



TOWN OF BRUNSWICK

PLANNING BOARD

28 FEDERAL STREET, BRUNSWICK, ME 04011-1583

**TOWN OF BRUNSWICK
PLANNING BOARD
AGENDA
BRUNSWICK STATION
16 STATION AVENUE, BRUNSWICK, ME
ROOM 217
Tuesday, July 24, 2012
7:00 P.M.**

1. **Public Hearing:** The Board will hold a public hearing to increase the maximum footprint of structures in the Residential 3, 4, 5, 6 and 7 zones and the College Use 4 and 6 zones from 5,000 square feet to 10,000 square feet.
2. Other Business
3. Minutes

It is the practice of the Planning Board to allow public comment on development review applications and all are invited to attend and participate.

Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised.

MEMO

To: Planning Board
From: Kris Hultgren, Town Planner
Date: July 20, 2012
Subject: Planning Board Meeting: July 24, 2012

This memo provides information about the agenda in advance of the Board's July 24, 2012 meeting.

The Board reviewed a zoning amendment request at a workshop on June 26. It asks that the maximum building footprint in the R3, R4, R5, R6, and R7 Zones be increased from 5,000 square feet to 10,000 square feet. More information about the amendment proposal is attached to this packet. At the workshop on June 26, the Board requested that College Use 4 and 6 zones be considered in the evaluation of maximum building footprints.

Staff has not received public comment on the amendment to date.

Minutes

No minutes.

Thank you and please contact the Planning & Development Department with questions.
725-6660 x222 khultgren@brunswickme.org



TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
28 FEDERAL STREET
BRUNSWICK, ME 04011

ANNA M. BREINICH, AICP
DIRECTOR OF PLANNING & DEVELOPMENT

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June 21, 2012

To: Brunswick Planning Board
From: Anna Breinich, AICP
Subject: Proposed amendment to Section 203.3 Additional Requirements, Brunswick Zoning Ordinance

An issue regarding the current maximum building footprint for all Residential Zoning Districts was brought to my attention in 2008 by Scott Howard, developer of Botany Place. At that time, I requested Mr. Howard to delay submitting a formal request as we were anticipating a total rewrite of the zoning ordinance. The issue at hand is a maximum building footprint of 5,000 square feet for any use/structure permitted within all Residential Zoning Districts. In Residential Districts 3, 4, 5, 6, and 7, dwellings of 3 or more units are permitted, yet cannot exceed 5,000 square feet. In addition, other non-residential permitted uses such as religious institutions, are limited to a maximum building footprint of 5,000 square feet. While the intent at the time of adoption may have been to keep all one scale of development, the one-size-fits-all maximum building footprint does not work for many of the uses.

Due to the recent increase in housing demand, Mr. Howard is now formally requesting a zoning amendment to address this long-standing maximum building footprint issue, specifically as it relates to the construction of triple and quad units at Botany Place. While increasing footprints will slightly decrease proposed density, it will allow for flexibility in unit offerings.

As you know, the planning staff is now winding up revisions to the development review-focused chapters (Chapters 4 and 5) and is currently seeking funding to complete the remainder of the zoning ordinance. If successful in obtaining funding, we anticipate completion of the draft ordinance in late 2013. At that time, we will extensively revise all zoning district provisions consistent with the goals of the Comprehensive Plan.

As an interim measure, the planning staff respectfully requests Planning Board consideration to amend the Brunswick Zoning Ordinance, adding a new provision under Section 203.3, Additional Requirements, to the dimensional and density table for all Residential Districts, to read as follows:

203.3.B. Maximum Building Footprints for Dwelling, 3 or More Units: Where permitted, structures of 3 or more dwelling units shall not exceed 8,000 square feet in building footprint, with no individual unit exceeding 2,500 square feet.

The above amendment will address the immediate issue and is consistent with Comprehensive Plan.

Thank you for your consideration. I will be available at the Planning Board meeting to discuss.

cc: Gary Brown
Kris Hultgren
Jeff Hutchinson