

**BRUNSWICK PLANNING BOARD
TUESDAY, FEBRUARY 7, 2012**

MEMBERS PRESENT: Chairman Charlie Frizzle, Vice Chair Margaret Wilson, Dann Lewis, Jeff Peters, Dana Totman, and Richard Visser

STAFF PRESENT: Anna Breinich

A meeting of the Brunswick Planning Board was held on Tuesday, February 7, 2012 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Chairman Charlie Frizzle called the meeting to order at 7:00 P.M.

Public Hearing: The Planning Board will hold a public hearing to discuss amending the zoning ordinance to list warehousing and storage uses within the definitions of Class 1 and Class 2 Industry uses, and make warehousing and storage a permitted use in the Mixed Use 5 and Industry 1 Zoning Districts.

Anna Breinich reviewed Kris Hultgren's Memo to the Board dated February 2, 2012 and stated that at the last workshop of January 24, 2011, a request was made by Town Council on behalf of a constituent (made to Councilor King) to allow warehousing and storage in the Industrial 1 (I1) Zoning District and the Mixed Use 5 (MU5) Zoning District. Staff additionally recommended at this time to include warehousing and storage into the definitions of Industry Class I and Industry Class II. Anna stated that currently warehousing and storage is not allowed in Industry 1 and requires a special permit in the Mixed Use 5 district.

Chairman Charlie Frizzle opened the meeting to public hearing; hearing none, the public hearing was closed.

Charlie Frizzle reviewed the overall feeling of the Board from the last meeting and stated that most felt comfortable including the definition of warehousing and storage into the definition of Industry Class 1 and Industry Class 2 as well as permitting warehousing and storage in the Industrial 1 zone; most did not feel comfortable going from a special permit to permitted for warehousing and storage in the Mixed Use 5 district. Charlie stated that he is still in agreement with this feeling. Margaret Wilson agreed, but noted that if they changed the definition of Industry Class 1 and Class 2 to add warehousing and storage then they would automatically become permitted in the Mixed Use 5 district as Industry Class 1 is a permitted use throughout this district; she suggested not changing the definitions at this time. Charlie agreed and stated that he did not notice that Industry Class 1 was already a permitted use in the Mixed Use 5 district. Richard Visser agreed with Margaret. Jeff Peters asked staff what the logic was in Mixed Use 1 through 6 as they are all different; some require a special permit and others do not. Charlie replied that this ordinance was put together 20 years ago and it was based on what was already in each zone at that time. Anna Breinich replied that in addition, some were added in revisions of the ordinance.

MOTION BY MARGARET WILSON TO MAKE WAREHOUSING AND STORAGE A PERMITTED USE IN THE INDUSTRIAL 1 ZONE AND THE MIXED USE 5 ZONE. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.

Workshop - Rezoning Request: The Planning Board will review a rezoning request from Elaine Hosmer to change the zoning of the parcel at 10 Mason Street (Map U13, Lot 131) from Town Residential 2 to Town Center 1.

Anna Breinich reviewed Kris Hultgren's Memo to the Board dated February 2, 2012 and stated that this is a request to rezone a parcel at 10 Mason Street from Town Residential 2 to Town Center 1 as the building rests in both zones at this time. She stated that the applicant, Elaine Hosmer, wishes to allow a retail store in the property. Anna stated that in looking at the boundary line, it appears that it was zoned following a straight line and not property boundaries; staff has no issue with this rezoning request.

Glen Hosmer, representative for the applicant, stated that they would like to use this location as a business due to the location and what is around it. He stated that they would like to put in an antique or repair shop. He stated that the applicant has had a difficult time in using this as a residence; they do not plan on altering the outside in any way as it is one of the oldest buildings in the area. Dana Totman asked if there was a space between the buildings on the adjacent lot or was it one building. Mr. Hosmer replied that there is a small space between the buildings but that many come right up to the fence; they are separate buildings owned by separate people. Margaret Wilson stated that in her opinion Mason Street is a commercial street and this seems like an appropriate request. Mr. Hosmer stated that his neighbors, the eye doctors, and Blessings, are all in the TC1 Zone and are commercial which supports this request.

MOTION BY MARGARET WILSON TO DIRECT STAFF TO FORWARD REQUEST TO PUBLIC HEARING. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

No public hearing as the only public was the applicant.

Workshop - Zoning Ordinance Review: The Planning Board will review Chapters 4 and 5 of the Zoning Ordinance.

Anna Breinich stated that in reviewing Chapter 4, staff felt as though things were not structured as well as planned. Anna stated that there is a lot of great information, but that formatting and structure needs to be more understandable; Anna, Margaret Wilson and Charlie Frizzle are planning on meeting on Friday, February 10th to hone in on a few specific areas in Chapter 4. Anna stated that one area of focus will be incorporating more of the language into the table and how the BNAS (former Brunswick Naval Air Station) reuse districts will fit into the development table. Charlie stated that he and Margaret agreed that Chapter 4 was not ready for final review, but that there are high hopes to

finish it as quickly as possible. Anna noted that this is the first time that the ordinance is being written in-house and noted that it has been difficult.

Other

- Town Council approved the increase of MDOT (Maine Department of Transportation) signs from two to four at their meeting on February 6, 2012.

Minutes

MOTION BY MARGARET WILSON TO APPROVE THE MINUTES OF DECEMBER 6, 2011. SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

MOTION BY DANN LEWIS TO APPROVE THE MINUTES OF JANUARY 5, 2012. SECONDED BY DANA TOTMAN, APPROVED UNANIMOUSLY.

Adjourned

This meeting was adjourned at 7:50 P.M.

Attest



Tonya D. Jenusaitis
Recording Secretary