



Town of Brunswick, Maine

PLANNING BOARD

85 UNION STREET, BRUNSWICK, ME 04011

PLANNING BOARD AGENDA BRUNSWICK TOWN HALL 85 UNION STREET TUESDAY, JANUARY 11, 2022, 7:00 P.M.

THERE IS AN OPPORTUNITY TO ATTEND THIS MEETING IN PERSON OR VIEW THE MEETING VIA ZOOM, TV 3, OR LIVE STREAM.

HOW TO WATCH AND COMMENT VIA ZOOM

<https://www.brunswickme.org/313/Brunswick-Cable-TV3>

Comments are allowed during the public comment period, during public hearings, and on other items and matters at the discretion of the Planning Board Chair or Vice Chair.

HOW TO WATCH VIA TV 3 OR LIVE STREAM

THE LINK TO VIEW OR LISTEN TO THE MEETING ON TV3 (Channel 3 on Comcast) or VIA LIVE STREAM FROM THE TOWN'S WEBSITE: <http://tv3hd.brunswickme.org/CablecastPublicSite/watch/1?channel=1>

All Votes to be Taken Via Roll Call

THE PUBLIC MAY PROVIDE COMMENT VIA EMAIL (mpanfil@brunswickme.org) PRIOR TO THE MEETING OR THEY MAY PROVIDE LIVE COMMENT AT THE MEETING VIA ZOOM OR IN PERSON.

FACE COVERINGS ARE REQUIRED IN TOWN HALL WHETHER VACCINATED OR UNVACCINATED

- 1. Case No. 21-044 Backyard Quarry Amendment (tabled on September 14, 2021):** The Planning Board will remove from the table and review and take action on a Final Plan Major Development Review Subdivision Amendment application for Christopher Lee to 1.) reduce the width of the right-of-way between Lots 1 and 6 from 25' to 15'; 2.) relocate the building envelope for Lot 1; and 3.) replace the conditionally approved conservation easement with a deed restriction that protects the approved conservation land from future development. The subject parcel is at 247 Coombs Road at Map 38, Lot 21. The subject lot is within the Rural Protection 1 (RP1) Zoning District and contains the Shoreland Protection Overlay (SPO) District.
- 2. Case 21-055 – 175 Hacker Road Alphabet Kids Child Care:** The Staff Review Committee will review and provide a recommendation to the Planning Board on a **Conditional Use Permit** application for a Large Day Care Facility (providing services for more than six children) use submitted by Jessie Howell of Alphabet Kids Child Care for the property locate at 175 Hacker Road (Map 7, Lot 23) and within the **Rural Farm and Forest (RF) Zoning District, Shoreland Protection Overlay Stream Protection (SPO-SP) Subdistrict, and the Wildlife Protection Overlay (WPO) District.**
- 3. Case 21-069 – Tedford Housing:** The Staff Review Committee will review and provide a recommendation to the Planning Board on a **Final Plan Major Development Review** and **Conditional Use Permit** application submitted by

This agenda is mailed to owners of property within 200 feet of proposed development sites and 300 feet for Conditional Use or Special Use Permits. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised. →

St. Clair Associates, on behalf of Tedford Housing, to construct an approximately 17,568 square foot building for use as a *homeless shelter, resource center* with ten apartment-style units, a 24-bed non-apartment-style dormitory space, and associated meeting, office, and storage space located on Thomas Point Road (Map 42, Lots 8 and 11) and within the **Growth Mixed-Use 4 (GM4) Zoning District**. This application is subject to the **Cook's Corner Design Standards**.

4. **Case 21-071 – 19 Eider Cove Road:** The Staff Review Committee will review and provide a recommendation to the Planning Board on a **Sketch/Final Plan Major Development Review** application for a residential dock system consisting of a fixed pier and seasonal ramp and float submitted by Tim Forrester of Atlantic Environmental, LLC on behalf of Wendy and Kenneth Estabrook, located at 19 Eider Cove Road (Map MP 4, Lot 3B) and within the **Rural Protection 1 (RP1) Zoning District** and in the **Flood Protection Overlay (FPO) District, Rural Protection Management Stormwater Overlay (RPSMO) District, and Shoreland Protection Overlay Resource Protection (SPO-RP) Subdistrict**.
5. **Case 21-072 – 124-150 Admiral Fitch Avenue Office Building and Parking Lot Expansion (Phase II):** The Staff Review Committee will review and provide a recommendation to the Planning Board on a **Sketch Plan Major Development Review** application submitted by Sitelines, PA, on behalf of Priority One Capital Partners, to revise the previously approved site to replace a proposed one-story 6,000 square foot office building to a two-story 10,140 square foot office building and to expand the previously approved 201 parking space parking lot to a 365 parking space parking lot for the properties located at 124-150 Admiral Fitch Avenue (Map 40, Lots 76, 84, and 16) and within the **Growth Mixed-Use 7 (GM7) Zoning District**.
6. **Other Business**
7. **Approval of Minutes**
8. **Adjourn**