

**BRUNSWICK PLANNING BOARD  
TUESDAY, MARCH 27, 2012**

**MEMBERS PRESENT:** Chairman Charlie Frizzle, Vice Chair Margaret Wilson, Dann Lewis, Dana Totman, Richard Visser and Steve Walker

**STAFF PRESENT:** Anna Breinich

A meeting of the Brunswick Planning Board was held on Tuesday, March 27, 2012 at Hawthorne School, 46 Federal Street. Vice Chair Margaret Wilson called the meeting to order at 7:00 P.M.

**Workshop:** The Board will review and comment on changes to Chapter 4 of the Zoning Ordinance.

Margaret Wilson began by reminding the Board members that Chapter 4 will not be ready for public comment/review until the completion of Chapter 5; once Chapters 4 & 5 are complete, there will be a legal review followed by a public hearing and then if no other changes are necessary both chapters will be forwarded to Town Council.

Changes / discussions included:

- Section 401.1.a.6, Activities not Subject to Development Review: Charlie Frizzle stated that this should refer to Section 404.1, Minor Development Review Procedure. Margaret Wilson asked if site plans stand alone or if there is a threshold; Anna Breinich replied that this still needs to go through legal review. Anna stated that there are provisions for site plans and how long they are valid in the ordinance; for submittal requirements they are handled the same way as thresholds. Margaret Wilson asked Dana Totman what he thought about increasing impervious surface; Charlie Frizzle replied that he would prefer to take this matter up at another time rather than slow the process down and Dana agreed with Charlie. Dana stated that he still sees this as an opportunity to decrease impervious surface for redevelopment. Anna replied that they will need to be careful about this area and noted that she will ask the Town Attorney how grandfathering is handled as State Law. Margaret replied that the State may regulate but feels that this may be a good area to incentivize.
- Table 401.2, Natural Resource Protection Zone: Margaret Wilson asked if the threshold is met why it does not meet the level of Major Development Review and Anna Breinich replied that she would have staff double check. Charlie Frizzle stated that instead of expanding this table to include all the overlay zones, he suggested creating a new section, 401.2.C, Overlay Zones, that refers to following sections of the ordinance for restrictions / limitations in Overlay Zones. Steve Walker agreed and stated that this would be the cleanest way to add overlay restrictions. Margaret asked if this will impact subdivision requirements and Anna replied that she did not want to address this at this time and would prefer to wait until they work on the Overlay Zones.
- Staff Review: Dana Totman stated that Staff Review consists of 11 members and only requires a quorum of three (3) with a majority approval. He stated that he would prefer an approval vote of three (3). Charlie Frizzle, Margaret Wilson and Richard Visser agreed and it was decided that a Staff Review quorum could remain at three

- (3) and when voting shall require a minimum of three (3) affirmative votes when approving.
- Section 404.1, Minor Development Review Procedure: Margaret Wilson stated that this section was missing the introduction paragraph.
  - Charlie Frizzle reminded Anna Breinich to define / look-into a definition of Final Plan.
  - Page 11, Section 405.2, Common Development Approval Process: Anna Breinich asked if Board members were comfortable with the proposed language. Margaret Wilson stated that this is new to Brunswick and they want to make sure that all members are comfortable with this concept. Charlie Frizzle noted that this was very similar to the way that Brunswick Station was handled.
  - Page 18, Section 416, Revisions to Approved Plans: Margaret Wilson stated that they should eliminate subsection D and make it the introduction language.
  - Table 406, Development Review Time Requirements: Anna Breinich stated that at this time the ordinance requires 18 copies and it was asked at an earlier meeting if this amount was really needed. Anna stated that at this time, staff would still prefer to ask for 18 copies but could reduce it for smaller scale development. It was decided that 18 hard copies will remain but that the language will ask for, not require, a digital copy as well.
  - Anna Breinich, Steve Walker and Margaret Wilson discussed that Sections 411 and 511 requirements need to be reflected in the Submission Requirements Table.

Election of Planning Board Officers

**MOTION BY RICHARD VISSER TO RETAIN CURRENT OFFICERS CHARLIE FRIZZLE AS CHAIR AND MARGARET WILSON AS VICE CHAIR. SECONDED BY STEVE WALKER, APPROVED UNANIMOUSLY.**

Other

- Anna Breinich stated that Mike Line with JHR Development will be coming in soon to ask for another site plan extension.

Minutes

**MOTION BY CHARLIE FRIZZLE TO APPROVE THE MINUTES OF FEBRUARY 28, 2012. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.**

Adjourned

This meeting was adjourned at 8:20 P.M.

Attest:



Tonya D. Jenusaitis  
Recording Secretary