1. Case #20-027 Maine Blue Shellfish, INC: The Staff Review Committee will review and take action on a Minor Development Review Sketch/Final Plan application submitted by Burnham and Lobozzo Builders LLC on behalf of Maine Blue Shellfish, INC to build a 1,900 square foot shellfish storage and distribution facility. The subject lot (Map 42, Lot 7) is within the GM4 (Growth Mixed-Use 4) Zoning District.

2. Other Business

3. Adjourn

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

3. Project Applicant
   Name: Burnham and Lobozzo Builders LLC
   Address: 8 Grange Hall Road
   New Gloucester, Maine 04260
   Phone Number: 207-333-2551
   Email: jglobozzo@gmail.com

4. Project Owner (if different than applicant)
   Name: Maine Blue Shellfish, INC
   Address: PO Box 357
   Brunswick, Maine 04011
   Phone Number: 617-423-1555
   Email: paul@capecodshell.com

5. Authorized Representative
   Name: Charlie Burnham, PE
   Address: 38 Grange Hall Road
   New Gloucester, ME 04260
   Phone Number: 207-712-6990
   Email: edwinburnham@gmail.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. Grange Engineering, LLC (Civil Engineer)
   2. 
   3. 

7. Physical location of property: 60 Thomas Point, Brunswick Maine

8. Lot Size: 24,750 SQFT

9. Zoning District: Growth Mixed - 4
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? 
   The applicant is the owner of the property.

12. Assessor’s Tax Map CC2 Lot Number 7 of subject property.


14. Describe specific physical improvements to be done: 1,900 sqft warehouse with a paved parking and access area in front of and around the entire 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.
<table>
<thead>
<tr>
<th>Requirements</th>
<th>Final Plan</th>
<th>Streamlined</th>
<th>Minor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application form and fee</td>
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<tr>
<td>Name of development</td>
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<tr>
<td>Existing zoning district and overlay designations</td>
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<tr>
<td>Location map</td>
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<tr>
<td>Names of current owner(s) of subject parcel and abutting parcels</td>
<td></td>
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<tr>
<td>Names of engineer and surveyor; and professional registration numbers of those who prepared the plan</td>
<td></td>
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</tr>
<tr>
<td>Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Documentation of Right, Title and Interest</td>
<td></td>
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<tr>
<td>Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected</td>
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<tr>
<td>Draft performance guarantee or conditional agreement</td>
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<tr>
<td>Scale, date, north point, and area</td>
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<tr>
<td>A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors</td>
<td></td>
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<tr>
<td>Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed</td>
<td></td>
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<tr>
<td>Existing easements associated with the development</td>
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<tr>
<td>Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities</td>
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<tr>
<td>Existing location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability</td>
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<tr>
<td>Topography with contour intervals of not more than two (2) feet</td>
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<tr>
<td>A Medium Intensity Soil Survey, available from the Cumberland County Soil and water Conservation District,. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.</td>
<td></td>
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<tr>
<td>Existing locations of sidewalks</td>
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<tr>
<td>A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas</td>
<td></td>
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<tr>
<td>Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas</td>
<td></td>
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<tr>
<td><strong>Requirements for Final Plan, Streamlined Review &amp; Minor Review Application Submittal</strong></td>
<td><strong>Final Plan</strong></td>
<td><strong>Streamlined</strong></td>
<td><strong>Minor</strong></td>
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<tr>
<td><strong>Infrastructure - Proposed</strong></td>
<td></td>
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</tr>
<tr>
<td>Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum</td>
<td></td>
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<td>X</td>
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<tr>
<td>Proposed easements associated with the development</td>
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<td></td>
<td>X</td>
</tr>
<tr>
<td>Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section</td>
<td></td>
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</tr>
<tr>
<td>Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.</td>
<td></td>
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<td>X</td>
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<tr>
<td>Proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Proposed locations, widths and profiles of sidewalks</td>
<td></td>
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<tr>
<td>Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.</td>
<td></td>
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<tr>
<td><strong>Infrastructure - Proposed</strong></td>
<td></td>
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<tr>
<td>Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization</td>
<td></td>
<td></td>
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<tr>
<td>Storm water management plan for the proposed project prepared by a professional engineer</td>
<td></td>
<td></td>
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<tr>
<td>The size and proposed location of water supply and sewage disposal systems</td>
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<tr>
<td>Where a septic system is to be used, evidence of soil suitability</td>
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<tr>
<td>A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure</td>
<td></td>
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<tr>
<td>A statement from the Fire Chief recommending the number, size and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken</td>
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<tr>
<td>A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure</td>
<td></td>
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<tr>
<td><strong>Proposed Development Plan</strong></td>
<td></td>
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<tr>
<td>Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site</td>
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<tr>
<td>Reference to special conditions stipulated by the Review Authority</td>
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<tr>
<td>Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.</td>
<td></td>
<td></td>
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<tr>
<td>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.</td>
<td></td>
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<tr>
<td>Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Proposed Development Plan</td>
<td>Final Plan</td>
<td>Streamlined</td>
<td>Minor</td>
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<tr>
<td>------------------------------------------------------------------------------------------</td>
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<tr>
<td>Disclosure of any required permits or, if a permit has already been granted, a copy of that permit</td>
<td></td>
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<tr>
<td>A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone</td>
<td></td>
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<tr>
<td>A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas</td>
<td></td>
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<tr>
<td>An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards</td>
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<tr>
<td>A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems</td>
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<tr>
<td>A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation</td>
<td></td>
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<tr>
<td>Number of lots if a subdivision</td>
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<tr>
<td>A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal</td>
<td></td>
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<tr>
<td>All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.</td>
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</tr>
<tr>
<td>Any additional studies required by the Review Authority</td>
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</table>
CHAPTER 4 – PROPERTY DEVELOPMENT STANDARDS

Section 1- Applicability of Property Development Standards
The proposed project is in the GR 4 Zone. The project includes the construction of a nearly 2,000 square foot warehouse and the associated site improvements. The warehouse will be used for the storage and distribution of shellfish, similar to the direct abutter. There is no residential use associated with this project.

Section 2- Dimensional and Density Standards
The lot is 100 feet wide and the required setbacks have been included on the Proposed Development Plan (Attachment 1). The development will include nearly 2,000 square feet of building and 6,500 square feet of pavement, covering a little over 34% of the site.

Section 3- Natural and Historic Areas
The site was previously developed and there are no natural or historic areas on the site. Erosion control notes and details have been included as part of the Proposed Development Plan. The only impact to the groundwater will be as a result of using an existing well.

Section 4- Flood Hazard Standards
There are no flood hazards in the proximity of the site. The FEMA Flood Map is included as Attachment 2.

Section 5- Basic and Municipal Services
The site will be served by public sewer. An email from the Brunswick Sewer district has been included (Attachment 3). The official permit will be issued once the connection fees have been paid. Water will be supplied from an existing private well. Site will generate minimal solid waste, which will be disposed of in accordance with DEP solid waste guidance. Site will not impact more than 0.25 acres. An Erosion Control Plan has been included as part of Attachment 2.

We would like to request a waiver from meeting the stormwater quantity standards. The minimal increase in impervious area (5,300 square feet) will have a negligible impact on any stormwater infrastructure.

Section 6- Landscaping Requirements
The landscaping will consist of grassed open space and protecting most of the trees in the back 100 feet of the site.

Section 7- Residential Recreation Requirements
Not applicable.

Section 8- Circulation and Access
The site will have a negligible impact on traffic. The curb cuts are existing.

Section 9- Parking and Loading
There are four parking spaces included at the front of the building. Per Table 4.9.1.A. only 1 off-street parking space is required.
Section 10 - Lighting
There is no outdoor lighting proposed.

Section 11 - Architectural Compatibility
The building is consistent with the other buildings in the area. The structural drawings have been included as Attachment 5 and include elevations of each side.

Section 12 - Neighborhood Protection Standards
Not Applicable.

Section 13 - Signs
The proposed sign will be 4’x8’. A picture of the sign is included as Attachment 6.

Section 14 - Performance Standards
There will be minimal/no noise, smoke, dust, fumes, odors, or vibrations associated with the operations of the facility.

Section 15 - Site Feature Maintenance
General site maintenance will include mowing the grass and keeping the area clear of debris.

Section 16 - Financial and Technical Capacity
The recorded deed is included as Attachment 4. A letter from the bank has been included to prove Financial Capacity. Burnham and LoboZZo builders have over 8 years of including residential, commercial, and industrial building projects.

6. DURING CONSTRUCTION PHASING PERIODS, THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO THE CORPORATION.


8. ESSENTIAL NON-STEMMABLE DISCHARGES TO INCLUDE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONTROLS IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONTROLS IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONTROLS IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
Hello Charlie,

Your permit for 60 Thomas Point Road is approved. Based on our discussion this morning, there will be relatively low usage of the sewer of the facility. The building will have a few employees and will be around 2,000 SF. The minimum entrance charge for a single dwelling will be assessed. The entrance charge is $2,147.00. You can pay online at brunswicksewer.org or by mail or in person at 10 Pine Tree Road. If you need to arrange another form of payment, contact Bonnie Shippen at bshippen@bsewer.org.

Once the permit fee is paid, you will be provided with a permit number. Before connecting to the sewer, please make sure and contact Wes Wharff at 841-7826 or wwharff@bsewer.org to arrange for an inspection.

Thank you for using our online permit system.

Rob

On Fri, Jul 3, 2020 at 11:29 AM BSD Entrance Permit <shared@bsewer.org> wrote:

Thank you for submitting an entrance permit application. You will be contacted by BSD staff soon to arrange for payment (if any) and inspection services. We hope you enjoy our online permit application. A copy of your submission is attached.

BSD Staff
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that CATHLEEN E. THIBEAULT, whose address is 1174 Augusta Road, Bowdoin, Maine 04287-7728, for consideration paid, grants to MAINE BLUE SHELLFISH, INC., a Maine business corporation whose address is 8 Seafood Way Docks 5-12, Boston, Massachusetts 02210, WITH WARRANTY COVENANT, a certain lot or parcel of land, with any buildings thereon, located in the Town of Brunswick, County of Cumberland and State of Maine, being more particularly described on Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Cathleen E. Thibault has caused this instrument to be executed and delivered this 31st day of March, 2020.

WITNESS:

__________________________  ____________________________
Cathleen E. Thibault

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

March 31, 2020

Then personally appeared the above-named Cathleen E. Thibault and acknowledged the foregoing instrument to be her free act and deed.

Before me,

__________________________  ____________________________
Notary Public/Attorney at Law
Print Name: Jeffrey B. Herbert

BY NO 1008365-
EXHIBIT A

A certain lot or parcel of land together with the mobile home and buildings thereon, situated at East Brunswick, so-called, in the Town of Brunswick, County of Cumberland and State of Maine, bounded and described as follows, to wit:

Beginning on the westerly side of the Bull Rock Road leading from Thomas Point to Brunswick at the southeast corner of land now or formerly owned by one Willard A. Brogan; thence running South forty (40) degrees West by said Brogan's southerly line two hundred fifty (250) feet more or less, to the easterly line of land now or formerly owned by George Gammon; thence turning and running South forty-two (42) degrees forty (40) minutes East by said Gammon's land one hundred (100) feet; thence turning and running North forty (40) degrees East keeping a distance of one hundred (100) feet southerly and parallel to said Brogan's southerly line two hundred fifty (250) feet, more or less, to the westerly side of the Bull Rock Road; thence in a northwesterly direction by said road to the point of beginning.

The above described premises being lot numbered seven (7) on an unrecorded plan, which is a portion of the property conveyed by Alfred W. Thurston to the Old Folk's Home in Bath by the following instruments:

Warranty Deed dated November 16, 1939, recorded in Cumberland Registry, Book 1590, Page 420; Warranty Deed recorded in Cumberland Registry, Book 1800, Page 224.

Meaning and intending to convey the same premises conveyed by Warranty Deed dated August 5, 2005 from Shirley M. Hart and David A. Hart to Cathleen E. Thibeault and recorded in the Cumberland County Registry of Deeds in Book 23004, Page 265.

Also conveying and releasing to the Grantee, without title covenant, all right, title, and interest to all property of the Grantor abutting the above described premises and located on the westerly side of the Bull Rock Road leading from Thomas Point to Brunswick.
GENERAL NOTES:
1. FIELD SLOT FLUSH GRRTS FOR BRACING (IF REQUIRED).
2. ATTACH WALL PANELS TO FRAMING MEMBERS WITH #12 S.H. SCREWS AS NOTED:
   4" O.C. AT BASE & TOPE OF PANELS
   12" O.C. AT ALL OTHER GRRTS (IF O.C. 130 MPH & OVER WIND LOAD).
3. USE #14 S.H. SCREWS 24" O.C. (MAX) AT PANEL SIDELAPS
   24" O.C. 130 MPH & OVER WIND LOAD).
4. USE #14 S.H. SCREWS 24" O.C. AT CORNER TRIM,
   12" O.C. 130 MPH & OVER WIND LOAD).

NOTE: PANEL LAPS STEM WALL 12"
ENDWALL FRAMING: LINE 3

ENDWALL SHEETING & TRIM: LINE 3

NOTE: PANEL LAPS STEM WALL 12"

GENERAL NOTES:
1. USE BACK-UP PLATE (AK504) FOR BRACING (IF REQUIRED)
   AT COLD-FORMED FRAMING MEMBERS
2. FIELD CUT ENDWALL PANELS AT ROOF PITCH FOR SLOPES
   GREATER THAN 1:12.
3. SEE SIDEWALL DRAWING FOR ADDITIONAL NOTES & SCREW
   PATTERN.

DRAWING STATUS
PRELIMINARY REVISED

REVISING

MBM METAL BUILDINGS
4723 W ATLANTIC AVE.
DELRAY BEACH, FL 33445
TEL: 800-282-2097

THE COASTAL GROUP
JONATHAN LABOZZO
60 THOMAS POINT ROAD
BRUNSWICK, ME 04011

GENERAL NOTES:
1. USE BACK-UP PLATE (AK504) FOR BRACING (IF REQUIRED)
   AT COLD-FORMED FRAMING MEMBERS
2. FIELD CUT ENDWALL PANELS AT ROOF PITCH FOR SLOPES
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PRELIMINARY REVISED

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MBM METAL BUILDINGS
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DELRAY BEACH, FL 33445
TEL: 800-282-2097

THE COASTAL GROUP
JONATHAN LABOZZO
60 THOMAS POINT ROAD
BRUNSWICK, ME 04011
### SPLINE PLATE & BOLT TABLE

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<th>Mark</th>
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<th>Width</th>
<th>Thick</th>
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<td>SP-3</td>
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<td>6&quot;</td>
<td>3/8&quot;</td>
<td>1-3/4&quot;</td>
<td>EC-1</td>
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<td>1.75</td>
<td>6&quot;</td>
<td>3/8&quot;</td>
<td>1-3/4&quot;</td>
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<td>4</td>
<td>A325</td>
<td>0.500</td>
<td>1.50</td>
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**Flange Braces:** (1) One Side; (2) Two Sides

- A = 12 x 60 x 1.5

### MEMBER TABLE

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<tr>
<th>Mark</th>
<th>Length (in)</th>
<th>Weight (lb)</th>
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<th>Outside Flange Width x Thick x Length (in)</th>
<th>Inside Flange Width x Thick x Length (in)</th>
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<td>RF2-2</td>
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<td>5 x 3/16&quot; x 15.7</td>
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<td>RF2-3</td>
<td>12</td>
<td>0.135</td>
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<td>5 x 3/16&quot; x 27.2</td>
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**RIGID FRAME CROSS SECTION: FRAME LINE 1**

**GENERAL NOTES:**

1. All field connections of primary framing members shall be bolted with A325 H.S. bolts and installed by the "turn of the nut" method.
2. All field connections of secondary framing shall be bolted with A327 machine bolts.
3. Welding processes used by manufacturer are in accordance with Sec. 13 of AWS D 1.1.
July 15, 2020

Paul Todesca
Maine Blue Shellfish, Inc
60 Thomas Point Road
Brunswick, Maine 04011

Dear Town of Brunswick,

This letter is a reference that Maine Blue Shellfish, Inc. is in good standing with Citizens Bank and has the financial viability to execute the cost of the construction project. Please let me know if you have any questions.

Regards,

Jeffrey D. Morse
Vice President
Relationship Manager II
Business Banking
Citizens Bank

45 Dan Road
Canton, MA 02021

Cell: 603-682-4586
jeffrey.morse@citizensbank.com
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 17, Jun 5, 2020

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.
<table>
<thead>
<tr>
<th>MAP LEGEND</th>
<th>MAP INFORMATION</th>
</tr>
</thead>
</table>

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
### Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Au</td>
<td>Au Gres loamy sand</td>
<td>5.7</td>
<td>20.1%</td>
</tr>
<tr>
<td>Md</td>
<td>Made land</td>
<td>11.1</td>
<td>39.4%</td>
</tr>
<tr>
<td>Sp</td>
<td>Sebago mucky peat</td>
<td>0.2</td>
<td>0.7%</td>
</tr>
<tr>
<td>Wa</td>
<td>Walpole fine sandy loam</td>
<td>7.4</td>
<td>26.2%</td>
</tr>
<tr>
<td>WmB</td>
<td>Windsor loamy sand, 0 to 8 percent slopes</td>
<td>3.8</td>
<td>13.6%</td>
</tr>
</tbody>
</table>

**Totals for Area of Interest**

|                                                        | 28.1 | 100.0% |

### Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate
pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a soil series. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into soil phases. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A complex consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An undifferentiated group is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include miscellaneous areas. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.
Cumberland County and Part of Oxford County, Maine

Au—Au Gres loamy sand

Map Unit Setting

- National map unit symbol: blgr
- Elevation: 10 to 2,200 feet
- Mean annual precipitation: 29 to 50 inches
- Mean annual air temperature: 37 to 46 degrees F
- Frost-free period: 70 to 160 days
- Farmland classification: Not prime farmland

Map Unit Composition

- Au gres and similar soils: 85 percent
- Minor components: 15 percent
- Estimates are based on observations, descriptions, and transects of the map unit.

Description of Au Gres

Setting

- Landform: Outwash plains
- Landform position (two-dimensional): Toeslope
- Landform position (three-dimensional): Talf
- Down-slope shape: Linear
- Across-slope shape: Linear
- Parent material: Sandy glacifluvial deposits derived from granite and gneiss

Typical profile

- H1 - 0 to 10 inches: loamy sand
- H2 - 10 to 32 inches: loamy sand
- H3 - 32 to 65 inches: sand

Properties and qualities

- Slope: 0 to 3 percent
- Depth to restrictive feature: More than 80 inches
- Natural drainage class: Poorly drained
- Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
- Depth to water table: About 0 to 18 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Available water storage in profile: Low (about 3.6 inches)

Interpretive groups

- Land capability classification (irrigated): None specified
- Land capability classification (nonirrigated): 4w
- Hydrologic Soil Group: A/D
- Hydric soil rating: Yes

Minor Components

Saugatuck

- Percent of map unit: 6 percent
- Landform: Outwash plains
- Landform position (two-dimensional): Toeslope
- Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Deerfield
Percent of map unit: 4 percent
Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Scantic
Percent of map unit: 2 percent
Landform: Coastal plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Walpole
Percent of map unit: 2 percent
Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Windsor
Percent of map unit: 1 percent
Landform: Outwash plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Md—Made land

Map Unit Setting
National map unit symbol: blj8
Elevation: 10 to 1,800 feet
Mean annual precipitation: 30 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Not prime farmland
Map Unit Composition

Made land: 85 percent
Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Made Land

Setting
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile
H1 - 0 to 65 inches: variable

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Minor Components

Buxton
Percent of map unit: 3 percent
Landform: Coastal plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Scantic
Percent of map unit: 3 percent
Landform: Coastal plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Belgrade
Percent of map unit: 3 percent
Landform: Lakebeds
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Deerfield
Percent of map unit: 2 percent
Landform: Outwash terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

**Au gres**

- *Percent of map unit:* 2 percent
- *Landform:* Outwash terraces
- *Landform position (two-dimensional):* Toeslope
- *Landform position (three-dimensional):* Tread
- *Down-slope shape:* Concave
- *Across-slope shape:* Concave
- *Hydric soil rating:* Yes

**Hollis**

- *Percent of map unit:* 2 percent
- *Landform:* Till plains
- *Landform position (two-dimensional):* Footslope
- *Landform position (three-dimensional):* Rise
- *Down-slope shape:* Convex
- *Across-slope shape:* Convex
- *Hydric soil rating:* No

### Sp—Sebago mucky peat

**Map Unit Setting**

- *National map unit symbol:* blk0
- *Elevation:* 0 to 2,500 feet
- *Mean annual precipitation:* 28 to 55 inches
- *Mean annual air temperature:* 37 to 52 degrees F
- *Frost-free period:* 80 to 195 days
- *Farmland classification:* Not prime farmland

**Map Unit Composition**

- *Sebago and similar soils:* 85 percent
- *Minor components:* 15 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Sebago**

**Setting**

- *Landform:* Bogs
- *Landform position (two-dimensional):* Toeslope
- *Landform position (three-dimensional):* Talf
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Organic material

**Typical profile**

- *Oe - 0 to 36 inches:* mucky peat
- *Oi - 36 to 65 inches:* mucky peat

**Properties and qualities**

- *Slope:* 0 to 1 percent
Hi Laurel,

I'm just getting caught up from vacation. I do have plans Friday, but I will try to call in. As you can see in the packet, I have already had conversations with the applicant. In case I don't make it, I'd just like to reiterate and get on record that based on our conversation, only standard (typical) sewage will enter the municipal sewer, and any process materials will be disposed of separately.

Thanks,

Rob

Robert A. Pontau Jr., PE
Assistant General Manager
Brunswick Sewer District
www.brunswicksewer.org

All emails associated with the Brunswick Sewer District are considered public information and are subject to the State of Maine Freedom of Access Act.

On Wed, Jul 29, 2020 at 4:16 PM Laurel Margerum <lmargerum@brunswickme.org> wrote:

Hi Staff Review Committee,

The packet for Friday, 8/7 is posted. This meeting is for minor development review which means the Committee takes action. Draft findings of fact will be distributed closer to the meeting. Building renderings are anticipated as an application addendum.

Laurel

Laurel Margerum
Planning Assistant
Brunswick Planning & Codes
lmargerum@brunswickme.org
(207) 725-6660
This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.
Jared Woolston, AICP
Town Planner
Town of Brunswick
85 Union Street
Brunswick, ME  04011

(207) 725-6660, ext. 4022 (v)
(207) 725-6663 (f)
jwoolston@brunswickme.org
www.brunswickme.org

From: Jonathan Lobozzo <jglobozzo@gmail.com>
Sent: Wednesday, August 05, 2020 3:41 PM
To: Jared Woolston <jwoolston@brunswickme.org>
Cc: Charlie Burnham <charlie@arc-maine.com>; Laurel Margerum <lmargerum@brunswickme.org>
Subject: Re: Cape Cod - 60 Thomas Point

Jared,

See attached. Will this suffice? Thanks, -JL

On Wed, Aug 5, 2020 at 2:31 PM Jared Woolston <jwoolston@brunswickme.org> wrote:

Jonathan and Charlie,

Just checking in. You can send those building renderings to Laurel (cc’ed) for an addendum to the SRC packet when ready.
To: Jared Woolston <jwoolston@brunswickme.org>
Cc: Charlie Burnham <charlie@arc-maine.com>
Subject: Re: Cape Cod - 60 Thomas Point

I have requested a rendering and will send it along as soon as I have it. Is the meeting on Friday the 7th via Zoom?

On Wed, Jul 29, 2020 at 12:22 PM Jared Woolston <jwoolston@brunswickme.org> wrote:

Jonathan,

Renderings of what the building would like are probably the best way to show the committee that it is a New England style but you can probably get away with basic information about the façade (color, materials...). Generally earth tones are good to go. Happy to add additional supporting material to the packet if you have something in mind.

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

(207) 725-6660, ext. 4022 (v)
(207) 725-6663 (f)
jwoolston@brunswickme.org
www.brunswickme.org

From: Jonathan Lobozzo <jglobozzo@gmail.com>
Sent: Wednesday, July 29, 2020 11:32 AM
To: Charlie Burnham <charlie@arc-maine.com>
Cc: Jared Woolston <jwoolston@brunswickme.org>
Subject: Re: Cape Cod - 60 Thomas Point

The roof and trim of the building will be the color Royal Blue and the walls will be Light Stone. Do we need to supply color renderings in addition to the structural renderings? Thanks, -JL

On Wed, Jul 29, 2020 at 11:29 AM Charlie Burnham <charlie@arc-maine.com> wrote:

And here is Part 2. Thanks Jared!

Charlie

Sent from Mail for Windows 10

From: Charlie Burnham
Sent: Wednesday, July 29, 2020 11:27 AM
To: Jared Woolston
Cc: Jonathan Lobozzo
Attached is Part 1 of the Staff Review Application.

I attempted to get the USGS topography onto our property, but the contours in that area don’t cross through our site, since it’s so flat. So I guess I could argue that I did include 2 foot contours.

I have updated the checklist.

A note requiring two street trees and the parking spaces are on the Proposed Development Plan.

Jon is working on getting additional elevation information and if he can get it in time, he is going to print it off with the rest of this package.

He plans on dropping off the packages this afternoon with the check, last we talked.

Part 2 of the application will follow shortly.

Thanks,
Charlie

Sent from Mail for Windows 10
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Jared Woolston, AICP
Town Planner
Town of Brunswick
85 Union Street
Brunswick, ME 04011

(207) 725-6660, ext. 4022 (v)
(207) 725-6663 (f)
jwoolston@brunswickme.org
www.brunswickme.org

From: Julie Erdman <jerdman@brunswickme.org>
Sent: Wednesday, August 05, 2020 3:20 PM
To: Jared Woolston <jwoolston@brunswickme.org>
Subject: Maine Blue Shellfish

Jared,

I have reviewed the Minor Development Review application for Maine Blue Shellfish and have the following comments:

- Warehousing and Storage is a permitted use in the GM4 zoning district.
- The project appears to meet all the density and dimensional standards of the ordinance.
- The use requires just one parking space per 2,500 square feet so the project has more than required with 4 spaces.
- Please let the applicant know that he does need a sign permit and that the existing pole sign exceeds the 25 sq ft that the ordinance allows.

Thank you,

Julie Erdman
Codes Enforcement Officer
Dept of Planning & Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011
Phone: (207)725-6660 x4025
Fax: (207)725-6663
306 42'x14'x48' West and South Walls
306 42'x14'x48' East and North Walls
I. DRAFT MOTION 1 – APPLICATION COMPLETENESS:

That the Committee deems the application for Final Plan Minor Development Review complete.

II. PROJECT SUMMARY:

The proposed development is the construction of 1,900 square foot shellfish storage and distribution facility at 60 Thomas Point Road. The applicant will construct a parking lot with two (2) driveway entrances on Thomas Point Road. A landscaped area is depicted between the proposed driveways.

III. CHAPTER 4 – PROPERTY DEVELOPMENT STANDARDS:

Section 4.1 – Applicability of Property Development Standards

The proposed development is within the GM4 zoning district. The proposed project complies with all applicable property development standards set forth in Chapter 4 of the Zoning Ordinance. Staff recommend approval for Section 4.1.
The Committee finds that the provisions of Section 4.1 are satisfied.

**Section 4.2 – Dimensional and Density Standards**

The application material provided by the applicant indicate the proposed development complies with all dimensional and density standards of the GM4 Zoning District. The Code Enforcement Officer provided review correspondence on August 5, 2020 that indicates Section 4.2 is satisfied.

The Committee finds that the provisions of Section 4.2 are satisfied.

**Section 4.3 – Natural and Historic Areas**

4.3.1 – Mapping of Natural and Historic Area Requirements

In accordance with subsection 4.3.1, the applicant depicted all features important to the natural, scenic, or historic character of the Town on the site plans and to the greatest extent practicable incorporated protection for these features into the site design.

4.3.2 – Pollution

The applicant will connect to the public sewer system. Based on the information provided, the proposed development will not result in undue water or air pollution.

4.3.3 – Protection of Natural Vegetation

The site plans indicate the proposed development area on the subject lot is oriented toward Thomas Point Road. Based on the plans, the project maximizes the preservation of natural landscape features, does not occur within or cause harm to land not suitable for development, and will not have an undue adverse effect on the area’s scenic or natural beauty.

4.3.4 – Protection of Significant Plant and Animal Habitat

No significant plant and animal habitats were identified within the project area. Subsection 4.3.4 is not applicable to the project.

4.3.5 – Steep Slopes

The available information indicates no steep slopes are within the project area. Subsection 4.3.5 is not applicable to the project.

4.3.6 – Erosion and Sedimentation

The proposed development will be constructed in accordance with the Maine Department of Environmental Protection’s Best Management Practices and is not anticipated to cause
unreasonable soil erosion or a reduction in the land’s capacity to hold water so that a
dangerous or unhealthy situation results.

4.3.7 – Groundwater

The project will connect to the public sewer system. No wastewater treatment is proposed
on-site. The applicant will use an existing well. Based in the available information and the
small scale of the proposal, the development does not alone or in conjunction with existing
activities, have an undue adverse effect on the quality or quantity of groundwater.

4.3.8 – Surface Waters, Wetlands, and Marine Resources

There are no marine resources located within the subject property. Subsection 4.3.8 is not
applicable to the proposed project.

4.3.9 – Historic and Archeological Resources

No historic or archaeological resources were identified within the project area.

The Committee finds that the provisions of Section 4.3 are satisfied.

Section 4.4 – Flood Hazard Areas

The subject property is not located within a Flood Protection Overlay (FPO) District.

The Committee finds that the provisions of Section 4.4 are not applicable.

Section 4.5 – Basic Municipal Services

4.5.1 – Sewage Disposal

The applicant will connect to the public sewer system as approved by the Brunswick Sewer
District. The proposed development will not cause an unreasonable burden on municipal
services.

4.5.2 – Water Supply and Quality

The applicant will connect to an existing well for water. Based on the information
provided, the proposed development will have sufficient water available for the reasonably
foreseeable needs of the development and will have no undue adverse impact on existing
water supplies.

Staff note fire hydrants are near the project site as depicted on the town GIS database.
Nevertheless, staff advise consultation with the Fire Chief or designee to develop and
implement a plan to provide water for the purpose of fire protection in accordance with
condition of approval on Fire Department review and approval of fire protection water supply requirements as part of the building permit review.

4.5.3 – Solid Waste Disposal

No solid waste impact fees are required.

4.5.4 – Stormwater Management

The proposed development is below the 0.25 acre stormwater treatment threshold. As noted in section 4.3.6, the proposal includes an erosion and sedimentation control plan. The proposed development is designed to minimize the total area of impervious surface on the development site and incorporate stormwater management measures to minimize runoff volume and rate, as well as pollutant and nutrient loadings, from the site to the extent required.

The Committee finds that the provisions of Section 4.5 are conditionally satisfied provided fire protection water supply is provided.

Section 4.6 – Landscaping Requirements

The applicant will provide a landscaped area with trees between the two (2) proposed entrances. Existing topography and vegetation will be maintained where practicable. The applicant is advised to consult with the Town Arborist for the final selection of plantings in the landscaped area.

The Committee finds that the provisions of Section 4.6 are satisfied provided the final selection of plantings are approved by the Town Arborist.

Section 4.7 – Residential Recreation Requirements

The proposed project does not include a new residence. Residential impact fees are not applicable to the project.

The Committee finds that the provisions of Section 4.7 are not applicable to the proposed development.

Section 4.8 – Circulation and Access

Staff reviewed the proposed driveway entrances, circulation, and access, and advise the proposed plans are consistent with town standards. The proposed development is not anticipated to cause unreasonable vehicular or pedestrian congestion or unsafe conditions within the subject property or on the public right-of-way.

The Committee finds that the provisions of Section 4.8 are satisfied.
Section 4.9 – Parking and Loading

The Code Enforcement Officer reviewed the parking lot and advised the proposed dimensions and number of parking spots are consistent with the zoning ordinance for the proposed use.

The Planning Board finds that the provisions of Section 4.9 are satisfied.

Section 4.10 – Lighting

No outdoor lighting is proposed.

The Committee finds that the provisions of Section 4.10 is not applicable as proposed.

Section 4.11 – Architectural Compatibility

The Cooks Corner Design standards apply within the GM4 zoning district. The applicant provided construction drawings and renderings of the proposed building. The relatively small scale of the proposed development and use as a warehouse is compatible with its architectural surroundings in terms of its size, mass, and design.

The Committee finds that the provisions of Section 4.11 are satisfied.

Section 4.12 – Neighborhood Protection Standards

The proposed development is not located within a Growth Mixed-Use Zoning District or a Growth Special Purpose Zoning District.

The Committee finds that the provisions of Section 4.12 are not applicable.

Section 4.13 – Signs

The proposed sign dimensions are 4 feet by 8 feet (32 square feet). The Code Enforcement Officer (CEO) reviewed the proposed sign dimensions and the existing “coming soon” sign in the application. Based on the information provided, the existing pole sign exceeds the 25 square foot dimensional limit for a sign and was not issued a sign permit.

If the project is approved by the SRC the applicant shall remove the unlicensed sign and submit an after-the-fact sign permit application.

The Committee finds that the provisions of Section 4.13 are conditionally satisfied on removal of the unlicensed sign within one week of this approval and upon the after-the-fact review and approval of a sign permit by the CEO.

Section 4.14 – Performance Standards
The proposed development is not anticipated to exceed any of the performance standards established within Section 4.14.

*The Committee finds that the provisions of Section 4.14 are satisfied.*

**Section 4.15 – Site Feature Maintenance**

This finding serves to advise the applicant that site features constructed or installed as required by this development approval must be maintained in good repair, and replaced if damaged or destroyed, or in the case of living materials, if they die or are effectively destroyed after installation.

*The Committee finds that the provisions of Section 4.15 are satisfied.*

**Section 4.16 – Financial and Technical Capacity**

Site plans were prepared by technical consultants with certifications in their field. A third-party financial institution provided documentation that the applicant’s financial capacity is acceptable.

*The Committee finds that the provisions of Section 4.16 are satisfied.*

**Section 4.17 – Administrative Adjustments / Alternative Equivalent Compliance**

The applicant does not request any administrative adjustments.

*The Committee finds that the provisions of Section 4.17 are not applicable*

### IV. DRAFT MOTION 2

That the Final Plan Minor Development Review is approved with the following conditions:

1. That the Committee’s review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.

2. That prior to the issuance of a building permit, the final landscaping plans shall be reviewed and approved by the Town Arborist and to the satisfaction of the Director of Planning and Development.

3. That the existing unlicensed sign shall be removed by the applicant within seven (7) days from the date of this approval (Friday, August 14, 2020), to the satisfaction of the
Director of Planning and Development and the Code Enforcement Officer.

4. That prior to installing a new sign for the proposed development, an after-the-fact sign permit shall be reviewed and approved by the Code Enforcement Officer and to the satisfaction of the Director of Planning and Development.