

## Request for Information Responses

*Will the State Historic Preservation Office require that the 1966 portion of the building be preserved?*

- The Maine Historic Preservation Commission will require that the 1966 portion of the Central Fire Station be preserved if the Developer seeks historic tax credits or if they have review authority over it under Section 106 of the National Historic Preservation Act due to the use of federal funding or permits.

*Will additions affect my ability to receive historic tax credits?*

- New additions are allowable under the historic tax credit program as long as they meet the Standards for Rehabilitation. However, expenses related to new construction (including additions) and site work are not eligible to receive credits.

*How much appetite is there for housing and density?*

- The Town of Brunswick recognizes the acute need for housing, especially workforce housing. The Central Fire Station presents an exciting opportunity to produce location efficient housing that contributes to the wellbeing of our local economy. Developers are encouraged to maximize the space available for mixed-use projects, including for housing.

*What kinds of financial support is the Town willing to offer?*

- The Town has an affordable housing support fund (\$1,000,000) available to Developers seeking to fill funding gaps for affordable housing projects.
- The Town has made the acquisition price of the building and parcel negotiable in order to facilitate financially feasible projects that support the community vision.

*What are the easements for abutting properties?*

- There is a 20-ft x 90-ft easement on the west side of 128 Maine Street, and a 41-ft x 8-ft easement, and a 16-ft x 8-ft easement to the south of the westerly building at 114 Maine Street. The abutters to Town Hall Place have access rights to Town Hall Place. Please find easement sketches and descriptions attached. Delivery trucks (semis, box trucks, etc), snowplows, and garbage trucks must all be accommodated.

*What are the parking requirements for downtown?*

- Brunswick's parking requirements are based on use. Please see the parking minimum tables on page 173 of the zoning code for more information. **Waivers for the parking requirements are available and are encouraged to maximize the productive use of the parcel.** Information on exemptions can be found in the Brunswick Zoning Code on page 176.

**MAINE SHORT FORM WARRANTY DEED**

I, **SANDRA CUMMINGS**, in my capacity as Trustee of the **Brunswick Trust** u/a dated **July 13, 1982** with a mailing address of 1330 Boylston Street, Chestnut Hill, Massachusetts 02167, for consideration paid, grant to **CAAM BAR HARBOR LLC**, a Limited Liability Company, organized under the laws of the State of Maine, with a mailing address of 118 Main Street, Bar Harbor, Maine 04609, with **WARRANTY COVENANTS**, the land and improvements thereon, situated in Brunswick, Maine and being bounded and described as follows:

See Exhibit A attached hereto and made a part hereof

WITNESS my hand and seal this 12<sup>th</sup> day of February in the year of our Lord two thousand and ten.

SIGNED, SEALED AND DELIVERED  
in the presence of

Sandra Cummings  
Witness

BRUNSWICK TRUST U/A DATED 07/13/1982

Sandra Cummings Trustee  
by: Sandra Cummings, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

February 12, 2010

Personally appeared the above named **SANDRA CUMMINGS**, in her capacity as Trustee as aforesaid and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me, Theodore S. Samet

THEODORE S. SAMET  
Printed name of Notary Public  
My commission expires: 07-04-14

**SEAL**

MAINE REAL ESTATE TAX PAID

## EXHIBIT A

A certain lot or parcel of land with the buildings and improvements thereon situated on the Northwesterly corner of Maine Street and Town Hall Place, in the Town of Brunswick, County of Cumberland and State of Maine, being shown on a plan prepared by Wright and Pierce, Civil Engineers, entitled "Property Plan of Maine Street Town Hall Lot, Brunswick, Maine" dated January 11, 1960 and recorded in Plan Book 55 at Page 57 and designated thereon as "Area to be Conveyed to Saul J. Copellman", more particularly bounded and described as follows:

BEGINNING at a point which is the intersection of the Northerly line of Town Hall Place, so-called, and the Westerly line of Maine Street, so-called, said point being marked by a brass pin; thence N 83° 57' W by the Northerly line of Town Hall Place a distance of one hundred eight-one and eighty-five one hundredths (181.85) feet to a point and other land of the Inhabitants of the Town of Brunswick, said point being marked by a brass pin; thence N 5° 00' E by said other land of the Inhabitants of the Town of Brunswick, a distance of eighty-seven (87) feet to a point and other land of the Inhabitants of the Town of Brunswick, said point being marked by a brass pin; thence S 84° 43' 40" E by said land of the Inhabitants of the Town of Brunswick, a distance of one hundred sixty-nine and seventy one hundredths (169.71) feet to a point on the above mentioned westerly line of Maine Street, said point being marked by a brass pin; thence S 2° 42' E along the Westerly line of Maine Street a of distance of ninety and thirty-four one hundredths (90.34) feet to the point of beginning. Containing about 15,501 square feet.

TOGETHER WITH the right to use other land of the Inhabitants of the Town of Brunswick, lying Westerly of the land herein conveyed and as appurtenant to such land, for the purpose of providing the grantee, its successors and assigns, free and unlimited access across, over and through said land of the Inhabitants of the Town of Brunswick to and from the rear or Westerly side of such building of the grantee, its successors and assigns, for the purposes of ingress and egress of persons, goods and merchandise, and for the loading, unloading and receiving of materials, goods, stock in trade, equipment and the like, and for the further purpose of installing and maintaining underneath the surface thereof an oil storage tank of sufficient size to supply and store fuel for the heating of such building on the land herein conveyed. The parcel of land subject to such use is bounded and described as follows:

BEGINNING at a point by a brass pin which is the Southwesterly corner of the land conveyed herein to the within grantee; thence N 83° 57' W a distance of twenty (20) feet to a point; thence N 5° 00' E and parallel to the Westerly line of the of the land conveyed herein to the within grantee a distance of eighty-nine and seventy-five one hundredths (89.75) feet to a point; thence S 84° 43' 40" E a distance of twenty (20) feet to a point; thence S 5° 00' W to a brass pin and continuing in the same course along the Westerly line of the land conveyed herein to the within grantee a total distance of ninety and two one hundredths (90.02) feet to the point of beginning. (such parcel of land is described on

the "Property Plan of Maine Street Town Hall Lot", previously referred to as "Easement Area".)

This easement area on land now or formerly of the Inhabitants of the Town of Brunswick is subject to the following restriction which benefits the property conveyed herein:

"...said Town agrees that so long as said land is used by the Town for such purposes (parking area) that it will not, by the erection of any fence, barrier or otherwise, prevent access to or from the Westerly end of any building that may be erected on the premises first above described to or from such Municipal Parking Area, and that any fence or other barrier that may be erected shall have reasonable openings to permit such access."

AND TOGETHER WITH the right to use, in common with the Inhabitants of the Town of Brunswick, its successors and assigns, and others, that certain strip of land between the Northerly line of the land herein conveyed and the Southerly line of land of now or formerly of W. F. Senter Co.; such use by the grantee to be limited to the purpose of maintaining and repairing such building of the grantee, its successors and assigns, on the land herein conveyed.

AND TOGETHER WITH a right of passage and re-passage over Town Hall Place, so-called, in common with the Inhabitants of the Town of Brunswick, its successors and assigns, and others.

The aforesaid rights of way and restrictions which benefit the land conveyed herein are first described in a conveyance from the Inhabitants of the Town of Brunswick to Saul J. Copellman dated January 31, 1961 and recorded in the Cumberland County Registry of Deeds in Book 2587 at Page 17 and have been incorporated by reference in subsequent deeds in the chain of title.

Further reference may be had to modifications to said rights of way by Isabel T. Stewart dated March 13, 1961 and recorded in said Registry of Deeds in Book 2658 at Page 312 and dated June 1, 1962 and recorded in said Registry of Deeds in Book 2682 at Page 268.

ALSO CONVEYING that certain easement to permit the placement of propane tanks on land of the Inhabitants of the Town of Brunswick as was granted by said Town to the Brunswick Trust dated December 15, 1995 and recorded in said Registry of Deeds in Book 12329 at Page 236 the description of which is incorporated herein by reference.

For source of the grantor's title reference is made to a warranty deed from Isabel T. Stewart to the Trustees of the Brunswick Trust u/a dated July 13, 1982. Said warranty deed is also dated July 13, 1982 and was recorded in the Cumberland County Registry of Deeds in Book 4995 at Page 275. Sandra Cummings is the sole surviving Trustee of said Brunswick Trust and has full authority to convey the premises described herein.

Received  
Recorded Register of Deeds  
Feb 19:2010 01:38:52P  
Cumberland County  
Pamela E. Lovley

07209

RELEASE DEED

The TOWN OF BRUNSWICK, a municipal corporation situated in Brunswick, Cumberland County, Maine, releases to W.F. SENTER COMPANY, a Maine corporation with a principal place of business at Brunswick, Maine, whose mailing address is 114 Maine Street, Suite 5, Brunswick, Maine 04011, the right to perpetually enter upon the following described land identified as Town of Brunswick Tax Maps, Map U-13, Lot 65-A, for the purpose of vehicular access to loading bays on the southerly side of the grantee's warehouse building located on Tax Maps, Map U-13, Lot 66:

## BAY "A"

Commence at the point where a line running perpendicular to the south line of the grantee's warehouse building beginning at the westerly side of the bay door intersects the northerly line of the grantor and southerly line of the grantee; thence southerly along the perpendicular line as extended 41 feet to a point, thence east at a 90 degree angle 8 feet to a point where a line running perpendicular to the south line of the grantee's warehouse building at the easterly side of the bay door as extended intersects the 8 foot line; thence northerly along the perpendicular line 41 feet to a point on the northerly line of the grantor and southerly line of the grantee; thence westerly along the line 8 feet to the point of beginning.

## BAY "B"

Commence at the point where a line running perpendicular to the south line of the grantee's warehouse building beginning 1 foot west of the westerly side of the bay door intersects the northerly line of the grantor and southerly line of the grantee; thence southerly along the perpendicular line as extended 16 feet to a point, thence east at a 90 degree angle 8 feet to a point where a line running perpendicular to the south line of the grantee's warehouse building beginning 1 foot east of the easterly side of the bay door as extended intersects the 8 foot line; thence northerly along the perpendicular line 16 feet to a point on the northerly line of the grantor and southerly line of the grantee; thence westerly along the line 8 feet to the point of beginning.

Reference is made to a sketch attached hereto as Exhibit A.

By acceptance of this deed the grantee, its successors and assigns covenant that no vehicle exceeding 65 feet will utilize Bay "A" and no vehicle exceeding 40 feet will utilize Bay "B".

WITNESS my hand and seal this 15<sup>th</sup> day of December, 1995.

WITNESS:

TOWN OF BRUNSWICK

*Bernard L. Gardner*  
Name

*Donald H. Gerrish*  
Donald Gerrish  
Town Manager

STATE OF MAINE  
Cumberland, ss.

December 15, 1995

PERSONALLY APPEARED, the above-named Donald Gerrish and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said municipality.

Before me,

*Deborah S. Cabana*  
Notary Public/Attorney at Law  
Print Name:

SEAL  
USE

DEBORAH S. CABANA  
NOTARY PUBLIC  
MY COM. EXPIRES 12/31/97

160:GHH  
5036\BRUNSWF.RD

EXHIBIT  
A  
FORM 129

SETERS

BK 12345 PG 115

EASE FOR "VEHICULAR  
ACCESS TO LOADING BAYS"  
PROPOSED FROM TOWN TO  
SETERS 1995

BAY "A" EASE  
49 FT BY 8 FT

BAY "B" EASE  
16 FT X 8 FT

TOWN OF BRUNSWICK  
BOUNDARY LINES

TOWN HALL PLACE

BAY EASEMENTS  
EXTENSION OF  
PERPENDICULAR  
LINES TO BLDG

RECEIVED  
REGISTERED REGISTRY OF DEEDS  
96 FEB -9 PM 12:25  
CURBERLAND COUNTY  
*John B. O'Brien*

EXISTING 20 FT EASEMENT  
TOWN TO COPELLMAN (1961) BK 2587 17  
TOWN TO W.F. SENTER ( ) BK 2658 32

GRAND CITY

5 FT X 14 FT  
"PROPANE TANK AREA"

EASE TO BRUNS TRUST FROM TOWN  
( )

QUIT CLAIM EASE  
BRUNS TRUST FROM SENTER  
(1994)

SKETCH OF  
FIRE STATION LOT EASEMENTS  
BY AMG  
06/27/95  
SCALE: 1" = 20 FT  
C:\CUMBERLAND\EAISEBAYS.DWG

Note: According to the deed for Senter Place, the Bay "A" easement is 41-ft x 8-ft, not 49-ft x 8-ft as proposed in this exhibit.