



Town of Brunswick, Maine

PLANNING BOARD

85 UNION STREET, BRUNSWICK, ME 04011

PLANNING BOARD AGENDA BRUNSWICK TOWN HALL 85 UNION STREET TUESDAY, AUGUST 10, 2021, 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

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All Votes to be Taken Via Roll Call

1. **Case #21-035 Costello and MacDonald Recreational Dock:** The Planning Board will review and take action on a **Sketch/Final Plan Major Development Review** application for a residential dock system consisting of a permanent landing, stairway, pier, and a seasonal ramp and float to coastal wetlands submitted by Tim Forrester from Atlantic Environmental on behalf of Brenda Costello and Ruby MacDonald at 17 Pennell Point Drive (Map 32, Lot 4). The proposed project is within the **Rural Protection 1 (RP1) Zoning District, the Shoreland Protection Overlay (SPO), the Flood Protection Overlay (FPO), and the Rural Protection Stormwater Management Overlay (RPSMO)**.
2. **Case #21-062 Mill Street Apartments:** The Planning Board will review and take action on a **Final Plan Major Development Review** application for a 9-unit residential apartment development located at the corner of Mill Street and Union Street (Map U14, Lot 122) submitted by Joe Marden from Sitelines on behalf of Lumbo Ledge LLC. The proposed project is within the **Growth Mixed-Use 6 (GM6) Zoning District**.
3. **Case #21-037 Motor Toys Luxury Condos:** The Planning Board will review and take action on a **Sketch Plan Major Development Review** application for storage unit condominium project located at 105 Farley Road (Map CC1, Lots 11 & 12) submitted by Greg Nisbet on behalf of GenX Capital Partners LLC. The proposed project is within the **Growth Mixed-Use 4 (GM4) Zoning District**.

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. **Case #21-038 Cooks Corner Self Storage:** The Planning Board will review and take action on a **Sketch Plan Major Development Review** application to expand the Cooks Corner Self Storage facility located at 70 and 92 Old Bath Road (Map 45, Lots 1A and 2E) submitted by Joe Marden of Sitelines on behalf of Old Bath Road SPE LLC. The proposed project is within the **Growth Mixed-Use 4 (GM4) Zoning District**.
 - ~~5. **Case #21-039 Bank/Restaurant with Drive Thru:** The Planning Board will review and take action on a **Sketch Plan Major Development Review** application submitted by Curtis Neufeld of Sitelines for RE Management Inc. and Pleasant Street K&K LLC to construct a bank, restaurant, and drive thru on a portion of Map U23, Lot 94 owned by the Riverside Cemetery Association. The subject parcel includes Map U23, Lot 89, 90, and 94. The proposed project is within the **Growth Residential Use 4 (GR4) Zoning District, the Growth Mixed Use 5 (GM5) Zoning District and contains the Shoreland Protection Overlay (SPO) Zoning District.*****~~
 6. **Case #21-040 Brunswick Landing Subdivision Amendment:** The Planning Board will review and take action on a **Final Plan Major Development Review Subdivision Amendment** application submitted by Kevin Clark of Sitelines for TBW, LLC to adjust the lot boundaries of Brunswick Landing Subdivision Lots 17 and 17A and create a new Lot 17B. The subject parcel includes Brunswick Tax Map 40, Lots 223 and 223A. The proposed subdivision parcel is within the **Growth Industrial Use (GI) Zoning District**.
7. **Other Business**
 8. **Approval of Minutes**
 9. **Adjourn**

**Case #21-037 was determined incomplete by staff pursuant to subsection 5.2.8.K(2) of the Brunswick Zoning Ordinance.*

*** Case #21-039 was revised by the applicant on 7/13/2021 to propose a new bank (or credit union) and drive-thru use. The development of a new restaurant in addition to the bank was removed from the proposal.*

**** Case #21-039 for sketch plan review was withdrawn by the applicant on 8/3/2021.*