



Town of Brunswick, Maine

PLANNING BOARD

85 UNION STREET, BRUNSWICK, ME 04011

PLANNING BOARD AGENDA BRUNSWICK TOWN HALL 85 UNION STREET TUESDAY, JUNE 14, 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.

- Case No. 22-019 – Wallman Recreational Dock, 155 Woodward Point Road:** The Planning Board will review and take action on a **Sketch/Final Plan Major Development Review** application submitted by Leblanc Associates, Inc., on behalf of Katherine Wallman, to install a permanent pier and seasonal ramp and float to access coastal wetlands at 155 Woodward Point Road. The subject property, 155 Woodward Point Road (Map 39, Lot 89), is located within the **Rural Protection 1 (RP1) Zoning District, Flood Protection Overlay (FPO) District, Rural Protection Stormwater Management Overlay (RPSMO) District, Shoreland Protection Overlay – Resource Protection Subdistrict – 20% Steep Slope and Unstable Bluff (SPO-RP), and Shoreland Protection Overlay – Stream Protection Subdistrict (SPO-SP).**
- Case No. 22-028 – Eliot Way (Moody Road/Manwaring Way) Subdivision:** The Planning Board will review and take action on a **Sketch Subdivision Plan** application submitted by Atlantic Resource Consultants, on behalf of RHI-Moody 8, LLC, to subdivide the properties adjacent to the unimproved Manwaring Way (currently referred to as Map 14, Lot 51-59 on the Town Map) into a nine (9) lot open space subdivision. The subject properties are located within the **Rural Farm and Forest (RF) Zoning District, Aquifer Protection Overlay 3 (APO3) District, Shoreland Protection Overlay – Resource Protection Subdistrict (SPO-RP) – 20% Steep Slope, Shoreland Protection Overlay – Stream Protection Subdistrict (SPO-SP), and Wildlife Protection Overlay (WPO) District – Wildlife Habitat Block.**

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.

3. **Case No. 22-029 – Brunswick Landing Apartment Building Complex (Map 40, Lot 80):** The Planning Board will review and take action on a **Sketch Plan Major Development Review** application submitted by Sitelines, PA, on behalf of HOPCO, Inc., to construct four (4) multi-family residential buildings, each of which will be four-stories and contain sixteen (16) dwelling units, for a total of 64 multi-family residential dwelling units at Map 40, Lot 80 (southwest corner of the intersection of Admiral Fitch Avenue and Admiral Harry Rich Drive. The subject property is located within the **Growth Mixed-Use 7 (GM7) Zoning District**.
 4. **Case No. 22-030 – Brunswick Landing Common Development Plan (CDP) Amendment:** The Planning Board will review and take action on a **Final Major Development Review** application submitted by Sitelines, PA, on behalf of the Midcoast Regional Redevelopment Authority (MRRA), Cameron Maine Properties, LLC, and TBW, LLC, to expand the limits of the Brunswick Landing Common Development Plan to include Lots 59 and 64 through 67 of the Brunswick Landing Subdivisions (also known as Map 40, Lots 16 and 660). The subject properties are located within the **Growth Mixed-Use 7 (GM7) Zoning District and the Shoreland Protection Overlay – Stream Protection Subdistrict (SPO-SP)**.
 5. **Case No. 22-031 – Zoning Ordinance Text Amendment (Aircraft Approach Overlay District):** The Planning Board will hold a **WORKSHOP** to consider a request, submitted by Biodiversity Research Institute, on behalf of EDPR NA Distributed Generation, LLC, for a text amendment to the Town of Brunswick Zoning Ordinance to change the classification of “renewable energy generating facility, as a principal use” in the Runway Protection Zone (RPZ) of Table 2.3.7: Use Table for AAO District Zones from “prohibited” to “allowed only with a conditional use permit.”
 6. **Case No. 22-032 – Zoning Ordinance Text Amendment (Docks and Piers):** The Planning Board will hold a **WORKSHOP** to consider a request, submitted by the Town of Brunswick Rivers and Coastal Waters Commission, for a text amendment to The Town of Brunswick Zoning Ordinance Section 2.3.3.C – Additional Requirements for the Shoreland Protection Overlay (SPO) District, Subsection (14) – Structures and Other Activities Extending Over or Below a Water Body or Within a Wetland or Shoreline Stabilization Area and Section 3.4 – Supplementary Use Standards, Subsection S – Marine Activity.
7. **Other Business**
 8. **Adjourn**