

**BRUNSWICK TOWN COUNCIL MINUTES
NOVEMBER 15, 1999
MUNICIPAL MEETING FACILITY**

7:00 P.M. Councilor Wilson moved, Councilor Gleason seconded, to enter into executive session to discuss legal issues. The motion carried with seven (7) yeas – Councilors Swanson, Galloupe, Dotts, McCausland, Wilson, Lowe, and Gleason.

7:30 P.M. Chair McCausland called the meeting to order and asked for the Pledge to the Flag.

Councilors Present: Chair McCausland, Eleanor Swanson, Robert Galloupe, Timothy Dotts, Clement Wilson, Forrest Lowe, and David Gleason.

Councilors Absent: Michael Feldman and Faith Moll.

Others Present: Donald Gerrish, Town Manager; Deborah Cabana, Town Clerk; All the department heads; Senator Philip Harriman; Firefighters who were picketing for a contract; several citizens, members of the press and TV video crew.

Minutes of Previous Meeting: **Councilor Wilson moved, Councilor Dotts seconded, to accept the minutes of November 1, 1999, as distributed. The motion carried with six (6) yeas and one abstention. Councilor Lowe was absent from the November 1, 1999 meeting.**

Correspondence: None

Manager's Report:

1. Report from the Open Space Committee. Councilor Lowe made a brief presentation to the Council. Members of the Open Space Committee anticipate an active public forum in early winter. Representatives from Augusta, Freeport and Scarborough have shared some of their experiences with the Committee. After much discussion, the committee realized that the recreation component of the town is an important part of the process. Members of the Committee recognized that the School Department has a stake in the open space recreation area of the town and requested that a representative from the School Board be added to the Open Space Committee. Council was in agreement to adding a School Board Member.

2. Introduction of Capt. Keith Koon, Commander Brunswick Naval Air Station. Capt. Koon stated that he is new to the job but he is not new to the Bath Brunswick area. He explained that there has been a significant consolidation on the base of over 250 personnel. They have moved from seventeen buildings into four. The old central steam plant has been shut down and replaced with twenty-two state-of-the-art dual oil and natural gas fired boilers. Many buildings, which were built after World War II, will be demolished. They will soon be breaking ground on an 8.7 million dollar family housing project in Brunswick Gardens. They will be constructing 72 new homes and demolishing 224 old homes. There are further plans to construct 168 additional units in the second phase of the project. He hoped for a positive working relationship between the BNAS and the Town of Brunswick, ever mindful of their responsibility to the community and their impact on the environment and the economy of the Midcoast region. He hoped to continue to work with the town to realize long term plans for growth and development.

Chair McCausland invited Captain Koon to address the Council on an annual basis (as does Bowdoin College) to keep communication open.

Adjustments to the Agenda: NONE

203. The Town Council will hear public comments on the following requests for Alcoholic Beverage Licenses and take any appropriate action. (Manager)

NEW:

Brunswick Lodge of Elks #2043 d/b/a Brunswick Elks Lodge
179 Park Row

Frank McAllaster, Exalted Ruler

Clare's Dolphin Restaurant, Inc. d/b/a Benzoni's Brick Oven Pizza & Italian Café
121A Maine Street

Thomas Siatras

The Public Hearing opened at 7:50 p.m. The Public Hearing closed at 7:50 p.m.

Councilor Wilson moved, Councilor Gleason seconded, to approve the Alcoholic Beverage Licenses for Brunswick Elks Lodge and Benzoni's Brick Oven Pizza & Italian Café. The motion carried with seven (7) yeas.

204. The Town Council will hear public comments on the following requests for Special Amusement Licenses and take any appropriate action. (Manager)

RENEWAL:

Brunswick Lodge of Elks #2043 d/b/a Brunswick Elks Lodge
179 Park Row

Regis Leclaire

The Public Hearing opened at 7:52 p.m.

Keith Brown, a trustee from the Elks Lodge, was present to answer any questions.

The Public Hearing closed at 7:53 p.m.

A Federal Street resident informed Councilor Wilson, that when the back doors are left open in the summer, the sound carries across the Stowe House area.

Mr. Brown said games of beano are conducted in the back room that Councilor Wilson was referring to. Dances and entertainment are conducted in the central part of the building. Dances are only allowed on New Years and Christmas in the back part of the building.

Chair McCausland suggested that the musical event rental services might be loud.

Mr. Brown said rentals are usually for wedding receptions that are held in the afternoons. The noise should not be a consistent problem.

Councilor Gleason moved, Councilor Galloupe seconded, to approve the Special Amusement License for Brunswick Elks Lodge. The motion carried with seven (7) yeas.

205. The Town Council will hear public comments to consider repealing the Northeastern Maquoit Bay Conservation Closure (Area X) and take any appropriate action. (Manager)

The Public Hearing opened at 7:54 p.m.

Natural Resources Planner Alan Houston explained that the State lifted their closure and it was time for the Town to lift their closure.

The Public Hearing closed at 7:55 p.m.

Councilor Lowe moved, Councilor Dotts seconded, to repeal the Northeastern Maquoit Bay Conservation Closure (Area X) as advertised. The motion carried with seven (7) yeas.

206. The Town Council will hear public discussion pertaining to the downtown livability and take any appropriate action. (Manager)

Chair McCausland stated that the Council wanted to hear concerns/comments from the residents in the neighborhood. Municipal Department Heads were available at the meeting to listen and address issues that may arise and possibly return to the Council with recommendations.

George Glover, Chairman of the Northwest Brunswick Neighborhood Association – asked the Council to recognize the Association's validity. Various committees have been established (trash committee, safety committee, landlord committee, inventory committee, etc.). The committee members have not had an opportunity to meet before this public forum; therefore, membership input was not received. Mr. Glover hoped to have recommendations for the Town Council when the committees have finished their tasks. He requested that the Association be allowed to come back to the Council with a report.

Robert Shepherd, downtown resident - asked that this discussion be postponed until Councilor Moll (Councilor representing the downtown district) could be at the meeting. He felt that the downtown concerns had not been listened to very well, and urged sensitivity toward the concerns of the people who live downtown.

Peter Taylor, resident of High Street - appealed for well considered growth in the downtown, which is respectful toward the needs of conservation in the residential neighborhoods. The quality of life in a neighborhood is impacted by the civility and mutual respect that people extend toward one another in every day life. He suggested more aggressive Codes Enforcement for the multi-unit apartment buildings in violation of rules and regulations, which are there to protect tenants.

John Girard, resident in downtown Brunswick since 1982 - commented that discussion of the downtown area is extremely timely as senior citizens currently occupy many homes in this area. He asked what the future would hold for those who will purchase the homes of these senior citizens

Chair McCausland pointed out that all department heads were present to hear concerns of the downtown residents and to take action, if necessary. He encouraged citizens who do not like to speak in public to call on the phone, or write a letter.

Joan Shepherd of Federal Street - did not know about the downtown livability committee. Otherwise, she would have volunteered to serve on the committee earlier. She asked what the Council had for ideas for the downtown area.

Councilor Dotts commended the Northwest Brunswick Neighborhood Association for including students from the college and the high school.

Councilor Galloupe felt the Northwest Neighborhood Association is very organized and will do a lot of good for their area. He encouraged other neighborhoods in town to do the same thing.

Councilor Lowe appreciated the presentation from the Association.

Manager Gerrish commented that, from the staff's perspective, we are here to work with the citizens on any of their issues. Staff looks forward to providing suggestions to the Council on how to improve livability in various areas of the town.

Councilor Gleason felt when the group is prepared to discuss issues with the Council, the Council will be ready to listen.

Chair McCausland stated that there is an open invitation to any resident or group who has concerns or issues. The Council is here to listen.

Councilor Wilson agreed with Chair McCausland.

207. The Town Council will discuss the option on the Douglas Property and take any appropriate action. (Manager)

Manager Gerrish explained that the town has had an option on this property for an industrial park. A presentation was recently made to the Planning Board. In light of the Planning Board's recommendation, Mr. Gerrish recommended informing Mr. Douglas that the town will not be exercising its option on the property. Staff is committed to go back and look at other parcels inside the growth area as he is convinced that the community needs an industrial park in the future.

Councilor Gleason has a conflict of interest and will not be participating in conversation.

Councilor Wilson agreed with the recommendation of the Town Manager. He pointed out that the Comprehensive Plan was six and half years old. Changes may need to be made as the future comes upon us. He wanted citizens to understand that there is always a cost to look into the future.

Councilor Lowe hoped that staff and the Council would continue to move ahead to look at other options in the growth area. While the Douglas property was not necessarily an ideal spot for industry, he felt it was important to consider.

Councilor Dotts stated he had received many phone calls from constituents who did not want an industrial park in this area.

Rob Rohr supported this project. He suggested that the Comprehensive Plan might need to be re-assessed. Possibly, the Old Bath Road could be considered for an industrial area.

Nat Wheelwright – felt the next time the Comprehensive Plan is reviewed, it would be strengthened, not weakened. He encouraged the Council to read the minutes of the Planning Board of the meeting where this item was considered. He pointed out that over 1/3 of the people who spoke against this industrial park did not live near the intersection.

Councilor Swanson moved, Councilor Dotts seconded, to not exercise the Town's option on purchasing the Douglas property for development of a business park. The motion carried with six (6) yeas and one (1) abstention - Councilor Gleason.

208. The Town Council will review their 1999 goals and objectives and take any appropriate action. (Manager)

Manager Gerrish commented that this year has been busy and very productive. Work has been started on all goals. S.A.D. 75 has asked for an extension on their lease on the old high school of six months to a year. The newly hired Facilities Manager will do the facility study of the municipal buildings. The Town's recycling program is an ongoing, successful program. The Town has been extremely successful in acquiring water access properties. A final report has been received from a joint effort of the Town and the Sewer District to look at the costs of bringing sewer to dense neighborhoods, relieving nitrogen overloading in waterways.

Chair McCausland would like to pursue the regional Cable TV channel more aggressively.

Councilor Wilson is a member of the Cable TV Committee. He stated they could be more effective if they had a lot more money. He suggested taping the other community's meetings and playing them later. He expressed concern with the possibility that the regional channel would be at a higher level, thus ruling out the ten percent of the viewers who use the lowest (cost) tier.

Councilor Gleason feels the reuse of the old high school is a high priority. A year can fly by very quickly. He wanted to get the process started at the beginning of the new year.

209. The Town Council will discuss the solid waste ordinance pertaining to household refuse pick up and take any appropriate action. (Councilor Moll)

Councilor Wilson moved, Councilor Galloupe seconded, to table this item. The motion carried with seven (7) yeas.

210. The Town Council will discuss parking on Cleveland and Upper Federal, and take any appropriate action. (Councilor Moll)

Carol Elowe of 70 Federal Street - was concerned about parking on Federal Street. It is a very dangerous area on Federal Street at her home's location. There currently is no parking allowed on her side of Federal Street. She suggested that parking might be allowed between the bridge and Cleveland Street. Possibly two hour parking or resident parking passes should be considered.

Bev Bevilacqua of 76 Federal Street - questioned whether two hour parking was a solution to a very serious problem on Cleveland Street. His home is on the corner of Federal and Cleveland Streets. There is serious congestion on Cleveland Street. He suggested that Cleveland Street be made a one way street to allow parking or if it remains a two way street, that parking be banned altogether.

Councilor Swanson moved, Councilor Galloupe seconded, to table this item. The motion carried with seven (7) yeas.

211. The Town Council will amend the Town's Flexible Benefit Plan to include Medical Reimbursement and take any appropriate action. (Manager)

Councilor Wilson moved, Councilor Dotts seconded, to amend the Town's Flexible Benefit Plan to include Medical Reimbursement. The motion carried with seven (7) yeas.

212. The Town Council will consider setting a public hearing to amend the Town's Personnel Ordinance to include a Medical Reimbursement. (Manager)

This has been already been amended by the Town Council (7/19/99).

Councilor Wilson moved, Councilor Dotts seconded, to table this item. The motion carried with seven (7) yeas.

213. The Town Council will discuss the sale agreement of lot 17 in the Industrial Park to Jean and Laurie Garrec, formerly Westcon Manufacturing, Inc., and take any appropriate action. (Manager)

This item concerns selling lot 17 to Jean and Laurie Garrec, formerly Westcon Manufacturing, Inc. (who own lot 16). Under the Town's guidelines, if the lot is sold, a building is expected to be constructed on the lot within two years. Jean and Laurie Garrec are asking that the requirement be waived as they already have placed a building on the first site. Mr. Gerrish recommended waiving the requirement.

Councilor Wilson moved, Councilor Dotts seconded, to waive the requirement that a building be constructed within two years on Lot 17 of the Industrial Park. The motion carried with seven (7) yeas.

The meeting adjourned at 9:15 p.m.

PLEASE NOTE: THESE MINUTES ARE NOT VERBATIM. A TAPE RECORDING OF THE MEETING IS AVAILABLE AT THE TOWN CLERK'S OFFICE DURING REGULAR BUSINESS HOURS.

Deborah S. Cabana
Town Clerk
May 19, 2011

December 6, 1999

Date of approval

Council Chair