

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE
OCTOBER 1, 2014**

ZONING ORDINANCE TOWNWIDE PUBLIC FORUM

ZONING ORDINANCE REWRITE COMMITTEE MEMBERS PRESENT: Charlie Frizzle, Chair; Margaret Wilson, Vice Chair; Richard Visser, Anna Breinich, Jeff Hutchinson, and Jeremy Doxsee

The Zoning Ordinance Rewrite Committee held a Public Zoning Forum on Wednesday, October 1, 2014 at SMCC Auditorium, Brunswick Landing.

This is the last in a series of public meetings that have been held in the past few months. Following this meeting, a series of workshops will be held to compile and discuss all of the comments that the committee has received to date. After that has occurred, a revised draft of the zoning ordinance will be prepared, and the committee will begin another series of public forums to receive more feedback.

Ms. Breinich gave a presentation on the structure and major changes of the proposed zoning ordinance. The next scheduled meeting of the committee is a work session scheduled for October 9, 2014, in Room 206 at Town Hall at 1:00 pm. Public comments will be taken at this work session. The work session will be recorded for later broadcast.

Mr. Frizzle opened the meeting to comments, and asked citizens to also provide their comments in paper form to Ms. Breinich at the Planning and Development Department at Town Hall.

Jane Millett, Franklin Street, would have liked to have a list of acronyms early on, so reading the draft document would have been easier. She also suggests making the blue and magenta colors lighter so the writing underneath them can be more easily seen. She asks who oversees the Town's integrity to the Comprehensive Plan and the zoning ordinance. She cited several examples of decisions she felt violated the Comprehensive Plan. Ms. Millett had questions on many specific sections; she provided those in writing.

Robert Morrison, 37 Bouchard Drive, hopes there is an extended amount of time to study this document, which is complicated and difficult to comprehend. He said he would like to echo a citizen's comments from last meeting, when it was said "I'd really just like to preserve my neighborhood", and he doesn't feel this draft does that in terms of increasing density. He feels the expected train layover facility changes the quality and character of his neighborhood. He doesn't understand how a railroad corridor allows a maintenance layover facility to be characterized as a motor vehicle repair service. Who decided on a lot density increase? He believes this should come from the people. He is concerned about power of the staff to be able to make decisions that were formally handled by planning and zoning. He's concerned about places in the draft that say "to be provided in the future". He is confused that his street and another street are listed in 3 different zoning districts.

Lisa Fink, 33 MacMillan Drive, urged the committee to take a step back, push back the date for the next draft, and have a GR-9 neighborhood meeting. She believes the definition for GR-9 contrasts dramatically with the proposed change that would lop off the ends of MacMillan Drive and Peary Drive, and would place them in the growth district. Her next concern is the new growth district that replaces the medical use district. Looking at the chart, it seems like other major uses are to be allowed in this area, like retail or hotels, and that would dramatically change the nature of what is now GR-9 district.

Carol O'Donnell, 305 Maine Street, asks about a note in GC-1 and GC-2 that states "current ordinance also disallows construction of new roadways or driveways for motor vehicles which connect Meadowbrook Road, Whittier Street, Brackett Road, Atwood Lane, Bowdoin Street or Berry Street; proposed ordinance"? She would encourage the committee to keep that language due to the presence of Snowflake Preserve at the end of Bowdoin Street and Atwood Lane, and the fact that a road could cut through the preserve. She would encourage more neighborhood meetings after incorporating changes into the draft.

Joe Ciarrocca, 532 Harpswell Road, says he doesn't understand any of this and asks why Brunswick is being rezoned. He asked if the zoning ordinance was promoting development. Mr. Frizzle responded. He believes Brunswick is dense enough.

Jeremy Doxsee, Town Planner, said the ordinance neither promotes nor discourages development; it merely directs it according to the 2008 Comprehensive Plan.

Robert Morrison, 37 Bouchard Drive, asked if there were any studies that back up information stated by Mr. Doxsee that Brunswick is going to be a growth area, and the Comprehensive Plan is just a guide. He'd like to see the downtown grow, but not at the expense of the citizens.

Jeremy Doxsee replied that every community should be prepared for possible growth pressures, with future population growth as predicted by the U. S. Census Bureau.

Ms. Wilson responded that as Chair of the Comprehensive Plan Committee, the Committee had substantial amounts of information from the U. S. Census Bureau, from which to base their assumptions and recommendations.

Carol O'Donnell, 305 Maine Street, mentioned the State requires updates of the Comprehensive Plan periodically. She suggested an executive summary of only the changes in the proposed document.

Ms. Wilson also mentioned that the State requires the Zoning Ordinance be in compliance with the Comprehensive Plan.

Richard Fisco, Lincoln Street, has many unanswered questions.

- Why are we doing this?
- Who wants this and why?
- Who were the developers in the unpublicized developers group?

Mr. Frizzle responded that all developers were documented and available at the Town Hall.

- What is the rush?
- What actually is it that the State is requiring of us?
- What would be the minimum changes that would satisfy the State?

Dan Harris, 1 Mountain Ash Avenue, would like the committee to know that he believes you are all acting in the best of faith for the citizens of Brunswick, and he knows it is for the people and the Town. He knows occasionally there have been some disagreements; he's expressed some himself. He knows you are not under any influence from outside forces of any sort and he is satisfied that what you're doing is the best that you can, and he hates to see people acting in good faith for the Town subject to a suggestion that you're acting otherwise. He thanks the committee for the work they've done, and he will continue to disagree as needed.

Kathy Wilson, 144 Pleasant Street, says she's been to all but one of these meetings, and admits it's difficult to comprehend everything. She's been here all her life, and when she was a kid, Pleasant Street was a lot more rural. It changed, and she doesn't believe her father expected it to be what it is today. Growth happens, whether we put some control on it or not. We need to welcome some of that, but have guidelines. She has seen the Committee take comments and change items; she encourages all to give the committee comments and suggestions.

Richard Fisco, Lincoln Street, said this town belongs to everyone; don't sell our homes.

Mr. Frizzle thanked the crowd for their participation. The committee will now take 3 or 4 weeks to address all comments that have been presented. There is no deadline for comments. They will use these to create another draft and have another round of public hearings.

The next meeting time is as follows:

Thursday, October 9, 2014, 1:00 pm, Room 206 in Town Hall, 85 Union Street.

The meeting was adjourned.

Attest

Debra Blum
Recording Secretary