

**BRUNSWICK PLANNING BOARD
MAY 7, 2013**

MEMBERS PRESENT PLANNING BOARD: Chair Charlie Frizzle, Bill Dana, Dale King, Dann Lewis, Richard Visser and Steve Walker

MEMBERS PRESENT VILLAGE REVIEW BOARD: Chair Emily Swan, Jane Crichton, and Brooks Stoddard (Arrived at 7:05)

STAFF PRESENT: Anna Breinich, Jeremy Doxsee, Town Attorney Pat Scully

A meeting of the Brunswick Planning Board was held on Tuesday, May 7, 2013 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

WORKSHOP – The Planning Board and the Village Review Board will hold a joint workshop session to discuss the final draft of the proposed changes to the Town Zoning Ordinance, Chapter 2, Section 216, Village Overlay Zone. The goal of this workshop will be to finalize proposed demolition criteria and standards for the May 21st public hearing.

Anna Breinich introduced the latest draft of the Village Review rewrite and stated that Planning staff has tried to incorporate all the changes into this revision. Anna stated that this revision is mainly changes in formatting and less in substantive. Anna reviewed the changes staff made as discussed at the last meeting as well as the changes that Town Attorney Pat Scully made.

Pat Scully stated that his concern with Section 216.5.A.4 is that he does not know how to apply review criteria meant for additions or alterations to an applicant who is only requesting, for example, to pave a driveway. Emily Swan stated that the Village Review Board does not receive many applications for this and noted that there isn't much leeway within the Downtown with the existing zoning. Anna Breinich stated that what triggers review is the amount of impervious coverage; if an application is over a certain square footage (2,000sqft for Minor Review and 9,999sqft for Major Review) then it could trigger site plan review. Pat suggested that if they decide to keep this criterion that they think about what they want to apply for the threshold for an application to make it have to come before the VRB for review. Emily suggested that a calculation could be devised by a % of lot calculation. Steve Walker asked if the calculation is based on the lot % or the increase in impervious coverage; staff to research further.

Anna Breinich stated that at the March 30, 2013 meeting, Katie Longley of Bowdoin College suggested clarifying exactly what photographs are required; the clarification was made in the latest revision.

Anna Breinich discussed demolition appeals language; discussion on the length of appeals.

Discussion on a project that is deemed *special public merit*, Anna Breinich stated that they have no experience with it and stated that it came from the Narragansett Ordinance who is also new to this definition. Emily Swan asked if they need this and if so, will they need to add additional

language. Pat Scully replied that if they add the definition, they will not need to add it to the criteria. Anna replied that it is a good idea, but that it would need more work and is uncomfortable because there is no experience with it; unanimous decision to remove *Special Public Merit*.

Pat Scully, referencing Section 216.9, is concerned about the US Secretary of Interior Standards being listed and stated that it is not clear whether the applicant must meet these standards to obtain approval; if it is voluntary and the standards are only guidelines then they must make this clear. Emily Swan replied that the VRB has never applied that US Secretary of Interior Standards but just referenced them. Emily agreed that they need to make it clear as to what standards need to be adhered to. Pat suggested that they be referenced and provided if requested.

Board members discussed *return on investment* and whether or not the VRB want to designate a specific objective definition and designate the source of the opinion; Pat Scully replied that it will be hard to define and list a quantitative basis. Decision to allow the VRB to have a peer reviewer selected similar to that of the Planning Board in addition to the requirement of a structural engineer report as currently required.

Chairman Charlie Frizzle noted that there was no public present for comment.

Other

No other business.

Minutes

No minutes were approved at this meeting.

Adjourned

This meeting was adjourned at 8:30 P.M.

Attest



Tonya D. Jenusaitis
Recording Secretary