



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, October 9, 2012

7:00 P.M.

1. **Public Hearing:** The Planning Board will hold a public hearing to consider proposed subdistrict zoning amendments affecting the subdistrict zoning map and permitted uses at Brunswick Landing (**Assessor's Map 40, Lot 2**) in the **BNAS Reuse Zoning District**.
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.



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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September 26, 2012

To: Brunswick Planning Board
From: Anna Breinich, AICP
Subject: Public Hearing for Zoning Ordinance/Map Amendments Request by
Midcoast Regional Redevelopment Authority for Brunswick Landing.

At the September 25, 2012 Planning Board meeting, the attached Midcoast Regional Redevelopment Authority zoning amendment request was reviewed. Briefly, the amendments requested were as follows:

1. Rezone a portion of the R-R (Residential) subdistrict to R-CMU (Community Mixed Use) subdistrict (see attached map), approximately 27 acres.
2. Provide for interim uses in the R-PO (Professional-Office) subdistrict.
3. Allow for a new use in the R-CMU subdistrict, Light Industrial Business, and provide definition for said use.
4. Allow for a new use in all subdistricts excluding R-R, Special Event Use, and provide definition for said use.
5. Amend definitions of "Industry Classifications I and II" in a portion of the R-AR (Aviation-Related) subdistrict. Staff response: Table of uses was previously amended to allow for non-aviation related Industry Class I and II uses on January 24, 2011.

Upon review and discussion, the Planning Board authorized a public hearing to consider and make recommendation to Town Council on the following zoning ordinance text and BNAS subdistrict zoning map amendments:

- 1. Rezone a portion of the R-R (Residential) subdistrict to R-CMU (Community Mixed Use) subdistrict, approximately 27 acres, per attached map.**

Staff Comment: This request is for an area acquired by MRRA as part of the land transaction with Affordable Midcoast Housing, LLC and abuts lands presently zoned R-CMU.

- 2. Rezone a portion of the R-CMU subdistrict to R-B&TI (Business and Technology Industries) subdistrict, approximately 5 acres, per attached map.**

Staff Comment: This request will provide for more appropriate reuse of existing structures and/or lands adjacent to the R-AR (Aviation-Related) subdistrict and provides an extension of the existing R-B&TI subdistrict.

3. **Amend Appendix III, Section A-III.6, Use Table for the Land Use Districts to include new Note ⁴ and indicate applicable uses in R-PO as follows:**

Notes: ⁴ Allowed only as an interim use and restricted to wholly internal operations within buildings existing prior to [ordinance amendment effective date]. Such use shall be allowed until such time as existing buildings are demolished or for a time period not to exceed five years from the effective date, whichever comes first. One five –year extension may be requested.

Uses Industry Class I and Industry Class II shall be amended from prohibited uses to permitted uses in R-PO subdistrict with notation ⁴ applied (proposed revised table attached).

Staff Comment: Town staff has worked with MRRA in developing this concept with the understanding that the proposed interim uses would be restricted to internal operations within existing structures, until such time that the buildings are demolished or for no more than five (5) years, whichever comes first. MRRA could request a five-year extension if market conditions do not improve.

4. **Amend Appendix III, Section A-III.6, Use Table for the Land Use Districts to add two new uses, Light Industry Use and Special Event Use, as proposed on attached table.**

Staff Comment: Staff is in agreement with these additions as noted.

5. **Amend Appendix III to add new Section A-III.11 Definitions, as follows:**

A-III.11 Definitions

Light Industry Use: Research and development activities, and the processing, fabricating, assembly, disassembly or treatment of finished or semi-finished products from previously prepared material, which activities are wholly conducted in an enclosed building.

Special Event Use: A temporary outdoor or indoor activity that extends beyond the normal uses and standards allowed by the zoning ordinance, lasting 14 consecutive calendar days or less for each event held. Activities include, but are not limited to, auto, boat and air shows, trade shows, fairs, exhibitions, or other assembly-type event for 200 or more people.

Staff Comment: At this time, both of the above uses would be new additions to the Brunswick Zoning Ordinance, therefore necessitating the inclusion of zoning definitions applicable only to Appendix III.

I will be available for questions at the public hearing.

Proposed amended language shaded

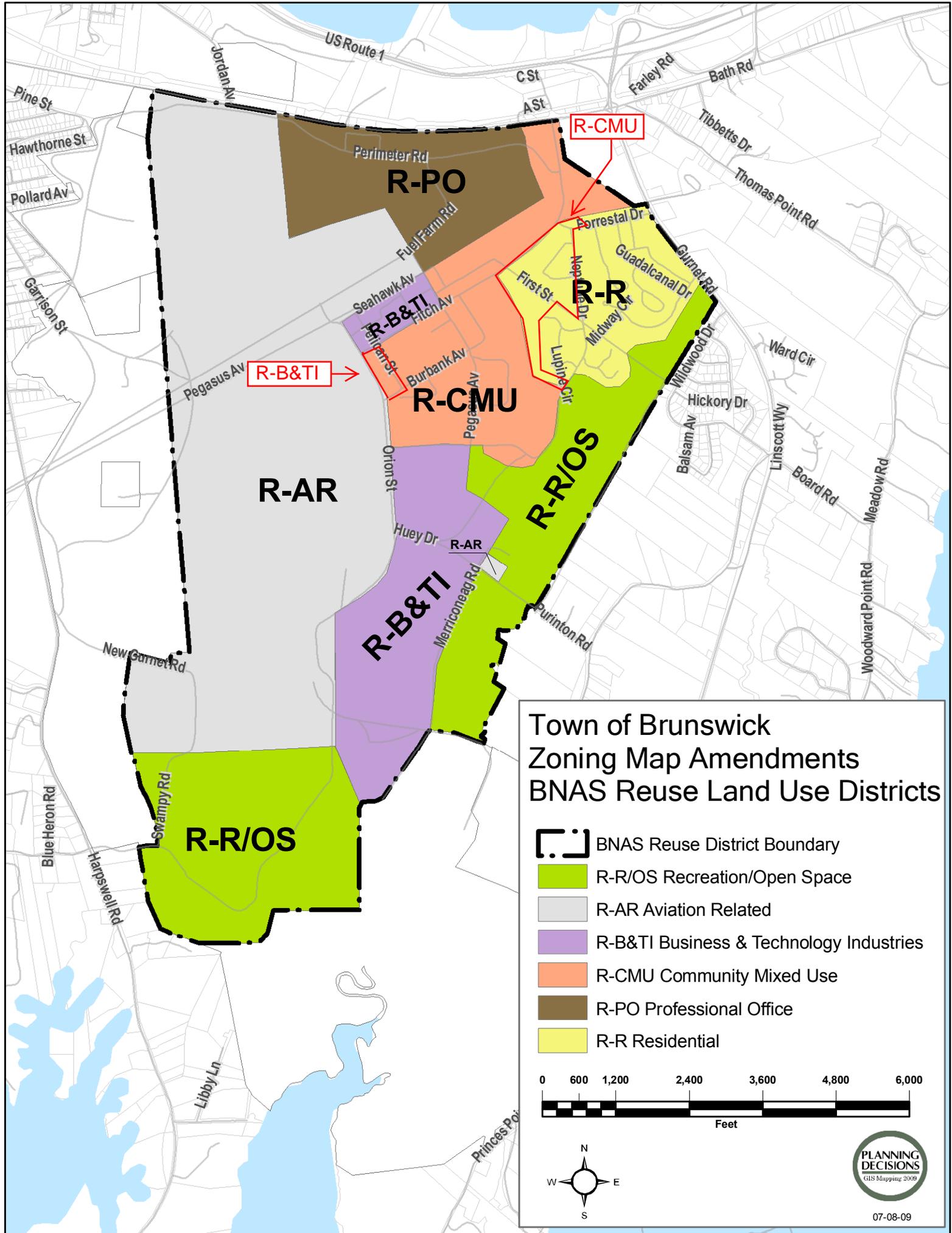
A-III.6 Use Table for the Land Use Districts

Use/Land Use District	R-CMU	R-PO	R-AR	R-B&TI	R-R	R-R&OS
Aviation Operations	X	X	P	P	X	X
Aviation Related Business	X	X	P	P	X	X
Bank	P	P	P ³	X	X	X
Bed and Breakfast	P	X	X	X	X	X
Boarding House	P	X	X	X	X	X
Business Office	P	P	P ³	P	X	X
Campground	X	X	X	X	X	P
Car Wash	X	X	X	X	X	X
Club or Lodge	P	X	X	X	X	X
College Dining Facility	P	X	X	X	X	X
College Office	P	P	X	X	X	X
Community Center	P	X	X	X	P ²	X
Congregate-Assisted Living	P	X	X	X	P	X
Contractor's Space	X	X	P ³	P	X	X
Convenience Store	P	X	X	X	X	X
Drive-Through	P	X	X	X	X	X
Dwelling, Single and Two Family	X	X	X	X	P	X
Dwelling, 3 or More Units	P	X	X	X	P	X
Dwelling as Part of a Mixed Use Building	P	X	X	X	X	X
Educational Facility	P	P ¹	P	P ¹	X	P
Equestrian Facility/Stable	X	X	X	X	X	P
Farm/Gardens	X	X	X	X	X	P
Gasoline/Fuel Sales	P	X	P ³	P	X	X

Use/Land Use District	R-CMU	R-PO	R-AR	R-B&TI	R-R	R-R&OS
Gasoline/Fuel Service Station	P	X	X	P	X	X
Golf Course	X	X	X	X	X	P
Greenhouse	X	X	X	P	X	P
Hotel	P	P	X	X	X	X
Industry Class I	X	P ⁴	*P	P	X	X
Industry Class II	X	P ⁴	*P	P	X	X
Industry, Light	P	X	X	X	X	X
Junkyards	X	X	X	X	X	X
Kennel	X	X	X	X	X	X
Library or Museum	P	X	X	X	X	X
Marina	X	X	X	X	X	X
Marine Activities	X	X	X	X	X	X
Media Studio	P	P ¹	X	X	X	X
Mineral Extraction	X	X	X	X	X	X
Motor Vehicle Sales	X	X	X	X	X	X
Motor Vehicle Service/Repair	P	X	X	P	X	X
Parking Facility	P	P ²	P	P	X	X
Photographers – Artists Studio	P	P ¹	X	X	X	X
Professional Office	P	P	P ³	P	X	X
Recreation Facility	P	P ¹	X	X	P ²	P
Religious Institution	P	P	X	X	X	X
Residence Hall	P	X	X	X	X	X
Restaurant	P	P ¹	P ³	X	X	P ²
Retail Class I	P	P ¹	P ³	P ²	X	P ²
Retail Class II	P	X	X	X	X	X
Service Business Class I	P	P ¹	P ³	P	X	X
Service Business Class II	P	P ¹	P ³	P	X	X

Use/Land Use District	R-CMU	R-PO	R-AR	R-B&TI	R-R	R-R&OS
Special Event	P	P	P	P	X	P
Theater	P	X	X	X	X	X
Veterinary Office	P	X	X	X	X	P ²
Warehousing and Storage	X	X	*P	P	X	X
Key: P="permitted use"; X="prohibited use"; "--" = Special Permit required, see Section 701						
Notes: ¹ Allowed only as part of a mixed-use building ² Allowed only as an accessory use to another allowed use ³ Allowed only in conjunction with aviation related activities or uses ⁴ Allowed only as an interim use and restricted to wholly internal operations within buildings existing prior to [ordinance amendment effective date]. Such use shall be allowed until such time as existing buildings are demolished or for a time period not to exceed five years from the effective date, whichever comes first. One five-year extension may be requested.						

***Amended 1/24/11 R**



Town of Brunswick Zoning Map Amendments BNAS Reuse Land Use Districts

-  BNAS Reuse District Boundary
-  R-R/OS Recreation/Open Space
-  R-AR Aviation Related
-  R-B&TI Business & Technology Industries
-  R-CMU Community Mixed Use
-  R-PO Professional Office
-  R-R Residential

