

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE
PUBLIC DRAFT INTRODUCTION SESSION WITH THE DOWNTOWN AND OUTER
PLEASANT STREET MASTER PLAN IMPLEMENTATION COMMITTEE (MPIC),
AND THE BRUNSWICK BICYCLE & PEDESTRIAN ADVISORY COMMITTEE
(BBPAC)**

AUGUST 11, 2014

ZONING ORDINANCE REWRITE COMMITTEE MEMBERS PRESENT: Charlie Frizzle, Chair; Margaret Wilson, Vice Chair; Richard Visser, Anna Breinich, Director of Planning and Development; Jeremy Doxsee, Town Planner

DOWNTOWN AND OUTER PLEASANT STREET MASTER IMPLEMENTATION PLAN COMMITTEE (MPIC) MEMBERS PRESENT: Margo Knight, Chair of MPIC; Jackie Ellis, Citizen at Large Representative for MPIC; Debora King, John Perreault, Kathy Wilson, and Toby Tarpinian

BRUNSWICK BICYCLE & PEDESTRIAN ADVISORY COMMITTEE (BBPAC) MEMBERS PRESENT: Will Wilkoff and Rich Cromwell

The Zoning Ordinance Rewrite Committee held the second in a series of focused meetings on Monday, August 11 at Town Council Chambers, 85 Union Street, designed to introduce various town boards, committees and commissions to the first draft of the proposed zoning ordinance. Tonight's meeting includes members of the Downtown And Outer Pleasant Street Master Plan Implementation Committee (MPIC) and the Brunswick Bicycle and Pedestrian Committee (BBPAC).

Marji Greenhut, Noble Street, is impressed with the work the group is doing. She believes having the meetings in August when people are busy or vacationing is leading to a low turnout of citizens, and wishes to have these rescheduled to September or October.

Mr. Frizzle responded that these meetings are designed to focus the attention of certain boards and committees in the town of Brunswick on this new rewrite. In September, they are scheduling a series of public meetings aimed at receiving input and comments from the citizens of Brunswick.

Chair Frizzle opened the meeting and introduced a presentation by Ms. Breinich, which is tailored for the groups present and highlights changes being made in the proposed zoning ordinance that may be of special interest to these specific groups.

Ms. Breinich gave a brief presentation on the structure and major changes of the first draft of the proposed zoning ordinance, particularly the changes affecting the MPIC and BBPAC committees. Ms. Breinich would welcome any comments, questions and suggestions from the public. The draft document is available online and at the Planning and Development Department office.

Upcoming zoning public forums were announced as follows:

September 24, 2014, 6:00 pm, Brunswick Junior High Gymnasium

October 1, 2014, 6:00 pm, SMCC Academic Building Auditorium

Ms. Knight commented on the amount of abbreviations, and Mr. Frizzle stated that item had been brought up and would be discussed. Margaret Wilson brought up the idea of a table of abbreviations at the front of the document. They discussed that changes should be sent to Ms. Breinich.

Ms. Knight had a question about drive-thrus, which Mr. Frizzle and Ms. Breinich answered. Mr. Frizzle also commented on some changes specifically to the downtown area, such as reduced front and side setbacks for the goal of higher density. Ms. Knight also questioned change in multi-unit dwelling definition; to verify whether accessory apartments are included. She also asked if property maintenance could be addressed.

Mr. Perreault questioned the “fee in lieu of parking” section of the handout. He asked what the fee was going to be and is it a yearly or one-time fee. Mr. Frizzle said they are introducing the concept, and the details are not yet known. It is a concept that they would like comments on, and depending on what the comments convey, it may or may not make it to the final draft. Mr. Perreault’s concern is businesses that pay a fee in lieu of parking, but end up taking parking spots away from other businesses. He also asked for an explanation for lots under ten thousand square feet being exempt from parking and loading requirements. Mr. Frizzle explained that was another attempt to implement the Comprehensive Plan’s goals of higher density in the downtown. Many of these lots for small businesses can’t be developed because they have no room for parking. Special permits potentially being dealt with by Planning Board and not being brought to Council for approval was also discussed. Mr. Frizzle explained that special permit uses are now proposed as conditional permit uses, but special permit uses will still exist for uses not provided for, and the Town Council will approve or disapprove.

Ms. King appreciates the work of the Planning Board and the Zoning Ordinance Rewrite Committee and would like staff’s help to pick out the changes that have the most impact on the downtown businesses and relate that to them.

Ms. Knight asked for clarity for the loading and parking section of the ordinance, and Mr. Frizzle explained the item. The sign section of the ordinance has not been redone yet, but Ms. Knight would like to have designated spots for sandwich signs, as suggested in the CSS Walkability Audit Report. Ms. Knight mentioned that the odor section of the ordinance is subjective and vague. She also mentioned the section about maintenance, which needs careful consideration.

Ms. King mentioned there had been requests for additional spots for the Brunswick Explorer bus, and was told that was not part of the ordinance.

Mr. Frizzle opened up the meeting for public input.

Soxna Dice, thanks the committee for a great job, and would like to see a glossary of definitions. She is not that familiar with municipal regulation and wants the committee to think about how layperson-friendly they would like the document to be. She would like to know more about increasing the intensity of development on Pleasant Street and what kind of increased intensity they are hoping these changes trigger. Ms. Breinich responded that they are trying to make the rewrite more compatible with what is already there in terms of use, by slight increase in footprint or coverage.

Andy Cook, would like to applaud the work of the committees present. He is proud of Brunswick and the leadership provided by this group.

Mr. Frizzle spoke to Mr. Fisco as he got up to speak, letting him know that through other meetings, they understood his feelings on planning and infringement of property rights that zoning causes, and that if he had any other comments or questions, they were welcomed.

Richard Fisco, 2 Lincoln Street, believed his free speech rights were being infringed upon. He believes this is a national template composed for our community, and doesn't believe citizens are able to view these meetings at their convenience. He wants the committee to listen to all of the suggestions and slow down the process. He believes the committee is headed for trouble with too many and unclear rules.

Mr. Frizzle closed the public comment period, and then closed the meeting.

Attest

Debra Blum
Recording Secretary