



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

PHONE: 207-725-6660
FAX: 207-725-6663

PLANNING BOARD/VILLAGE REVIEW BOARD JOINT WORKSHOP

AGENDA

BRUNSWICK STATION

16 STATION AVENUE, ROOM 217

Tuesday, January 29, 2013

7:00 P.M.

1. **WORKSHOP:** The Planning Board and Village Review Board will hold a workshop session to discuss amendments to the Town Zoning Ordinance, Chapter 2, Section 216, Village Review Overlay Zone. Topics will include current ordinance issues to give staff guidance for drafting amendments and time schedule.

Planning Board and Village Review Board workshops are open to the public. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. This meeting is televised.

Village Review Zone Amendment

Draft Process by Month

- January 29: 1st joint workshop session with Planning Board and Village Review Board
- Discuss “big picture” issues (staff listing for discussion purposes); examples of other ordinances (key elements summarized by staff)
 - Review process/timetable
- February 26: 2nd joint workshop session
- Review 1st draft (Pat/Anna)
- March 26: 3rd joint workshop session
- Review 2nd draft (Pat/Anna); prepare for joint public workshop to accept comments prior to Planning Board Public Hearing
- April: Hold joint public workshop/set public hearing
- April/May: Hold Planning Board public hearing
- May 29: Recommended amendment submitted for Town Council agenda packet
- June 3: Amendment considered/scheduled for public hearing by Town Council
- June 17: Town Council Public Hearing/Action on Amendment



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January 28, 2013

To: Brunswick Planning Board and Village Review Board
From: Anna Breinich, AICP
Subject: "Big topic" areas for joint workshop discussion on revisions to Section 216, Village Review Overlay Zone, Brunswick Zoning Ordinance.

As was mentioned during your recent meetings, three big topic areas for discussion are board composition, review criteria (demolition and non-demolition), and jurisdictional considerations, including administrative versus village review board reviews. With that said, the discussion will focus on these three areas to give staff guidance in drafting revisions. Jeremy and I have prepared the attached one-page "decision tree" for each topic area to facilitate discussion which will be emailed to you early Monday afternoon. We will also verbally offer additional examples relative to options being discussed during the discussion as needed.

At the end of the meeting, we will provide a number of sample ordinances/guides for those that would like to see what others are doing. **If you would like a hard-copy set, please let us know by Monday. We can also provide the materials by emailed pdfs or links to websites.**

Should you have any questions, feel free to contact me.

Village Review



**VRB
Composition**

Jurisdiction

**Non-
Demolition
Review
Criteria**

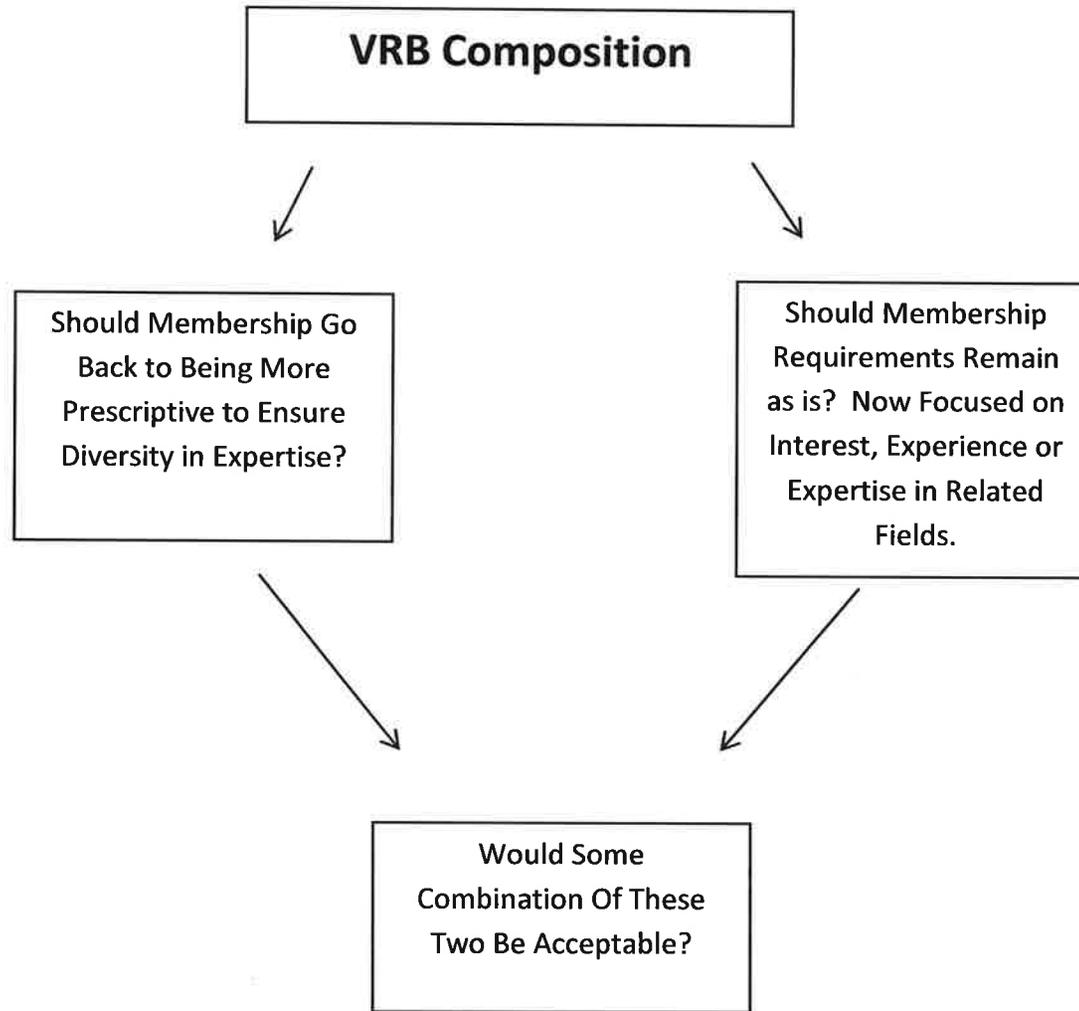
**Demolition
Criteria**

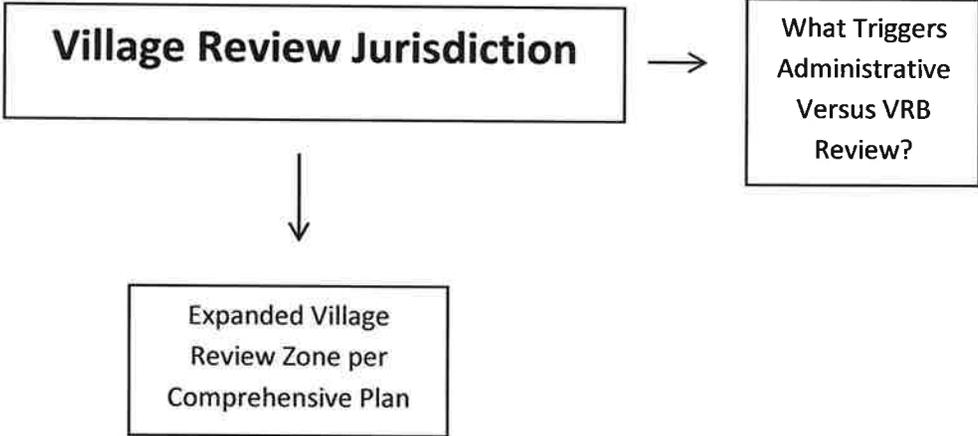
VRB Composition

Should Membership Go
Back to Being More
Prescriptive to Ensure
Diversity in Expertise?

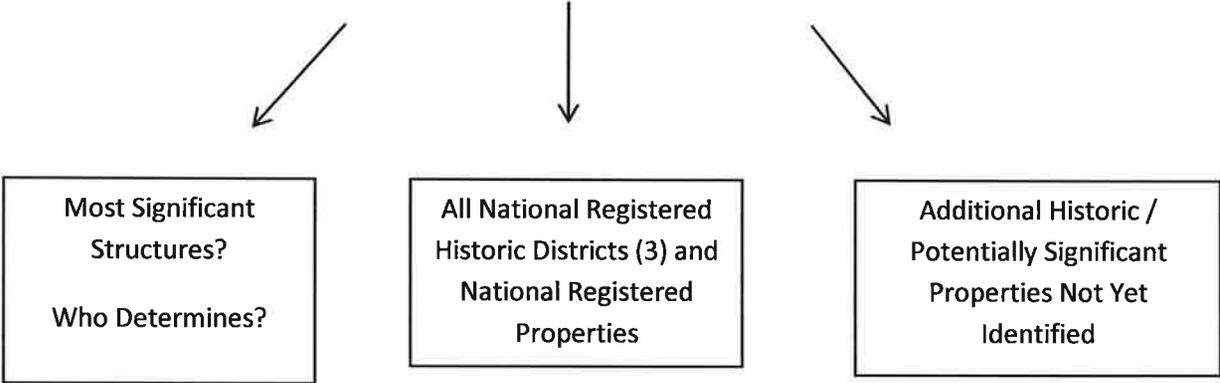
Should Membership
Requirements Remain
as is? Now Focused on
Interest, Experience or
Expertise in Related
Fields.

Would Some
Combination Of These
Two Be Acceptable?

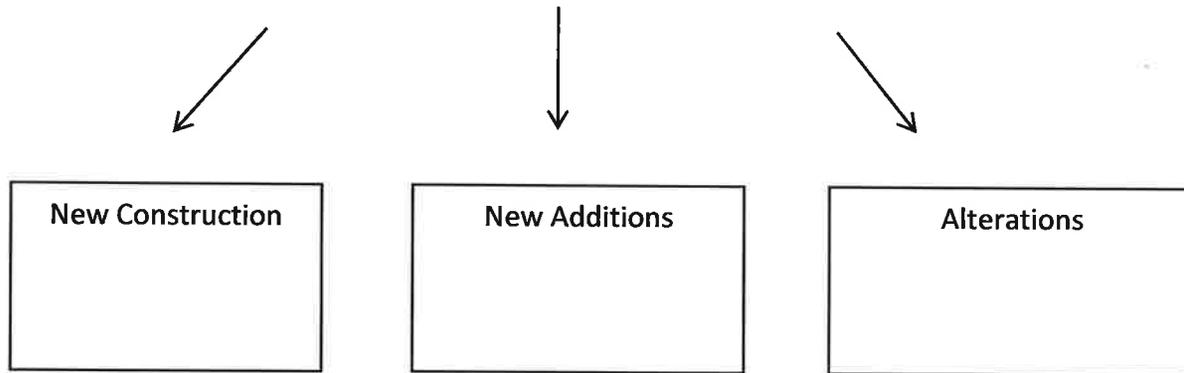




Should Any of the Below be Considered in Addition to or in Replacement of the Village Review Zone?



Review Criteria (Non-Demolition)



Demolition Criteria



Tiered Approval Based
On Significance Of
The Structure?

PROPOSED AMENDMENTS TO BRUNSWICK ZONING ORDINANCE
AS ADOPTED BY THE TOWN COUNCIL, DECEMBER 17, 2012 (effective 1/16/13)
Section 216 Village Review Zone (VRZ)

216.1 Purpose

The purpose of the Village Review Zone is to promote the economic, cultural, educational, and general welfare of the Town of Brunswick by:

- A. Applying design standards in a reasonable and flexible manner in order to maintain Brunswick's traditional features and to ensure compatible construction and rehabilitation in the Village Review Zone without stifling change and development or forcing modern recreations of historic styles.
- B. Developing administrative methods and objective standards that identify, and encourage the preservation and enhancement of buildings, sites, and structures that have historic or architectural or significance in the town.
- C. Promoting economic development by enhancing the attractiveness of the Town to businesses, shoppers, home-buyers and home-owners, residents, tourists and other visitors to Brunswick.
- D. Fostering civic pride in the Town's history and development patterns as represented in distinctive sites, structures, and objects.
- E. Promoting and protecting neighborhood character.
- F. Providing a review mechanism to ensure that new construction and alterations in the Village Review Zone are compatible with the zone's traditional development patterns and building styles.
- G. Promoting and protecting significant features of the historic patterns of development, including traditional landscaping, densities, street widths and public amenities.
- H. Stabilizing and improving property values through design review and historic preservation.

216.2 Duties of the Village Review Board

The Duties of the Village Review Board are to:

- A. Review new construction, additions, ~~or alterations, relocations or demolitions~~ within the Village Review Zone, and issue a Certificate of Appropriateness where the requirements of this Section are satisfied.
- B. Develop, regularly update, and apply the Board's Design Guidelines in review of applications for Certificates of Appropriateness for proposed new construction, additions, ~~or alterations, relocations or demolitions~~ on properties within the Village Review Zone.
- C. Act in an advisory role to the Town Council, Planning Board and other Town bodies regarding proposed demolitions or relocations of structures within the Village Review Zone and the protection of historic sites, structures, and artifacts within the Town.
- D. Review and comment upon proposed National Register nominations for properties within the Town.
- E. Conduct or cause to be conducted a continuing survey of architectural resources in the community using guidelines established by the Maine Historic Preservation Commission.
- F. Work toward the continuing education of Brunswick residents regarding historic preservation issues and concerns.

G. Provide a resource of information and expertise to help those interested in building or rehabilitating structures in the Village Review Zone and elsewhere.

216.3 Village Review Board Membership

- A. The Village Review Board shall consist of seven members.
- B. All members shall be appointed by the Town Council for three year terms except that, for the first board constituted under this ordinance, the initial terms shall be staggered so that no more than two vacancies are opened during any given year.
- C. Annually, on or about February 22, the Village Review Board shall choose a Chair and Vice-Chair from its membership.
- D. A quorum shall consist of four members.
- E. The Village Review Board shall adopt its own rules of procedure and shall establish appropriate meeting times.
- F. The membership should include Brunswick citizens with interest, expertise or experience in the fields of architecture, history, architectural history, planning, law, construction or other related fields. At least one member shall be a representative from the Pejepscot Historical Society and another resident of the Village Review Zone.

216.4 Certificate of Appropriateness

A. A Certificate of Appropriateness is required for any of the following in the Village Review Zone:

1. Construction of a new structure.
2. Addition to an existing structure.
3. An alteration to the exterior appearance of any structure with the exception of normal maintenance and painting. This includes, but is not limited to, any construction requiring a building permit, the creation of new impervious surfaces, the construction of fences, changes in windows or façade materials, or the elimination or addition of any ornamentation. This does not include replacement of windows, facades and building ornamentation with articles that are identical in design and materials.
4. Relocation of any structure, or portions thereof.
5. Demolition of any structure or portions thereof.
6. Construction, installation or alteration of any sign, with the exception of directional signage with an area of less than three square feet.

B. The power to grant a Certificate of Appropriateness for new construction, additions, or alterations, ~~relocations or demolitions~~ under this Section is vested in the Village Review Board; however that power is hereby delegated in accordance with the following provisions:

1. The Director of Planning and Development shall have the power to grant a Certificate of Appropriateness for new construction, additions or alterations in cases where, in her/his judgment, the impact of the proposed activities will be minor and in keeping with the review standards of the Ordinance.

2. The Director of Planning and Development shall regularly apprise the Village Review Board of Certificates of Appropriateness granted in accordance with paragraph 1, above, so that the Board may provide guidance to the Director regarding the exercise of its delegated authority.
3. Notwithstanding the authority delegated to the Director of Planning and Development, the applicant and the Village Review Board Chair each has the right to require review of an application by the Village Review Board.
4. The Director of Planning and Development may find proposed changes to an approved certificate of appropriateness or related materials to be a minor modification in which case approval by the Village Review Board shall not be necessary.

C. The power to grant a Certificate of Appropriateness for demolitions or relocations is vested in the Planning Board, except for minor demolitions or relocations as set forth in Section 216.10 of this Ordinance.

ED. If a structure or property has been damaged by fire, flood, storm or other natural disaster, and emergency temporary repairs are required in order to protect health or safety, or to prevent further damage to the structure or property, the Codes Enforcement Officer may waive temporarily the requirements of this Article for a Certificate of Appropriateness and issue a building permit for such emergency temporary repairs, including demolition or partial demolition. No later than 30 days after the issuance of the permit, the permit applicant must apply for a Certificate of Appropriateness if the repairs already made or any planned permanent repairs or additional demolition work require a Certificate of Appropriateness under Section 216.54 paragraphs A, B or C.

216.5 Limitation on Granting of Other Permits

No building permit or final development review approval may be issued until a Certificate of Appropriateness is granted. Where an application requires both a Certificate of Appropriateness and Development Review, the application for Development Review may be submitted prior to the granting of the Certificate of Appropriateness; however, should the Certificate of Appropriateness not be granted, the application for Development Review shall be denied. If the Certificate of Appropriateness is granted with conditions, those conditions may be added to the Development Review approval as a minor modification pursuant to Section 403.3B.

216.6 Application for Certificate of Appropriateness

Applications for Certificates of Appropriateness shall be available on a form provided by the Department of Planning and Development, which will forward completed applications to the Village Review Board and/or the Planning Board as appropriate. The applicant shall provide the following information:

- A. Name, address and interest in the property.
- B. Location and nature of the proposed change.
- C. A brief description of the proposed construction, reconstruction, alteration, demolition and proposed re-use, or other change. The description shall include the reason for the change, and will demonstrate how the proposal is in compliance with Section 216.9.

D. A drawing illustrating the design, texture, and location of any construction, alteration, or demolition for which a certificate is required. The drawing shall include plans and exterior elevations drawn to scale, with sufficient detail to show their relation to exterior appearances and the architectural design of the building. Proposed materials and textures shall be described, including samples where appropriate. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific.

E. Photographs of the building(s) involved and of immediately adjacent buildings. The Pejepscot Historical Society may be contacted for information about the building(s).

F. A Site Plan showing the relationship of proposed changes to walks, driveways, signs, lighting, landscaping, and adjacent properties.

G. The Village Review Board or Planning Board may grant a waiver of submission requirements if it finds that the submission of that information is not relevant to a determination that the proposal will satisfy the applicable review standards.

216.7 Section Skipped

216.8 Application Review Process

A. Village Review Board

With the exception of demolition or relocation requests. An application for a Certificate of Appropriateness from the Village Review Board shall be filed at least 14 days before the meeting at which it will be discussed. The Town shall notify the owners of all property within a 200-foot radius of the boundaries of the property under review, giving a general description of the project and specifying its location. Notifications shall be mailed via first class mail, at least 10 days prior to a scheduled review, stipulating the time and place of the Board's meeting. At the meeting, the Village Review Board shall determine whether to accept the application as complete, accept the application with the condition that additional materials or information be provided prior to decision, or return the application to the applicant as incomplete. Within 30 days after accepting the application, the Village Review Board shall decide whether to grant a Certificate of Appropriateness. The Village Review Board shall set forth the reason or reasons for its decision and make findings of fact, in writing, sufficient to apprise the applicant and any interested member of the public of the basis for the decision. Appeals of decisions by the Village Review Board are decided by the Zoning Board of Appeals.

B. Department of Planning and Development

When the Department of Planning and Development reviews the Certificate of Appropriateness, it shall either render its decision or refer the application to the Village Review Board or the Planning Board within 10 days of receipt of complete application materials. Appeals of decisions by the Department are decided by the Village Review Board or the Planning Board, as applicable.

216.9 Standards for Review of Application of Certificate of Appropriateness

A. Buildings and Other Structures

1. In approving applications for a Certificate of Appropriateness, the Village Review Board, or in the case of demolitions or relocations, the Planning Board shall make findings that the following principles have been complied with:
 - a. To the greatest practical extent, structures that contribute to the character of the Village Review Zone shall remain unaltered.
 - b. Any alteration of existing properties shall be compatible with their historic character, as well as with any surrounding properties.
 - c. New construction shall be compatible with surrounding historic properties.
 - d. All Certificates of Appropriateness for new construction, alterations or demolition shall be in accordance with applicable requirements of both this Ordinance and the U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings.
 - e. The ~~Village Review Board's~~ application of the U.S. Secretary of Interior's Standards will be in accordance with the Village Review Board's Design Guidelines.

B. Signs

Signs shall comply with the requirements of Chapter 6 (Sign Regulations).

C. Specific Standards for New Buildings and Major Additions in the TC1 (Maine Street) and TC2 (Fort Andross) Districts

The following provisions apply only to new buildings located within the TC1 and TC2 Districts, and do not apply to renovations of, or major additions to, pre-existing structures:

1. Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from Maine Street with landscaping or fencing.
2. Site plans shall identify pedestrian ways and connections from parking areas to roads. Clearly identified pedestrian paths to, from and across parking lots to Maine Street shall be required.
3. All dumpsters and mechanical equipment shall be located 25 feet away from a public street and shall be screened from view of a public road.
4. Where a side-setback exists it shall be at least 10 feet wide. Side yards of more than 10 feet shall be landscaped and may be used as driveways, pedestrian pathways and semi-public spaces, such as restaurant patios.
5. All new buildings and additions on Maine Street may not be set back from the property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.
6. Parapets, projecting cornices or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.
7. Heating, ventilation, and air conditioning equipment on the roof shall be screened from the view of any public street.
8. On Maine Street, all new buildings, or additions that add more than 50% new floor area to a structure, shall be at least two stories high and not less than 20 feet tall at the front lot line.
9. Awnings and overhangs are permitted.

10. The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall with between 15% and 40% glass.

11. No building shall have a horizontal expanse of more than 40 feet without a pedestrian entry.

12. No building facing or visible from a public street shall have more than 15 feet horizontally of windowless wall.

13. Building Materials:

a. The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.

b. The use of vinyl and/or aluminum siding must be in accordance with the Board's Design Guidelines. Asphalt and asbestos siding are prohibited.

c. Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.

216.10 Certificate of Appropriateness for Demolition or Relocation

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A. No permit for demolition or ~~removal-relocation~~ of a structure or a portion of a structure in the Village Review Zone shall be issued without a Certificate of Appropriateness approved by the Planning Board.

B. An application for a Certificate of Appropriateness for demolition or relocation from the Planning Board shall be filed at least 40 days before the meeting at which it will be discussed. Within 3 days of application receipt, the Director of Planning and Development shall review the application for completeness, and if complete provide notification to owners of all property within a 200-foot radius of the boundaries of the property under review in accordance with Section 216.8.A. and forward the application to the Village Review Board for their review and recommendation to the Planning Board. At their next regularly scheduled meeting, the Village Review Board shall review the application, make recommendation and provide said recommendation to the Planning Board no less than 5 days prior to the scheduled Planning Board review of the application.

C. The Planning Board, after receiving the recommendation of the Village Review Board, has the power to approve, approve with conditions or deny a Certificate of Appropriateness for a proposed demolition or relocation of a structure or portion of a structure. In the case of a minor demolition, such as the relocation or demolition of a small accessory structure, the Director of Planning and Development shall have the power to grant a Certificate of Appropriateness if, in her/his judgment, the impact of the proposed demolition or relocation will be minor and in keeping with the review standards of the Ordinance. The Director of Planning and Development shall notify the Planning Board Chair of applications for approval of a minor demolition or relocation. Notwithstanding the authority delegated to the Director of Planning and Development, the applicant and the Planning Board Chair each has the right to require review of the minor demolition or relocation application by the Planning Board.

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D. Where the demolition or ~~removal-relocation~~ is proposed in connection with development of the property, the ~~Village Review Board~~ Director of Planning and Development or the

Planning Board may require that the developer demonstrate binding financial commitments or provide performance guarantees to ensure that any approved development on the site is properly completed.

A.E. Within 30 days ~~of the later of issuance of the recommendation of the Village Review Board or receipt of a complete application~~, the Planning Board Village Review Board shall either grant the certificate, grant the certificate with conditions attached, deny the certificate, or declare a 90-day moratorium for the proposed demolition. The purpose of the 90-day moratorium is to provide time for the applicant:

1. To relocate the structure.
2. To produce photographs and/or scale drawings to document the structure (in which case two copies of all such materials are to be provided to the Town), and/or
3. To examine, with the Planning Board, alternative ways for the applicant's needs to be met.

~~B.~~ If at the end of the 90-day period, no satisfactory solution has been found, then the Village Review Planning Board shall either grant or deny a Certificate of Appropriateness to demolish the structure.

C.F. Any grant or denial of a Certificate of Appropriateness for demolition shall be based upon the criteria in Section 216.9 as well as findings based on the following three criteria:

1. The significance of the structure proposed for demolition, as evidenced by its status as listed or eligible for listing on the National Register of Historic Places
2. The condition of the structure provided that the applicant has not contributed significantly to the deterioration of the structure.
3. The availability of permitted alternative uses of the structure that would maintain its economic viability.

In acting on the application, the Planning Board shall consider the recommendation of the Village Review Board.

D.G. A written notice of the determination ~~of the Village Review Board~~, including findings of fact, shall be sent by regular mail to the applicant ~~and to the Planning Board~~ within 10 days of the ~~Village Review Board's determination~~ decision of the Director of Planning and Development or the Planning Board.

216.11 Appeal to Zoning Board of Appeals

A. Applicability

1. Any applicant whose application for Certificate of Appropriateness has been denied, or approved with conditions unacceptable to the applicant, may, within 30 days of such denial, file an appeal with, or make application for a Certificate of Economic Hardship from, the Zoning Board of Appeals.
2. The Zoning Board of Appeals shall approve an application for a Certificate of Economic Hardship to allow the proposed activity or demolition only if it finds that the denial of approval will result in the loss of the reasonable use of the property.

B. Standards to be Applied with Certificate of Economic Hardship

In determining loss of reasonable use, the Zoning Board of Appeals shall consider among other things any information presented concerning the following:

1. Any opinions from a licensed engineer or architect with experience in renovation, restoration, or rehabilitation as to the structural soundness of the structure and its suitability for continued use, renovation, restoration, or rehabilitation.
2. Any estimates of the cost of the proposed new construction, additions, alterations, relocations or demolitions, and an estimate of any additional cost that would be incurred to comply with the recommendations of the Village Review Board or Planning Board for changes necessary for it to be approved.
3. Any estimates of the market value of the property:
 - a. In its current condition.
 - b. After completion of the proposed alteration, construction, demolition, or ~~removal~~ relocation.
 - c. After any expenditures necessary to comply with the recommendations of the Village Review Board or Planning Board for changes necessary for it to approve a Certificate of Appropriateness.
 - d. In the case of a proposed demolition, after renovation of the existing structure for continued use.
4. In the case of a proposed demolition, any estimates from architects, developers, real estate consultants, appraisers, or other real estate professionals experienced in rehabilitation as to the economic feasibility of restoration, renovation, or rehabilitation of any existing structures or objects.
5. The cost to relocate the structure, object or artifact as determined by a written estimate(s) from professional(s) in the field.

C. Information to be Supplied by the Applicant with Certificate of Economic Hardship.

The applicant shall submit the following information for an application to be considered complete. The applicant may request that certain information below be confidential to the extent permitted by State Law.

1. The assessed value of the property and/or structure for the two most recent assessments.
2. The real property taxes paid for the previous two years.
3. The amount paid for the property by the owner, the date of purchase, and the party from whom the property was purchased (seller), including a description of the relationship, if any, between the owner and the seller.
4. The current balance of any mortgages or any other financing secured by the property and the annual debt service, if any, for the previous two years.
5. All appraisals obtained within the previous two years by the owner or applicant in connection with purchase, offerings for sale, financing, or ownership of the property, or statement that none were obtained.
6. All listings of the property for sale or rent, price asked, and offers received, if any, within the previous four years, or a statement that none were obtained.
7. All studies commissioned by the owner as to profitable renovation, rehabilitation, or utilization of any structures or objects on the property for alternative use, or a statement that none were obtained.
8. For income-producing property, itemized income and expense statements from the property for the previous two years.

9. Estimate of the cost of the proposed new construction, additions, alterations, relocations or demolitions, and an estimate of any additional cost that would be incurred to comply with the recommendations of the Village Review Board or Planning Board for changes necessary for it to approve a Certificate of Appropriateness.

10. Form of ownership or operation of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other.

D. Lack of Information Made Available

In the event that the information required to be submitted by the applicant is not reasonably available, the applicant shall submit a written statement indicating which information is unavailable, and shall describe the reasons such information is unavailable.

E. Public Hearing

The Zoning Board of Appeals shall hold a public hearing on the application within 30 days of receipt of the complete application. Notice of the public hearing shall conform to the requirements found in Chapter 4 of this ordinance for public hearings.

1. When the applicant requests the demolition of a landmark or a contributing structure within the Village Review Zone, the applicant will, at the time of submission of the appeal, place a notice supplied by the Codes Enforcement Officer in a prominent place on the structure and maintain it there at all times during the pendency of the demolition application. The notice shall be substantially in the following form:

This structure has been proposed to be demolished by its owner. For further information, contact the Brunswick Codes Enforcement Officer at 725-6651.

216.12 Expiration of Certificate of Appropriateness

If two years after issuance of a Certificate of Appropriateness, the approved work is not found to be complete by the Codes Enforcement Officer, the approval shall lapse. The applicant may, at any time before the date of approval expiration, make a written request to the Village Review Board or the Planning Board for an approval time extension. This request shall explain the reasons why the improvements have not been completed and indicate how the applicant expects to complete the project if the Board grants an extension. The Village Review Board or Planning Board may consider any changes to the Zoning Ordinance or any other new information relevant to the application when considering an extension request.

Policy Area 7: Promote an Economically Viable, Attractive Downtown

Vision (or Desired Future Condition)

Our vision is to preserve and maintain the essential character of the existing downtown. It must continue to be the social and arts center of the community as well as the home for a variety of small businesses. Extension of the Village Review Zone and some physical enhancements and improvements contribute to a robust, pedestrian friendly, creative economy/village area along the Maine Street corridor complete with adequate parking, access to a variety of transportation modes (including passenger rail service by Amtrak and Maine Eastern Railroad) and a diversity of residential housing options.

What We Currently Have as of 2005

Downtown currently has a diversity of residences, businesses and land uses, including retail, professional offices, art galleries, a movie theater, restaurants, museums and churches. Brunswick also has the centrally located Curtis Memorial Library that has been a significant partner with many community organizations. It is a service center for the region and it supports a growing creative economy. Brunswick has a large number of non-profit institutions and most of its multi-family rental housing is located in the downtown. The downtown is centered between Bowdoin College and the Joshua L. Chamberlain Museum to the South and Fort Andross and the Androscoggin River, with a small adjacent park, to the North. Downtown has a significant green space, the Mall, that is used for a variety of community purposes. Recreational opportunities are increasingly important along the Androscoggin River corridor. The recreation building, town offices, and fire and police stations are all downtown. However, traffic, pedestrian safety, and parking have been increasing problems. The Maine Street Station site, for which the Town prepared a Master Plan, provides an excellent opportunity for development of a multi-modal transportation center, including passenger rail service by Amtrak and Maine Eastern Railroad. Increases in area unemployment related to the BNAS closure may negatively affect the smaller downtown retail and service businesses. Also, the diversity of housing options downtown is dwindling, despite many opportunities for mixed residential use in existing space.

Objectives and Related Actions

The Town establishes the following objectives and sets forth the proposed actions for achieving each objective:

Key Objective #1 – Use the redevelopment of the Maine Street Station site as a catalyst for Downtown improvements.

Key Action 1: Ensure that the design of the Maine Street Station site and the proposed uses, including passenger rail service by Amtrak and Maine Eastern Railroad, complement the mixed-use nature of the existing downtown.

Key Objective #2 – Make the Downtown District safer and more pedestrian friendly.

Key Action 1: Evaluate and implement measures and physical improvements, including traffic calming mechanisms, for improving pedestrian safety and comfort on Maine Street

Key Action 2: Continue implementing the improvements listed in the 2004 Brunswick Bicycle and Pedestrian Improvement Plan relating to Downtown, particularly regarding crosswalks and sidewalks, on a regular basis.

Key Objective #3 – Increase the number of housing options in the Downtown District.

Key Action 1: Re-evaluate dimensional standards and conduct an inventory of neighborhood features as part of a revision of the Town's zoning ordinance to allow denser residential infill development throughout the downtown while preserving valued features.

Action 2: Coordinate the development of a building rehabilitation code to facilitate renovations of existing downtown building with the Town's building code, the State's Life Safety Code, and other state efforts to accomplish the same.

Key Objective #4 –In partnership with local organizations, make the Downtown more attractive, inviting and the “hub” of community activity.

Key Action 1: Develop a new Master Plan for the downtown relating economic, housing and infrastructure improvements. Considerations for such a plan include traffic, bicycle and pedestrian patterns, alternatives to diverting thru-traffic away from Maine Street, enhancing use of upper story space, preserving historic architecture, and making new construction and renovations fit the character of the historic downtown.

* [Key Action 2: Expand the geographic limits of the Village Review Zone to include an area west of Maine Street to Union Street (and possibly the Cedar Street area) from the Androscoggin River to the Joshua L. Chamberlain Museum. Consider the development and application of commercial design standards.

Action 3: Install benches, information kiosks, trash receptacles, public restrooms and other amenities as needed.

Action 4: Encourage development on the side streets off Maine Street to attract pedestrian traffic and new businesses.

- Action 5: Support the concept of the north end of Brunswick's downtown as a recreational "hub" along the Androscoggin River corridor, including the bike/path walkway to Cook's Corner, the canoe/kayak portage area, the swinging bridge, the waterfront park, the fish way, the boat launch site on Water Street, and the rowing club.
- Action 6: Support efforts to develop and promote a local creative economy.
- Action 7: Continue to support the Village Review Board's ongoing efforts to work with landlords who voluntarily want to maintain the historic character of the Downtown. Support the VRB's recent efforts to establish a non-regulatory Brunswick Town Landmark and Landmark District Designation Program.

Additional Objective #5 – Increase both the public's awareness of and the supply of public parking in the Downtown.

- Action 1: Follow the downtown parking committee's recommendations and implement the 2001 Brunswick Downtown Parking Study.

Performance Targets

The community's success in accomplishing these objectives will be determined based upon the following performance targets:

1. Complete the planning and design of Maine Street Station by 2010.
2. Substantially reduce the number of pedestrian accidents in Downtown each year.
3. Increase the number of residential units in the Downtown area by 50 units by 2015.
4. The Town partners in various events designed to promote a creative economy.
5. Increase the number of all types of parking spaces available for customer use in Downtown by 10% by 2015.

Chapter 6. Other Policies and Actions

The Update of the Comprehensive Plan focuses on eight policy areas that are the most important to the community. These topics are addressed in Chapter 5 and in the Land Use Plan in Chapter 7. While these two sections address most of the issues that are identified in the State Growth Management law that establishes the standards for municipal comprehensive plans, there are a few areas that are not adequately addressed. This section addresses those areas.

A. Treatment of Mobile Homes

Mobile homes make up a significant portion of the Town's existing housing stock. According to the 2000 Census, Brunswick had 1,384 mobile homes that were 15.9% of the housing stock. As of 2005, approximately 1,220 of these units are located in ten mobile home parks in the community, ranging in size from 5 to 491 units. The Town currently allows mobile homes to be placed on individual lots in the designated Rural Areas and proposes to continue this policy. The Town allows mobile home parks in designated Mobile Home Park Overlay Zones. The development standards for mobile home parks are consistent with the provisions of state law. The zoning requirements allow for the expansion of existing mobile home parks on land that is outside of the designated overlay zones. The Town proposes to continue this treatment of mobile home parks.

B. Protection of Marine Resources

The Town has an active program of protecting its coastal environment and its marine resources. The Town has established "Coastal Protection Zones" in the areas that are tributary to the Town's principal marine resource areas. These areas are designated on the Land Use Plan. These zones include standards to protect water quality and preserve the marine environment. The Land Use Plan proposes creating an additional coastal protection zone for the area adjacent to the New Meadows River. The development regulations encourage new residential developments in these areas to be Open Space Developments in which a significant portion of the site is permanently set aside as open space.

In addition to these land use measures, the Town has an extensive program of marine resource management activities. The Town has a full time Natural Resources Planner and Marine Resources Warden on staff charged with overseeing the Town's marine resources. The Town is currently involved in a regional effort to address issues related to the New Meadows watershed. There is an active shellfish management program. The Town intends to maintain its focus on protecting and preserving the coastal environment and marine resources.

C. Preservation of Agriculture and Forest Resources

The Town has a limited amount of commercial agriculture. Some of this land has been purchased by land trusts and other conservation organizations. The Town's Parks, Recreation, and Open Space Plan sets out a comprehensive strategy for working with the owners of agricultural land to maintain it in production if possible. The Town is moving forward with the implementation of this strategy.

The Town has some significant areas of forest. As part of the Rural Brunswick Smart Growth Study, the Town developed a management strategy for maintaining significant blocks of forested, wildlife habitat. While the focus of this effort was on habitat preservation, it has the additional benefit of retaining the forest resource. In addition, the Town's Natural Resources Planner works with landowners on an ongoing basis.

D. Protection of Historic and Archeological Resources

The Town currently provides a level of protection for identified historic resources and, to a lesser degree, known archeological resources. The Town has a Village Review Zone that provides for development proposals in the downtown area be reviewed and approved by the Village Review Board or staff. The standards of approval require that projects involving or impacting historic buildings or structures maintain the historical aspects of those buildings. In addition all development proposals are required to provide information on identified historic features on the site and to mitigate the impact of the development on those features. The submission requirements also provide that known archeological resources be identified in an application for development review.

In Chapter 5, under the downtown policies, there is a recommended action to expand the geographic area within the Village Review Zone. This will provide additional protection for historic resources in that area. To further enhance the protection of historic and archeological resources, the Town should:

1. Work with the Pejepscot Historical Society to assure that there is a full inventory of potential historic and archeological resources in the community,
2. Include consideration and protection of archeological resources, in addition to historic resources, in the development review process, and
3. Explore expanding the authority of the Village Review Board to include the review of activities involving identified historic buildings, structures, or sites anywhere in the community.

E. Overlay Districts

The Town's land use regulations include a number of overlay districts that impose additional requirements on specific geographic areas to address specific issues or concerns. The intention of the Land Use Plan is that these overlays continue in their current form with minor revisions as noted below. The seven existing overlay districts are:

1. Natural Resource Protection District -- This district should remain essentially as it currently is with the following three additions:

- Standards to maintain or enhance the visual character of the shoreline as seen from the water while allowing the maintenance and enhancement of scenic views consistent with Shoreland Zoning;
- Standards to regulate the construction of new docks as well as requirements for advance planning particularly within subdivisions to encourage communal use of new docks; and
- Standards to control the incremental encroachment on "protected lands" such as wetlands and stream corridors.

The Town should also study the adequacy of wetland and vernal pool regulations to determine if there is a need for additional local regulation of these resources.

2. Aquifer Protection District -- The Town should review the adequacy of the current regulations dealing with individual homeowners within the Aquifer Protection Zone, as well as the information that is provided to property owners and residents within the district.

3. Mobile Home Park District -- This district should remain essentially as it currently is.

4. BNAS Flight Path Zone -- This district should remain essentially as it currently is as long as BNAS is open. When the base closes, the overlay will be reexamined. The Town should create redevelopment standards for the area north of Bath Road to minimize strip development. Controlling access to Bath Road will also ensure safety for autos, bicycles and pedestrians in this area. Design standards based upon the Cook's Corner Design Standards would guide development along Bath Road to complement and connect Downtown, Cook's Corner, and the newly redeveloped BNAS land.

5. Village Review Zone -- This district should be expanded to extend on the west of Maine Street to Page Street on the south and Union Street on the west, unless further study determines expansion to McKeen Street may be appropriate.