

**BRUNSWICK ZONING REWRITE COMMITTEE
TOWN CORE ZONING PUBLIC FORUM
SEPTEMBER 11, 2014**

MEMBERS PRESENT: Charlie Frizzle, Chair; Margaret Wilson, Vice Chair; Richard Visser, Anna Breinich, Jeremy Doxsee, Jeff Hutchinson

The Zoning Ordinance Rewrite Committee held a Town Core Public Zoning Forum on Thursday, September 11, 2014 at Town Council Chambers, 85 Union Street.

Chair Frizzle opened the public forum.

This is the first of three public forums scheduled for this month, designed to be focused on certain areas of the draft revised ordinance that is known to have a lot of interest. Proposed changes in the zoning ordinance implement the Comprehensive Plan and will direct more growth to the growth area and less in the rural area. In order to facilitate that growth, certain dimensional standards are proposed to be adjusted throughout the Town Core. The Village Review Zone is also proposed to be expanded, as recommended by the Comprehensive Plan. The next two meetings will cover the New Meadows River area and Bowdoin College and its abutters.

Workshop

Anna Breinich gave a brief introduction to the total rewrite of the zoning ordinance, including the structure and the major changes.

Chair Frizzle acknowledged that the meeting was properly noticed, announced upcoming meetings, and opened the meeting up for comments.

Dan Harris, 1 Mountain Ash, asked about decreasing lot size and increasing density in fully developed areas. Mr. Frizzle explained that the Comprehensive Plan directs the town to increase the intensity of development within the entire growth zone. That growth zone is roughly defined by having water and sewer available, which makes those areas more suitable for development. Mr. Harris asked about other small lots in the neighborhoods, and was opposed to pushing them to higher density development.

Richard Fisco, 2 Lincoln Street, believed the process was being rushed and he didn't have the time to process the information he had, and didn't have the information he needed.

Mary Baard, Pastor of First Parish Church, Brunswick, spoke about 3 properties owned by the church and asked about the definition of "contributing historic structures", which Anna Breinich answered.

Jerry Johantgen, representing daughter **Holly Brown, 46 Pleasant Street,** whom he stated had purchased her home about a month ago, and beforehand was told at Town Hall that there were no

plans for the next 10 years to change Pleasant Street. He's concerned about the changes and the speed at which they're moving.

Barbara Toal, 11 Katherine Street, stated that she also believed there had not been enough time to absorb all the data provided. She had questions about her residential area, which Jeff Hutchinson and Anna Breinich clarified.

Courtney Neff, 19 High Street, objects to increased intensity in the inner Pleasant Street area, and any effort to make that more developed or commercial does a terrible disservice to the town.

Bob Judd, 11 Lincoln Street, stated that he had written the email to the Northwest Brunswick Neighborhood group, primarily referencing changes to inner Pleasant Street. He does not believe inner Pleasant Street should be modified any differently from GR-6. He believes footnote eight in the district dimensional table is ambiguous and needs to be clarified.

Michelle Small, 34 Stanwood Street, asked questions about GR-9 and how to get a copy of the draft zoning ordinance, which Anna Breinich answered. She also suggested sending out the proposed zoning changes in their zone to each landowner.

Mona Letourneau, 32 Magean Street, asked the committee to take a little longer with the implementation of the zoning changes, but was pleased with the addressing of light pollution. She would also like to ask the committee to address noise pollution, and create a board to oversee the use of pesticides and fertilizers in town.

Chris Ledwick, 4 High Street, does not believe inner Pleasant Street needs fixing, and would like to keep out structures like 7-11 and Rite-Aid, which are not visually pleasing. He doesn't believe there is room or need for increased density or infill growth.

MaryBeth Burbank, 11 Cumberland Street, stated that it's very difficult and complicated to keep up with a process as extensive as this, and to further complicate, minutes are not very timely on the Planning Board webpage. She would like to see other comments or the entirety of all emails, including sender, posted in order for the community to hear others' views.

Jane Millett, 10 Franklin Street, Town Councilor District 6, spoke about how difficult it is to understand the whole process, have all the needed materials at hand to cross-reference, and that she has thus far spent 6 hours reviewing the document and she feels she has just scratched the surface. She asked for a glossary for acronyms, larger versions of zones for easier viewing, and meetings for each of the zones. She also commented specifically on a number of issues in the draft.

George Glover, 65 Willow Grove Road, asked to what degree real estate developers and appraisers were involved with the process, with his concern being property values. Mr. Frizzle explained that there had been a meeting with developers, but a possible change in property values was not discussed.

Michelle Small, 34 Stanwood Street, spoke about the Freedom of Access Law in relation to the emails from townspeople, which she believed should be put on the website, since they are public documents.

Jane Millett, 10 Franklin Street, would like minutes and list of attendees for the developers' meeting held in August.

Dan Harris, 1 Mountain Ash, suggested that regardless of a desire to increase density that this should not apply to existing residential neighborhoods, since people bought their homes with the expectation that the current zoning would remain intact.

Ms. Breinich explained that current density would not be changed. She and Jeff Hutchinson answered more questions from Mr. Harris regarding lot size and density, stressing that residential changes would most likely occur only with new development.

Richard Fisco, 2 Lincoln Street, wanted to make sure attention was paid to structural requirements which may be changed, which may affect ability to insure or sell property. He believes property rights outweigh those of developers.

Jane Millett, 10 Franklin Street, asked to take into consideration that new buildings being constructed in the downtown area are extremely hard for the general public to envision, especially the size and proximity to the street.

Mr. Frizzle thanked the public for attending the meeting and giving their comments.

Attest

Debra Blum
Recording Secretary