
From: carlos navarro <carlosnq007@gmail.com>
Sent: Thursday, March 6, 2025 12:30 AM
To: Julie Erdman <jerdman@brunswickme.gov>
Subject: Fwd: FLOOD wetlands

This was intended to be in Tedford 4/24/24 staff and planning board reapproval 5/14/24 and they didn't get it. I spoke with Natalie and Henze both about forwarded all emails I've sent specifically to those meetings.

Begin forwarded message:

From: carlos navarro <carlosnq007@gmail.com>
Date: April 1, 2024 at 5:46:16 PM EDT
To: Latrombley111@yahoo.com
Subject: Fwd: FLOOD wetlands

Begin forwarded message:

From: carlos navarro <carlosnq007@gmail.com>
Date: April 1, 2024 at 5:45:22 PM EDT
To: sue.baker@maine.gov, janet.parker@maine.gov,
ddevereaux@brunswickme.org, Julia Henze <jhenze@brunswickme.org>,
Natalie Thomsen <nthomsen@brunswickme.org>, fema-r1-info@fema.dhs.gov, fema-IGA@fema.dhs.gov, askia@fema.dhs.gov,
fema.fmix@fema.dhs.gov, tburdin@brunswickme.org
Subject: FLOOD wetlands

My name is Mrs. Jennifer Navarro from 90 Thomas Point Rd. In Brunswick Maine. GIS CC2 map 42 lot 181. Although Town of Brunswick has it zoned now as GM4. On 3/20/24 I filed a code enforcement complaint to town of Brunswick planning department which I'll include here. Mostly about a mega homeless shelter being site approved for conditional use permit 1/11/22 and haven't not broke ground past 2 yr expired construction date, and was approved with fiscal capacity guarantee approved per the brunswick zoning ordinance Chapter 5 Administration, section 5.2.2 (A.) & (B.) and also 4.16. which no longer read the way they did last month. Tedford WAS \$3miklion shy from project budget, and was still approved. This partial biased favoritism seems one to be addressed in the courts. Especially since they raised the needed remaining \$3million 10 days after my public comment and code complaint. I guess I'm powerful. Glad to have helped

them achieve in 10 days what they couldn't in 3 years. Ironic. At the end of this complaint I told them to come check the flooding here, as it's waist deep and told them check with FEMA as this is Shoreland protection, wetlands all around, and I have video footage of Eagle who hunts in my backyard and the trees where tedford is to deforest to build. I'll include footage too and know I've reached out to others as I'm trying to conserve his habitat by Eagle Protection Act.

The most important issue for my writing all here today is that I will need FEMA to come investigate my home property and basement as its been ankle deep flooding and we've ran a new sump pump 3 days straight now. It's finally clearing up but this is first time it's happened and I'll also include evidence and welcome investigators to help access damages plus protect against mold. The home was built 2017. I don't believe we ever heard warning for flood damage so we have started a flood claim process with our USAA mortgage company insurance but haven't initiated it yet. We've paid \$300 for sump pump, even paid \$490 for emergency service next day septic tank cleaning as we weren't sure if that was the cause and were assured it was not. Our house is surrounded by flood and rain water and has been since January. Ducks have been treating them like ponds. I would love an army corpsman to come do an official study as I am not certain our current FPO overlay is effective or accurate. We're 1/2 mile from Thomas point bay. The eagle lives at Thomas point beach and the ancient horseshoe crabs visit there every year. This area is flooded. We need official updated studies done and to further conserve the wildlife I've documented that live here. I believe Tedford homeless resource center should absolutely not be permitted to build in this flooded, eagle habitat zone and want to make all here noticed and aware I need help and request that you guide me to such if you're able. I appreciate your time. Later today at 6:30 4/1/24 they're amending flood from A1-30 to AE AV I can't locate which zones cooks corner is in. Please feel free to contact me via (305) 608-3167. I did see a code enforcer drive by on Friday but I've not heard back on flood fema levels and will our damages be covered?

Thanks again,
Mrs. Jennifer Navarro
90 Thomas point rd.
Brunswick Maine 04011
3056083167

The Planning Board finds that the provisions of Section 4.14 are satisfied.

4.15. Site Maintenance

The applicant has indicated that the proposed project will be maintained consistent with their standard in place at their existing locations. The stormwater management plan accounts for the necessary maintenance of BMPs. A Inspection and Maintenance Plan and Log is included with the application.

This finding serves to advise the applicant that site features constructed or installed as required by this development review must be maintained in good repair, and replaced if damaged or destroyed, or in the case of living materials, if they die or are effectively destroyed after installation.

The Planning Board finds that the provisions of Section 4.15 are satisfied.

4.16. Financial and Technical Capacity

The application includes a Purchase and Sale Agreement with the owner of the subject properties. Copies of the subject properties' deeds are also included. An updated letter, dated November 22, 2021, from Bath Savings Institute is included and indicates the applicant's financial capacity to completed the proposed project.

A performance guarantee is required prior to the construction of the infrastructure intended to be dedicated to the Brunswick and Topsham Water District. According to the applicant, the BTWD has indicated the potential that they will cover the cost difference between installing a twelve-inch (12") diameter water main rather than the proposed eight-inch (8") diameter water main.

The introduction letter includes all members of the project's design team and their associated qualifications.

The Planning Board finds that the provisions of Section 4.16 are satisfied, provided the applicant provide a performance guarantee to the Brunswick and Topsham Water District.

4.17. Administrative Adjustments / Alternative Equivalent Compliance

No administrative adjustments or alternative equivalent compliance plans are requested.

The Planning Board finds that the provisions of Section 4.17 are not applicable.



IV. EXHIBITS

- A. Final Plan Major Development Review Application, dated November 23, 2021
- B. Sketch Plan Major Development Review Documentation, dated September 20, 2021

**DRAFT MOTION
CASE NO. 21-070
REVIEW DATE: JANUARY 11, 2022**

DRAFT MOTION 2:

That the Final Plan Major Development Review located at Map 42, Lots 8 and 11 is approved with the following conditions:

1. That the Planning Board's review and approval of the Final Plan Major Development Review is based on these findings of fact, the plans and materials presented by the applicant and the written and oral comments of the public, including the applicant's representatives, reviewing officials, and members of the public who participated in the public hearing reflected in the public record. Any changes to the Final Plan Major Development Review that are not called for in these conditions of approval shall require a review and approval by the Director of Planning and Development. Any modification shall require a review and approval by the Director of Planning and Development and shall be consistent with the Brunswick Zoning Ordinance.
2. Prior to the issuance of a building permit, submit to the Department of Planning and Development a Stormwater Permit by Rule.
3. Prior to the issuance of a building permit, submit to the Department of Planning and Development a Stormwater Permit by Rule and a Stormwater Management Plan for final approval from the Cumberland County Conservation District.
4. Prior to the issuance of a building permit, submit to the Department of Planning and Development a performance guarantee approved by the Topsham Water District.



