

**BRUNSWICK PLANNING BOARD
TUESDAY, JULY 24, 2012**

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

STAFF PRESENT: Anna Breinich and Kris Hultgren

A meeting of the Brunswick Planning Board was held on Tuesday July 24, 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 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.

Charlie Frizzle noted that the agenda talks about an increase of maximum footprint from 5,000 square feet to 10,000 square feet and the Memo to the Planning Board talks about an increase to 8,000 square feet with a maximum for an individual unit of 2,500 square feet; Margaret Wilson replied that the Memo was dated June 21, 2012 before their last discussion on June 26, 2012. Charlie stated that he is still stuck on the individual unit maximum. Kris Hultgren replied that the Memo was included as background and noted that it was clear from the June 26th meeting that the maximum be 10,000 square feet and that the individual limit originally proposed be excluded. Kris stated that the proposal now is that Residential 3 through 7 and College Use 4 and 6 be increased from 5,000 square feet to 10,000 square feet with no minimum.

Chairman Charlie Frizzle opened the public hearing.

Scott Howard spoke about Botany Place located in the Residential 4 Zoning District and stated that this project has a density of approved 96 units; 42 units have been built. Scott stated that they have tried to illustrate that they have built the units completed to date in four (4) different quads/town homes. As requested he has provided pictures for review. Scott stated that they have had to use different tactics in order to build the four (4) units and stay within the 5,000 square feet footprint. Scott stated that they have done things such as detach the garage by as little as two (2) feet. He stated that it is his hopes that they can reduce the complexity, cost and better meet the density requirements and customer demand by having a 10,000 square foot maximum. Margaret Wilson asked if they have been able to build a structure close to 10,000 square feet when the limit is 5,000 square feet what is there to prevent the construction of a structure close to 15,000 square feet. Scott replied that they are seeking the increase because it is not cost effective or desirable for the buyer to have a detached garage which many are looking for. Margaret stated that the increase density in the growth zone and the way that Botany Place is laid out as approved is excellent, she stated that the Planning Board will have to deal with a project by projects basis and worry only if they see a 10,000 square foot structure with detached garage units and at that time talk about mass.

Margaret Wilson noted that at the June 26th meeting the Planning Board discussed adding Mixed Use 3 and 6; Anna Breinich stated that it would be appropriate to ask that Town Council to consider adding MU3 and MU6 to the request. Charlie Frizzle agreed. Kris Hultgren asked if the Planning Board wished to add TR2, TR3, TR4, TR5 and TC3 which are also in the Growth area with maximum footprints of 5,000 square feet; Charlie replied that they do not wish to include those at this time. Charlie reiterated that they are advising that the Town Council include MU3 and MU6 in addition to the original request.

Chairman Charlie Frizzle closed the public hearing.

Dana Totman stated that he is in agreement with these changes as they are more in line with the Brunswick Comprehensive Plan; Charlie Frizzle agreed.

MOTION BY RICHARD VISSER THAT THE PLANNING BOARD RECOMMENDS TO THE TOWN COUNCIL THAT THE MAXIMUM FOOTPRINT OF STRUCTURES IN THE RESIDENTIAL ZONES 3, 4, 5, 6, AND 7 AND THE COLLEGE USE ZONES 4 AND 6 MAXIMUM FOOTPRINT BE INCREASED FROM 5,000 SQUARE FEET TO 10,000 SQUARE FEET. SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.

Other

- Anna Breinich reminded the Planning board of the Moving Downtown Forward workshop scheduled for July 30, 2012 from 5:30 to 7:30 at the former Hawthorne Elementary School.
- Anna Breinich stated that the Board will see a request from the Town Council to consider rezoning 28 Federal Street and the Recreation Center for uses other than municipal facilities at their next scheduled meeting of July 31, 2012.

Minutes

No minutes were reviewed at this meeting.

Adjourned

This meeting was adjourned at 7:21 P.M.

Attest



Tonya D. Jenusaitis
Recording Secretary