

Approved
BRUNSWICK TOWN COUNCIL
Minutes
March 18, 2013
7:00 P.M. – Regular Meeting
Municipal Meeting Room
Brunswick Station
16 Station Avenue

Councilors Present: Chair Suzan Wilson, W. David Watson, Benjamin J. Tucker, John M. Perreault, Gerald E. Favreau, Margo H. Knight, Sarah E. Brayman, John Richardson, Jr., and Benet Pols

Councilors Absent: None

Town Staff Present: Gary Brown, Town Manager; Fran Smith, Town Clerk/Assistant to the Town Manager; John Eldridge, Finance Director; Anna Breinich, Director of Planning and Development; Ken Brilliant, Fire Chief; Denise Clavette, Business Development Manager; Jeremy Doxsee, Town Planner; Greg Mears, Police Officer; and TV video crew

Chair Wilson called the meeting to order, led the Pledge of Allegiance and asked the Town Clerk for Roll Call.

Public Comment:

Chris Casey, 27 Bouchard Drive, has concerns with the idling of the train for hours, and the diesel engines.

Bob McEvoy, 40 Bouchard Drive, spoke on the idling of the train and the dangers of the diesel engines, along with other concerns.

Robert Morrison, 37 Bouchard Drive, asked the Council to vote against the layover facility.

Correspondence:

Councilor Pols spoke about the concerns of a resident of Cedar Street regarding the idling of the trains.

Councilor Perreault announced that the play Grease will be performed at the high school later this week.

Councilor Knight spoke about the Molnlycke key exchange ceremony at Brunswick Landing.

Adjustments to the Agenda:

To add quit claim deeds to the Consent Agenda – CA-B.

MANAGER'S REPORT:

(a) Financial Update

Manager Brown provided this update.

(b) Council Committee Updates

Reports were given on the following committees: MRRRA Community Advisory Group, Master Plan Implementation Committee, and CIP Committee.

Councilor Knight spoke on the passing of Jill Victor, who served on the Downtown Planning Committee.

(c) Report regarding the Route 24 Corridor Study

Anna Breinich provided this report.

(d) Update on Police Station Project

Manager Brown provided this update. He responded to questions from Councilor Pols, Councilor Favreau, Councilor Brayman, and Councilor Perreault.

(e) Permission to apply for and expend Highway Safety Grant (*Action Required*)

Councilor Watson moved, Councilor Tucker seconded, to allow the Police Department to apply for and expend a grant from the Bureau of Highway Safety regarding the Seat Belt Enforcement and Education Campaign, in the amount of \$2,000. The motion carried with nine (9) yeas.

(A copy of a letter from the Bureau of Highway Safety will be attached to the official minutes.)

(f) Response to comments from Fred Blanchard

Manager Brown provided this report and responded to questions from Councilor Perreault.

Councilor Pols and Councilor Knight spoke regarding this item.

(g) Permission to apply for and expend a technology grant through Maine Emergency Medical Services (*Action Required*)

Councilor Brayman asked a question, to which Chief Brillant responded.

Councilor Favreau moved, Councilor Watson seconded, to allow the Fire Department to apply for and expend a technology grant in the amount of \$3,400 through Maine

Emergency Medical Services, to be used to replace laptops. The motion carried with nine (9) yeas.

(A copy of the grant application will be attached to the official minutes.)

PUBLIC HEARINGS

26. **The Town Council will hold a public hearing on the following special amusement license, and will take any appropriate action.**

JJ&M LLC

D/B/A: Benchwarmers Sports Pub

212 Maine Street

Jennifer Lewis

Chair Wilson opened the public hearing; hearing no comments, she closed the public hearing.

Councilor Perreault asked a question, to which Fran Smith responded.

Councilor Knight moved, Councilor Favreau seconded, to approve a special amusement license for Benchwarmers Sports Pub, 212 Maine Street. The motion carried with nine (9) yeas.

27. **The Town Council will hear public comments on the following resolutions: “Resolution Amending the 2012-13 Budget and Appropriating \$345,580 from the Unassigned Balance of the General Fund to Fund a Rescue Vehicle Already Acquired Pursuant to a Bond Ordinance and to Fund the Acquisition of Another New Fire Department Rescue Vehicle” and “Resolution Amending the 2012-13 Budget and Authorizing the Design and Re-construction of College Street and Related Improvements, with Total Project Costs Not to Exceed \$1,233,000, and Further Appropriating \$500,000 from the Unassigned Balance of the General Fund, plus any Additional Appropriation Authorized under this Resolution,” and will take any appropriate actions.**

Councilor Richardson moved, Councilor Knight seconded, to waive the reading of the item. The motion carried with nine (9) yeas.

Manager Brown explained the issues.

Chair Wilson opened the public hearing; hearing no comments, she closed the public hearing.

Councilor Brayman spoke regarding this item and asked a question, to which Manager Brown responded.

Councilor Pols, Councilor Knight, Chair Wilson, and Councilor Perreault asked questions, to which Mr. Foster responded.

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Councilor Favreau, Chair Wilson, Councilor Brayman, Councilor Pols, and Councilor Perreault spoke regarding this item.

No action can be taken at this meeting, with a vote to amend to occur at the next meeting on April 1, 2013.

TABLED ITEM

20. **The Town Council will hear public comments for the purpose of designating a tax increment financing district at Brunswick Landing, and will take any appropriate action. (Councilor Tucker and Councilor Richardson)**

Chair Wilson took this item off the table, with Councilor Tucker re-introducing it. The Council held a brief discussion.

Councilor Tucker moved, Councilor Richardson seconded, to adopt a Town Council Resolution Designating the Brunswick Landing Municipal Development and Tax Increment Financing District. The motion carried with nine (9) yeas.

(A copy of the adopted TIF will be attached to the official minutes.)

21. **The Town Council will hear public comments for the purpose of designating a tax increment financing district at Brunswick Executive Airport, and will take any appropriate action. (Councilor Tucker and Councilor Richardson)**

Chair Wilson took this item off the table, with Councilor Tucker re-introducing it. The Council held a brief discussion.

Councilor Tucker moved, Councilor Watson seconded, to adopt a Town Council Resolution Designating the Brunswick Executive Airport Municipal Development and Tax Increment Financing District. The motion carried with nine (9) yeas.

(A copy of the adopted TIF will be attached to the official minutes.)

NEW BUSINESS

28. **The Town Council will consider setting a public hearing for April 1, 2013, on amendments to the Chapter 11 “Marine Activities, Structures, and Ways” to allow bushel licenses, and will take any appropriate action. (Chair Wilson)**

Chair Wilson explained this item.

Chair Wilson moved, Councilor Favreau seconded, to set a public hearing for April 1, 2013, on amendments to the Chapter 11 “Marine Activities, Structures, and Ways” to allow bushel shellfish licenses. The motion carried with nine (9) yeas.

29. The Town Council will consider setting a public hearing for April 1, 2013, for amendments to the Zoning Ordinance regarding amending the MU3 column of “Table 206.1 Use Table” to change Residence Hall from a prohibited use (X) to a permitted use (-), and will take any appropriate action. (Councilor Favreau)

Councilor Favreau explained this item.

Councilor Favreau moved, Councilor Watson seconded, to set a public hearing for April 1, 2013, for amendments to the Zoning Ordinance regarding amending the MU3 column of “Table 206.1 Use Table” to change Residence Hall from a prohibited use (X) to a permitted use (P).

Councilor Brayman spoke regarding this item.

Councilor Brayman moved, Councilor Tucker seconded, to amend the motion to change the use from a permitted use (P) to a special permit use (-).

Councilor Pols spoke regarding this item.

Ms. Breinich spoke regarding this item and responded to questions from Councilor Richardson.

Councilor Perreault spoke regarding this item and asked questions, to which Manager Brown responded.

Catherine Ferdinand, Bowdoin College, spoke regarding this item and responded to a question from Councilor Favreau.

Councilor Knight asked a question, to which Ms. Breinich responded.

Councilor Tucker spoke regarding this item.

VOTE ON AMENDMENT

Councilor Brayman moved, Councilor Tucker seconded, to amended motion to change the use from a permitted use (P) to a special permit use (-). The motion carried with seven (7) yeas. Councilor Favreau and Chair Wilson were opposed.

VOTE ON AMENDED MOTION

Councilor Favreau moved, Councilor Watson seconded, to set a public hearing for April 1, 2013, on amendments to the Zoning Ordinance regarding amending the MU3 column of “Table 206.1 Use Table” to change Residence Hall from a prohibited use (X) to a special permit use (-). The motion carried with seven (7) yeas. Councilor Favreau and Chair Wilson were opposed.

30. The Town Council will consider setting a public hearing for April 1, 2013, for amendments to the Zoning Ordinance regarding a request by the Midcoast Regional Redevelopment Authority for a proposed zoning amendment for the BNAS Reuse (BRU) Zoning District, Land Use District R-AR (A-III.6 Use Table for the Land Use Districts), removing the aviation-related use restriction for professional offices and business offices and will take any appropriate action. (Manager)

Manager Brown explained this item.

Jackie Sartoris, Bowdoin Street, spoke regarding this item.

Councilor Perreault and Councilor Brayman asked questions, to which Manager Brown responded.

David Markovchick, MRRA, spoke regarding this item.

Councilor Richardson spoke regarding this item.

Councilor Pols moved, Councilor Watson seconded, to set a public hearing for April 1, 2013, for amendments to the Zoning Ordinance regarding a request by the Midcoast Regional Redevelopment Authority for a proposed zoning Amendment for the BNAS Reuse (BRU) Zoning District, Land Use District R-AR (A-III.6 Use Table for the Land Use Districts), removing the aviation-related use restriction for professional offices and business offices.

Councilor Perreault moved to table the item. There was no second for the motion.

VOTE ON MOTION

Councilor Pols moved, Councilor Watson seconded, to set a public hearing for April 1, 2013, for amendments to the Zoning Ordinance regarding a request by the Midcoast Regional Redevelopment Authority for a proposed zoning Amendment for the BNAS Reuse (BRU) Zoning District, Land Use District R-AR (A-III.6 Use Table for the Land Use Districts), removing the aviation-related use restriction for professional offices and business offices. The motion carried with nine (9) yeas.

31. The Town Council will consider authorizing the submittal of the Letter of Intent for a housing assistance grant on behalf of the Brunswick Housing Authority, and will take any appropriate action. (Manager)

Manager Brown spoke regarding this item.

Councilor Brayman and Councilor Knight spoke regarding this item.

John Hodge, Housing Authority, spoke regarding this item.

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Councilor Brayman moved, Councilor Knight seconded, to authorize the submittal of the Letter of Intent for a housing assistance grant on behalf of the Brunswick Housing Authority. The motion carried with nine (9) yeas.

(A copy of memos from Manager Brown and John Hodge, Executive Director of the Housing Authority, along with the draft Letter of Intent, will be attached to the official minutes.)

32. The Town Council will consider adopting the amended “Town of Brunswick Tax Acquired Real Estate Policy,” and will take any appropriate. (Manager)

John Eldridge, Finance Director, explained this item.

Councilor Perreault moved, Councilor Watson seconded, to adopt the amended “Town of Brunswick Tax Acquired Real Estate Policy.” The motion carried with nine (9) yeas.

(A copy of the adopted policy will be attached to the official minutes.)

CONSENT AGENDA

(a) Approval of the Minutes of March 4, 2013

(b) (ADDED) Approval of quit claim deeds for properties depicted as Map U06 Lot 080 Sub 000 Typ 000 and Map U06 Lot 079 Sub 000 Typ 000.

Councilor Tucker moved, Councilor Watson seconded, to approve the Consent Agenda. The motion carried with nine (9) yeas.

Councilor Watson moved, Councilor Favreau seconded, to adjourn the meeting. The motion carried with nine (9) yeas.

The meeting adjourned at 9:25 p.m.

PLEASE NOTE: THESE MINUTES ARE ACTION MINUTES. THE ENTIRE MEETING CAN BE VIEWED AT WWW.BRUNSWICKME.ORG.

*Fran Smith
Town Clerk/Assistant to the Town Manager
February 5, 2013*

April 1, 2013
Date of Approval

Council Chair