



Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

28 FEDERAL STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

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TOWN OF BRUNSWICK ZONING AMENDMENT REQUEST

A request to amend the Zoning Ordinance may be made to the Department of Planning and Development. Once the application is received and the fee is paid, staff shall include the request on a Planning Board agenda for a workshop. The Planning Board may schedule a public hearing on the zoning amendment request. After a public hearing, the Planning Board may choose to forward a recommendation to the Town Council for consideration. The Town Council is the decision making authority with rezoning requests.

The application and any supporting documentation shall be submitted to the Department of Planning and Development and the fee paid at least two (2) weeks prior to it being scheduled on a Planning Board agenda.

Application Fee

A \$200.00 application fees shall be paid for requests to amend the Zoning Ordinance.

1. Applicant

Name: Midcoast Regional Redevelopment Authority (MRRA)

Address: 2 Pegasus Street, Suite 1, Unit 200

Phone Number: 207.798.6512

2. Authorized Representative

Name: David S. Markovchick

Address: Same

Phone Number: Same

3. Physical location of

applicant's property being affected: Brunswick Landing with Street addresses: 74 Orion Street and 148 Orion Street

4. **Lot Size:** All part of the Airport property current total acreage: 799+/-

5. **Zoning District:** R-AR

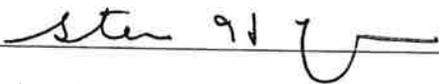
6. **Assessor's Tax Map** 040/250 and 040/554 Lot Number _____ of subject property.

7. Summarize the reason for the zoning amendment request:

Buildings 250 and 554 are located on airport property, zoned A-AR. Current permitted use is Professional office (P3 "Allowed only in conjunction with aviation related activities or uses"). This application requests that the designation of P3 be amended to "P". Both facilities are ideally suited for additional professional office uses that are non-aviation, as example contact center, engineering center,

etc. The current definition is limiting. Both the Navy and FAA will permit a broader office use. MRRA is requesting the defined use be changed to the "P" that will permit broader professional office use including aviation related. Currently, there is an active prospect interested in leasing office space in building 250.

Owner Signature:

 _____

Applicant Signature (if different):

January 25, 2013

Jeremy Doxsee, AICP
Town Planner
The Department of Planning & Development
Town of Brunswick
28 Federal Street
Brunswick, ME 04011

Dear Mr. Doxsee,

Attached is MRRA's zoning amendment request. Staff is authorized to submit this request by the following actions of the MRRA board:

- On January 15, 2013 the MRRA Board Property Committee voted to recommend to the MRRA Board the changes proposed by Staff.
- On January 23, 2013 the MRRA Board voted unanimously to authorize staff to submit the enclosed "Town of Brunswick Zoning Amendment Request" with the recommended change.

Accompanying this letter please find the following application Materials:

1. Application fee of \$200.00
2. Town of Brunswick Zoning Amendment Request
3. Supporting attachments delineating the amendment request
4. Supporting Maps

The requested amendment affects two buildings on the Airport Property Zone R-AR. The buildings are identified on the Maps as Building 250 with Street address 74 Orion Street, and Building 554 with street address 148 Orion Street.

Current zoning permits a professional office use and industry class I and II use, "allowed only in conjunction with aviation related activities or uses. MRRA is requesting the P3 designation be amended to P. MRRA has opportunities to lease these facilities for non-aviation business uses. Under terms of the Airport conveyance and FAA oversight there are no issues with this request. Both Buildings have access to significant parking in common. All building systems are operational and all have existing utility infrastructure in place. No external facility alterations or renovations are required. Town Code and Fire have conducted preliminary and

secondary reviews of both facilities under the intended use, noting no significant requirements for occupation, those required are in the process of being addressed.

Thank you for your prompt attention to this request. Please advise as to the schedule for reviews.

Please do not hesitate to call with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David S. Markovchick". The signature is stylized with a large, sweeping initial "D" and a long, horizontal stroke extending to the right.

David S. Markovchick,
Economic Development Manager

Excerpt from Minutes of January 23, 2013 MRRA Board minutes:

Executive Director Steve Levesque spoke about airport zone uses, stating that currently professional offices are only allowed as an ancillary use to an aviation use. Steve noted that the AMD portion of building 250 could be used as a business incubator, and the third floor of building 250 is unlikely to ever be an aviation use; therefore, we need the zoning amendment to accommodate professional office or professional office technology uses. As to building 554, Steve said staff envisions it as a classified information facility, as was its previous use when owned by the Navy. Currently, he said, the zoning doesn't allow for that use.

Action Item: John Moncure made a motion for the MRRA Board to authorize MRRA staff to submit a zoning amendment to the Town of Brunswick regarding buildings 250 and 554, as recommended by the Property Committee, which was seconded by John Shaddock. The vote was unanimous of the Board members present.

