



Town of Brunswick, Maine

PLANNING BOARD

85 UNION STREET, BRUNSWICK, ME 04011

PLANNING BOARD AGENDA BRUNSWICK TOWN HALL 85 UNION STREET TUESDAY, NOVEMBER 9, 2021, 7:00 P.M.

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All Votes to be Taken Via Roll Call

THE PUBLIC MAY PROVIDE COMMENT VIA EMAIL (jwoolston@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 21-057 Bath Road Multi-Family Residential Development:** The Planning Board will review and act on a **Sketch Plan Major Development Review** application submitted by A.R. Building Company to construct four (4) buildings containing 210 residential dwelling units (Map 45, Lots 34 and 2C). The proposed project is within the **Growth Mixed Use 4 (GM4) Zoning District**. The subject parcel is subject to the **Cooks Corner Design Standards**.
- ~~**2. Case #21-059 Brunswick Landing Subdivision Amendment: Lot 10:** The Planning Board will review and act on a **Final Plan Major Development Review Subdivision Amendment** application submitted by Sitelines for Brunswick Landing Venture, LLC to revise Note 5 of the subdivision plan recorded at the Cumberland County Registry of Deeds in Plan Book 218, Page 433 to retain existing parking spaces that were proposed to be removed from Lot 10 "Lupine Circle" of the Brunswick Landing Housing Subdivision (Map 40, Lots 301-328). The proposed project is within the **Growth Residential Use 1 (GR1) Zoning District**. The subject parcel contains the **Shoreland Protection Overlay (SPO) Zoning District**.*~~
- 3. Other Business**

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.

4. Approval of Minutes

5. Adjourn

** Case #21-059 Brunswick Landing Subdivision Amendment: Lot 10 was withdrawn by the applicant's agent on November 4, 2021. Abutters within 200 feet of the project will receive notice of any similar future applications.*

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Jared Woolston, AICP, CNU-A
Town Planner

DATE: November 4, 2021

SUBJECT: Sketch Plan – Bath Road Multi-Family Residential Development

I. APPLICATION COMPLETENESS

Staff has reviewed the application and determined that it is complete.

Draft Motion #1:

That the Sketch Plan Application is deemed complete.

II. BACKGROUND INFORMATION:

Case Number: 21-057
Project Name: Bath Road Multi Family Residential Development
Location: Bath Road (Map 45, Lots 34 and 2C)
Zoning District: Growth Mixed-Use 4 (GM4)
Overlay District(s): Cook's Corner Design Standards
Applicant: A.R. Building Company
310 Seven Fields Boulevard Suite 350
Seven Fields, PA 16046
Owner: Franklin T. Crooker
11 Harpswell Island Road
Harpswell, ME

III. PROJECT SUMMARY:

The proposed project includes four (4) buildings containing 210 residential units, a clubhouse building, parking and vehicle driveways, and stormwater treatment facilities. The Staff Review Committee (SRC) reviewed the proposed sketch plan on October 10, 2021. The SRC notes are provided in the Planning Board packet. In addition to the SRC notes, email correspondence from staff is provided in the packet.

The applicant clarified during review that any reference to additional units in the application is inadvertently based on the combination of the two (2) lots for density purposes. The proposal has been refined to only provide net site area calculations (i.e., net residential density) within the proposed development lot and based on the available information to date. Staff noted that the potential vernal pool within wetlands delineated adjacent to Bath Road would further reduce the

net density if the pool contains significant wildlife habitat as defined in the Natural Resources Protection Act (NRPA). The applicant was further advised to survey the wetlands in accordance with state rules to allow the Planning Board to review the application for completeness. To be clear, if the applicant does not obtain proof from the Maine Department of Environmental Protection (DEP) that the potential vernal pool does not contain significant wildlife habitat, the staff may advise that the application is incomplete.

As described in the SRC notes and in subsequent email correspondence on-staff, several concerns were noted regarding parking and access to the site. The proposed parking lots have a surplus of parking stalls that may be reduced or reoriented to address staff concerns. The Town Engineer provided an itemized list of such transportation considerations in email correspondence.

The proposed sketch plan complies with the density and dimensional standards in the Brunswick Zoning Ordinance. However, the staff noted several concerns that may warrant a revision to the sketch plan prior to approval. Therefore, two (2) draft motions are provided to either table the application pending review or approve the application conditioned on resolve the several items noted during review.

IV. DRAFT MOTION #2:

Draft Motion Option 1:

That the Sketch Plan Application is approved conditioned on addressing the several items noted by staff.

Draft Motion Option 2:

That the Sketch Plan Application is tabled until the several items noted by staff are addressed.

Town of Brunswick

STAFF REVIEW COMMITTEE

Committee:	Staff Review Committee		
Date of Meeting:	10/20/2021	Time:	10:00 AM
Minutes Prepared By:	Taylor Burdin, <i>Administrative Assistant</i>	Location:	Town Hall, Rm 206 / Zoom
1. Purpose of Meeting (<i>Weekly meeting, Training, Workshop, etc...</i>)			
Weekly meeting			

2. Attendance	
Staff:	Jared Woolston, Town Planner Julie Erdman, Code Enforcement Officer & Zoning Administrator T.C. Schofield, Water District Engineer Dennis Wilson, Town Arborist Jennifer Nicholson, Sewer District
Non-SRC Staff:	Ryan Leighton, Assistant Town Manager
Applicants:	Jason Campbitsis, A.R. Building Brandon Carr, DiPrete Engineering
Public:	

3. Meeting Agenda	
Case #21-057 Bath Road Multi-Family Residential Development:	
<p>The Staff Review Committee will review and provide a recommendation to the Planning Board on a Sketch Plan Major Development Review application submitted by A.R. Building Company to construct four (4) buildings containing 210 residential dwelling units (Map 45, Lots 34 and 2C). The proposed project is within the Growth Mixed Use 4 (GM4) Zoning District. The subject parcel is subject to the Cooks Corner Design Standards.</p>	

4. Discussion, Decisions, Issues

Jared Woolston: It looks like the Zoom link was not provided, but that will be available in just a moment. See "Attendance" above. See "Meeting Agenda" above. Now is the opportunity for the applicants to introduce the project.

Jason Campbitsis: Thanks for taking the time today. We are a 52-year-old company, we've built over 9,000 units in 10 states and we buy and manage everything we own, meaning, we have a construction company with multiple offices that I oversee where we build our own product and everyone on the site is an A.R. Building employee. We maintain our projects to the utmost degree and take lots of pride in what we do. We also enjoy what we do. You can see here on the map multiple projects we've done within Massachusetts, Rhode Island, Connecticut, now coming into Maine. To the left here you see our typical 45-unit building. We've built this building in many places and we change the design based on the community and what fits. We try to emphasize bringing the outside in with floor-to-ceiling windows. We also emphasize long-term stability in terms of the maintenance on these products. To give you more of an idea of the inside and outside of the building, this is another building within a shopping center – in the bottom pictures you can see what the interiors look like. We use laminate flooring, carpet in the bedrooms, big spacious bedrooms, walk-in closets, granite counter-tops, stainless steel appliances. These are luxury communities. The rents

are according to that. We keep them to the utmost degree. You all know the sites on Bath Road, down by General Dynamics. Really a signature site in the community. We are trying to put 210 units here. People will be seeing new development within the community. We picked this site as it's near a lot of business and shopping and it makes a ton of sense. People need new housing. We have been doing many projects of this nature and we are excited about it. When we first came here and started talking about this site, we talked about building right up against Bath Road and we had wetlands come up in assessing the site, so we have taken an "L-shaped" approach. At this point, I will hand it over to Brandon.

Brandon Carr: We have had a couple conversations with staff, we've done full surveys of the site, geotechnical testing, testing for drainage, and overall a lot of due diligence relating to delineation. These are the updated existing conditions, as you can see. The site is fairly flat. It falls about 5 feet from front to back. There is a low spot in the middle. It's mostly open. There are some wetlands along the back. Sebago Technics gave us guidance on avoiding the wetland near the front and we altered the site design. The front piece is about 14 acres and the rear piece is not really connected, it's a different lot but the ownership is the same, but it isn't part of this development project. We are looking at about 210 units. These are 4-story buildings. I had a typo on the plans that said these are 60 feet tall, but they are less than 60 feet. They will probably be in the 48-52 ft. range, depending on the roof pitches and how the height is measured for the local building codes. 210 units, 359 parking spaces, which meets the town requirement. It's a mix of 84 1-bedrooms and 126 2-bedrooms. The parking calculation is one spot per 1-bedroom and two spots per 2-bedroom, which comes out to 336 spaces and we're at 359, knowing that as design goes, you may lose a little bit. As Jason said, we've tried to keep these buildings symmetrical on this front. The drive will t-off the existing intersection. This side of the site being lower, it makes sense to have most of our stormwater treatment on this side. There will be some wetland impacts at the back; we would be working with Maine DEP and the Town to permit that. There are some challenges with the soils that require additional foundation cost. The right side of the site is better for building. We tried to shape the site around that. We are interested in discussing with the Town, sewer availability, water availability, and anything else that comes up during this meeting. I'd like to open it up to anyone who has specific questions.

Jared Woolston: Okay, great, thank you. I'll lead off. It's a sketch plan review, so the expectation is that the Planning Board will eventually act on the information you provided. At this point we will be looking at basic, dimensional standards. It's also an opportunity for the staff and planning board to offer guidance on what will be expected at the time of final review. If you don't mind going back to the site plan, that is probably the best place to start. At the time of final plan review you would be expected to tell us more about the wetlands, impact to groundwater, any protected habitats, significant vernal pools come to mind and would come out of your net site area. Did you have any potential vernal pools out there?

Brandon Carr: This one Sebago had flagged as a potential vernal pool and they were assessing further.

Jared Woolston: Okay. Have you already done the analysis to see how that affects your net site area if it is considered a significant vernal pool?

Brandon Carr: We haven't, no.

Jared Woolston: Okay. Again, just something to consider for final plan review. So, two things, we have to know about significant wildlife habitat, as there is a standard in the ordinance that speaks to mitigating habitat impacts, and the other thing is it comes out of your net site area. What about the back of the site?

Brandon Carr: I don't have Sebago's report in front of me, but they did not state anything significant in that area. It's mostly drainage from Old Bath Road, versus natural pre-existing pool.

Jared Woolston: Is that part of the public storm drain system or is this a private drain?

Brandon Carr: It looks to be part of the public roadway drainage. There is no easement established with that or anything.

Jared Woolston: Are we anticipating the drainage for the property to be directed to the back and to not tie into the public storm drain system?

Brandon Carr: We plan to analyze the flow from that public drain and re-route it through our property.

Jared Woolston: Okay. Again, sketch plan is pretty high level, but it will be expected for you to provide insurance that drainage will continue to flow where it needs to go.

Jason Campbitsis: Really what it comes down to is a little bit of soggy soil. I don't think we are going to find anything of significance.

Jared Woolston: Again, priority is that the public storm drain system is not impacted. Unfortunately, we do not have folks from Public Works attending the meeting today, but I do have comments to read into the record from the Town Engineer, the Town Assessor, and the Deputy Fire Chief. *See attached documentation.* I am happy to coordinate communication between you and any member of the staff who is not here for whom you have questions. It's important that I stay in the loop so that all the information ends up in front of the planning board as part of their packet. With that, I will turn it over to other staff.

Julie Erdman: On the plan, in the development data up at the top, the acreage is shown for both lots, and the number of units is 270, where you've said you are only proposing 210.

Brandon Carr: That's a typo. That should be 210.

Julie Erdman: Okay. I'd like to see a breakdown of the net site area on the plan. The total acreage and deductions.

Brandon Carr: Okay. We can provide that.

Jennifer Nicholson: If you are going to proceed, you will need to submit an entrance permit and we are interested in seeing the engineering design.

Brandon Carr: Okay. We are hoping to get this through the planning board, and then get into the engineering. We will make sure to get in touch with your office.

T.C. Schofield: We don't have any comments at this point. A main can be extended from Bath Road. Once you have a design for that, we will review it and make sure it meets our standards and go from there. Some of our design guidelines are on our website. It's btwater.org. Or just give us a call.

Brandon Carr: Okay, thank you.

Dennis Wilson: It looks like you are using the existing vegetation as the buffer along Bath Road. I'm assuming you're going to support that with landscaping throughout the property?

Brandon Carr: One benefit about that wetland, is it does preserve a good buffer. We would do a full landscape plan for the site – streetscapes, building plantings, many of these areas will be left open for seating, but others will be accented with trees.

Dennis Wilson: Are you going to re-vegetate the current driveway or are you using that for something else?

Brandon Carr: I was looking to see whether the Fire Department would require a second means of egress. I will get in touch with their office. If they do want an emergency exit, we could keep that and maybe narrow it out and gate it. If that's not a requirement, we will look at removing that entrance and adding more screening to fill that up. We will try to keep as much of the vegetation as possible.

Jared Woolston: Another thing while we're on landscaping. It looks like you've added some landscaping in the parking lot, I think you'll find once you start digging into the standards that some additional landscaping will be required. A couple of additional notes I wanted to bring to your attention: there is a standard for sidewalks; pedestrian access should be considered here. See *Chapter 4 Section 4.8 E in Zoning Ordinance*. Did you look at adding sidewalks, and how does that affect the layout?

Brandon Carr: I don't think it would affect the layout much to add sidewalks. The town engineer mentioned a crosswalk at Bath Road when we look at that intersection. They have full sidewalks throughout the development, we would just have to be smart in how we run a sidewalk along the frontage to the street. I don't think it would be out of the question. Are there any plans to add public sidewalks to this area anytime soon?

Jared Woolston: There might be some additions to the capitol improvement program depending on where the Cooks Corner Revitalization planning effort goes between now and when you submit for final plan. Again, it looks like you will need to do some vernal pool assessing during spring time and our PIC process goes through the fall and into the budget season. Potentially there could be some added. They've flagged the entire Cooks Corner area for some public investment, and private investment where it makes sense. Sally Costello is our Economic Development director and she has been working closely with Matt Panfil, our Planning & Development director and Ryan Barnes, the Town Engineer to come up with long-range planning efforts to improve transportation access, timing the lights for access onto Bath Road, pedestrian access – adding sidewalks and stuff like that. The intention is to plug in these sidewalks where the opportunity presents itself. The board does have the authority to consider whatever waiver requests you think are appropriate.

Brandon Carr: What we've done in other locations, we just did it in Auburn, is a payment-in-lieu-of option, that is why I ask if there are any projects in the area, so we could at least coordinate that project with ours.

Jared Woolston: That's good to hear. We don't have a payment-in-lieu-of option; I know there is a draft impact fee that's being considered, but the impact fee ordinance has not been approved by the town council and so that option is not there yet. Again, you're bringing this project to the Town when we are considering some long-range planning. With that, I think we are all set with this for sketch plan review. We will stay in touch between now and the planning board meeting.

Brandon Carr: Okay, perfect. Jared, can you email me those comments you read when you get a chance?

Jared Woolston: Yes, I will make time for that today. I will forward you the comments.

Brandon Carr: Alright. Thank you, everyone.

Jason Campbitsis: Thanks, everyone. I don't see anyone here from the public, so we will move on to the next item.

From: [Ryan Barnes](#)
To: [Jared Woolston](#)
Cc: [Jay Astle](#); [Julie Erdman](#); [Matt Panfil](#); [Jeff Emerson](#)
Date: Tuesday, October 19, 2021 3:01:20 PM
Attachments: [image001.png](#)

Jared below please find my comments for the two agenda items tomorrow. I will try to log in if we finish at the landfill early tomorrow but I don't plan on being done until 11:00.

CASE 21-057 Sketch Plan

1. A Traffic Movement Permit will likely be required for this location, this will need to be coordinated through the MaineDOT.
2. The proposed design will likely require relocating and upgrading the existing mast pole and arms located on the north side of the intersection
3. The signal for the driveway should include video detection and preemption.
4. The applicant should review if a left turn lane is warranted into the site.
5. The applicant should review opportunities to provide a safe pedestrian crossing of Bath Road given the proposed use.
6. The 14 parallel parking spaces should be relocated to other areas of the site, this parking poses the potential to cause traffic to queue into the intersection of Bath Road.
7. The site currently drains to a stream that crosses Bath Road, this crossing is currently submerged, however, the condition of the stream crossing should be reviewed if the applicant intends to discharge stormwater in the direction of the pond.

Case 21-059 Subdivision Amendment

1. The application indicates the majority of the owners approved retaining the common parking, were the owners of lots 3, 5, 15, and 17 in favor of this decision. Should the property lines be redrawn to match lots 7, 9, 20, and 22 so that a portion of the parking area is not partially on private property.
2. If all pedestrian access to the play ground will now be from Neptune drive, the sidewalks along the frontage of Neptune drive should be upgraded to meet current ADA standards, they currently do not appear to meet requirements for slopes or detectable warning fields.

Ryan Barnes, PE, CPESC

Town Engineer

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From: [Jeff Emerson](#)
To: [Jared Woolston](#)
Cc: [Julie Erdman](#)
Subject: SRC
Date: Wednesday, October 20, 2021 9:21:55 AM

Jared,

I have a conflict this morning and will not be able to attend SRC. I have no comments on the Brunswick Landing project. On the Bath Road project, I share the concerns of the Town Engineer regarding parallel parking, traffic study, and pedestrian safety. I would also add that the complex will need both hydrants in addition to the buildings being sprinkled.

Sorry for my absence.

Jeff Emerson
Deputy Chief, LHO
Brunswick Fire Department
21 Town Hall Place
Brunswick, ME 04011
jemerson@brunswickme.org
(207) 725-5541 x 2

From: [Taylor Burdin](#)
To: [Jared Woolston](#)
Cc: [Taylor Burns](#)
Subject: RE: SRC 10/20 - Taylor Burns Out
Date: Wednesday, October 20, 2021 9:20:25 AM
Attachments: [image001.png](#)

Comments from Taylor:

“Proposed apartment complex – each building needs an address and I’m thinking we’ll write the right of way in, rather than off Bath Road”.

From: Taylor Burdin
Sent: Wednesday, October 20, 2021 9:15 AM
To: Jared Woolston <jwoolston@brunswickme.org>
Cc: Taylor Burns <tburns@brunswickme.org>
Subject: SRC 10/20 - Taylor Burns Out

Hi Jared,

Angie let me know that Taylor Burns will not be in the office today, and will not make the SRC meeting. She said she has filled in before, if you need another person to make quorum.

Warmly,

Taylor Burdin
Administrative Assistant
Planning and Codes
P: 207.721.4023

