

**BRUNSWICK ZONING REWRITE COMMITTEE  
JANUARY 7, 2014**

**MEMBERS PRESENT PLANNING BOARD:** Charlie Frizzle, Margaret Wilson, and Richard Visser

**STAFF PRESENT:** Anna Breinich, Jeremy Doxsee, Jeff Hutchinson

A meeting of the Brunswick Zoning Rewrite Committee was held on Tuesday, January 7, 2014 at the Morrell Meeting Room, Curtis Memorial Library. Chairman Charlie Frizzle called the meeting to order at 4:30 P.M.

**Review summary of December 2013 public engagement sessions comments**

Anna Breinich reviewed the December 2013 Public Engagement Draft Summary of Comments provided in the packet which covered stakeholder meetings and public participation meetings. Anna stated that she tried to categorize the comments into two sections: General Comments/Questions and Ordinance Format/Content with subcategories on General, Districts/Overlays Standards, Definitions and Other Sections, Natural Resource/Open Space, Development Review Related, and Public Outreach, Trends/Choices Attendee Survey. Charlie Frizzle noted that this is the first part of the process to gather information needed to assist in drafting the ordinance and noted that this list of comments is a mechanism to show that those comments have been received and have become part of consideration.

Chairman Charlie Frizzle opened the meeting to public comment.

Jane Millett, Town Councilor, stated that the meetings in December were clustered and busy. She stated that the Comprehensive Plan was based on the theme of the Great American Neighborhood and asked how the rewrite will intertwine with other things that are going on in Town. Charlie Frizzle pointed out that they are still in the public input process and feels that once they have a draft, the committee will begin to receive more input. Mr. Frizzle stated that all Committees and Boards within the town have been invited to the meetings or targeted meetings. Margaret Wilson replied that schools are a policy issue but not part of what they are talking about and although many policy issue comments have been made, the Ordinance will not address all of these. Margaret summarized some of the neighborhood issues that were discussed as part of the Comprehensive Plan creation and stated that you can't require any kind of status in places as it may be good for some and not others. Anna Breinich discussed zone use; civic and municipal uses within districts.

Discussion on how to handle some comments and Charlie Frizzle replied that Don Elliot, of Clarion Associates, conducted a very thorough walk through of the town and stated that he would rather wait until he has a chance to review all the comments before deciding how to reply. Anna Breinich replied that Don will be back in Brunswick on January 21<sup>st</sup> and would rather discuss this with him then. Jane Millett expressed that it is really important to invite residents to the meetings.

Anna Breinich reviewed the map provided in the packet focused on the area around Bowdoin College and stated that what they have proposed is that the abutters of the college have a special

meeting to address their concerns and stated that this way it is just the abutting property owners and have identified roughly 100 property owners that they intend to invite to discuss their concerns, what they want to see moving forward and talk about consolidation of these districts. Anna stated that this is an example of how they want to handle this. Discussion on similarly organized neighborhoods within the Town and how to have more involvement without becoming micro managed. Curt Neufeld, of Sitelines, replied that public outreach is very important. Mr. Neufeld discussed Harpswell's creation of Conservation Subdivisions, the issues with the negation of Brunswick's Subdivisions after five years and his concerns with the Cook's Corner Design Plan, specifically the Medical Overlay Zone application.

John Bliss, resident of Bath, stated that he believes that zoning is in response to the automobile and how we have integrated our lives from walkability to the automobile; how we deal with the downtown aspects and differences. Mr. Bliss suggested that someone compile a bibliography of the literature pertaining to the conflict between automobiles and walking pedestrians.

David Schall, retired physician, discussed the Medical Overlay Zone on Baribeau and the hardship in the marketability of the vacant office spaces. Mr. Schall stated that they need to look at what is practicable and appropriate for the neighborhood in terms of utilizing the facilities that currently exist or are being developed. Margaret Wilson replied that this is why they are having these meetings early on because they want to know about areas that are not working and where the ordinance no longer works. Discussion on the multiple zones within the ordinance and the desire to consolidate.

Jane Millett stated that it is important that Brunswick protects their character. Margaret Wilson asked what the essential character is and how does this get accomplished in the different neighborhoods and fit into the details of the code. Anna Breinich noted that a lot of discussion on character within the Town is within the Comprehensive Plan.

**Discuss January 21-22 targeted public engagement schedule**

Members discussed the focus of the upcoming Zoning meetings, notification methods and draft outline by Don Elliot to be forthcoming.

Tentative meetings on January 21<sup>st</sup> and 22<sup>nd</sup> with times and locations to be determined.

**Adjourned**

This meeting was adjourned at 5:46 P.M.

Attest



Tonya D. Jenusaitis  
Recording Secretary