



Town of Brunswick, Maine

PLANNING BOARD

85 UNION STREET, BRUNSWICK, ME 04011

PLANNING BOARD AGENDA BRUNSWICK TOWN HALL 85 UNION STREET THURSDAY, FEBRUARY 24, 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

- Case No. 21-073 – 36 Eastern Shore Road Paul's Marina Bulkhead Updates & Expansion:** The Planning Board will review and take action on a **Sketch/Final Plan Major Development Review** application submitted by Peter Spencer, on behalf of Judith Marsh, to replace and expand a bulkhead at the commercial marina located at 36 Eastern Shore Road (Map MP 3, Lot 19) and within the **Rural Protection 1 (RP1) Zoning District, Rural Protection Management Stormwater Overlay (RPSMO) District, and Shoreland Protection Overlay (SPO) District.**

* This item has been reviewed by the Town Attorney and Codes Enforcement Officer and found to be exempt from the current dock and pier moratorium.
- Case No. 22-002 – Brunswick Landing Lot 7 Multi-Family Residential Complex (Liberty Commons):** The Planning Board will review and take action on a **Sketch Plan Major Development Review** application submitted by Sitalines PA, on behalf of Priority One Capital Partners, LLC, for a nine (9) building, 144-unit, multi-family residential complex for the properties located at Tax Map 40, Lots 70, 110, 112, and 114 (generally described as the northeast corner of the intersection of Admiral Fitch Avenue and Landing Drive) and within the **Growth Mixed-Use 7 (GM7) Zoning District.**
- Case No. 22-001 – Zoning Ordinance Text Amendment – Impact Fees:** The Planning Board will hold a **PUBLIC HEARING** to review and provide a recommendation to the Town Council on various text amendments pertaining to impact fees including Sections 4.2.5 – Supplementary Dimensional and Density Standards and Exceptions, 4.5.3 –

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.

Solid Waste Disposal, 4.7 – Residential Recreation Requirements, and Appendix E – Recreation Facilities Impact Fee Methodology, as Amended

4. Other Business

5. Adjourn