

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE
PUBLIC DRAFT INTRODUCTION SESSION WITH THE PLANNING BOARD,
VILLAGE REVIEW BOARD AND THE ZONING BOARD OF APPEALS
AUGUST 5, 2014**

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

MEMBERS PRESENT PLANNING BOARD: Charlie Frizzle, Chair; Margaret Wilson, and Richard Visser, Dale King, Bill Dana

MEMBERS PRESENT ZONING BOARD OF APPEALS: Steven Garrett, Dave Wilby, Erv Snyder, alternate member of ZBA

MEMBERS PRESENT VILLAGE REVIEW BOARD: Connie Lundquist, Gary Massanek, Laura Lienert, Karen Topp

The Zoning Ordinance Rewrite Committee held the second in a series of public first draft roll-out meetings on Tuesday, August 5 at Town Council Chambers, 85 Union Street, with the Planning Board members who are not on the Zoning Ordinance Rewrite Committee, the Zoning Board of Appeals, and the Village Review Board.

Ms. Breinich gave an introduction to the public draft of the revised zoning ordinance, which is available online, at Curtis Memorial Library and at People Plus. Ms. Breinich explained that the zoning ordinance hadn't been updated since 1997, and since that time the town adopted the 2008 Comprehensive Plan. The agenda for tonight is to introduce the draft ordinance and major changes.

Jeff Hutchinson responded to Ms. Wilson's suggestion that staff highlight important changes for the specific groups here tonight by saying that the Zoning Board of Appeals (ZBA) is somewhat bound by state law except in one specific type of variance addition that the state has adopted. Mr. Frizzle added that ZBA members should be generally familiar with the ordinance, as they could have a case where they have to determine how well the Planning Board has followed their own rules.

Mr. Frizzle stated they had made very few substantive changes to the Village Review Board because it was recently revised. Some dimensional changes have been introduced in the corridor downtown that the VRB will have to administer.

Ms. Lienert asked a question about artisan industry not being allowed in the GR-6 zone, and she wondered if the definition could be looked at. She also questioned the new use in GR-6 of recreation facility, which was a pretty broad term. She would also like to discuss setbacks in this area, which have gone from 25 feet to 15 feet, and some wording in this area of the document. She also had a question about the proposed expansion of the Village Review Zone area, and why some adjacent areas were left out. Ms. Breinich referred her to the Comprehensive Plan, which

Mr. Frizzle noted also dictated items like setbacks, in order to increase density in the growth area.

Ms. Lundquist asked the board if they felt limited by the Comprehensive Plan, and Ms. Wilson responded that they did not. Mr. Frizzle said that this is exactly the type of feedback the board wants, as they discuss and modify the rewrite.

Ms. Breinich asked for written comments that could be used by the Zoning Ordinance Rewrite Committee when they come back together to discuss the rewrite, and recorded.

Mr. Massanek requested the Secretary of the Interior's standards, and Ms. Breinich responded that she would pass along an email from the consultant, as she had asked for that also.

Mr. Wilby asked if the timeline meets the target, when will this ordinance go into effect, and Mr. Frizzle responded it would be 30 days after the Council voted, possibly in January, but that would be optimistic. He also wondered if this ordinance had undergone or will undergo any legal counsel review, in particularly for ADA and political sign issues, and Ms. Breinich responded that before the document gets finalized it will be reviewed by the town attorney. She also mentioned that both planners working for the consulting group that was hired are land use law attorneys. The sign section of the ordinance has not been revised yet. Some suggested giving the legal counsel drafts of the chapters as they are completed.

Mr. Frizzle opened the meeting up to comments from the public.

Richard Fisco, 2 Lincoln Street, doesn't want property rights infringed upon, and cited a case in Anchorage, Alaska. He believes this rewrite has a connection with Agenda 21, which he says eventually curtails peoples' choices. He also doesn't believe there is a sufficient amount of time to digest the document, the meetings are too frequent, and the public needs to be involved now.

Jane Millett, Franklin Street, Town Councilor District 6, asked questions about abbreviations and overlays, which Mr. Frizzle and Ms. Breinich answered.

Ms. Breinich mentioned that several Councilors requested smaller meetings, and ZORC will be discussing that at their meeting on the 15th.

Mr. Garrett mentioned in response to Councilor Millett, that it is good writing practice to put abbreviations near the front of the document.

Ms. Lienert asked how the board was going to insure that all suggestions and comments were available to the public. Ms. Breinich would appreciate comments and suggestions in writing, but the meetings are recorded, so the information would be available when needed. Ms. Lundquist suggested that the comments be put on the site.

Mr. Wilby asked if there was any sort of outreach to builders, realtors, and developers, and Mr. Frizzle stated that there is already a meeting scheduled for one of those groups, and other

neighborhood group meetings had been requested. Other board and committee groups, and other interested parties, also have scheduled meetings.

Mr. Frizzle adjourned the meeting.

Attest

Debra Blum
Recording Secretary