

**BRUNSWICK PLANNING BOARD  
JULY 9, 2013**

**MEMBERS PRESENT PLANNING BOARD:** Chair Charlie Frizzle, Vice Chair Margaret Wilson, Richard Visser and Steve Walker

**STAFF PRESENT:** Anna Breinich and Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, July 9, 2013 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Vice Chair Margaret Wilson called the meeting to order at 7:00 P.M.

**Report on Zoning Ordinance Amendment Section 216, Village Review Zone and Consultant Contract Update (materials attached)**

Anna Breinich stated that the Town Council adopted the text amendments that the Board made and the changes will take effect on July 31<sup>st</sup>. Anna reviewed that change requested by Town Council as outlined in her Memo to the Board dated July 2, 2013. Anna Stated that, per staff recommendations, the Council did not approve the zoning map expansion of the Village Review Zone which would have increased the size of the VRZ. Margaret Wilson noted that no body has created a set of standards to determine what should or should not be included in the zone; consultants have been hired to assist in this process. Anna pointed out that the consultants, Turke, Tracy and Larry, are going through the 331 properties to determine contributing and no-contributing within the existing VRB and will be advising if it should or should not be included. Anna stated that when you look at the criteria that is in the Ordinance that will take effect on July 31<sup>st</sup> and adjacent properties in keeping in character of an area, what do you do if someone wants to redevelop such as Dominos? Anna stated that there are some guidelines for the establishment of landmark areas that had been developed in 2005, but noted that the local landmark program is more site specific. Anna states that they should have the study back from Turke, Tracy and Larry by the end of August. Jeremy Doxsee stated that it may be easier to have a design district and possibly have a National Registered Historic District within that district.

**Discussion Regarding Zoning Ordinance Rewrite of Chapters 4 and 5**

Anna Breinich stated that sections of Chapter 5 needs to be revisited such as stormwater management and impervious coverage. Anna stated that she would like more specific in terms of what is considered and fewer percentages. Charlie Frizzle replied that he thought Codes captured this and Anna replied that she is referring more to impervious paving and how it relates to impervious coverage. Charlie clarified that she is referring to porous coverage.

Anna Breinich stated that Section 513, Streets needs to be reviewed.

Anna Breinich stated that they need to revisit parking. Anna noted that they now have the 2013 parking audit and recommendations.

Anna Breinich stated that recreation fees still need to be worked on.

**Discussion Regarding Formation of a Zoning Ordinance Rewrite Committee and Rewrite Process**

Anna Breinich stated that by the end of next week staff should have an RFQ for the Town Manager to review and then request the scope and cost. Anna stated that they hope to have someone under contract by September and hope to establish either a sub-committee or a separate committee; Anna stated that she would prefer a small group. Charlie Frizzle, Margaret Wilson and Richard Visser agreed that a small group would be best. Discussion among members on Form Based Planning and Use Based Planning.

Minutes

**MOTION BY CHARLIE FRIZZLE TO APPROVE THE MINUTES OF 2/5/13.  
SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

**MOTION BY CHARLIE FRIZZLE TO APPROVE THE MINUTES OF 2/26/13.  
SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.**

**MOTION BY RICHARD VISSER TO APPROVE THE MINUTES OF 3/5/13.  
SECONDED BY CHARLIE FRIZZLE, APPROVED UNANIMOUSLY AMONG THOSE  
PRESENT.**

**MOTION BY MARGARET WILSON TO APPROVE THE MINUTES OF 3/12/13.  
SECONDED BY CHARLIE FRIZZLE, APPROVED UNANIMOUSLY.**

**MOTION BY CHARLIE FRIZZLE TO APPROVE THE MINUTES OF 3/26/13.  
SECONDED BY STEVE WALKER, APPROVED UNANIMOUSLY AMONG THOSE  
PRESENT.**

Adjourned

This meeting was adjourned at 7:48 P.M.

Attest



Tonya D. Jenusaitis  
Recording Secretary