



Town of Brunswick, Maine

PLANNING BOARD

85 UNION STREET, BRUNSWICK, ME 04011

PLANNING BOARD AGENDA BRUNSWICK TOWN HALL 85 UNION STREET TUESDAY, SEPTEMBER 28, 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.

HOW TO WATCH AND COMMENT VIA ZOOM

<https://www.brunswickme.org/313/Brunswick-Cable-TV3>

Comments are allowed during the public comment period, during public hearings, and on other items and matters at the discretion of the Planning Board Chair or Vice Chair.

HOW TO WATCH VIA TV 3 OR LIVE STREAM

THE LINK TO VIEW OR LISTEN TO THE MEETING ON TV3 (Channel 3 on Comcast) or VIA LIVE STREAM FROM THE TOWN'S WEBSITE: <http://tv3hd.brunswickme.org/CablecastPublicSite/watch/1?channel=1>

All Votes to be Taken Via Roll Call

THE PUBLIC MAY PROVIDE COMMENT VIA EMAIL (mpanfil@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

- Case #21-048 Tedford Housing:** The Planning Board will review and take action on a **Sketch Plan Major Development Review** application and host a **PUBLIC HEARING** to review and take action on a **Conditional Use Permit** application submitted by St. Clair Associates on behalf of the applicant, Tedford Housing, to construct an approximately 17,568 square foot building for use as a *homeless shelter, resource center* with ten apartment-style units, a 24-bed non-apartment-style "dormitory" space, and associated meeting, office, and storage space located on Thomas Point Road (Map 42, Lots 8 and 11). The subject lots are located within the **Growth Mixed-Use 4 (GM4) Zoning District** and are subject to the **Cook's Corner Design Standards**.
- Case #21-039 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 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**.

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.

3. **Case #21-050, 22 Old Bath Road Contractors Space:** The Planning Board will review and take action on a **Conditional Use Permit** application for Contractors Space use submitted by Abigail Cassidy of Commerical Properties Management, LLC for Bancroft Contracting on Map 45, Lot 1C. The proposed project is within the **Growth Mixed Use 4 (GM4) Zoning District and contains the Telecommunications Overlay Zoning District.**
4. **Case #21-051 Brunswick Landing Village Phase III:** The Planning Board will review and take action on a **Major Development Review Subdivision Sketch Plan** application for 2,100 linear feet of roadway, 44 lots and five (5) apartment buildings containing 52 dwelling units submitted by Sitelines for Brunswick Landing Condominiums, LLC on Map 40, Lots 131, 135, and 138. The proposed project is within the **Growth Residential Use 1 (GR1) Zoning District and contains the Shoreland Protection Overlay (SPO) Zoning District.***

5. **Other Business**

6. **Approval of Minutes**

7. **Adjourn**

** The description of Case #21-051 "Brunswick Landing Village Phase III" is revised to clarify the project was submitted for Sketch Plan review only. A Public Hearing will be required at the time of Final Plan review.*