

STAFF REVIEW COMMITTEE
Minor Development Review
DRAFT Findings of Fact
Review Date: June 23, 2021

Project Name: Westcon Manufacturing Expansion
Project Location: 68 Church Road
Tax Map: Map 17, Lot 56
Zoning District: GI
Case Number: 21-018
Applicant: Westcon Manufacturing Inc.
22 Bibber Parkway
Brunswick, ME 04011

Authorized Representative: Curt Neufeld, PE
119 Purinton Road
Brunswick, ME 04011

Staff reviewed the application and has determined it is complete.

DRAFT Motion 1: That the Final Site Plan application is deemed complete.

PROJECT SUMMARY

Staff review is based on the Minor Development Review application for, “Westcon Manufacturing Expansion” dated June 8, 2021. The proposed activity is the construction of a 2,250 square foot garage addition over an impervious area that is currently used for vehicle circulation the existing building to be expanded at 22 Bibber Parkway (Map 17, Lot 56).

The applicant disclosed an area of filling and earthmoving is on the subject parcel and onto the applicant’s adjacent lot that has not received development review approval. Staff in the Department of Planning and Development are aware of this activity and have instructed the applicant to apply for the proposed development and return for the review of earthwork outside the scope of this project. The applicant has indicated a willingness to comply with this advice and the intention to return.

Review Standards from Section 4.2 of the Town of Brunswick Zoning Ordinance

4.1 Applicability of Property Development Standards

The proposed development is located within the Growth Industry (GI) Zoning District. The proposed use is allowed in GI. As proposed, the development complies with all applicable property development standards set forth in Chapter 4 of the Zoning Ordinance. *The Committee finds that the provisions of Section 4.1 are satisfied.*

4.2 Dimensional and Density Standards

The proposed development meets the dimensional requirements for a lot within the GI Zoning District. Density standards are not applicable to the proposed activity.

The Committee finds that the provisions of Section 4.2 are satisfied.

4.3 Natural and Historic Areas

- 4.3.1 Mapping of Natural and Historic Areas Requirements. The applicant depicted natural and existing developed areas on the site plans in the application. No significant wildlife habitat was identified on the subject parcel. No other features were identified that are important to the natural, scenic, and historic character of the Town or that add to the visual quality of the development.
- 4.3.2 Pollution. No subsurface wastewater disposal is proposed. The development will not result in undue water or air pollution.
- 4.3.3 Protection of Natural Vegetation: The development maximizes the preservation of natural landscape features, does not occur within or cause harm to land not suitable for development, and will not have an undue adverse effect on the area's scenic or natural beauty.
- 4.3.4 Protection of Significant Plant and Animal Habitat. The proposed development is not within the Wildlife Habitat Overlay, and no other mapped significant plant and animal habitats were identified during review. Therefore, the proposed development will not have an undue adverse effect on important plant and animal habitats identified by the Maine Department of Inland Fisheries and Wildlife or Town of Brunswick, or on rare and irreplaceable natural areas, such as rare and exemplary natural communities and rare plant habitat as identified by the Maine Natural Areas Program.
- 4.3.5 Steep Slopes: The development contains 5,000 square feet or more of contiguous slopes exceeding 25 percent. The applicant will return for any filling and earthmoving on these areas that may have occurred outside the scope of this review.
- 4.3.6 Erosion and Sedimentation. The proposed development is designed in accordance with the Maine Department of Environmental Protection's Best Management Practices (BMPs) to avoid causing unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results.
- 4.3.7 Groundwater. The proposed development will not, alone or in conjunction with existing activities, have an undue adverse effect on the quality or quantity of groundwater.
- 4.3.8 Surface waters, Wetlands, and Marine Resources. The proposed development will have no undue adverse effect on wetlands, waterbodies, and their shorelines within the watershed of the development site.
- 4.3.9 Historic and Archeological Resources. No historic or archeological resources were identified within the project area. Therefore, the proposed development will have no undue adverse effect on any historic or archeological resources.

The Committee finds that the provisions of Section 4.3 are approved.

4.4 Flood Hazard Areas

The proposed development is not located in a Flood Protection Overlay (FPO) District or Flood Hazard Area. *The Committee finds the risk of flooding for the proposed development is sufficiently minimized.*

4.5 Basic Municipal Services

4.5.1. Sewage Disposal. No sewer disposal is required for the proposed development.

4.5.2. Water Supply and Quality. No water supplies are required for this proposed development.

4.5.3 Solid Waste Disposal. No solid waste impact fees are required.

4.5.4. Stormwater Management. The applicant described stormwater management plans in the application. The proposed disturbed area is below the stormwater treatment threshold and is therefore deemed to have met the requirements of this subsection. *The Committee finds that the provisions of Section 4.5 are satisfied.*

4.6 Landscaping Requirements

The applicant may be required to buffer the development from adjacent properties where the adjacent property has been disturbed. However, the proposed development is in a location that is currently impervious and directly adjacent the existing garage structure to be expanded. The development's existing conditions sufficiently enhances the proposed structure and minimizes the development's effect on abutting properties. Minor grading within an existing impervious area is proposed to prepare the building location. Existing topography and vegetation is maintained where practical. *The Committee finds that the provisions of Section 4.7 are satisfied.*

4.7 Residential Recreation Requirements

The proposed development is not a residential use. Therefore, residential recreation requirements are not applicable. *The Committee finds that the provisions of Section 4.6 are not applicable.*

4.8 Circulation and Access

The proposed building expansion will allow the applicant to store additional vehicles inside but will not increase trip generation. Therefore, the proposed development will not cause unreasonable congestion or unsafe conditions on highways or public roads, either existing or proposed, and the traffic associated with the development shall maintain the existing Level of Service on any public road within 200 feet of any existing or proposed curb-cut. *The Committee finds that the provisions of Section 4.8 are satisfied.*

4.9 Parking and Loading

The proposed addition will be used to support existing operations. The development site currently contains parking facilities including a single bicycle parking space. New parking or loading facilities are therefore not required to support the expansion. *The Committee finds that the provisions of Section 4.9 are satisfied.*

4.10 Lighting

No new outdoor lighting is proposed. *The Committee finds that the provisions of Section 4.10 are not applicable to the proposed development.*

4.11 Architectural Compatibility

The proposed addition is consistent with the design of the existing building. The proposed addition is relatively small compared to the existing building and is therefore compatible with its architectural surroundings in terms of its size, mass, and design. The proposed development is not open to the public and therefore may not be required to comply with the Americans with Disabilities Act. *The Committee finds that the provisions of Section 4.11 are satisfied.*

4.12 Neighborhood Protection Standards

The proposed development is within and adjacent to other parcels within the GI Zoning District. This standard of development review is therefore not applicable. *The Committee finds that the neighborhood protection standards at Section 4.12 is not applicable to the subject lot.*

4.13 Signs

No signs are proposed at this time. Therefore, the sign standards for compatibility in design and scale with surroundings and not unreasonably interfering with the safe operation of adjoining roads, sidewalks, parking areas, or uses are not applicable. *The Committee finds that the provisions of Section 4.13 are not applicable.*

4.14 Performance Standards

The proposed development is required to continue to operate in accordance with the performance standards listed at Section 4.14. No additional operating hours are proposed as a result of the building addition. No exceedance in Section 4.14 standards is proposed. *The Committee finds that the provisions of Section 4.14 are satisfied.*

4.15 Site Feature Maintenance

All site features constructed or installed as required by this development approval will be maintained in good repair, and replaced if damaged or destroyed. As proposed, no landscaped areas are proposed. In the event that the SRC requires new landscaped areas, all living materials, if they die or are effectively destroyed after installation shall be replaced in accordance with subsection 4.15. *The Committee finds that the provisions of Section 4.15 are satisfied.*

4.16 Financial and Technical Capacity

The applicant hired a qualified firm to design the technical aspects of the proposed activity. The applicant did not provide a cost estimate and proof of financial capacity in accordance with subsection 4.16.2.B. *The Committee finds that the applicant has adequate financial and technical capacity to meet this standard of the property development provided the applicant provides a cost estimate and proof of financial*

capacity in accordance with subsection 4.16.2.B prior to constructing the proposed classroom building.

4.17 Administrative Adjustments / Alternative Equivalent Compliance

No administrative adjustment is proposed by the applicant at this time. *The Committee finds that the provisions of Section 4.17 are not applicable.*

**DRAFT MOTIONS
CASE #21-018**

Motion 3: That the Final Plan is approved with the following conditions:

1. That the Committee's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.
2. Prior to starting construction of the classroom building, proof of financial capacity for the building shall be provided to the satisfaction of the Director of Planning and Development.