



Town of Brunswick, Maine

PLANNING BOARD

85 UNION STREET, BRUNSWICK, ME 04011

PLANNING BOARD AGENDA BRUNSWICK TOWN HALL 85 UNION STREET TUESDAY, APRIL 12, 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.

1. ~~**Case No. 21-073 – 36 Eastern Shore Road Paul's Marina Bulkhead Updates & Expansion:**~~ The Planning Board will remove from the table 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 was tabled on February 24, 2022. At the request of the applicant, the item was withdrawn. It is anticipated that the applicant may resubmit at a later date..

2. **Case No. 22-011 – U-Haul Expansion – 1 Cressey Road (Map U07, Lot 68):** The Planning Board will review and take action on a **Sketch Plan Major Development Review** application submitted by Walsh Engineering Associates, Inc., on behalf of U-Haul Company of Maine, for the construction of an approximately 20,948 square foot unheated storage building with associated loading dock and stormwater treatment system at the property located at 1 Cressey Drive (Map U07, Lot 68) and within the **Growth Mixed-Use 3 (GM3) Zoning District and Growth Residential 8 (GR8) Zoning District.** Please note that the property spans two (2) zoning districts, but none of the proposed development is located within the GR8 Zoning District. The subject property is also located in **Shoreland Protection Overlay – Stream Protection Subdistrict (SPO-SP).**
3. **Case No. 22-013 – Brunswick Landing Lot 7 Multi-Family Residential Complex (Liberty Commons):** The Planning Board will hold a **PUBLIC HEARING** and take action on a **Final Plan Major Development Review** application submitted by Sitelines, PA, on behalf Priority One Capital Partners, LLC, for a nine (9) building, 144-unit,

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.

multi-family residential complex for the properties located at Map 40, Lots 70, 110, 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**.

4. **Case No. 22-008 – Brunswick Landing Village Phase III:** The Planning Board will hold a **PUBLIC HEARING** and take action on a **Final Plan Major Development Review** application submitted by Sitelines PA, on behalf of Brunswick Landing Condominiums, LLC, to amend a previously approved subdivision in order to construct approximately 2,100 linear feet of roadway, 41 single-family residential lots, and five (5) three-story, twelve-unit, multi-family residential buildings containing 60 dwelling units located at Map 40, Lots 131 and 138 (otherwise known as Lots 1 and 8 of the Brunswick Landing Housing Subdivision) and within the **Growth Residential 1 (GR1) Zoning District** and the **Shoreland Protection Overlay (SPO) District**.

* At the request of the applicant, this item was postponed from the March 22, 2022 Planning Board meeting to revise the plans to increase the total number of multi-family dwelling units from 52 to 60.

5. **WORKSHOP – Bouchard Drive Paper Street:** The Planning Board will hold a **WORKSHOP** at the request of Bill Morrell to discuss relinquishing rights to a paper street off of Bouchard Drive.

6. **Other Business**

7. **Adjourn**