

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

DRAFT FINDINGS OF FACT SITE PLAN AMENDMENT PLANNING BOARD

CASE NUMBER: 25-059

PROJECT NAME: MaineHealth Mid Coast Cancer Renter Renovation

LOCATION: 81 Medical Center Drive (Map 45, Lot 32, 32-1)

APPLICANT: Maine Health
C/O Christopher Bowe
121 Medical Center Drive
Brunswick ME 04011

OWNER: Maine Health – Successor by Merger – MidCoast Health Services Corp.
58 Baribeu Drive
Brunswick ME 04011

REPRESENTATIVE: Pine Tree Engineering, Inc
53 Front Street
Bath, ME 04530

REVIEW DATE: January 13, 2026

ZONING DISTRICT: Growth Mixed-Use 4 (GM4)
Growth Mixed-Use 8 (GM8)

OVERLAY ZONING: Cook's Corner Overlay (CCO)

NOTICE: 300-foot abutter notices sent December 3, 2025

I. APPLICATION COMPLETENESS

Staff has reviewed the application and determined that it is complete.

Draft Motion #1:

The Planning Board concurs with planning staff's conclusion that the basic Major Development Review application materials have been submitted and that the application is complete such that the Board may proceed with substantive review of the application and identification of any further information required from the applicant.

Motion:

2nd:

Vote:

II. PROJECT SUMMARY

The proposed development consists of two one-story additions to the current medical facility at 81 Medical Center Drive, including a 1,186 square foot pharmacy adjacent to the existing parking lot and a 2,325 square foot medical linear accelerator (LINAC) facility on the south side of the building. Six (6) vehicle parking stalls will be removed to accommodate the proposed pharmacy, and eighteen (18) bicycle parking stalls will be installed.

The project is subject to Cook's Corner Design Standards and will also require an amendment to the existing Maine DEP Site Law Stormwater Management Permit.

The Staff Review Committee (SRC) reviewed the Final Plan Major Development Review application on December 10, 2025, and minutes are attached for the Board's reference.

III. COOK'S CORNER DESIGN STANDARDS

1. Site Design

The subject parcel is already developed. Two additions are proposed for the existing facility. A portion of the site will be revegetated, the façade of the existing building will be renovated, and new bicycle parking will be installed. Six (6) vehicle parking stalls will be removed, but vehicular flow will not be affected.

The Planning Board finds that the provisions of Section 1.0 are satisfied.

2. Streets & Public Spaces

Existing streets and connections will be maintained.

The Planning Board finds that the provisions of Section 2.0 are satisfied.

3. Building Design

The additions will be constructed to be visually compatible with the existing design of 81 Medical Center Drive; however, the same materials and treatments will not be utilized on the additions. Due to the proposed uses of the additions and the need for added safety and security, the additions are built with solid walls; it is not feasible to include windows or other openings. The pharmacy addition will not be visible from the roadway, and the LINAC addition will not be readily visible from the road or parking area.

The Planning Board finds that the provisions of Section 3.0 are satisfied.

4. Landscape Design

10 new trees will be planted along the existing tree line to the south of the LINAC addition. No new landscaping is proposed around the pharmacy addition. A construction entrance will be created at the south-west corner of the building. Revegetation will be required at the completion of the development.

The Planning Board finds that the provisions of Section 4.0 are satisfied, provided that the Condition of Approval is met.

IV. REVIEW STANDARDS

4.1. Applicability of Property Development Standards

Town of Brunswick Zoning Ordinance:

The project has been designed in accordance with the Property Development Standards of Chapter 4 of the Brunswick, Maine, Zoning Ordinance.

The Planning Board finds that the provisions of Section 4.1 are satisfied.

4.2. Dimensional and Density Standards

Town Staff have reviewed the application and determined that it complies with all the applicable dimensional and density standards for the Growth Mixed-Use 8 (GM8) zoning districts as established in *Table 4.2.3: Dimensional and Density Standards for Growth Area* of the Zoning Ordinance.

The Planning Board 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

There are no known mapped historical or scenic areas on the parcel. Natural areas in proximity to the location of development have been identified on the plan and were mapped as part of the original development of the site.

4.3.2 Pollution

The project will not result in undue water or air pollution. The proposed Linear Accelerator does not store or produce any radioactive waste. **Compliance with State and Federal regulations for particle accelerators and therapeutic radiation machines falls under the jurisdiction of the Department of Health and Human Services.** Maintenance and removal of the unit will be undertaken by the vendor, Varian Medical Systems, or by another licensed medical equipment service provider.

4.3.3 Protection of Natural Vegetation

10 trees of 10-inch caliper diameter or larger have been marked for removal. All trees to be removed are outside of the forested wetland area, and 10 new trees are proposed to stabilize and buffer the developed area. Due to the limited scope of the project, it is unlikely that the proposed development activity will cause an undue impact to the nearby forested wetlands.

4.3.4 Protection of Significant Plant and Animal Habitat

No significant plant or animal habitats have been identified in proximity to the location of development. As recommended by the Maine Natural Areas Program (MNAP) and Maine Department of Island Fisheries & Wildlife (MDIFW), the proposed development will maintain a 250-foot vegetated buffer from salt-hay saltmarsh, a 75-foot buffer from the forested wetland on the western side of Medical Center Drive, and a 100-foot buffer from the stream.

4.3.5 Steep Slopes

The location of development does not contain greater than 5000 contiguous square feet of slopes exceeding 25% grade.

4.3.6 Erosion and Sedimentation

An erosion and sedimentation control plan has been submitted as part of the application.

4.3.7 Groundwater

The proposed development will not have an undue impact on the quality or quantity of groundwater.

4.3.8 Surface Waters, Wetlands and Marine Resources

The proposed development will not have an undue impact on the nearby forested wetlands or streams. Additional landscaping is proposed around the LINAC addition to mitigate the reduction in the nearby tree line.

4.3.9 Historic and Archaeological Resources

The site is currently developed, with only minor additions beyond the current impervious area. No known historical or archaeological sites will be disturbed.

The Planning Board finds that the provisions of Section 4.3 are satisfied.

4.4. Flood Hazard Areas

The proposed location of development is not within a Flood Hazard Area.

The Planning Board finds that the provisions of Section 4.4. are satisfied.

4.5. Basic and Municipal Services

4.5.1 Sewage Disposal

The proposed development will result in an increase in the use of existing sewage disposal services but will not exceed the capacity of the existing services.

4.5.2 Water Supply and Quality:

50 cold water fixtures will be added as a result of the proposed development, and the additions will not exceed the capacity of the existing 4-inch water service.

4.5.3 Solid Waste Disposal:

The proposed development will not cause an unreasonable increase to municipal waste disposal services.

4.5.4 Stormwater Management

New construction is proposed that will alter the existing stormwater management on-site, and the existing Maine DEP Site Law permit will be amended to account for the new additions. A 2-foot crushed stone apron will be installed where new construction abuts pervious areas.

The Planning Board finds that the provisions of Section 4.5 are satisfied.

4.6. Landscaping Requirements

10 2-inch caliper evergreen trees will be planted along the tree line to be affected by the LINAC addition.

The Planning Board finds that the provisions of Section 4.6 are satisfied

4.7. Residential Recreation Requirements

The proposed project does not include the addition of any residential dwelling units.

The Planning Board finds that the provisions of Section 4.7 are not applicable.

4.8. Circulation and Access

4.8.1 Street Standards

A. General Standard

The proposed development will not create or impact any streets.

4.8.2 Streets, Sidewalks and other Public Places

The proposed development will maintain the existing access from Medical Center Drive.

4.8.3 Pedestrian and Bicycle Access

The proposed development will maintain existing pedestrian and bicycle access. A bicycle parking rack that accommodates 18 bicycles is proposed to the east of the dumpster on site.

4.8.4 Access for Persons with Disabilities

The proposed development will maintain existing access for persons with disabilities. The satellite parking area on the western side of Medical Center Drive does not contain any accessible parking stalls, and the road crossing to 81 Medical Center Drive is therefore not required to meet the ADA standards for an accessible route.

The Planning Board finds that the provisions of Section 4.8 are satisfied.

4.9. Parking and Loading

Accounting for the 11 parking stalls required due to the addition of 3,511 square feet of building area, and the removal of 6 parking stalls to accommodate the proposed pharmacy, the site will continue to exceed the required number of parking stalls. 134 parking stalls were approved for 81 Medical Drive in 2007, with an additional 65 parking stalls being added in 2016. A total of 151 parking stalls are required, and 193 are proposed.

The proposed development also requires the addition of 20 bicycle parking stalls. 25 new stalls are proposed.

The Planning Board finds that the provisions of Section 4.9 are satisfied.

4.10. Lighting

New outdoor lighting will not adversely impact the road or adjacent properties and uses. Any lighting to be added must be full cut-off and a color temperature of 3000k or less.

The Planning Board finds that the provisions of Section 4.10 are satisfied, provided that the Condition of Approval is met.

4.11. Architectural Compatibility

The proposed development will include facades, textures, colors, and materials that are visually compatible with the existing design of 81 medical Center Drive. The Cooks Corner Design Standards reference “windowless circumstances” as is required for the LINAC room and the pharmacy for safety and security purposes. The applicant has addressed this by utilizing different siding materials to provide interest and balance. The applicable Cook’s Corner Design Standards have been met.

The Planning Board finds that the provisions of Section 4.11 are satisfied.

4.12. Neighborhood Protection Standards

The proposed development does not abut a Growth Residential District and is therefore not required to comply with this standard.

The Planning Board finds that the provisions of Section 4.12 are not applicable.

4.13. Signs

No new signage is proposed.

The Planning Board finds that the provisions of Section 4.13 are satisfied.

4.14. Performance Standards

The proposed development will operate in accordance with the performance standards listed at Section 4.14. No additional operating hours are proposed. No exceedance in Section 4.14 standards is proposed.

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

4.15. Site Maintenance

The Applicant shall be responsible for the maintenance of site features constructed or installed as required by a development approval which must be maintained in good repair, and replaced if damaged or destroyed.

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

4.16. Financial and Technical Capacity

The applicant has provided a deed as evidence of right, title and interest in property. A narrative that outlines the current ownership of the property and structure, and the ownership of the proposed additions, has been provided. Bath Road Associates LLC owns 81 Medical Center Drive. MaineHealth owns the surrounding land and will own the proposed additions. Signatures have been provided by representatives of both Bath Road Associates and MaineHealth. A letter has been provided by MaineHealth's Chief Financial Officer attesting to the applicant's financial capacity for the proposed development. The project is anticipated to cost approximately \$10,800,000 and a estimated cost breakdown is provided.

The Planning Board finds that the provisions of Section 4.16 are satisfied.

4.17. Administrative Adjustments / Alternative Equivalent Compliance

No administrative adjustment / alternative equivalent compliance is requested.

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

V. MOTION FOR APPROVAL

Draft Motion #3:

That the Planning Board approves the Major Development Review application for the site plan amendment on the property located at 81 medical Center Drive. (Map 45, Lot 32, 32-1), as outlined in the application, with the following conditions:

- 1. That the Board'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 review and approval in accordance with the Brunswick Zoning Ordinance.*
- 2. That any new lighting to be installed will be full cut-off and a color temperature of 3000k or less.*
- 3. That prior to the issuance of a Building Permit, the applicants shall submit to the Director of Planning and Development an approved amendment to the existing Maine DEP Site Law Stormwater Management Permit.*
- 4. That prior to the issuance of a Certificate of Occupancy, the construction entrance will be removed and revegetated.*
- 5. That prior to the issuance of a Certificate of Occupancy, a 20 spot bicycle rack will be located on site to the satisfaction of the Director of Planning and Development and the Director of Economic and Community Development.*

Motion:

2nd:

Vote:

VI. EXHIBITS

- A. Development Review Application for MaineHealth Mid Coast Cancer Renter Renovation,

- dated January 20, 2026, and submitted by Pine Tree Engineering, Inc.
- B. Staff Review Committee minutes dated December 10, 2025.