

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE
COLLEGE ABUTTERS ZONING PUBLIC FORUM
SEPTEMBER 18, 2014**

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

The Zoning Ordinance Rewrite Committee held a Bowdoin College Abutters Zoning Public Forum at the Curtis Memorial Library in the Morrell Room.

Anna Breinich made a presentation about the current and proposed zoning ordinances, and explained that this document is a working document and public feedback is needed for changes to be made. She explained the proposed zoning district consolidations and permitted uses of this area around Bowdoin College.

Mr. Frizzle asked for suggestions and comments regarding the draft.

Workshop

Carol Liscovitz, 11 Berry Street, thanked the committee for the work that they have done. At Ms. Liscovitz's request, Mr. Frizzle described special permits, which are currently very subjective in review, and the new conditional use permits, which has a new set of objective criteria. They are suggesting that after approval, it will no longer need to be approved by the Town Council, but that has not been decided yet. The committee also explained the neighborhood protection proposed standards. She questioned current additional setbacks, which Ms. Wilson said were inadvertently left out. She had a lot of specific questions, which Ms. Breinich asked her to send in email form, and they would be directly addressed.

Ed Laine, 10 Bowdoin Street, stated that he was on the Board of Directors and also lived near the Snowflake Preserve, which lies between Atwood and Bowdoin Street. He was concerned about the lack of mention of the setback, but since that was clarified with the previous speaker, he is content that it will be put back into the ordinance. He thanked the committee for all the hard work they have done.

Connie Lundquist, 11 Longfellow Avenue, would like to encourage everyone to obtain a copy of the draft zoning ordinance and study the changes. She asks the committee to be more objective with the standards, and will be sending her comments to the committee. She encouraged others to do the same.

Dan Harris, 1 Mountain Ash Avenue, is concerned with lot size. He noticed that GR-5, abutting the proposed college zone, has no change in lot size, and he wondered if the committee would consider similar treatment in some of the other residential areas where they have relatively small lots. He asked a question about increased density in the growth areas, leading to the allowance of multi-family homes in areas of single family homes, which Mr. Frizzle answered. Mr. Harris suggests this should not be allowed, and for changes to be made to discourage increased density where it is inappropriate.

Richard Fisco, 2 Lincoln Street, is concerned that his comments haven't been seen anywhere. He takes issue with the fact that the committee states that the zoning rewrite is not mandated by the state, when page 1 refers to the Maine Growth Management Program. Mr. Frizzle responded that the Comprehensive Plan is providing the impetus for this zoning change. He would like a glossary included in the draft, and readability and clarity improved, with no need for interpretation.

Jane Millett, 10 Franklin Street, District 6 Councilor, is concerned with the size of buildings going into smaller lots, and doesn't believe people can imagine the size until it's finished. She also had a comment about the neighborhood protection standards, and the wish that it had helped other neighborhoods previously.

Connie Lundquist, 11 Longfellow Avenue, spoke about negotiation sessions about the Longfellow School district and hoped there were no changes made. She was told there were no changes.

Carol Liscovitz, 11 Berry Street, was concerned about some of the conditional uses and asked if they were requested by the college. She also questioned the adverse affects of rooftop wind turbines, and Mr. Frizzle said that section came about 2 or 3 years ago, and will continue to evolve.

Mr. Frizzle thanked the audience for their attendance and valuable feedback, as the process of revisions of the draft ordinance continues.

Attest

Debra Blum
Recording Secretary