



February 28, 2022

Matt Panfil, AICP CUD, LEED AP BD+C
Director of Planning and Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

RE: Major Development Review – Bath Road Multifamily Development
Brunswick, ME
DE Project #: 2625-011

Dear Mr. Panfil:

On behalf of A.R. Building Company, we are submitting the enclosed Major Development Review Application and supporting materials for the proposed multifamily development located at 305 Bath Road on Assessor's Plat 45 Lots 34 and 2C. This letter is to accompany the submission materials and give an overview of the project.

Existing Site Conditions

The site is located at 305 Bath Road on Assessor's Plat 45 Lots 34 and 2C and is on the northern side of Bath Road opposite Medical Center Drive. The surrounding area consists of various scale commercial uses and is bordered to the north by the Maine Central Railroad. Lot 2C is located to the north of the railroad right of way and does not have access from Bath Road. The site is currently zoned Growth-Mixed Use 4 (GM4).

The site is a former driving range with a current curb cut onto Bath Road at the southwestern corner of the site. On the eastern side of the property is an existing parking area and facilities building with the driving range to the west. There are wooded areas and wetlands along the perimeter of the property. Two possible vernal pools were mapped in the southern and eastern portions of the property. These two areas were evaluated by Flycatcher Consultants who deemed them as "non-significant" and this determination was confirmed by MaineDEP. This signifies activities within 250' of these areas are not regulated under NRPA. Copies of this correspondence has been included with the application package.

Proposed Development

The proposed project consists of four multifamily residential buildings and a club house for a total of 202 units. The two rear multifamily building are four stories with 15,200 square foot footprints and contain 45 units each while the two front multifamily building are four stories with 19,400 square foot footprints and contain 56 units each. There are 329 parking spaces proposed which meets the zoning requirement of 304 spaces. Access to the development is provided via a driveway aligned with Medical Center Drive where an additional signal head will be added to serve the development.

The development is proposed to be served by public water and sewer. Underground electric service is proposed to serve the buildings on site. The stormwater system as designed meets the Town of Brunswick and MaineDEP standards. There are proposed wetland impacts at the rear of the site that are currently being reviewed by MaineDEP.

Waivers Requested

The Applicant is requesting the following Administrative Adjustments for the project:

1. Drive Aisle Width
 - a. The Zoning Ordinance requires a 26' drive aisle
 - b. The project proposes a 24' drive aisle
2. Parking Space Size
 - a. The Zoning Ordinance requires 9' x 18.5' parking spaces
 - b. The project proposes 9' x 18' parking spaces

Review Standards

The following compares the proposed project to *Chapter 4 – Property Development Standards* of the Zoning Ordinance.

- 4.1 – Applicability of Property Development Standards
 - *The proposed project is in compliance with the standards set forth in Chapter 4 – Property Development Standards.*
- 4.2 – Dimensional and Density Standards
 - *The project is located within the Growth Mixed Use 4 District (GM4). The proposed project meets all dimensional and density requirements for this district. A table and notes showing how the project meets these requirements, including a density calculation, can be seen on Sheet 8 of the site plan set. Lot 2C is not included in the density calculation.*
- 4.3 – Natural and Historic Areas
 - 4.3.1 – Mapping of Natural and Historic Areas Requirements
 - *There are no known features on the site that would be considered having important natural, scenic or historic character.*
 - *Wetlands, delineated by Sebago Technics, have been shown on the site plans. Two possible vernal pools were mapped in the southern and eastern portions of the property. As proposed, this development results in approximately 13,950 sf of wetland impacts and these impacts are currently being reviewed by MaineDEP.*
 - *These two areas were evaluated by Flycatcher Consultants who deemed them as “non-significant” and this determination was confirmed by MaineDEP. This signifies activities within 250' of these areas are not regulated under NRPA.*
 - 4.3.2 – Pollution
 - *This project as proposed will not generate any undue water or air pollution. The buildings will be built to meet or exceed building and energy codes. The stormwater system has been designed to meet or exceed Brunswick and MaineDEP requirements.*
 - 4.3.3 – Protection of Natural Vegetation
 - *Currently the majority of the site is cleared due to its previous use. As proposed, the development will preserve vegetation along the perimeter of the site, including along Bath Road, and also proposes a robust landscape program including street trees.*
 - 4.3.4 – Protection of Significant Plant and Animal Habitat
 - *There are no known areas of significant plant or animal habitat on site. Additionally, as said above, the two non-significant vernal pools will not be impacted by the development.*

- 4.3.5 – Steep Slopes
 - *There are no existing or proposed located on the site.*
- 4.3.6 – Erosion and Sediment Control
 - *During construction, all applicable MaineDEP requirements as outlined in the Maine Erosion and Sediment Control Manual will be met. The site plans include specific erosion control and sediment control measures (see Sheet 7 of the site plans) and a Soil Erosion Control and Sediment Control Plan will be implemented during construction. The contractor will be educated and instructed to work in accordance with these provisions and to perform monitoring, maintenance, upgrades and repair of these measures as required.*
- 4.3.7 – Groundwater
 - *No groundwater extraction is proposed by this project. All stormwater components will meet or exceed the requirements of both the Town of Scarborough and MaineDEP and therefore not have adverse effects on groundwater quality. Any required construction dewatering will be completed in accordance with the Soil Erosion Control and Sediment Control Plan and MaineDEP standards.*
- 4.3.8 – Surface Waters, Wetlands and Marine Resources
 - *Wetlands, delineated by Sebago Technics, have been shown on the site plans. Two possible vernal pools were mapped in the southern and eastern portions of the property. As proposed, this development results in approximately 13,950 sf of wetland impacts and these impacts are currently being reviewed by MaineDEP.*
 - *These two areas were evaluated by Flycatcher Consultants who deemed them as “non-significant” and this determination was confirmed by MaineDEP. This signifies activities within 250’ of these areas are not regulated under NRPA.*
 - *All stormwater components will meet or exceed the requirements of both the Town of Scarborough and MaineDEP and therefore not have adverse effects on surface waters or wetland resources.*
- 4.3.9 – Historic and Archaeological Resources
 - *There are no known historic or archaeological resources present on site.*
- 4.4 – Flood Hazard Areas
 - *The site is located in FEMA Zone X per FEMA Map 2300420015B and is outside any 100-year floodplain. The site is also located outside the Flood Plain Overlay district.*
- 4.5 – Basic and Municipal Services
 - 4.5.1 – Sewage Disposal
 - *The site will be served by public sewer. Public sewer exists directly in front of the site within Bath Road and this connection is being coordinated with the Brunswick Sewer Department.*
 - 4.5.2 – Water Supply and Quality
 - *The site will be served by public water. Public water exists directly in front of the site within Bath Road and this connection is being coordinated with the Brunswick Water Department.*
 - 4.5.3 – Solid Waste Disposal
 - *The site proposes enclosed dumpster areas to collect trash and recyclables. The site will utilize a private waste disposal service to dispose of refuse.*
 - 4.5.4 – Stormwater Management
 - *The stormwater quality will be improved by utilizing Best Management Practices (BMPs) as established by the Maine Department of Environmental Protection (DEP) for the treatment of stormwater runoff from the proposed development.*

The Site has been designed to meet the Maine DEP Chapter 500 Stormwater Management Law (MESML) and the Maine Stormwater Best Practices Manual.

- *To mitigate post development flows on site, a gravel wetland and a wet pond will be utilized. These DEP-approved BMP's are designed to control runoff for the 2 through 25-year storm events to the maximum extent practicable.*
- 4.6 – Landscape Requirements
 - *A landscaping plan conforming to the Town of Brunswick requirements has been submitted with this application. The landscaping approach consists of a mixture of maintaining existing vegetation around the perimeter of the site and adding new landscaping around the development. The proposed landscaping is a mix of street and parking area trees and lower plantings to buffer parking and buildings from each other. Additional plantings will be provided adjacent to the buildings. Along Bath Road, where existing vegetation either does not exist or will not remain, additional street trees and other plantings will be added.*
- 4.7 – Residential Recreation Requirements
 - *The Applicant is currently in discussions with the Planning Department and the Parks and Recreation Department on the details of the recreation fee.*
- 4.8 – Circulation and Access
 - *A full traffic impact study, completed by Sebago Technics, has been submitted with this application. See this report*
 - 4.8.1 – Street Standards
 - *No public streets are proposed as part of this project.*
 - 4.8.2 – Curb Cuts and Street Access
 - *The site access has been located to be opposite Medical Center Drive at an existing traffic signal. The project proposes to upgrade the existing signal to provide a signal head for the development as well as striping and pedestrian improvements within the right of way. This location meets all requirements for site distance along Bath Road.*
 - 4.8.3 – Pedestrian and Bicycle Access
 - *The proposed buildings have bike storage areas and AR typically installs bike racks at the exterior of the buildings. Sidewalks have been provided within the development and along the Bath Road frontage as requested by the Town.*
 - 4.8.4 – Access for Persons with Disabilities
 - *Required ADA parking, ramps and access has been provided within the development.*
 - 4.8.5 – Shoreline Access
 - *There is no shoreline adjacent to this project.*
- 4.9 – Parking and Loading
 - 4.9.1 – Minimum and Maximum Vehicle Parking Requirements
 - *Per zoning requirements, the proposed project request 304 parking spaces and 329 have been provided. See Sheet 8 of the site plans for parking calculations.*
 - 4.9.2 – Minimum Bicycle Parking Requirements
 - *The proposed buildings have bike storage areas and AR typically installs bike racks at the exterior of the buildings.*
 - 4.9.3 – Design, Construction and Maintenance of Parking Areas
 - *Other than the above mentioned Administrative Adjustments, the parking lot design meets the design requirements of this section.*
 - 4.9.4 – Parking Alternatives
 - *No parking alternatives are proposed.*
 - 4.9.5 – Minimum Off-Street Loading Requirements

- *No industrial or commercial loading spaces are required for this project.*
- 4.10 – Lighting
 - *A lighting plan, photometric models and cut sheets have been provided to show that the projects proposed lighting meets the Town’s requirements. All lighting will be downward facing and dark sky compliant and muted to the highest degree to provide adequate lighting for safety but not overlight the site.*
- 4.11 – Architectural Compatibility
 - *The intent of the design proposal for this project is in keeping with both the Cooks Corner Design Standards and the Growth Mixed-Use 4 Zoning Ordinance. This 4 building, 208-unit residential development will be highly visible along Bath Road, centered on Medical Center Drive. The traditional pitched roof and red brick design are rooted in the vernacular aesthetic is the area and will contribute to the evolution of the area into a vibrant, mixed-use district. The district standard focus will be met by maximizing the residential density as described in the Brunswick Zoning Ordinance.*
 - *Broken up into (4) four story buildings, the arrangement is centered on a tree lined entry drive and parking is organized to be obscured from the road. The material palette of red brick and white clapboard siding is taken directly from the local vernacular, with a prominent shingled, pitched roof. The front facades of each of the buildings features steps and setbacks at regular intervals to add depth and variety. The balconies with traditional railings add an additional layer of contrast and shadow to the overall building massing. The white trimmed windows are proportionally scaled to the overall size of the buildings and all vents, downspouts, and trims are treated as integral parts of the architecture. All HVAC equipment is concealed in a recessed mechanical pit at the attic level, so it is not visible from adjacent roads. All outdoor lighting will be kept to a minimum with appropriate cutoffs and anti-glare considerations.*
 - *In addition to the scale and material palette fitting into the local vernacular, the sidewalks and landscaping will be seamlessly integrated into the fabric of the area to encourage bicycle and pedestrian flow in, through and around the site. Finally, a clubhouse and amenity building centered within the site will serve as a communal place for residents to gather, establishing a neighborly a sense of community that will extend out into greater Brunswick, Maine.*
- 4.12 – Neighborhood Protection Standards
 - *This section is not applicable as this site is not adjacent to any single family or two-family dwellings.*
- 4.13 – Signs
 - *A single, 4’ high by 12’ wide monument sign is proposed at the site entrance. This sign, and its operation, will meet all requirements of this section.*
- 4.14 – Performance Standards
 - B – Specific Standard: General
 - *All construction work will occur between the hours of 7 am and 7 pm except if written permission is given by the Codes Enforcement Officer.*
 - C – Specific Standard: Noise
 - *No activities associated with this development will exceed the sound levels outlined in this section.*
 - D – Specific Standard: Smoke and Particulate Matter
 - *The proposed project will not generate smoke or particulate matter.*
 - E – Specific Standard: Dust and Fumes
 - *The proposed project will not generate dust or fumes. The construction period Soil Erosion and Sediment Control Plan has procedures the contractor will follow to control dust during the construction period.*

- F – Specific Standard: Odors
 - *The proposed project will not generate odors.*
- G – Specific Standard: Vibrations
 - *The proposed project will not generate vibrations.*
- H – Specific Standard: Unlicensed Motor Vehicles
 - *The proposed project will have on site management that will not allow unlicensed motor vehicles to be stored.*
- I – Specific Standard: Motor Vehicles and Watercraft Parking in Required Setbacks
 - *Minimum front and side setbacks are 0' and therefore this provision does not apply to those property lines. The minimum rear setback is 15' and no parking is proposed within that setback. All parking is located at least 120' from Bath Road and the majority is screened by the proposed buildings.*
- J – Specific Standard: Lighting and Glare
 - *All proposed lighting will comply with Section 4.10.*
- 4.15 – Site Feature Maintenance
 - *The proposed project will have on site management that will itself, or with contractors, maintain all site features including buildings, parking areas, utilities, stormwater improvements areas and landscaping.*
- 4.16 – Financial and Technical Capacity
 - *The applicant, A.R. Building Company owns and manages over 9,000 rental units throughout the country including over 1,000 in New England, with an additional 500 units currently being permitted within Maine. A.R. Building has been in operation for over 50 years and in that time has permitted and operated these sites with adequate financial capacity.*
 - *The design team, lead by DiPrete Engineering, has extensive experience in land planning, design, permitting and construction of similar developments throughout New England.*
- 4.17 – Administrative Adjustments/Alternative Equivalent Compliance
 - *The Applicant is requesting the following Administrative Adjustments for the project:*
 - *Drive Aisle Width*
 - *The Zoning Ordinance requires a 26' drive aisle*
 - *The project proposes a 24' drive aisle*
 - *Parking Space Size*
 - *The Zoning Ordinance requires 9' x 18.5' parking spaces*
 - *The project proposes 9' x 18' parking spaces*

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.



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