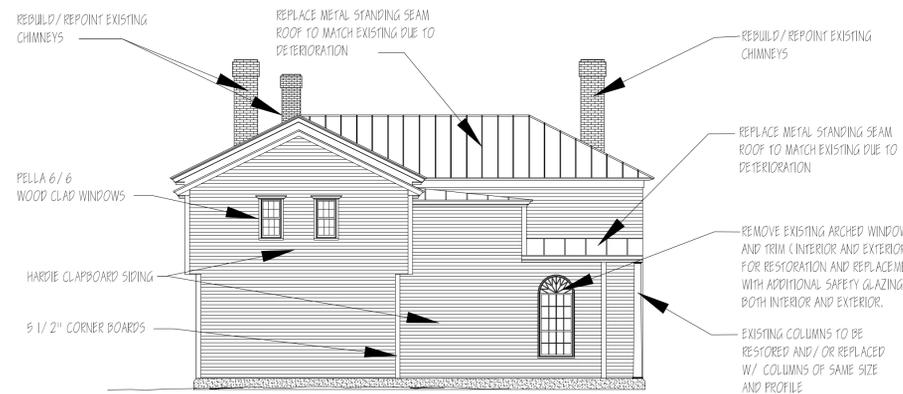
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION NEW 6 UNIT BUILDING

SCALE: 1/8" = 1'-0"

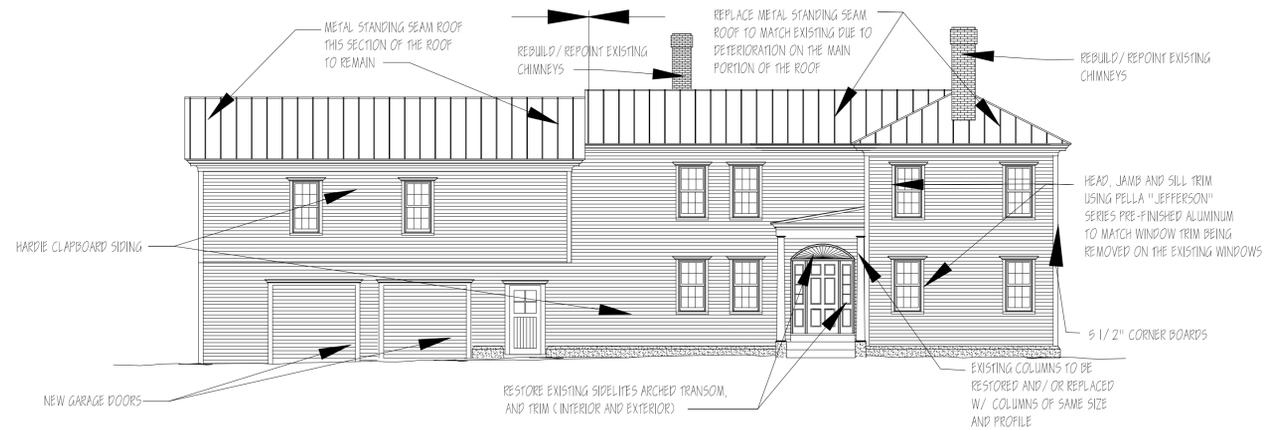
OWNERSHIP OF INSTRUMENTS OF SERVICE  
 All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including, without limitation the copyright thereto.



EXISTING BUILDING WEST ELEVATION

5 WEST ELEVATION EXISTING 2 UNIT BUILDING

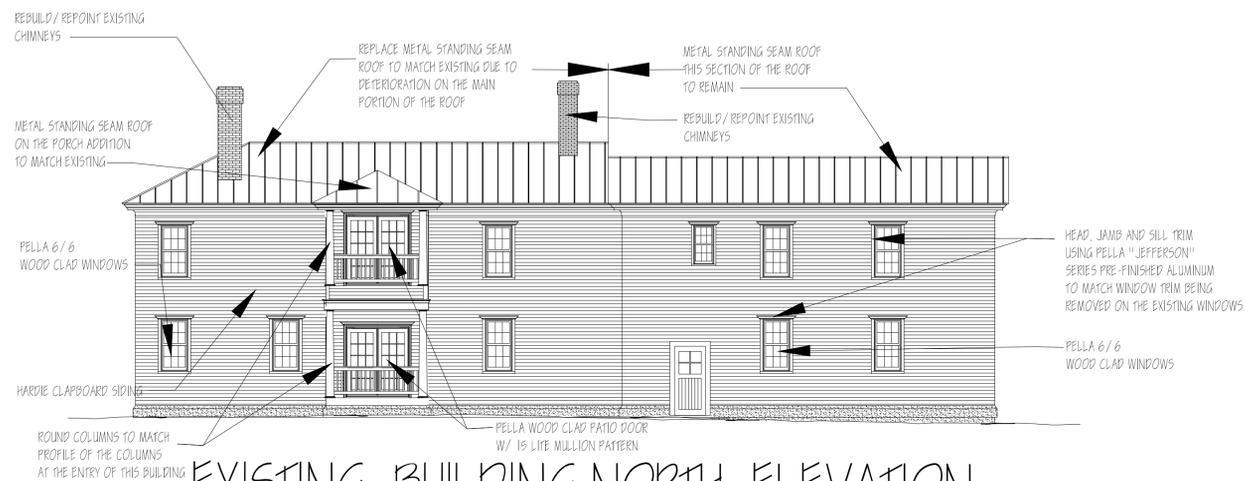
SCALE: 3/32" = 1'-0"



EXISTING BUILDING SOUTH ELEVATION

6 SOUTH ELEVATION EXISTING 2 UNIT BUILDING

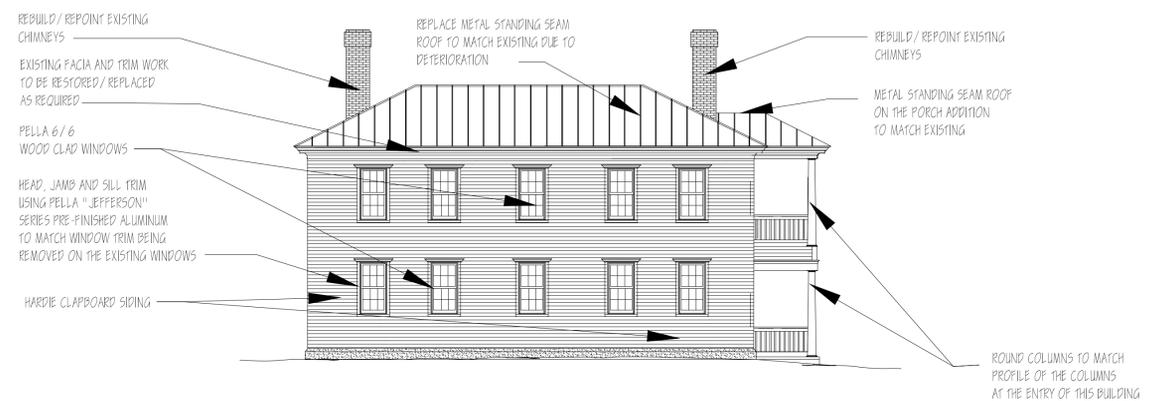
SCALE: 3/32" = 1'-0"



EXISTING BUILDING NORTH ELEVATION

7 NORTH ELEVATION EXISTING 2 UNIT BUILDING

SCALE: 3/32" = 1'-0"



EXISTING BUILDING EAST ELEVATION

8 EAST ELEVATION EXISTING 2 UNIT BUILDING

SCALE: 3/32" = 1'-0"



Normand  
Associates  
Architects

66 Back Shore Lane  
Orr's Island, Maine 04066  
Phone (207) 751-6394  
Email: sn@stevenormand.com

Stamp

All Elevations  
Existing Building  
Scale as Noted  
Date: April 15, 2020

Title

PLEASANT @ UNION STREETS  
CONDOMINIUM DEVELOPMENT  
36 PLEASANT STREET  
BRUNSWICK, MAINE

Project

Project North

Revisions

Sheet Number

A2.3



April 21, 2020

3593-7

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

**RE: Major Development Review Sketch Application  
Apartments at Brunswick Landing  
Admiral Fitch Avenue, Brunswick, Maine  
Tax Map 40, Lot 34**

Dear Jared:

On behalf of Shipyard Ventures, LLC, Sitelines PA is pleased to submit the enclosed Sketch Plan Application, drawings, and supporting materials for the development of a nine (9) building apartment complex with associated parking, infrastructure, and landscaping to be located on Admiral Fitch Avenue in Brunswick. The development will be called the Apartments at Brunswick Landing. This letter is intended to summarize the project in order to facilitate the review process.

**PROPERTY**

Shipyard Ventures, LLC, has a ground lease for land located on Admiral Fitch Avenue identified on Tax Map 40 as Lot 34. The lease is in the processes of being converted to a deed for Shipyard Ventures, LLC. The parcel contains 5.68 acres and has frontage on Admiral Fitch Avenue. The site is currently developed as two (2) residential houses with a shared driveway. The existing development results in approximately 0.55± acres. The property is located in the Growth Mixed-Use 7 (GM7) Zoning District, in which multifamily is permitted at 24 units per acre. The property is also part of the Common Development Plan for Brunswick Landing.

**PROJECT DESCRIPTION**

The proposed project consists of construction of nine (9) three-story apartment buildings, a club house, associated parking, infrastructure, and landscaping. Each apartment building will contain twelve (12) dwelling units, for a total of 108 units. A total of 172 parking spaces will be provided for the buildings. The site will be accessed via two (2) curb-cuts on Admiral Fitch Avenue. The project will comply with the Common Development Plan (CDP) Standards previously approved for the lots along Admiral Fitch Avenue. The proposed project will result in a total of approximately 2.77 acres of impervious area, or an increase of 2.22± acres from existing conditions.

As the project results in more than an acre, but less than three acres, of new impervious area, a Stormwater Management Law permit from the Maine Department of Environmental Protection

**SITELINES ■ CIVIL ENGINEERS ■ LAND SURVEYORS**  
**119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011**  
**207-725-1200 ■ [www.sitelinespa.com](http://www.sitelinespa.com)**

(MDEP) will be required. The project drains into the closed drainage system on Admiral Fitch Avenue that discharges to Mere Brook, which is classified as an urban impaired stream.

Wetlands have been delineated, and it is anticipated that approximately 14,000 s.f. (0.32 acres) of wetlands will be impacted as a result of the project. We anticipate that a Tier 1 NRPA Wetlands Alteration permit will be required from MDEP.

Water, sewer, electric, and natural gas utilities are available to the parcel and preliminary contact has been made with the respective utility providers. Water and sewer services will be provided from the existing mains located within Admiral Fitch Avenue. A gas main currently traverses the property and a gas service will be extended from this main. Underground electric service will be extended to the property from the overhead electric service located along Admiral Fitch Avenue.

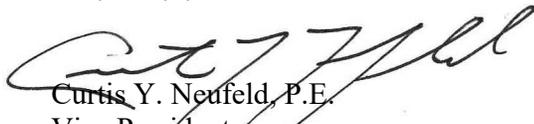
No dedicated public open space, areas protected by conservation easements, or recreation areas is proposed.

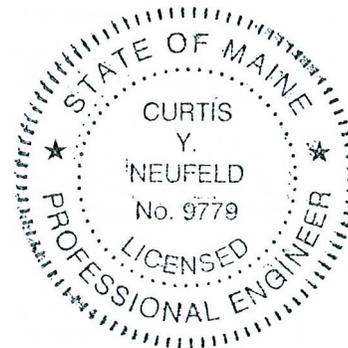
We anticipate treating the stormwater runoff from the buildings with roofline dripedge filters and treating the stormwater runoff from the parking lot and sidewalks with Filterra curb-inlet systems. Due to the low capacity of the existing storm drain system within Admiral Fitch Avenue, we anticipate detaining the stormwater on-site a separate detention system for the larger storm events.

#### SUMMARY

We trust that this information satisfactorily addresses the requirements for Sketch Plan Review. We look forward to presenting the project to the Planning Board at their May 12, 2020 meeting to obtain their feedback prior to final design. Should you have any questions, please call or contact me at [cneufeld@sitelinespa.com](mailto:cneufeld@sitelinespa.com).

Very truly yours,

  
Curtis Y. Neufeld, P.E.  
Vice President



Enclosures

Application Form  
Photos  
Concept Plan

cc: Andrew Preston, Shipyard Ventures, LLC  
Steve Levesque, MRRA

**DEVELOPMENT REVIEW  
APPLICATION**

1. Development Review application type (refer to **Appendix D**):

- Minor Development Review**
- Major Development Review: **Sketch Plan**
- Major Development Review: **Final Plan**
- Major Development Review: **Streamlined Final Plan**

2. Project Name: \_\_\_\_\_

3. Project Applicant

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email: \_\_\_\_\_

4. Project Owner (if different than applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email: \_\_\_\_\_

5. Authorized Representative

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email: \_\_\_\_\_

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

7. Physical location of property: \_\_\_\_\_

8. Lot Size: \_\_\_\_\_

9. Zoning District: \_\_\_\_\_

10. Overlay Zoning District(s): \_\_\_\_\_

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application?

---

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---

---

12. Assessor's Tax Map \_\_\_\_\_ Lot Number \_\_\_\_\_ of subject property.

13. Brief description of proposed use/subdivision: \_\_\_\_\_

---

---

14. Describe specific physical improvements to be done: \_\_\_\_\_

---

---

Owner Signature:

---

Applicant Signature (if different):

 \_\_\_\_\_  
(AGENT)

#### DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR SKETCH PLAN APPLICATION SUBMITTAL		Sketch Plan
<b>General</b>	Application form and fee	
	Name of development	
	Existing zoning district and overlay designations	
	Location map	
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	
	Documentation of Right, Title and Interest	
	Draft performance guarantee or conditional agreement	
<b>Survey, Topography, &amp; Existing Conditions</b>	Scale, date, north point, and area	
	Existing easements associated with the development	
	Existing locations of sidewalks	
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	
<b>Proposed Development Plan</b>	Number of lots if a subdivision	



April 9, 2020

3593-2

Mr. Andrew Preston  
Shipyard Ventures, LLC  
74 Neptune Drive  
Brunswick, Maine 04011  
<via email>

**Re: Designation of Agent Authorization  
Apartments at Brunswick Landing  
Tax Map 40, Lot 34**

Dear Andrew:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Shipyard Ventures, LLC, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the Apartment Development located on Tax Map 40, Lot 34 on Admiral Fitch Avenue in Brunswick, Maine.

Sincerely,

Curtis Y. Neufeld, P.E.  
Vice President

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

Andrew Preston

4/17/20

Date

# State of Maine



## Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

*In testimony whereof*, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this ninth day of April 2020.



A handwritten signature in black ink, appearing to read 'Matthew Dunlap', written over a horizontal line.

Matthew Dunlap  
Secretary of State

### Additional Addresses

Legal Name	Title	Name	Charter #	Status
SHIPYARD VENTURES, LLC	Registered Agent		20173652DC	GOOD STANDING
Home Office Address (of foreign entity )		Other Mailing Address		

**ASSIGNMENT AND ASSUMPTION AGREEMENT**  
**(Leasehold Interest – Brunswick Ground Lease- Captain’s Way)**

**This Assignment and Assumption Agreement** is made this 30th day of June, 2017 by and between **Affordable Mid Coast Housing, LLC**, a Maine Limited Liability Company with a mailing address at P.O. Box 9340, Auburn, Maine 04210 (“AMH”) and **Shipyard Ventures, LLC**, a Maine limited liability company with a mailing address of PO Box 959, Portland, Maine 04104 (“SV”), and is joined in by **Midcoast Regional Redevelopment Authority**, a body corporate and politic and a public instrumentality of the State of Maine, with a mailing address at 15 Terminal Road, Suite 200, Brunswick, Maine 04011 (“MRRA”), solely for the purpose of evidencing MRRA’s consent to such assignment, assumption and conveyance and to provide assurances as set forth in Section 9 hereof..

**W I T N E S S E T H:**

**Whereas**, AMH entered into a Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities with the United States of America, Department of the Navy, dated October 29, 2010 (the “Ground Lease”) for certain real property consisting of a portion of the former Brunswick Naval Air Station located in Brunswick, Maine (the “Ground Lease Property”); and

**Whereas**, the Ground Lease is evidenced by a Memorandum of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities by and between The United States of America, Department of the Navy, Naval Facilities Command Atlantic and AMH dated October 29, 2010 recorded in the Cumberland County Registry of Deeds at Book 28222, Page 303, (the “Memorandum of Ground Lease”); and

**Whereas**, the Ground Lease was amended pursuant to Amendment, Assignment, and Assumption of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities dated May 3, 2012 recorded in the Cumberland County Registry of Deeds at Book 29562, Page 49, (the “First Amendment”), as corrected pursuant to Corrective Amendment, Assignment, and Assumption of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities dated February 17, 2015 and recorded in the Cumberland County Registry of Deeds at Book 32805, Page 1 (the “Corrective Amendment”), and

**Whereas**, AMH transferred its rights as Lessee under the Ground Lease as to a portion of the Ground Lease Property to MRRA pursuant to a Partial Assignment and Assumption of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities dated February 17, 2015 and recorded in the Cumberland County Registry of Deeds at Book 32805, Page 44;

**Whereas**, pursuant to the terms of a certain Purchase and Sale Agreement between MRRA and AMH dated February 17, 2015 (the “Purchase Agreement”), a copy of which is attached hereto as Exhibit A, MRRA transferred its rights as Lessee under the Ground Lease only with respect to the portion of the Station Quarters Land which is Subdivision Lot 8 on the Brunswick Landing Subdivision – Phase I, Brunswick Landing, Brunswick, Cumberland County,

Maine, dated January 7, 2013, revised through March 11, 2013 and recorded in the Cumberland County Registry of Deeds at Plan Book 213, Page 79 through 85, as amended pursuant to Minor Modification to Subdivision, Brunswick Landing Subdivision – Phase I dated March 27, 2013 and recorded in the said Registry of Deeds at Plan Book 213, Page 104, and further amended pursuant to Amendment of Subdivision Plan, Brunswick Landing Subdivision – Phase 1, Brunswick Landing, Brunswick, Cumberland County, Maine, dated June 11, 2014 and recorded on July 15, 2014 in the Cumberland County Registry of Deeds at Plan Book 214, Page 247 through 253, and which is more particularly described on Exhibit B attached hereto (the “Premises”), pursuant to a Partial Assignment and Assumption of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities dated February 17, 2015 and recorded in the Cumberland County Registry of Deeds at Book 32085, Page 50 (the “MRRA Assignment”);

**Whereas**, pursuant to the Purchase Agreement, MRRA agreed to transfer to AMH the fee title to the Premises, which is presently owned by the United States of America, promptly upon the transfer of the Premises to MRRA pursuant to the Ground Lease;

**Whereas**, Section 28.5 of the Ground Lease provides that there shall be no merger of the Ground Lease with the fee by reason of the fact that the same person or entity may acquire or hold, directly or indirectly, the leasehold interest and the fee interest;

**Whereas**, AMH is the Sub-Landlord/Lessor in two residential leases with subtenants residing in the two housing units located on the Premises, a copy of the rent roll being attached hereto as Exhibit C (the “Residential Leases”);

**Whereas**, AMH and Chris Rhoades entered into a certain Contract For Sale Of Commercial Real Estate dated October 21, 2016, as the same has been amended and assigned to SV (the “Contract”), whereby AMH has agreed to sell and SV has agreed to purchase AMH’s interest in the Premises;

**Whereas**, AMH intends to assign its rights and obligations under the Ground Lease, as amended, with respect to the Premises; the MRRA Assignment; those provisions of the Purchase Agreement that survived closing as contemplated therein, including AMH’s right to immediate conveyance of the fee title in the Premises, and the Residential Leases; and

**Whereas**, SV has agreed to assume all of AMH’s rights and obligations with respect to the Ground Lease as amended, with respect to the Premises; the MRRA Assignment; the Purchase Agreement; and the Residential Leases; and

**Whereas**, MRRA joins herein solely to acknowledge, and to the extent required under the Ground Lease, consent to the assignment of the Ground Lease and of AMH’s rights under the Purchase Agreement pursuant to the Contract, and the parties are desirous of memorializing such assignment.

**Now, therefore**, in consideration of the mutual premises and conditions contained herein and for other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, the parties hereby agree as follows:

1. AMH hereby assigns, transfers, sells, and conveys to SV all of AMH's interest in and to the Ground Lease, as amended, with respect to the Premises; the MRRA Assignment; the Purchase Agreement; and the Residential Leases, together with all security deposits relating to the Residential Leases. SV hereby assumes and agrees to perform all of the responsibilities, obligations, and duties of the Lessee under the Ground Lease, as amended, with respect to the Premises; the MRRA Assignment; the Purchase Agreement; and the Residential Leases, together with all security deposits relating to the Residential Leases, running from and after the Effective Date as defined below.

2. SV acknowledges and agrees that, from and after the Effective Date, it shall be required to comply with and perform the obligations of Lessee under the Ground Lease, as amended, with respect to the Premises; the MRRA Assignment; and the Purchase Agreement, and shall be entitled to all rights and benefits with respect thereto.

3. SV acknowledges and agrees that, from and after the Effective Date, it shall be required to comply with and perform the obligations of Lessor under the Residential Leases with respect to the Premises, and shall be entitled to all rights and benefits with respect thereto.

4. MRRA hereby acknowledges the assignment by AMH to SV of all its rights and responsibilities and interests in and with respect to the Ground Lease, as amended, with respect to the Premises; the MRRA Assignment; AMH shall be relieved of any and all obligations with respect to the Purchase Agreement; and MRRA hereby affirms, ratifies, and consents to the foregoing assignments, and agrees to recognize the assignment of the same; and acknowledges that SV shall be entitled to receive fee title to the Premises from MRRA in accordance with the terms of the Purchase Agreement to the same extent as AMH would be so entitled.

5. This Assignment and Assumption Agreement shall inure to the benefit of the parties hereto, their heirs, successors, and assigns.

6. The parties hereto shall execute, jointly or separately, any and all documents necessary and appropriate to accomplish the implementation of this Agreement.

7. This Agreement shall be construed in accordance with and shall be governed by the laws of the State of Maine, notwithstanding the fact that one or more of the parties may become a resident or citizen of another estate or establish a principal place of business in another state.

8. The parties agree that the effective date of the assignments contained herein is June 30, 2017 (the "Effective Date").

9. MRRA hereby confirms the following with respect to the Ground Lease:

a. Complete Agreement. MRRA has taken no action to modify, change, alter or amend the Ground Lease in any respect except as set forth herein.

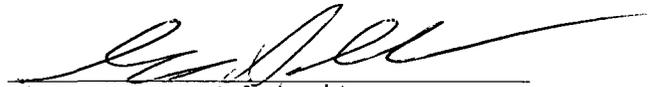
b. No Defaults. As of the date of this Assignment and Assumption, all payments or other charges that are due by AMH to MRRA under the portion of the Ground Lease assigned pursuant to the MRRA Assignment have been paid, and, to the best of MRRA's knowledge, there otherwise exists no breach or default, nor state of facts which, with notice, the passage of time, or both, would result in a breach or default on the part of either AMH or MRRA with respect thereto. To the best of MRRA's knowledge, no claim, controversy, dispute, quarrel or disagreement exists between AMH and MRRA regarding the portion of the Ground Lease assigned pursuant to the MRRA Assignment or the Premises.

This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an agreement in writing signed by the parties hereto.

**In Witness Whereof**, the undersigned have hereunto set their hands on the day and year first above written.

**Witness:**

**Affordable Mid Coast Housing, LLC**

  
By: George P. Schott  
George P. Schott, Its Member

**Shipyard Ventures, LLC**

By: Presidium Brunswick Manager, LLC, Manager

By: \_\_\_\_\_  
Cross Mocerri, Managing Member

**Midcoast Regional Redevelopment Authority**

By:   
Steven H. Levesque, Executive Director

b. No Defaults. As of the date of this Assignment and Assumption, all payments or other charges that are due by AMH to MRRA under the portion of the Ground Lease assigned pursuant to the MRRA Assignment have been paid, and, to the best of MRRA's knowledge, there otherwise exists no breach or default, nor state of facts which, with notice, the passage of time, or both, would result in a breach or default on the part of either AMH or MRRA with respect thereto. To the best of MRRA's knowledge, no claim, controversy, dispute, quarrel or disagreement exists between AMH and MRRA regarding the portion of the Ground Lease assigned pursuant to the MRRA Assignment or the Premises.

This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an agreement in writing signed by the parties hereto.

**In Witness Whereof**, the undersigned have hereunto set their hands on the day and year first above written.

**Witness:**

**Affordable Mid Coast Housing, LLC**

By: \_\_\_\_\_  
George P. Schott, Its Member

**Shipyard Ventures, LLC**

By: Presidium Brunswick Manager, LLC, Manager

By:  \_\_\_\_\_  
Cross Mocerri, Managing Member

**Midcoast Regional Redevelopment Authority**

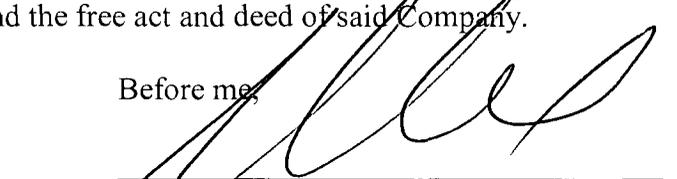
By: \_\_\_\_\_  
Steven H. Levesque, Executive Director

STATE OF MAINE  
CUMBERLAND, SS.

June 30, 2017

Then personally appeared the above-named **George P. Schott** in his capacity as Member of **Affordable Mid Coast Housing, LLC**, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Company.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney-At-Law  
Print Name: Sharon K. Bell  
My Commission Expires: N/A

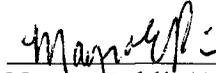
<sup>Texas</sup>  
STATE OF MAINE  
CUMBERLAND, SS.  
<sup>Dallas</sup>

June 29, 2017

Then personally appeared the above-named **Cross Mocerri** in his capacity as Member of Presidium Brunswick Manager, LLC, Manager of **Shipyard Ventures, LLC**, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Company.

Before me,



  
\_\_\_\_\_  
Notary Public/Attorney-At-Law  
Print Name: Mayra E. Perez  
My Commission Expires: 11/18/2019

STATE OF MAINE  
CUMBERLAND, SS.

*June 27*, 2017

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

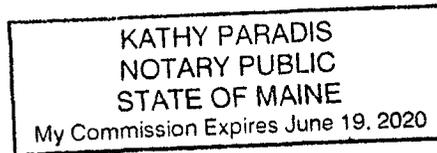
Before me,

*Kathy Paradis*

Notary Public/Attorney-At-Law

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**EXHIBIT A**

Copy of Purchase Contract

Redacted from Recorded Copy

**EXHIBIT B**

Legal Description of the Premises

A certain lot or parcel of land, together with the buildings and improvements thereon, located on the northwesterly sideline of Admiral Fitch Avenue in the Town of Brunswick, County of Cumberland, State of Maine, bounded and described as follows:

Beginning on the northwesterly sideline of said Admiral Fitch Avenue at the easterly most corner of Lot 9 as shown on a plan entitled "Amendment of Subdivision Plan, Brunswick Landing Subdivision – Phase I" dated June 11, 2014 and recorded at said registry in Plan Book 214, Page 249;

Thence N 44°20'49" W along the northeasterly line of said Lot 9 and land now or formerly of Midcoast Regional Redevelopment Authority, a distance of 425.00 feet to a point;

Thence N 45°39'11" E along said land of Midcoast Regional Redevelopment Authority, a distance of 521.83 feet to a point;

Thence S 44°20'49" E along said land of Midcoast Regional Redevelopment Authority, a distance of 408.89 feet to a point on the northwesterly line of said Admiral Fitch Avenue;

Thence southwesterly along the northwesterly sideline of said Admiral Fitch Avenue, being a 520.00 radius non-tangent curve that is concave to the northwest, a distance of 129.78 feet to a point of tangency;

Thence S 45°39'11" W along the northwesterly sideline of said Admiral Fitch Avenue, a distance of 393.39 feet to the point of beginning.

The above described parcel contains 221,092 square feet or 5.08 acres.

Bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone (NAD83). Reference is made to an ALTA/NSPS Land Title Survey of Land of Multi-Unit Residential Properties – Brunswick Landing, Brunswick, Maine prepared by Sitelines, PA dated June 8, 2017.

Together with a right of access to and the use of the streets, roads, easements and electric, telephone, gas, water and sewer and other utility facilities, and infrastructure now or in the future appurtenant to, serving or benefitting the leasehold premises, as said appurtenant rights are set forth in Section 3(c) in the Memorandum of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities between Affordable Mid Coast Housing, LLC (Lessee) and The United States of America, Department of the Navy (Lessor) dated as of October 29, 2010 and recorded in the Cumberland County Registry of Deeds in Book 28222, Page 303.

(Informational Note Only: Reference to Town of Brunswick Tax Map 40, Lots 034-001 and 034-002)

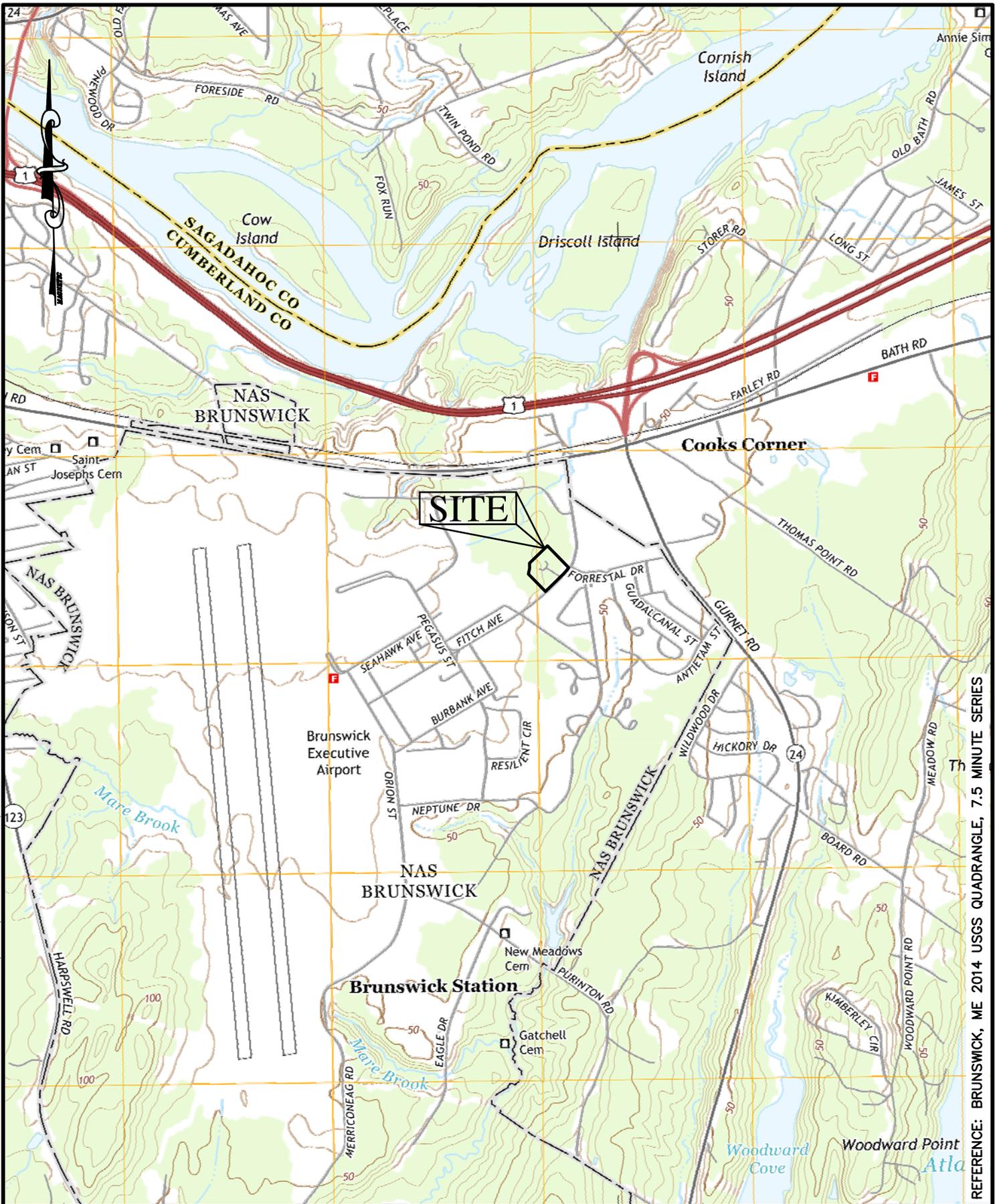
**EXHIBIT C**

Rent Roll

Redacted from Recorded Copy

Received  
Recorded Register of Deeds  
Jun 30, 2017 03:38:17P  
Cumberland County  
Nancy A. Lane

X:\LAND PROJECTS\3593 HELIOS CAPTAINS WAY.DWG\3593-USGS.DWG. USGS. 4/9/2020 8:34:24 AM. MELISSA ARCHBELL



REFERENCE: BRUNSWICK, ME 2014 USGS QUADRANGLE, 7.5 MINUTE SERIES

SHEET: 1 OF 1

# SITELINES



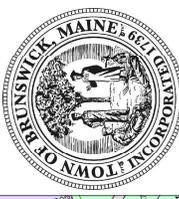
119 PURINTON ROAD, SUITE A  
BRUNSWICK, ME 04011  
207.725.1200

CIVIL ENGINEERS • LAND SURVEYORS

## USGS MAP

APARTMENTS AT BRUNSWICK LANDING  
SHIPYARD VENTURES, LLC  
ADMIRAL FITCH AVE, BRUNSWICK, MAINE

DATE: 04-08-20
SCALE: 1" = 2000'
JOB: 3593
FILE: 3593-USGS



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

Disclaimer: The data is provided as a reasonably accurate point of reference. The user assumes all responsibility for the use of this information and is not to be held liable for any consequences or misuse of this data. Copyright: Town of Brunswick.

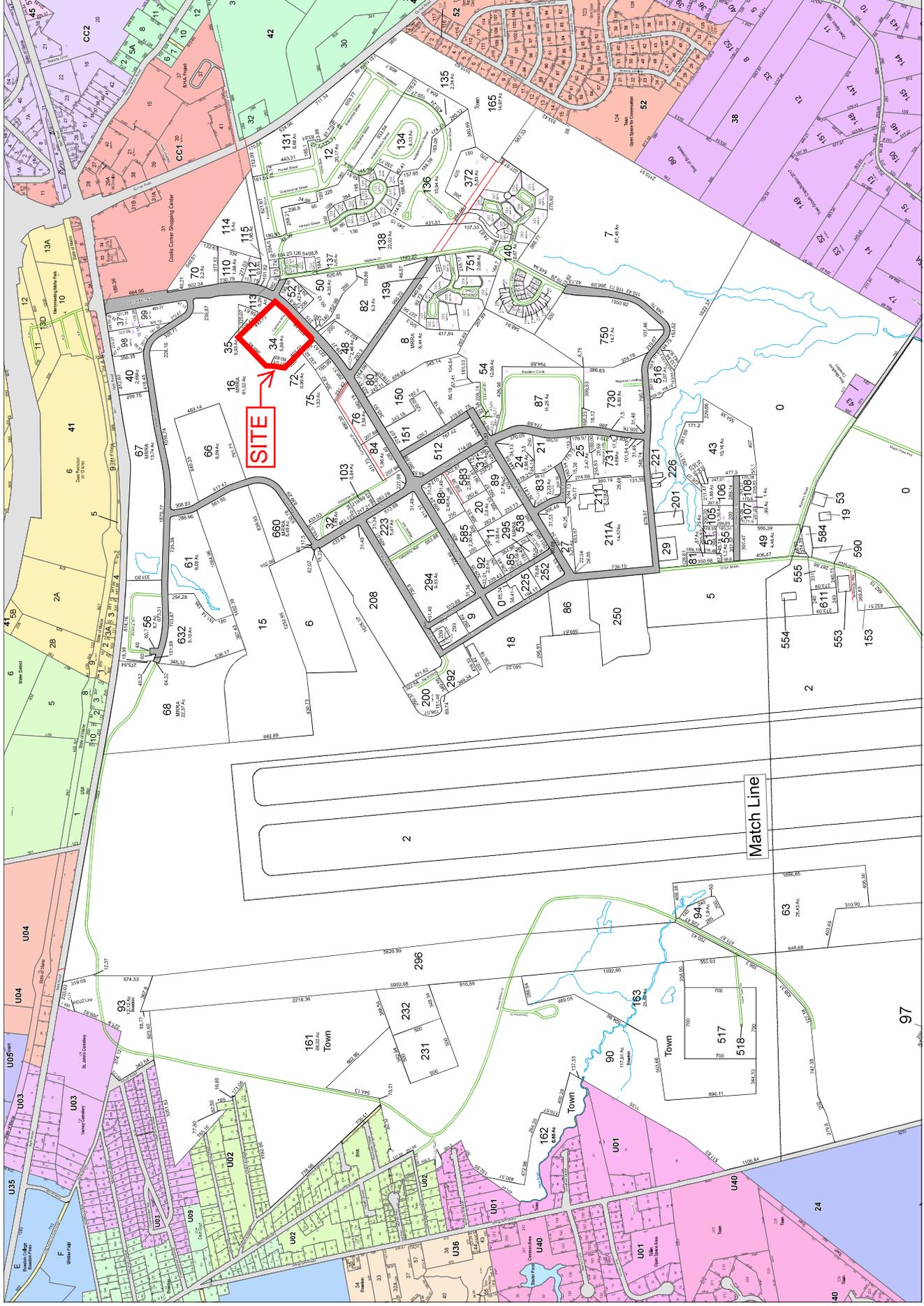


1 inch = 400 feet  
Revised To: April 1, 2019

Maps Prepared by:  
Town of Brunswick  
Revised and Reprinted By:



# MAP 40-1





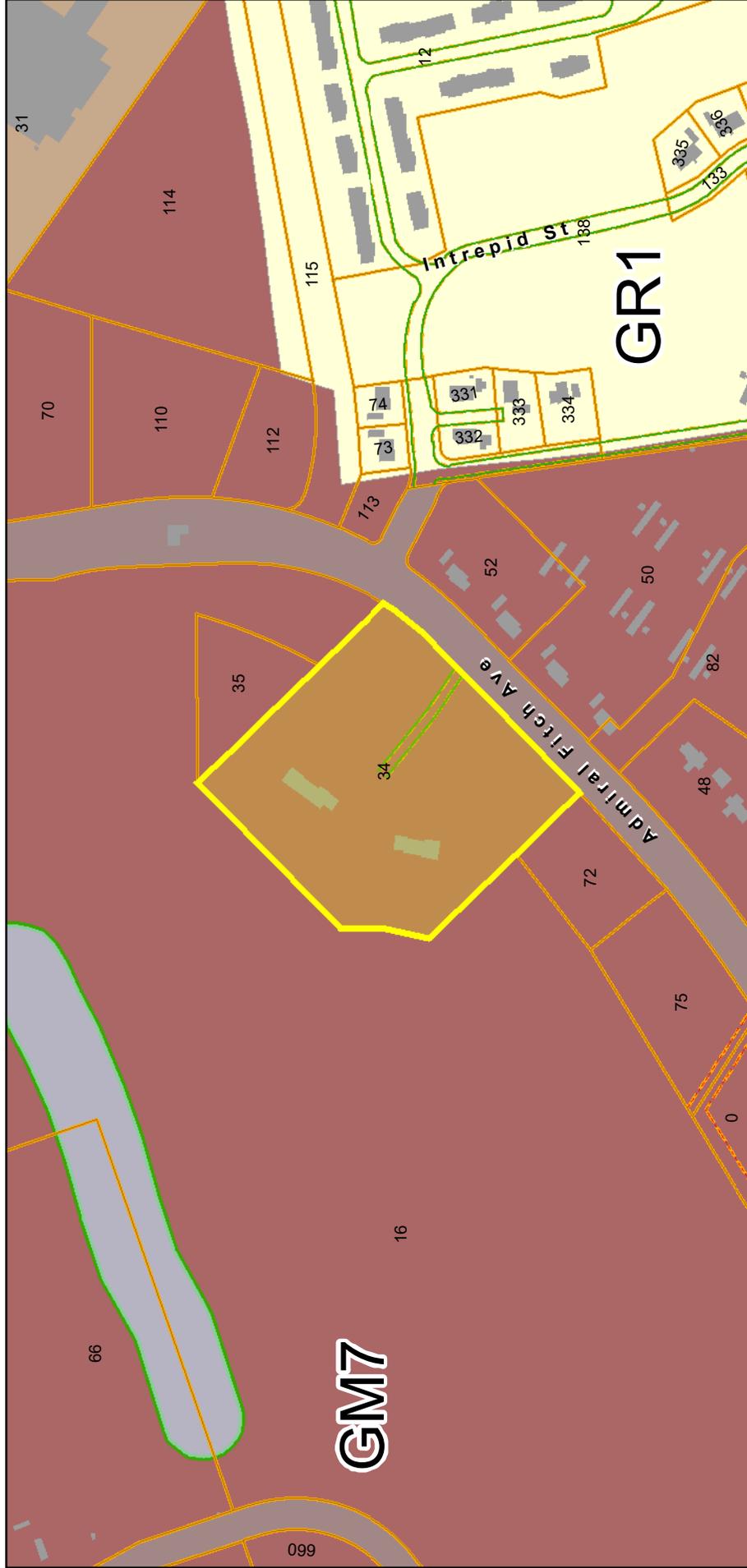
# Zoning Map

Apartments at Brunswick Landing, Admiral Fitch, Brunswick, ME

1 inch = 300 Feet



April 9, 2020



	SPO-SP (Stream Protection Subdistrict)		Growth Residential 1, GR1
	SPO (Shoreland Protection Overlay)		Growth Mixed-Use 4, GM4
	Growth Mixed-Use 4, GM4		Growth Mixed-Use 7, GM7

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





# 200 foot Abutters List Report

Brunswick, ME

April 09, 2020

## Subject Properties:

Parcel Number: 40-34  
CAMA Number: 40-34-1  
Property Address: 10 CAPTAINS WAY

Mailing Address: SHIPYARD VENTURES LLC  
PO BOX 959  
PORTLAND, ME 04104

Parcel Number: 40-34  
CAMA Number: 40-34-2  
Property Address: 9 CAPTAINS WAY

Mailing Address: SHIPYARD VENTURES LLC  
PO BOX 959  
PORTLAND, ME 04104

---

## Abutters:

Parcel Number: 40-113  
CAMA Number: 40-113  
Property Address: 0 ADMIRAL FITCH AVE

Mailing Address: PRIORITY ONE CAPITAL PARTNERS LLC  
2 MAIN ST  
TOPSHAM, ME 04086

Parcel Number: 40-115  
CAMA Number: 40-115  
Property Address: 0 ADMIRAL FITCH AVE

Mailing Address: TOWN OF BRUNSWICK  
85 UNION ST  
BRUNSWICK, ME 04011

Parcel Number: 40-16  
CAMA Number: 40-16  
Property Address: 0 ALLAGASH DR

Mailing Address: MIDCOAST REG REDEVELOPMENT  
AUTHORITY  
15 TERMINAL RD SUITE 200  
BRUNSWICK, ME 04011

Parcel Number: 40-35  
CAMA Number: 40-35  
Property Address: 0 CAPTAINS WAY

Mailing Address: MIDCOAST REG REDEVELOPMENT  
AUTHORITY  
15 TERMINAL RD SUITE 200  
BRUNSWICK, ME 04011

Parcel Number: 40-48  
CAMA Number: 40-48  
Property Address: 93 ADMIRAL FITCH AVE

Mailing Address: PRIORITY HOUSING LLC  
2 MAIN ST  
TOPSHAM, ME 04086

Parcel Number: 40-50  
CAMA Number: 40-50  
Property Address: 0 ADMIRAL FITCH AVE

Mailing Address: PINE TREE LAND HOLDING CO LLC  
71 THIRD AVE  
BURLINGTON, MA 01803

Parcel Number: 40-52  
CAMA Number: 40-52  
Property Address: 73 ADMIRAL FITCH AVE

Mailing Address: PRIORITY REAL ESTATE GROUP LLC  
2 MAIN ST  
TOPSHAM, ME 04086

Parcel Number: 40-72  
CAMA Number: 40-72  
Property Address: 0 ADMIRAL FITCH AVE

Mailing Address: MIDCOAST REG REDEVELOPMENT  
AUTHORITY  
15 TERMINAL RD SUITE 200  
BRUNSWICK, ME 04011

Parcel Number: 40-82  
CAMA Number: 40-82  
Property Address: 89 ADMIRAL FITCH AVE

Mailing Address: NORTHBRIDGE AVITA BRUNSWICK II  
LLC  
71 THIRD AVE  
BURLINGTON, MA 01803



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



135 River Road • Woolwich, ME 04579  
tim@atlanticenviromaine.com 207-837-2199  
www.atlanticenviromaine.com

September 18, 2018

Mr. Kevin Clark, President  
Sitelines PA  
8 Cumberland Street  
Brunswick, ME 04011

Re: Project Number #3593 - Wetland Delineation, Brunswick Landing, Captain's Way, Brunswick, Maine.

Dear Mr. Clark,

At your request, a wetland delineation was performed on a parcel of land located in Brunswick Landing and located off Captain's Way in the Town of Brunswick, Maine. The wetland delineation was done in accordance with the U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Regions (Version 2.0). The wetland delineation was performed on September 12, 2018 and all wetlands were flagged with pink, numbered flagging. AE flagged three distinct wetland areas identified as Wetland One (W1), Wetland Two (W2), and Wetland Three (W3).

### Site Description

The project area is located off Captain's Way in Brunswick Landing located in the Town of Brunswick, Maine. The site is developed with two residential structures and associated development that includes driveways and lawn area. The on-site topography is a relatively flat area that contains wooded uplands and forested wetlands.

### Description of Wetlands

The canopy layer in W1 and W2 is dominated by Red Maple (*Acer rubrum*) and Black Ash (*Fraxinus nigra*). The shrub layer is dominated by the same species in addition to Broad-leaf Cattails (*Typha latifolia*). The herbaceous layer includes Jewelweed (*Impatiens capensis*), Sensitive Fern (*Onoclea sensibilis*), Interrupted Fern (*Osmunda claytoniana*), Northern Bedstraw (*Galium boreale*), and Sedges (*Carex spp.*).

The canopy and shrub layer in W3 is dominated by Red Maple (*Acer rubrum*). The herbaceous layer includes Sensitive Fern (*Onoclea sensibilis*), Interrupted Fern (*Osmunda*

*claytoniana*), Northern Bedstraw (*Galium boreale*), Highbush Blueberry (*Vaccinium corymbosum*), Field Horsetail (*Equisetum arvense*), and Sedges (*Carex spp.*).

According to the U.S. Department of Agriculture, *Soil Survey of Cumberland County and Part of Oxford County, Maine*, there are several soil types mapped within the project area. They include Walpole fine sandy loam (Wa), a poorly drained, hydric soil type and Windsor loamy sandy (WmB), an excessively drained soil type. Soils within the wetland were identified as hydric within the upper ten (10) inches of the soil profile with a value of three (3) or less and a chroma of two (2) or less with distinct mottling. The primary hydrology indicators include water stained leaves (B9) and saturation (A3).

The adjacent uplands in all three wetlands are dominated by White pine (*Pinus strobus*), White Birch (*Betula papyrifera*), and Northern Red Oak (*Quercus rubra*). The soils in the upland were identified with a value higher than three (3) and a chroma higher than two (2). There were no indicators of hydrology identified.

#### **STATE AND FEDERAL REGULATORY REVIEW -**

All wetlands are regulated by Maine Department of Environmental Protection (DEP) under the Natural Resources Protection Act (NRPA) and by the U.S. Army Corps of Engineers (Corps) under the Programmatic General Permit (PGP). The DEP also defines specific types of wetlands as Wetlands of Special Significance (WOSS) if they meet the specific criteria of Section 4 of Chapter 310 of the NRPA. Based on AE's assessment of the wetlands, the wetlands do not meet the definition of a WOSS. Before any disturbance onsite, AE suggests that the U.S. Army Corps of Engineers and the Maine Department of Environmental Protection should review any proposed impacts to these wetlands and/or the associated buffers.

#### **TOWN OF BRUNSWICK -**

The Town of Brunswick regulates Freshwater Wetlands as, "a freshwater swamp, marsh, bog, or similar area other than a forested wetland which is:

A. Of ten or more contiguous acres; or of less than ten contiguous acres and adjacent to a surface water body, excluding any river or stream, such that in a natural state, the combined surface area is in excess of ten acres; and

B. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and that under normal circumstances does support, a prevalence of wetland vegetation typically adapted for life in saturated soils. Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition.

All three wetlands are forested wetlands less the 10 acres in size and therefore do not meet the Town's definition as a freshwater wetlands; however, AE suggests you contact the Town of Brunswick Planning Department prior to any soil disturbance onsite.

Thank you for the opportunity to work with you on this project. Should you have any additional questions, please do not hesitate to contact me at 207-837-2199 or via email at [tim@atlanticenviromaine.com](mailto:tim@atlanticenviromaine.com).

Sincerely,  
Atlantic Environmental LLC.

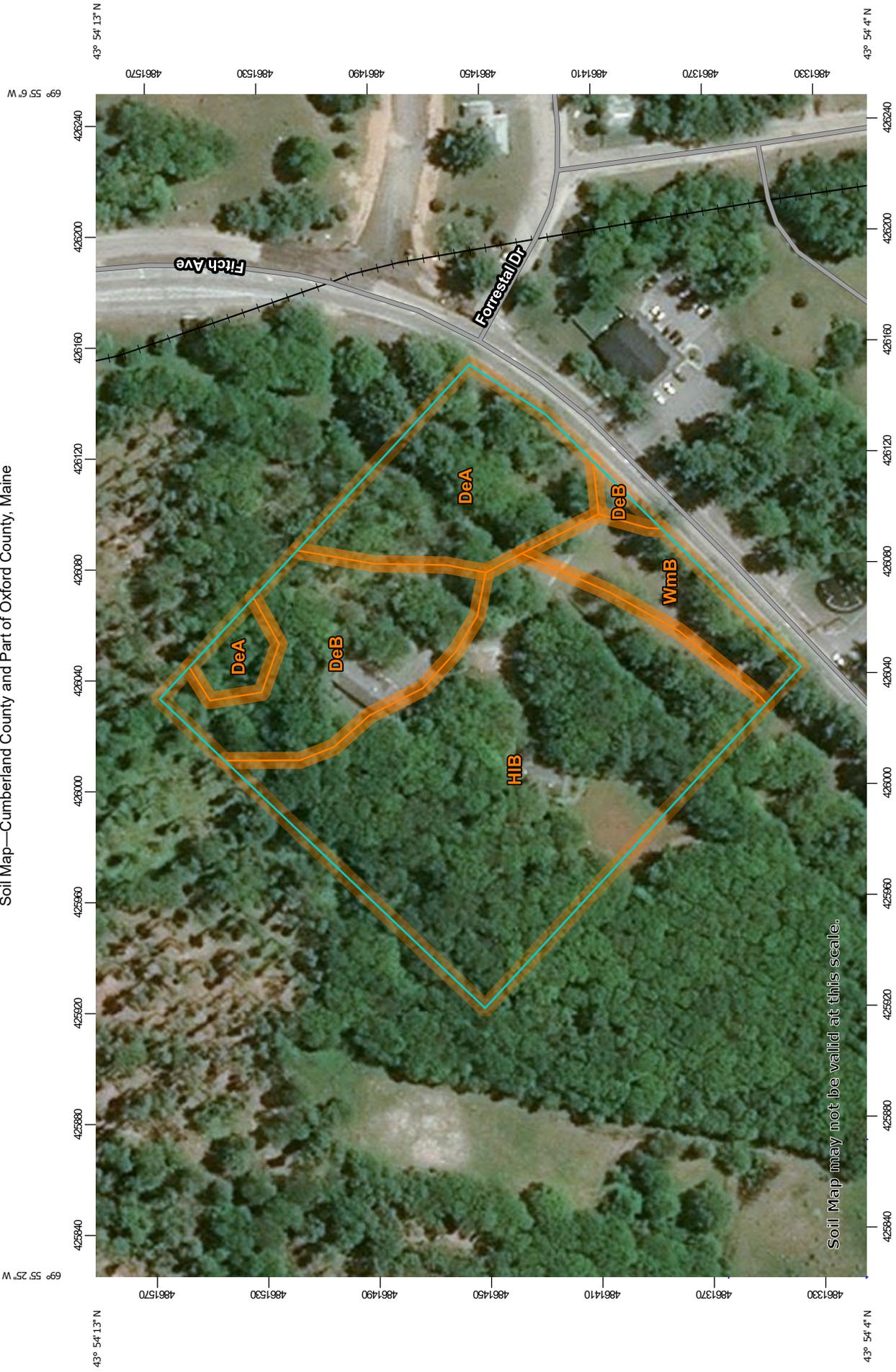


Timothy A. Forrester, Owner  
PWS #1933



**Photograph One. Partial view of W1 and W2. Photographer: Lisa Vickers Atlantic Environmental, LLC. Date: September 12, 2018.**

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



Map Scale: 1:1,950 if printed on A landscape (11" x 8.5") sheet.



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



## MAP LEGEND

- Area of Interest (AOI)
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Water Features**
  - Streams and Canals
- Transportation**
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
  - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

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

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

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

Survey Area Data: Version 16, Sep 16, 2019

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

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

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

## Map Unit Legend

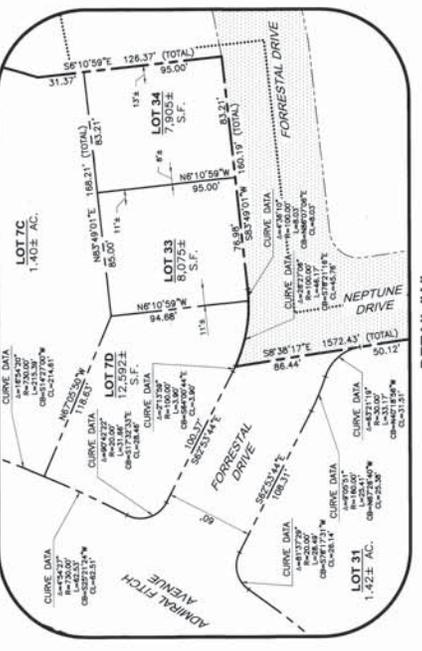
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeA	Deerfield loamy fine sand, 0 to 3 percent slopes	1.3	19.4%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	1.3	18.5%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	3.6	53.8%
WmB	Windsor loamy sand, 0 to 8 percent slopes	0.6	8.3%
<b>Totals for Area of Interest</b>		<b>6.7</b>	<b>100.0%</b>



NO.	DATE	DESCRIPTION
1	6/11/2014	FOR SIGNATURE & RECORDING



SEE DRAWING 1 OF 7 FOR PLANNING BOARD SIGNATURE BLOCK & CONDITIONS OF APPROVAL, SURVEYOR'S CERTIFICATION, LEGEND, DIMENSION TABLES & DETACHMENT DIMENSION TABLE



LOT NUMBER	PREVIOUSLY REVISED LOT AREA	REVISED LOT AREA
5	2,174 ACRES	2,661 ACRES
6	5,044 ACRES	2,154 ACRES
6A	-	1,862 ACRES
6B	-	1,862 ACRES
6C	-	1,862 ACRES
7	6,878 ACRES	-
7A	-	3,202 ACRES
7B	-	1,981 ACRES
7C	-	1,401 ACRES
7D	-	12,592 ACRES
8	5,074 ACRES	5,084 ACRES
31	1,418 ACRES	1,424 ACRES
33	8,074± S.F.	8,075± S.F.





**GENERAL NOTES:**

1. OFF STREET SIDE PARK WILL BE PROVIDED, HOWEVER INDIVIDUAL SITE DEVELOPMENT PLAN.
2. DUE TO EXISTENCE OF A FORMER SHEET PILING RANGE, A PORTION OF THE COMMON DEVELOPMENT PLAN WILL BE REMOVED TO ALLOW FOR THE CONSTRUCTION OF A PORTION OF THE COMMON DEVELOPMENT PLAN.
3. THE NEW DRIVE WILL BE MADE TO FULLY CONNECT LOTS 5 & 8 BEFORE THEY CAN BE DEVELOPED.
4. 24'-STREET PARKING WILL BE ALLOWED ON PEGASUS STREET, WITHIN THE LIMITATIONS OF EXISTING RIGHT OF WAY.

**PLAN HISTORY:**

1. ORIGINAL PLAN DATED 04-21-14, NOT RECORDED.
2. AMENDMENT, RECORDED IN PLAN BOOK 219 PAGE 287 ON 07-10-19
3. AMENDMENT, RECORDED IN PLAN BOOK 219 PAGE 400 ON 10-04-19

CUMBERLAND COUNTY REGISTRY OF DEEDS  
 RECORD DATED 01-28-2019  
 AT 9:45 AM BY SA M. AND  
 FILED IN PLAN BOOK 219 PAGE 532.  
 ATTESTED: [Signature] REGISTER

- 11. 10-24-19 REVISED LOT LINE BETWEEN LOT 6A1 & LOT 6C MGA
- 12. 07-04-19 REVISED LOT 6A WITH TWO PARCELS: LOTS 6A1 & 6A2 MGA AND CONCEPT OF APPROVAL
- 13. 04-04-19 REVISED LOT 6A WITH TWO PARCELS: LOTS 6A1 & 6A2 MGA AND CONCEPT OF APPROVAL
- 14. 04-04-19 REVISED LOT 6A WITH TWO PARCELS: LOTS 6A1 & 6A2 MGA AND CONCEPT OF APPROVAL
- 15. 11-07-14 ADD APPROVAL, SIGNATURE BLOCK MFC
- 16. 11-05-14 REVISED LOT 8 LOT LINES MFC
- 17. 07-17-14 REVISED LOT 8 LOT LINES AND NOTES MFC
- 18. 07-15-14 REVISED CONCEPT DESIGN MFC
- 19. 07-03-14 REVISED CONCEPT DESIGN MFC
- 20. 05-27-14 SUBMITTED TO THE TOWN OF BRUNSWICK MFC

**MASTER PLAN**

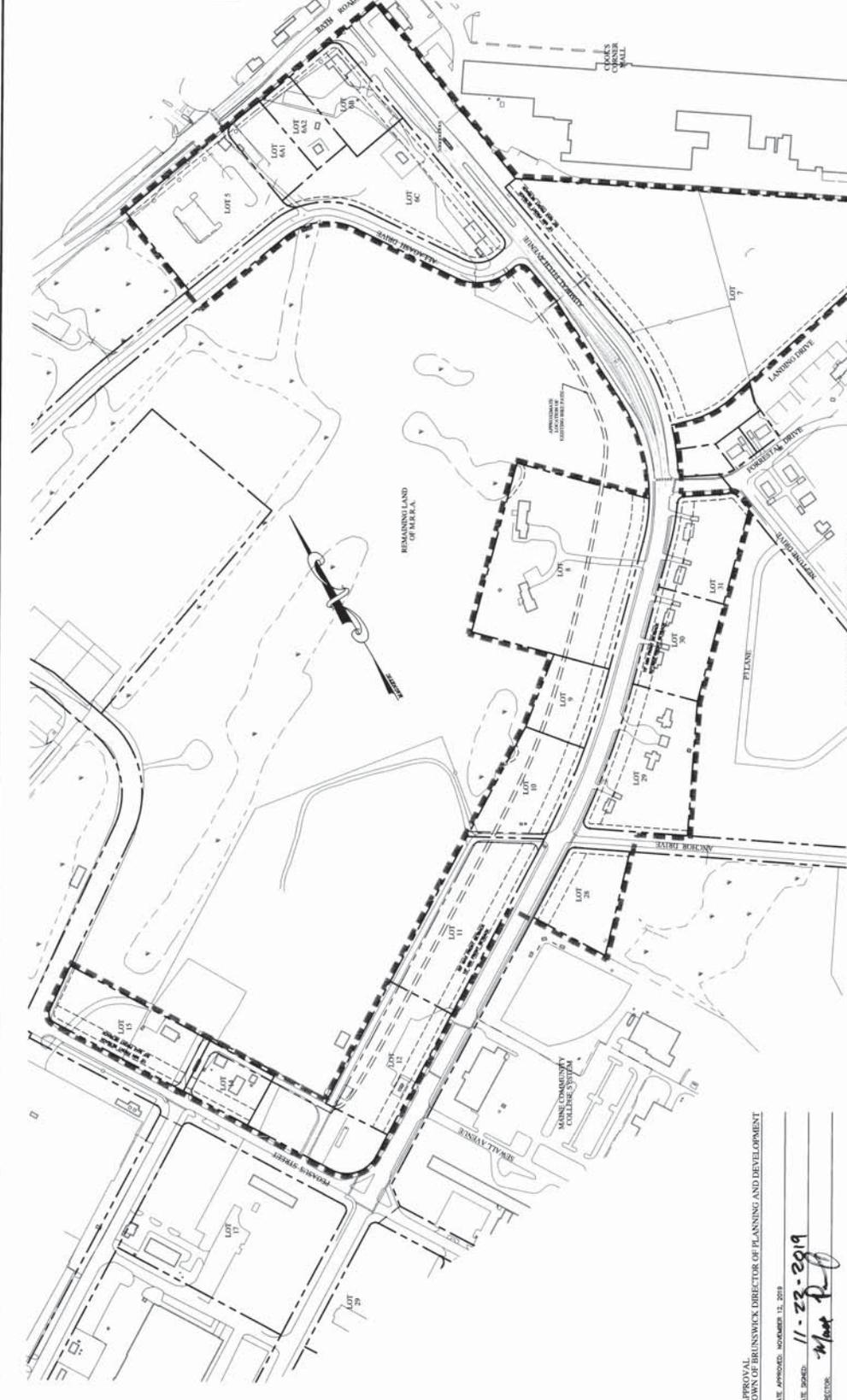
COMMON DEVELOPMENT PLAN  
 ADMIRAL FITCH AVENUE, BRUNSWICK LANDING  
 MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY (OWNERS)  
 15 TERMINAL ROAD, SUITE 200, BRUNSWICK, MAINE 04011

**SITELINES**  
 CIVIL ENGINEERS & PLANNERS - LAND SURVEYORS  
 119 BRUNSWICK ROAD, SUITE 100  
 BRUNSWICK, MAINE 04011  
 TEL: 207-739-1111  
 WWW.SITELINESMAINE.COM

FIELD NO.: 11-1507  
 DRAWN BY: RFL  
 CHECKED BY: KPC  
 DATE: 4-21-14

JOB #: 2504  
 MAPLOT:  
 SHEET: 1

FILE: 2014-02-SITE



**CONDITIONS OF APPROVAL (JULY 23, 2014):**

1. THAT THE GENERAL NOTES BE REVISED TO REFLECT THE CHANGES TO THE PLAN AND MATERIALS SUBMITTED BY THE APPLICANT AND THE WRITTEN AND ORAL COMMENTS OF THE APPLICANT, RECORD AND CHANGES TO THE APPROVED PLAN NOT CALLED FOR IN THESE CONDITIONS OF APPROVAL OR OTHERWISE, AND THAT THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REQUIRE A REVIEW AND APPROVAL IN ACCORDANCE WITH THE BRUNSWICK ZONING ORDINANCE.
2. THAT ALL ELEMENTS BE PRESERVED FOR THE EXISTING BICYCLE/WALKING PATH, THE INTENT BEING THAT THE PATH BE PRESERVED FOR THE USE OF THE PUBLIC AND THAT THE PATH BE PRESERVED FOR THE USE OF THE PUBLIC AND THAT THE PATH BE PRESERVED FOR THE USE OF THE PUBLIC.
3. THAT NEW SIGNAGE SHALL BE PROVIDED ALONG PEGASUS STREET CONSISTENT IN WIDTH AND MATERIALS WITH THE EXISTING SIGNAGE.
4. THAT THE SIGNAGE AND DENSITY SIGNAGE AS APPROVED SHALL BE PLACED ON THE COMMON DEVELOPMENT PLAN.
5. THAT THE SIZE AND MATERIALS FOR BUSINESS IDENTIFICATION SIGNS ON LOT 5 SHALL BE DETERMINED AT THE DISCRETION OF THE DIRECTOR OF PLANNING AND DEVELOPMENT.
6. THAT FOUNDRIES 1-4 IN THE COMMONAL AND DENSITY TABLE FOR THE COMMON DEVELOPMENT PLAN SHALL BE REMOVED TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND DEVELOPMENT. (COMPLETED)

**CONDITIONS OF APPROVAL (APRIL 23, 2018 & JULY 6, 2019):**

1. THAT THE GENERAL NOTES BE REVISED TO REFLECT THE CHANGES TO THE PLAN AND MATERIALS SUBMITTED BY THE APPLICANT AND THE WRITTEN AND ORAL COMMENTS OF THE APPLICANT, RECORD AND CHANGES TO THE APPROVED PLAN NOT CALLED FOR IN THESE CONDITIONS OF APPROVAL OR OTHERWISE, AND THAT THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REQUIRE A REVIEW AND APPROVAL IN ACCORDANCE WITH THE BRUNSWICK ZONING ORDINANCE.

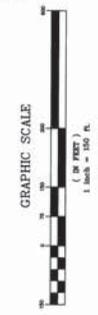
Standard	R-CMU	MAP	CSP
Maximum Lot Area	24,000 sq ft	24,000 sq ft	24,000 sq ft
Maximum Residential Density	24 units per acre	24 units per acre	24 units per acre
Minimum Lot Width	None	None	None
Minimum Building Footprint	80%	None	None
Minimum Front Yard	0 feet	0 feet	15 feet
Minimum Front Yard	5 feet	None	50 feet
Minimum Rear Yard	0 feet	0 feet	0 feet
Minimum Side Yard	0 feet	0 feet	0 feet
Maximum Building Height	45 stories or 240 feet	24 feet	150 feet
Maximum Building Footprint per Structure	20,000 Square Feet	None	20,000 Square Feet

\*Structures must include landscaping and shall not include parking.

Aggregates to Admiral Fitch Avenue and Pegasus Street only.

APPROVAL  
 TOWN OF BRUNSWICK DIRECTOR OF PLANNING AND DEVELOPMENT  
 DATE APPROVED: NOVEMBER 12, 2019  
 DATE SIGNED: 11-22-2019  
 DIRECTOR: [Signature]

THIS PLAN IS TO BE USED FOR THE PURPOSES OF AN INFORMATIONAL AND TECHNICAL REVIEW. CONSTRUCTION OF THE PROJECT OR CONSTRUCTION OF THE PROJECT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE BRUNSWICK ZONING ORDINANCE.



**APARTMENTS AT BRUNSWICK LANDING, BRUNSWICK, MAINE**



**Photograph 1: Similar Apartment, Cumberland, Maine**



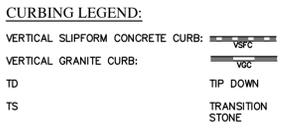
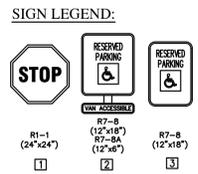
**Photograph 2: Similar Apartments, Cumberland, Maine**

**APARTMENTS AT BRUNSWICK LANDING, BRUNSWICK, MAINE**



**Photograph 3 Similar Apartment, Cumberland, Maine**

03020 - THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITEWORK PA. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITEWORK PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITEWORK PA IS PROHIBITED AND IS AT THE USER'S RISK.



- LAYOUT NOTES:**
- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
  - BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY. REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
  - ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
  - ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - BUILDING FOUNDATION SHOWN IS NOT FOR FOUNDATION LAYOUT. COORDINATE SITE WORK WITH ARCHITECTURAL DRAWINGS INCLUDING BUILDING FEATURES AND FOUNDATION PLAN.
  - REFER TO SHEET C4 FOR GRADING AND DRAINAGE INFORMATION.
  - REFER TO SHEET L1 FOR LANDSCAPE INFORMATION.
  - REFER TO SHEET L2 FOR LIGHTING INFORMATION.

GROWTH-MIXED USE 7 ZONING DISTRICT (GM7)			
ZONING STANDARD	REQUIRED (GM7)	REQUIRED (CDP)	PROPOSED
MIN. LOT SIZE:	N/A	N/A	5.68 ACRES
MIN. LOT WIDTH:	N/A	N/A	1,934.31'
MAX. RESIDENTIAL DENSITY:	24 UNITS PER ACRE	24 UNITS PER ACRE = 266 UNITS	108 UNITS
YARD DEPTH:			
FRONT:	0'	15'	>15'
REAR:	0'	0'	N/A
SIDE:	0'	0'	N/A
MIN. HEIGHT:	24'	1 STORY	>1 STORY
MAX. HEIGHT:	40'	4 STORIES OR 50'	3 Stories / <50'
MAX. FOOTPRINT:	NONE	20,000 S.F.	3,910 S.F.
MAX. IMPERVIOUS SURFACE COVERAGE:	100%	100%	38%
PARKING:	(1 BED) 1 PER D.U. = 54 (2 BED) 2 PER D.U. = 108 TOTAL = 162		172

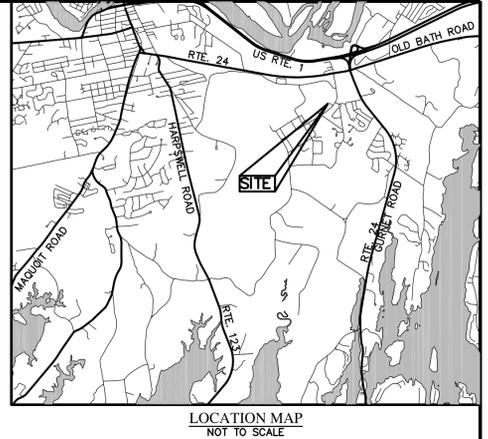
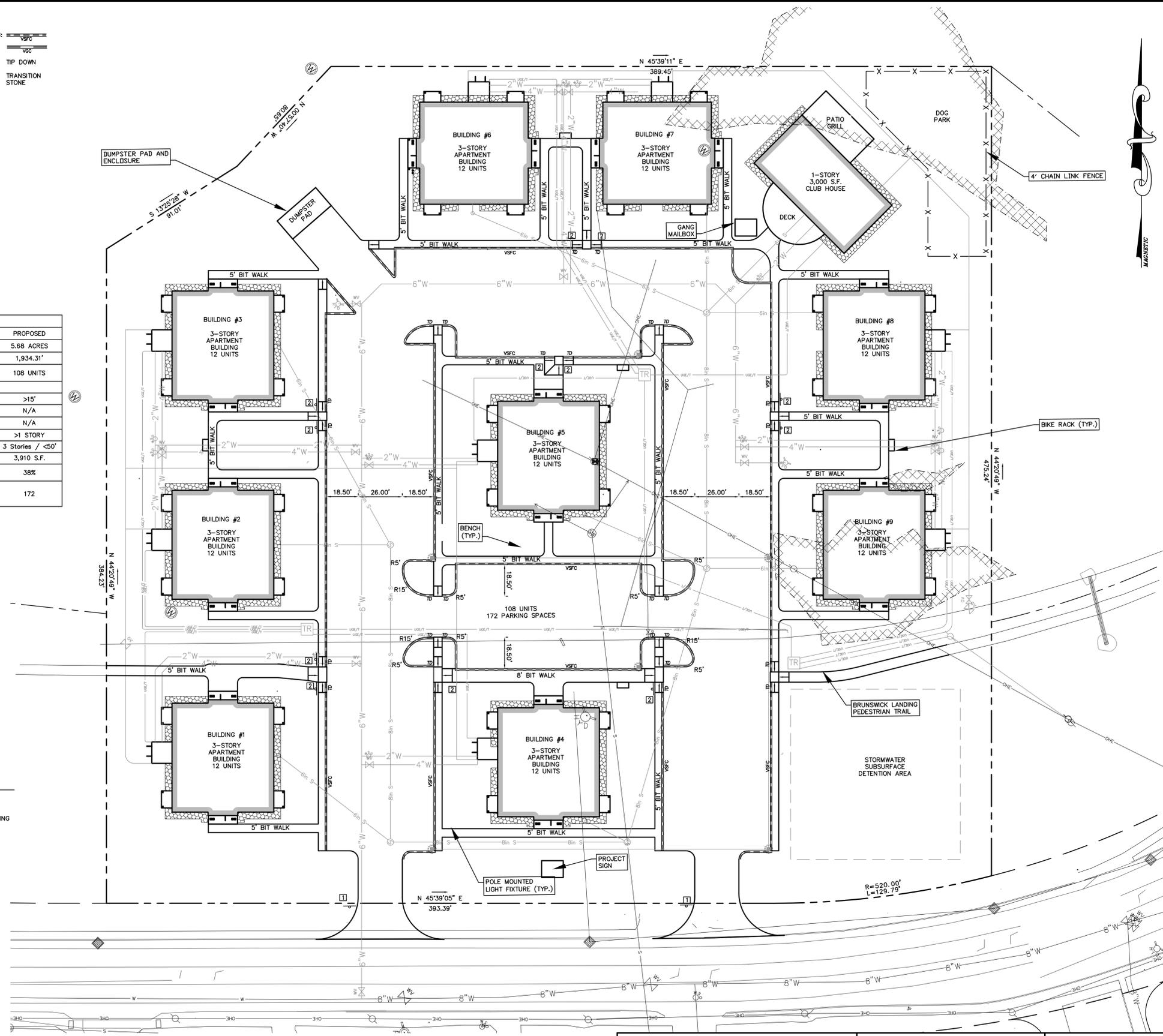
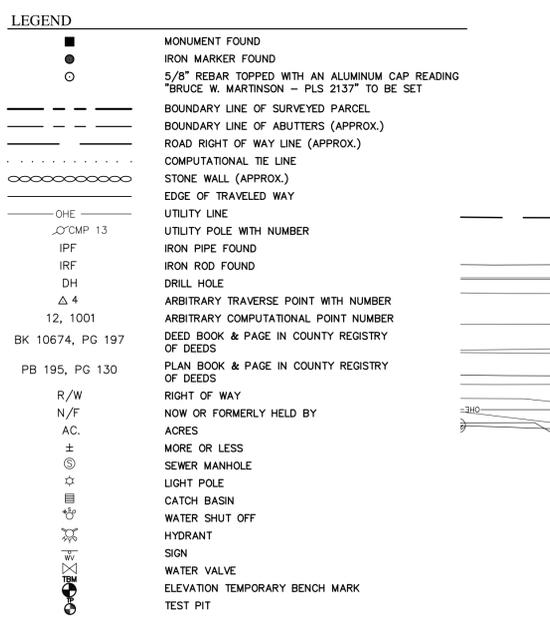
\*50 FOOT MAXIMUM FRONT YARD SETBACK

**APPROVAL**  
TOWN OF BRUNSWICK PLANNING BOARD

DATE APPROVED: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_



- GENERAL NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL: BK 34127, PG 297
  - AREA INFORMATION: LOT AREA: 5.69 ACRES
  - TAX MAP REFERENCE: TAX MAP 40, LOT 24
  - BASIS OF BEARINGS: BEARINGS ARE REFERENCED TO MAGNETIC.
  - FLOOD ZONE INFORMATION: PARCEL IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE THE PRELIMINARY DATE JANUARY 3, 1986)
  - IMPERVIOUS AREA: EXISTING IMPERVIOUS AREA: 23,167 S.F. (0.53 AC)  
PROPOSED IMPERVIOUS AREA: 120,810 S.F. (2.77 AC)  
NET CHANGE IN IMPERVIOUS AREA: +97,643 S.F. (2.24 AC)
- UTILITY NOTES:**
- INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) PRIOR TO EXCAVATION.

1. 04-21-20 SUBMITTED FOR SKETCH PLAN REVIEW CYN

TITLE: **SITE LAYOUT PLAN**

PROJECT: APARTMENTS AT BRUNSWICK LANDING  
CAPTAINS WAY, BRUNSWICK, MAINE 04011

PREPARED FOR: SHIPYARD VENTURES, LLC  
74 NEPTUNE DRIVE, BRUNSWICK, MAINE 04011

**SITELINES**  
119 PURINTON ROAD, SUITE A  
BRUNSWICK, MAINE 04011  
207.725.1200  
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

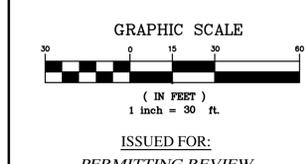
FIELD WK: MC/CR SCALE: 1"=30'  
DRN BY: RPL JOB #: 3593  
CH'D BY: CYN MAP/PLOT: 40/24  
DATE: 04-11-2020 FILE: 3593-SITE

SHEET: **C3**

04-21-19

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

CALL DIG SAFE UTILITY LOCATION  
**1-888-344-7233**  
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES



238 Harpswell Neck Rd.  
Harpswell, ME 04079  
April 20, 2020

Mr. Jared Woolston  
Town of Brunswick  
Department of Planning and Development  
85 Union Street  
Brunswick, ME 04011

Re: 409 Bath Rd. Change of Use to School and  
Conditional Use Permit for financial counseling

Dear Jared:

Conditional Use Permit Criteria:

1. The proposed structure and site design comply with all standards of this Ordinance applicable to the zoning district and any overlay district within which the property is located.

The property is in RP-1 – Rainy Day LLC proposes a specialty school with activity stations to fall within permitted use. The primary use will be one-on-one mentoring of students with a care provider. We may also have weekly small group activities that will serve young adults, seniors, and the disabled. All office use is planned between 9 am and 5 pm. Workshop use will typically be 6 pm to 8 pm. We are applying for a Conditional use permit to allow service businesses associated with mentoring and modeling educational experiences with young adults and operation of a financial planning practice and service provider offices. The residential basement apartment will be segregated from the three basement offices by a fire wall and separate entrance.

Impervious Surface – The estimated current total is 8,554 sf of the 10,890 sf of the town-required impervious limit. We propose a total of no greater than 10,128 sf of additional impervious surface. See Table x.

Grading plan – minor grading is expected as shown on the contour diagram to accommodate the northeast driveway.

Current 15-space parking provides for the financial planning practice (4 spaces), offices at 2 per tenant office (8 spaces), apartment (2 spaces). The site sketch also displays an oversized parking space for handicapped access. The driveway extending to the barn (accessory structure) provides additional incidental parking.

2. The proposed use will not create significantly more vehicular traffic by patrons, residents, or suppliers than the uses and structure currently within 300 feet of the proposed use or structure that generates the most vehicular traffic;

The former use of a day spa provided for up to six stylists and their associated hour and half-hour multiple service appointments from 8:00 AM to 10:00 PM Tuesday-Saturday. The proposed everyday use is estimated to cause 75% less vehicular traffic and operate occasionally in evenings. Organizations such as the Maine Parent Federation hold trainings to pair experienced parents with other parents who need support navigating special education and vocational rehabilitation. Evening activities, parental support group meetings, and trainings may occur at outdoor activity stations (barn, gazebo, dog training yard, and therapeutic garden) but are low-noise and low-intensity. Special events for community organizations are anticipated on a less than quarterly basis.

3. The proposed use will not operate or require deliveries earlier in the morning, or later at night, than the uses and structures currently within 300 feet of the proposed use or structure that operate earliest in the morning and latest at night.

Services include coaching and counseling. There will be no significant product shipment or delivery. We operate during normal business hours.

4. The proposed use shall not create any more adverse impacts on any current use or structure within 300 feet of the lot on which the proposed use or structure would be located.

We anticipate no noise or other impacts beyond the boundaries of the property.

5. The application shall further the planning goals of the adopted Town of Brunswick 2008 Comprehensive Plan, as amended, including but not limited to the planning goals for the Planning Area (see Brunswick Zoning Ordinance Appendix A - Planning Areas) in which the property is located.

We propose site development which will include landscaping and plantings to provide for improved ecological value (butterfly garden, fruit trees, and upland rice).

# CONDITIONAL USE PERMIT APPLICATION

1. Project Name: Rainy Day Farm

2. Project Applicant

Name: Scott Lemieux

Address: 409 Bath Rd.

Brunswick, ME 04011

Phone Number: (207) 729-0734

Email: scott.l.lemieux@ampf.com

4. Project Owner (if different than applicant)

Name: Rainy Day LLC, Scott Lemieux

Address: 238 Harpswell Neck Rd.

Harpswell, ME 04079

Phone Number: (207) 373-1075

Email: sjlemu@gmail.com

5. Authorized Representative

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

Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

1. TBD

2. \_\_\_\_\_

3. \_\_\_\_\_

7. Physical Location of Property: 409 Bath Rd., Brunswick, ME 04011

8. Lot Size: .69 ac

9. Zoning District: RP-1

10. Overlay Zoning District(s): \_\_\_\_\_

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application?

Applicant (Rainy Day, LLC)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

12. Assessor's Tax Map B46 Lot Number 15 of subject property.

13. Brief description of proposed use: Counseling, coaching, hub of family support services, and training. Residential apartment, solo advisor financial planning practice.

\_\_\_\_\_

\_\_\_\_\_

14. Describe specific physical improvements to be done: See conceptual plan. Landscaping and grading plan to provide for demonstration gardens, gazebo and driveway access to barn. Fruit tree and butterfly garden plantings. Basement bedroom egress, basement office egress. 2-hour fireproof basement ceiling, subdivide basement offices, entrance airlock, addition of doors and catwalk to office spaces.

Owner Signature:

Scott L Lemieux, 4/20/20, 15:15:00 (electronic signature)

Applicant Signature (if different):

\_\_\_\_\_



# RAINY DAY FARM, LLC

409 BATH RD, BRUNSWICK ME

## RAINY DAY FARM:

- Self-Advocacy/ Special Ed Transition Planning
- IEP Goal Setting
- Intergenerational Mentoring
- Financial Planning Workshops & Non-profit Events
- Therapy Dog Training/ Pet First Aid Training
- Leased offices to service providers such as counselors, speech pathologists

CONSTRUCTION SPECIFICATIONS	
	2 HR FIREWALL
	EMERGENCY EXIT LIGHTING
	THERMALINK HEAT ACTIVATED FIRE ALARM
	LOCKED TENANT DOOR
WALLS 2X4 16"O.C. STANDARD	
2 HR CEILING THROUGHOUT BASEMENT	
15 PARKING SPACES 18 2X THE REQ'D	

IMPERVIOUS SURFACE TABLE	
NAME	AREA
Existing Structure, Front Entry & Side Covered Entry	1799.5 sq ft.
Existing Parking Lot	5530.2 sq ft.
Existing Misc. Boundry Area	1270.3 sq ft.
<b>EXISTING IMPERVIOUS SURFACE</b>	<b>SUBTOTAL 8599.9 sq ft.</b>
Proposed 14'x14' Gazebo	196.0 sq ft.
Proposed 13'x16' Rear Deck & Stairs	242.2 sq ft.
Proposed 12'x20' Barn	280.0 sq ft.
Proposed 13'x16' Patio	210.3 sq ft.
2'x8' Rockwall @ Entrance	33.8 sq ft.
5'x10' Gazebo Landing	50.0 sq ft.
Proposed 10' Wide Access Driveway	330.4 sq ft.
3'x60' Foot Path	174.2 sq ft.
<b>TOTAL ADDITIONAL IMPERVIOUS SURFACE</b>	<b>SUBTOTAL 1574.1 sq ft.</b>
<b>PROPOSED SITE TOTAL</b>	<b>10174 sq ft.</b>
<b>CODE LIMIT</b>	<b>10890 sq ft.</b>

PROJECT PHASES	
Phase	
I	INTERIOR:
(April-July 2020)	Kitchen Walls/Floor
	East Conference Room
	Entrance Air Lock
	North Office Modifications
	EXTERIOR:
	Garden
	Dog Run
	Rear Deck @ Office 1
	Gazebo (14'x14')
	Butterfly Garden
	Stonewall @ Accessway Entrance
II	Residential Apartment
(July-October 2020)	Basement Office Buildout
III	Tenant Occupancy
(January 2021)	Main Level & Basement Office Use
IV	Barn (12'x20')
(Spring 2021)	Patio (13'x16')
	Gazebo Landing (5'x10')
	Fence surrounding Gazebo
	Footpath

CONCEPTUAL PLANS:  
NOT FOR CONSTRUCTION

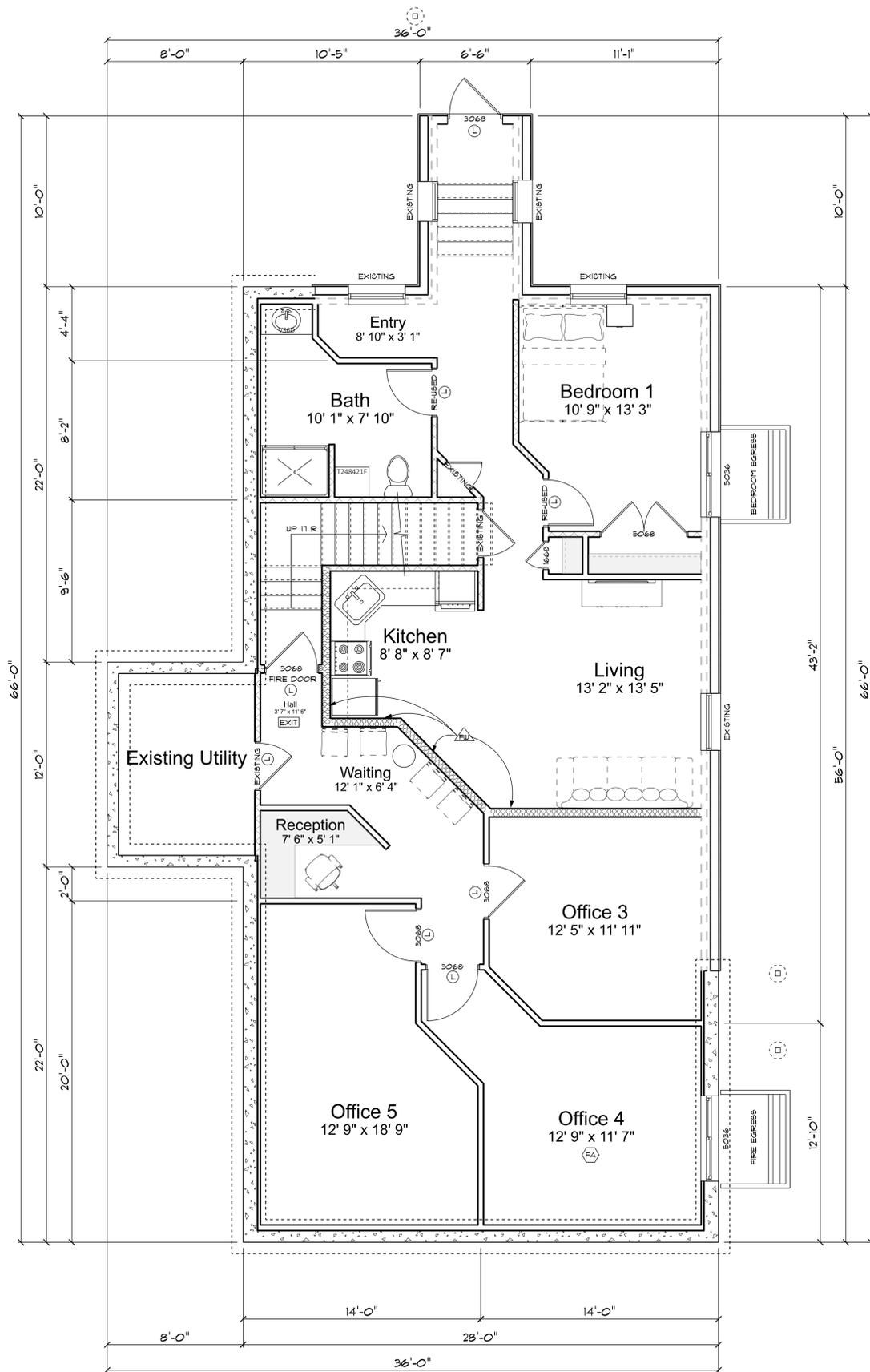
RAINY DAY FARM, LLC

409 Bath Rd, Brunswick ME

Prelim:	March 25th, 2020
Rev 1:	April 2nd, 2020
Rev 2:	April 8th, 2020
Rev 3:	April 12, 2020
Rev 4:	April 14, 2020
Rev 5:	April 17th, 2020
Final:	

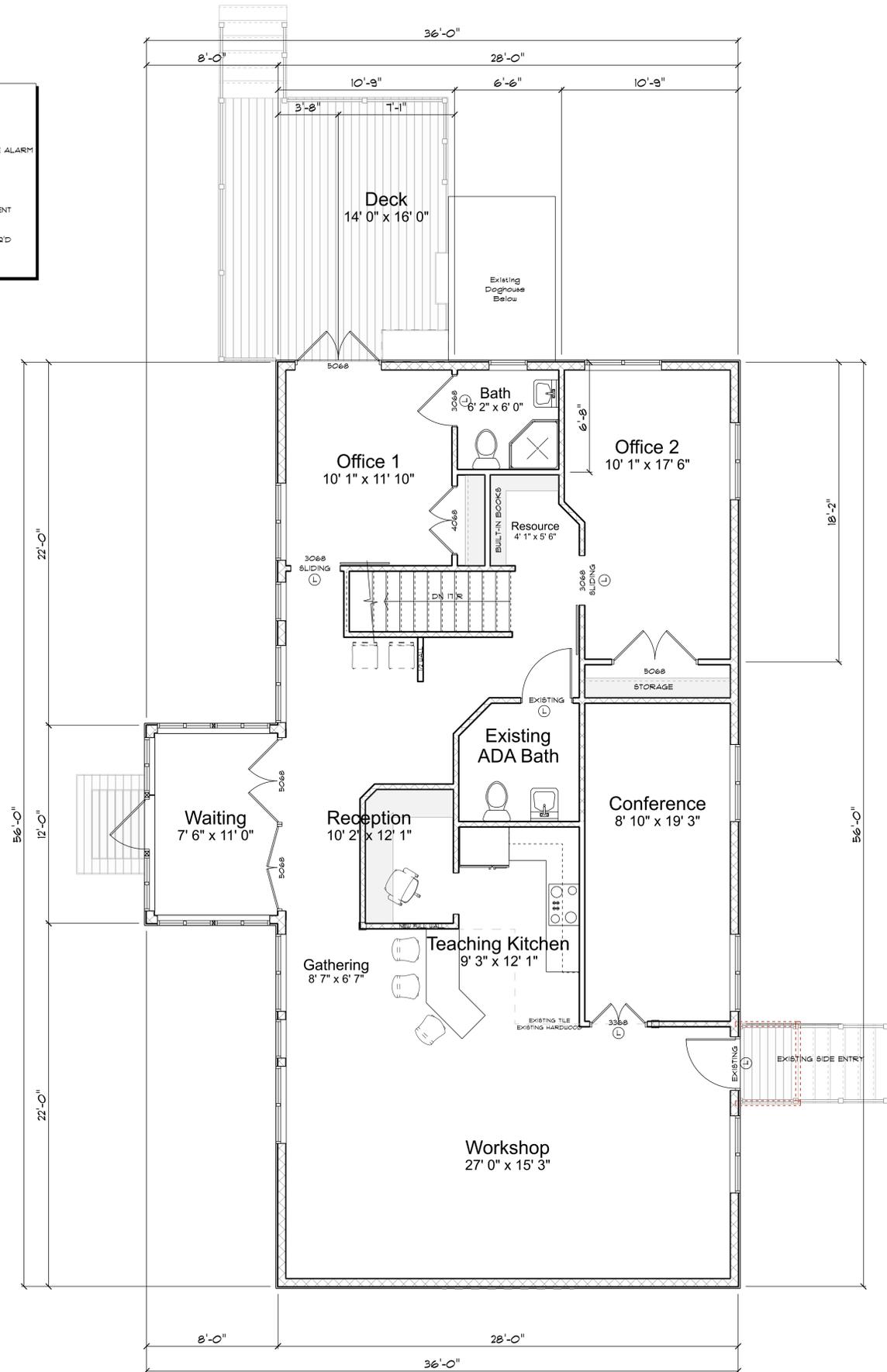
Scale:  
As Noted

Sheet:



**BASEMENT**  
SCALE: 1/4" = 1'-0"  
(2 HOUR CEILING THROUGHOUT)

CONSTRUCTION SPECIFICATIONS	
	2 HR FIREWALL
	EMERGENCY EXIT LIGHTING
	THERMALINK HEAT ACTIVATED FIRE ALARM
	LOCKED TENANT DOOR
WALLS 2X4 16" O.C. STANDARD	
2 HR CEILING THROUGHOUT BASEMENT	
15 PARKING SPACES 15 2X THE REQ'D	



**MAIN FLOOR**  
SCALE: 1/4" = 1'-0"

CONCEPTUAL PLANS:  
NOT FOR CONSTRUCTION

**RAINY DAY FARM, LLC**

409 Bath Rd, Brunswick ME

Prelim:	March 25th, 2020
Rev 1:	April 2nd, 2020
Rev 2:	April 8th, 2020
Rev 3:	April 12, 2020
Rev 4:	April 14, 2020
Rev 5:	April 17th, 2020
Final:	

Scale:  
As Noted

Sheet:

