

**BRUNSWICK ZONING REWRITE COMMITTEE
ZONING ORDINANCE TOWNWIDE PUBLIC FORUM
SEPTEMBER 24, 2014**

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

CONSULTANT: Don Elliot of Clarion Associates

The Zoning Ordinance Rewrite Committee held a Public Zoning Forum on Thursday, September 24, 2014 at Brunswick Junior High, 65 Columbia Avenue.

Workshop

Don Elliot from Clarion Associates made a brief presentation on the timeline, the process, and the direction of the zoning rewrite ordinance. He explained the reasons behind the zoning rewrite and the changes that are in the process of being made. The importance of consolidating into fewer zoning districts is consistency, both for the public and businesses. He explained conditional uses and the criteria necessary, and special permit uses, which would now apply only to uses which are not listed in the ordinance. Development criteria had been vague, but in the new ordinance contain uniform and specific standards.

Mr. Frizzle talked about the meetings that had been held to date, the scheduled remaining public input meeting, and the process for the following meetings of the Zoning Ordinance Rewrite Committee members to address the comments they have received to date and provide specific responses. They will answer all comments received; they will schedule as many meetings as necessary. When that process is finished, the consultant will produce a second draft of the zoning ordinance, incorporating all the comments received and responded to, which will begin a new round of public forums to gather more input and feedback on that second draft. After those meetings, if the changes are relatively minor, a final draft for review by the Planning Board will be produced, possibly by the beginning of the year. After Planning Board approval, the ordinance will go before the Council for approval.

Richard Fisco, 2 Lincoln Street, encouraged people to watch all of the prior zoning meetings, and would like to debate many points with Mr. Elliot. He stated the downtown people do not want more growth, and that's what the rewrite promises. He believes this rewrite is a result of Agenda 21, and wants to slow down the process and protect property rights.

Marcia Harrington, 71 Rossmore Road, has briefly looked at the document and is impressed with the detail and clarity, and supports the streamlining goals that the new ordinance seeks to achieve. She is located in the Rural Protection 1 zone which abuts a Growth Residential 4 zone. She asks the committee to not be tempted to increase the size of Growth Residential 4 zone by reducing the size of Rural Protection 1 zone north of Rossmore, since the land is not well suited to more development. She also asks the committee to support the character of Rossmore Road, which supports a wildlife corridor, and would not like to see an access road from future

development in the Growth Residential 4 District; instead use Maquoit Road. Her last comment requests the committee to make the zoning ordinance more robust, so people with outside interests cannot change the ordinance that the town has agreed to.

Mr. Frizzle responded that the committee has no intention of shrinking RP-1. Ms. Breinich reiterated that the growth area can not be changed because it must conform to the 2008 Comprehensive Plan.

Ann Goodenow, 157 Rossmore Road, agrees with the prior speaker that there's been some well-done streamlining done in this process, but her concern is a possible access point from the GR-4 onto Rossmore Road. The road has become a preferred loop for runners, walkers and inline skaters, so she believes it is a horrible place for an access road. There is a flat stretch on Maquoit Road that could very much accommodate going into the area where the development is proposed. She appreciates the committee's efforts.

Catherine Longley, 3 Bath Road, Bowdoin College, applauds the work of the committee, staff and the consultants to revise the ordinance. Since the current zoning ordinance was adopted in 1996, the college has invested approximately \$240 million on more than 30 large capital projects, the majority of which have been through major development review process with the Planning Board, so the college works with the ordinance sometimes on a daily basis. The college owns property in 15 zoning districts, and property abuts mixed use, residential, town center, town residential, town conservation and highway commercial districts. The college has worked over the years with neighbors to resolve concerns about development plans on a collaborative basis. The college fully supports the concept of zoning consolidation where feasible. Their initial reaction to the draft is there are several areas of improvement, particularly in the organization of the chapters, the consolidation of the development standards, and the organization of the permitted use and dimensional standard tables. Several detailed comments have already been made to the committee. They are concerned that some very important uses allowed under the current ordinance are not allowed under the public draft, and would like the committee to review those. She thanked the committee and staff again for the work they are doing on this ordinance and for the chance to speak (*written comments provided*).

Louisa Hart, 53 Rossmore Road, appreciates the hard work the committee is doing, and excited to see the wildlife habitat overlay and corridor. Her question is what happens with mitigation when there is a significant amount of land that falls into the wildlife habitat protection overlay and part of RP-1? Can a developer breach the growth zone with mitigation?

Jeff Hutchinson explained that it needed to be taken one development at a time. A common way of mitigation is for a developer to set aside conservation land inside his development, which would accommodate the mitigation process. This is in the current ordinance. He explained that it would go before the Planning Board, and there would be public hearing and citizen input.

Ms. Hart felt it would change the character of Rossmore Road if an access road were built.

Daphne Clement, 24 Cedar Street, loves her multi-use area. She is seeing the potential to be densely residential again, and is hoping the plan will take into account the changing character of

the areas around downtown, where the walkability and the community draws the retired and young families.

John Stormer, 141 Rossmore Road, fully supports the efforts in the plan to preserve the wildlife habitats and corridors, and the shoreland protection zone. He supports this, even though it probably diminishes the value of his own property, because he feels it's important. He spoke about the amount of wildlife species that has been reported, and he supports efforts to keep this diverse environment healthy. (*Written comments later emailed.*)

Dan Harris, 1 Mountain Ash, questions a huge area in the old Navy Base which says "land use to be determined". In light of what you propose in that area, would that give flexibility in the application of the remainder of the Comprehensive Plan to the zoning you now propose? He asked the consultant what uses can be made to increase the density in small residential neighborhoods without diminishing the value of the remaining single family houses?

Mr. Frizzle explained the Master Reuse Plan developed for the base. Parts of the Master Reuse plan required zoning, which was created and added as an appendix to the existing zoning ordinance. That appendix is now incorporated into this draft. The Master Reuse Plan took into account the Comprehensive Plan of the Town of Brunswick when it was developed, so there is no conflict between the Master Reuse Plan and the Comprehensive Plan.

Mr. Elliot responded that the current draft does not change anything in the residential districts near downtown. They allow single family, duplexes and small multi-family buildings. He does not believe the Comprehensive Plan calls for the changing of the character of the single family areas and the low density areas near downtown.

Mr. Harris would like the committee, if necessary, to change the existing zoning to protect the single family home character of these neighborhoods, with changes to be made only under circumstances that might necessitate change, or that are done with the consent of the many of the people who would be affected by the change.

Mr. Frizzle thanked the audience for attending and participating. It is of high value to the committee to take these comments, document them, and start reviewing them. If there are any other comments, please get them to Ms. Breinich in the Planning Department.

Attest

Debra Blum
Recording Secretary