



**TOWN OF BRUNSWICK**

**ZONING ORDINANCE REWRITE  
COMMITTEE**

85 Union Street, Brunswick, ME 04011-1583

**WORK SESSION  
AGENDA  
TOWN HALL ROOM 206  
85 UNION STREET  
THURSDAY, MAY 21, 2015, 1:00 PM**

1. Public Comment
2. Project Update
3. Text Discussion Topics:
  - a. Density standards (continued discussion, including possibly establishing minimum densities for new neighborhoods in growth area)
  - b. Treatment of actual use of a municipal facility, if no longer a municipal facility
  - c. Supplemental standards for Brunswick Landing
  - d. Planning Area Descriptions
  - e. District Purposes
4. Approval of meeting summaries
5. Upcoming ZORC work session meeting schedule
  - May 28<sup>th</sup> (9-noon; *ZORC Work Session*; Town Hall Room 206)
  - June 10<sup>th</sup> (5:30-8:30pm; *ZORC Work Session*; Town Hall Room 206) (District mapping session)
  - June 17<sup>th</sup> (3-6:00pm; *ZORC Work Session*; Town Hall Room 206)

Please note that this is a Committee work session.

The public is invited to attend with public comment allowed regarding discussion topics. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521.

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION**

**APRIL 13, 2015**

**MEMBERS PRESENT ZONING ORDINANCE REWRITE COMMITTEE:** Charlie Frizzle, Chair; Margaret Wilson, Vice Chair; Richard Visser, Anna Breinich, Director of Planning and Development; Jeremy Doxsee, Town Planner; and Jeff Hutchinson, Code Enforcement Officer

**MEMBERS PRESENT RECREATION COMMISSION:** Tom Farrell, Director of Parks & Recreation, Kristi Hatrick, Recreation Commission

**CONSULTANT PRESENT:** Don Elliott of Clarion Associates was present via Zoom.

Mr. Frizzle opened the meeting.

Mr. Frizzle opened the meeting to public comments about items not included on the agenda.

**Richard Fisco, 2 Lincoln Street,** asked about the availability of a second draft of the proposed zoning ordinance, and Mr. Frizzle stated it would be sometime in June. Other missing items are planned to be done by the first meeting in May, said Ms. Breinich. Ms. Breinich stated that the meetings in May would include work sessions on mapping revisions and other public comments for sections that have not been finalized yet.

**Carol Liscovitz, 11 Berry Street,** is concerned that the issue of possibly separating the zones doesn't get lost, since the discussion has been put off until other items are accomplished, but knowing that the consolidations were an issue at the beginning of the draft zoning meetings. Her concerns revolve around the consolidation itself, rather than the smaller details of each zoning district. Ms. Wilson stated they would get to that discussion, and the Neighborhood Protection Standards area profound part of the draft ordinance, and Ms. Liscovitz agrees.

**Richard Fisco, 2 Lincoln Street,** believes the community should have had a readable draft first, before discussions of the details.

**Review and approval of meeting summaries:**

- Meeting summary from 3/26/15  
Mr. Frizzle asked for a correction on page 3. The Committee had no other corrections.

**Margaret Wilson moved, Jeff Hutchinson seconded, approval of the March 26, 2015, meeting summary. The motion was approved unanimously.**

**Recreation requirement draft section:**

Ms. Breinich would like to thank Tom Farrell and Kristi Hatrick for the work done on the first draft. Mr. Frizzle stated that the draft looked very good, and the Committee members agreed. Ms. Breinich turned the meeting over to the Recreation Commission to discuss their additional changes.

Mr. Farrell stated that based on their appearance at last meeting, staff was charged with putting together an initial draft and essentially break down the proposal they had brought to the Committee into two parts; the appendices that would be more appropriate outside of the ordinance, and the drafted language that is more pertinent to the draft ordinance. The Commission has responded by amending some of the draft language to clarify their strong viewpoint that there is adequate acreage to support the recreation facilities that need to be developed going forward, therefore, they wanted to place a greater emphasis on the Town's ability to charge the fees used to develop these lands. The changes place a higher priority on the Recreation Impact Fees, still allowing, in certain circumstances, the Town to seek land instead of the fees. There are areas of land identified as key or critical connections in terms of a larger regional trail system; water access, which is always a high priority because it is seldom received; and areas previously identified by the Town as desirable.

Ms. Wilson asked if public access is required to reserve recreational land that the Recreation Commission would accept, as opposed to access only available to people in the proposed development. Mr. Farrell responded that two different entities are reviewing the proposals, the Conservation Commission and the Recreation Commission. His sense is that it is clear that the developer has a requirement to provide for recreation primarily for residents of the development, and if a proposal comes forward for a trail system only within the development, he cannot speak for the Conservation Commission, but he would say that the Recreation Commission would probably want to negotiate with the developer for an outcome that would go beyond that. Kristi Hatrick of the Recreation Commission agrees with Mr. Farrell's assessment. Mr. Farrell also believes that State law will regulate what the Town can require, and he's not sure the Town can require public access. Ms. Wilson stated the developer could provide public access or levy the fee, and she would like the passage about "preferred option" clarified, as she's not sure if it means the Town's or the developer's.

**Richard Fisco, 2 Lincoln Street**, thinks it is important to figure out if the Town wants public access or not.

Mr. Frizzle stated that if the proposed reserve lands do not provide public access, then it is clearly the Recreation Department's preference to accept a fee instead. This needs to be said somehow that doesn't totally tie the Town up, but lets the public know exactly what the preferences are. Mr. Frizzle responded to a question about equivalent value of land by saying they could waive a portion of the Rec fee if desired, and that is what is done currently. The Committee asks Mr. Farrell to add the stronger language about the Town's preferences for reserve lands, but the rest of the document is clear and well written.

### **Use Table (revised):**

Ms. Wilson would like Ms. Breinich and Mr. Elliott to review the asterisks in the table. The Committee detailed the changes in the table sequentially, in accordance with discussion at the last meeting. Ms. Breinich stated that they didn't have many changes from their discussion, but after releasing the changes last week, she received public comments on the uses and dimensions on what was the Medical Use Overlay Zone and what is now GM-8. Mr. Frizzle said they would discuss those comments when they got to that section. The Committee confirmed that boarding house was changing from permitted to not permitted in GC-2.

**Carol Liscovitz, 11 Berry Street**, asked for some acknowledgment of the density whether Bowdoin's student housing is called residence halls or apartments, because that is what really

affects the adjacent neighborhood. Mr. Frizzle believed that the density standard for south of Longfellow, where the apartments are located, has stayed the same, and Ms. Breinich confirmed that.

**Catherine Ferdinand, Bowdoin College**, does not believe a density standard can be applied to a residence hall by definition. They are looking for flexibility, but are also concerned about the neighbors' views.

Ms. Wilson identified the big issue as being that a residence hall is not associated with density. Ms. Wilson asked if you could put a lot more kids in the same space, and the neighbors would not like that. Mr. Frizzle said it had not been a problem thus far; he feels relatively comfortable leaving residence halls as undefined in terms of density. He stated if they run into a problem down the road they can address it at that time. They do not have any specifics at this time.

Bowdoin also has its own standards and occupancy codes for residence halls.

**Carol Liscovitz, 11 Berry Street**, said it should be defined now and dealt with when there is a problem, rather than leave it as it is. If there is something decided now, it becomes a right, and that takes away the flexibility on the neighborhood's side.

**Catherine Ferdinand, Bowdoin College**, responded to Ms. Liscovitz by saying this is the opportunity to improve this ordinance now. She does not want to lose the coupling of flexibility for Bowdoin and Neighborhood Protection Standards for the residents.

Ms. Breinich replied that this issue is difficult because it deals with inner flexibility and outer Neighborhood Protection Standards. She would also argue that student housing is a right in that district.

Mr. Frizzle would like to leave this item for staff to work out some calculations, and hopefully meet in the middle somewhere.

**Richard Fisco, 2 Lincoln Street**, asked the Committee to keep in mind that the area where the college meets residential will always be in flux, and there will be more growth by the college.

Mr. Frizzle asked Ms. Breinich to consider deeming this a conditional use, so it attracts a higher scrutiny and review.

**Catherine Ferdinand, Bowdoin College**, said they would view that as losing a right because it currently the special requirement that is referenced in the ordinance is the bathrooms and kitchens. Mr. Frizzle stated right now Bowdoin's special right is limited to apartments with kitchens and so forth. If you want to do something different, they can make that a conditional use approval. Ms. Breinich said residence halls have always been a conditional use in the zoning ordinance, but the residence hall Bowdoin is referring to is an apartment, which is a permitted use. In the proposed ordinance, it is a conditional use in GC-2. Mr. Frizzle will leave this issue to Ms. Breinich, to state something along the lines that if Bowdoin wants to do something other than apartments in that area, make it a conditional use, which is currently the case.

Mr. Frizzle stated the next change they had was going from permitted to conditional for libraries, museums, and art galleries in GR-6. Ms. Breinich also wanted the change in GM-8 to be consistent with R-3, 4, 5 and 6, which is where most of the residential is. The Committee agreed. The Committee agreed with staff that municipal facilities should be permitted in GM-8 zone, which had been an oversight. The staff suggestion to apply X's for not permitted in telecommunications towers everywhere except the few places in town where we do allow it was agreed to by the Committee. Ms. Breinich added an additional X in GM-8, which was agreed to by the Committee. A staff change to make schools conditional in GC-2 was brought up, but Ms. Breinich questioned whether the Town should be permitting schools in each of the districts because a school is an educational facility, which means any kind of private, more traffic-

generating type of school, and should they be allowed in all districts. Mr. Frizzle said there is a huge difference between a small martial arts facility and Jordan Acres School or any other large school structure. Mr. Frizzle said it could be made conditional everywhere, which gives them the opportunity to examine those different scenarios and see if they are appropriate. Mr. Frizzle suggested two categories: public schools and private schools. Ms. Wilson suggested Class 1 and Class 2, in terms of size, which Ms. Breinich agreed with. The Committee agreed with this idea. The next item was veterinary office changing from conditional to permitted in GM-3, and industrial zone. The Committee agreed.

Changes to the GM-8 zone for previously principal uses:

- Recreational facility from permitted to conditional
- Restaurant/dining facility and theater, permitted as an accessory use only
- Campground, prohibited
- Hotel, prohibited
- Bank, permitted as an accessory use only
- Retail Class 1, permitted as an accessory use only
- Retail Class 2, prohibited
- Service business, Class 1, permitted as an accessory use only
- Service business, Class 2, prohibited

Mr. Elliott joined the meeting.

CU-5 and CU-6:

- Office, permitted – this was an oversight

CU-4 and CU-7

- Hotel, prohibited, per Committee discussion at last meeting

**Carol Liscovitz, 11 Berry Street**, asked why campground was allowed in GC-1 and GC-2, and was told they were not allowed; it was language carried over from the current zoning ordinance. It will be deleted.

GM-8

- Aviation and aviation-related businesses will be deleted; also in GC-1, GC-2, GC-3, GM-1, GM-2 and GM-6
- Studio is conditional use in all the residential districts
- Marina or boat storage, prohibited
- Parking facility as a principal use
- Ultra light aircraft, prohibited; also prohibited in GC-1, GC-2 and GC-3
- Vehicle fueling station, prohibited
- Vehicle service and repair
- Contractor's space, prohibited
- Industry, Class 1, 2 and 3, prohibited; industry Class 2 allowed in former Cooper Building, as the Committee agreed
- Marine activity, prohibited
- Recycling as a principal use prohibited

## Cook's Corner Area

- Changing to permitted from non-permitted for bus or rail station

## CU-TC

- Parking facility as a principal use; conditional use in GC-4

## TR-1

- Warehousing and storage, prohibited; allowed at Fort Andross

Mr. Frizzle felt there was some redundancy in the Accessory Uses section. Mr. Elliott suggested the Committee decide if they are going to have a full list of accessory uses in the Use Table even though some of the same uses are repeated in primary uses. He offered another suggestion to avoid the redundancy, however, some of the terminology used, for example, multi-family development, is not the same as accessory apartments, and he's not sure it will be easily found by the name, if there is an A there. They could make a shorter table where there is no repetition at all, but the upper part of the table has P's, C's and A's in it. Ms. Breinich feels this might be too confusing, and Mr. Frizzle will not dig his heels in even though he has a natural reaction to redundancy. He stated if it serves the purpose, it's fine. The end result is if staff is looking for an accessory use and don't find it in the bottom of the table, they should look at the top of the table.

Ms. Breinich asked Mr. Elliott about differentiating among the types of schools, and Ms. Wilson's suggestion of Class 1 and Class 2, dependent on size. The issue that came up was how to handle a martial arts school. They currently allow any type of school as a permitted use in almost all of the residential districts, and whether or not they should be doing this is somewhat of a concern. Mr. Elliott will review the definitions, but said the norm would be in the civic and public uses, many codes do have two lines. One is school, elementary and middle, and one is high. Most codes handle martial arts, driving, and training schools as commercial uses, not civic. They are businesses which have the purpose of educating people. He would make sure that the office definition was large enough to cover commercial education. He believes they should be listed under service or office. The Committee decided not to use Class 1 and 2, and will review the definition of school.

Mr. Hutchinson started another discussion about the use of A's in the Use Table, when they should be P's as they are already accessory. He agrees with Mr. Frizzle's assessment above. Mr. Elliott suggested they change the legend at the top to say "*allowed only as an accessory use to a permitted or a conditional use*". Mr. Frizzle said the Committee would leave it to Ms. Breinich and Mr. Elliott to figure this out. Mr. Hutchinson suggested to have a separate page for accessory uses, and the Committee liked this idea.

**Carol Liscovitz, 11 Berry Street**, asked for a definition for "*temporary use*", and Ms. Breinich read the new definition from the proposed draft ordinance to the audience.

Mr. Elliott will provide a definition for container.

The Committee moved on to the Rural Area Permitted Use Table. The Committee is deleting College Facility Not Listed, and are putting X's in the telecommunications towers where the towers don't belong, as agreed to. There was one staff change making aviation operations in RM (MU-5) a conditional use.

**Density Standards (continued discussion):**

After discussion at last week's meeting, Ms. Breinich drafted language that minimum lot size be 7,000 sq. ft. This was Mr. Frizzle's understanding, but not Ms. Wilson's. Mr. Elliott thought they were going to go with density and not minimum lot size, which was Ms. Wilson's understanding, and she thought the agreement of 7,000 sq. ft. was appropriate for non-residential. Mr. Frizzle stated that 7,000 sq. ft. would apply across the board to all non-residential uses. Mr. Doxsee also thought the Committee decided to use density, then divide for the minimum lot size. Ms. Breinich stated they increased maximum densities in GR-3 and GR-4 to 6 units per acre; in GR-8 and GR-9 also 6 units per acre from 5. Mr. Frizzle would like Ms. Breinich to explain why they did not try to raise any of the densities in some of the other districts, for instance, R-1, R-8, or GR-7. Ms. Breinich stated it was primarily based on Ms. Wilson's review. Mr. Frizzle said Ms. Wilson's review was not based on specific districts, but rather across the board, so he's wondering why she increased the density in some areas. Ms. Breinich stated it was in response to discussion held last meeting. Mr. Frizzle does not recall that they broke that discussion down into specific districts. With R-1 and R-8 being in the growth zone, why would they be left with a density of 3 instead of increasing the density. Ms. Breinich replied that all along they had been saying they would leave that at 3, so they never discussed increasing it. Ms. Wilson said at the very beginning of the proposed ordinance changes, the only changes it made in an effort to increase density were to decrease lot sizes, and your question is most relevant to why then were those decreased lot sizes not applied across the board in all of the residential zones. When Ms. Wilson created her charts, she applied either increased density or just eliminating lot size to those districts that Ms. Breinich had already decided were the only ones they were going to attempt to increase. Mr. Frizzle asked what the logic behind deciding those were the only districts where they would try to increase density. Ms. Wilson added that from the very beginning, in R-1 and R-8, there was going to be no change in the lot size, and only in certain R districts would there be diminished lot size in attempt to get increased density. Ms. Breinich responded that R-1 and R-8 were protected from increases in density because it was already built out. Mr. Frizzle said he understood that and assumed the same applied to TR-2, which Ms. Breinich confirmed. Mr. Frizzle stated that by limiting increased density to a few districts, it is further limiting what they are trying to accomplish in response to the Comprehensive Plan. Ms. Breinich said a member of the Comprehensive Plan Committee wanted to remind them that they were not meeting the densities that were proposed in the Comprehensive Plan. Ms. Wilson said she did the density comparisons to show that the proposed ordinance, in spite of saying it would increase density, in fact, did not. Changing the 5's to 6's has made a small difference. Ms. Breinich said that in addition to that increase, they are eliminating lot size, to get to the densities they couldn't get to before. Mr. Frizzle said the effect of eliminating the lot size amplifies some of the numbers on the table and makes their impact on what the Comprehensive Plan is trying to achieve a little greater. Ms. Wilson still feels no reason to exempt 1 and 8, so the Committee discussed this, as eliminating the current lot size has no effect. Mr. Frizzle would address the 3's, 4's and 5's across the board with increases by one, and Ms. Wilson will work on that and compile new charts. The Committee also discussed increasing the impervious surface in R-1, R-7 and R-8 to 35 from 30, trying to strike a balance between concerns about impervious surface and the Comprehensive Plan's intended direction.

**Dimensional and Density Table (revised):**

- The Committee eliminated Density, Max for Lot Splits from the table.

- Ms. Breinich dropped lot width down to 75 in GM-8 because of residential uses that are permitted there, and dropped front yard from 30 to 20, to be consistent with residential districts surrounding it.
- Ms. Breinich is proposing a 7500 for building footprint in GM-8, and with anything over that, they would allow for the existing allowance for the larger footprints that is done now for the Medical Use Overlay. Anything else over 7500 would be conditional use, which will necessitate a new note.
- CU-5, CU-6: The footprints currently are 8500 sq. ft. and 5000 sq. ft. respectively, but are 10,000 in the proposed ordinance. Ms. Wilson feels CU-5 and CU-6 are more on the edges of the zone, so she doesn't believe they should increase the current measurement. **Catherine Ferdinand, Bowdoin College**, stated she would like to keep the flexibility the larger measurement provides. The Committee felt 8500 was reasonable. Note 19 applies to multi-family dwelling units and would allow 10,000 sq. ft.

### **Neighborhood Protection Standards (continued discussion):**

Ms. Breinich explained that at last meeting the Committee talked about addressing noise, traffic, etc., which they have in the ordinance, so she added in that section language that stated where the standards in the section conflict with other standards, the more restrictive provisions shall apply. Mr. Elliott said that sounded reasonable, but he was not aware of any cases where standards in this section were more generous than those elsewhere in the code. The change is fine, but the operational standards apply to everybody, he explained. He doesn't believe there's a conflict where you have to choose the most restrictive, but Ms. Breinich stated that lighting and the noise generated from installed heat or air conditioning units were a few cases. Mr. Elliott is not in disagreement, and feels there is no harm in leaving that wording in, but doesn't feel there will be a conflict.

Mr. Frizzle stated that in 4.10.2.A., the Committee had already agreed to modify height on a sliding scale with distance, and on 4.10.2.C., Mr. Elliott and Ms. Breinich will work on language for the fence. Mr. Frizzle thought the Committee talked about making traffic standards a little more restrictive in the Neighborhood Protection Standards than in the performance standards in terms of working hours. Ms. Breinich's concern, that she is not sure will be addressed with the Neighborhood Protection Standards, is the many mixed use districts, and even some of the residential districts allow for some nonresidential uses. Those within the districts are not covered; this is just for the edges of the districts. Mr. Elliott said she was right, but he didn't think there was a way to cover everything and still have the mixed use districts serve their purposes. He believes the edges are where the additional protection is needed, because every older town has those adjacencies that are hard to explain. Mr. Frizzle asked Ms. Breinich to note the changes in 4.10.2.A., add the fencing review with Mr. Elliott, and add language for hours of operation, which Ms. Breinich questioned the Committee about and asked for details.

**Catherine Ferdinand, Bowdoin College**, questioned the hours of operation with respect to residence halls, since they meet the definition of nonresidential use, but Mr. Frizzle replied that one cannot limit the hours of use of a residence.

Mr. Frizzle put a plea out to the public if they are residents of a residential area and they would like to see something else in the ordinance, please let a member of the Committee or staff know. They have heard from few residents about the proposed Neighborhood Protection Standards.

**Responses to public comments:**

Ms. Breinich stated that they had answered a MacMillan Street resident's questions and an emailed question about density standards in relation to the Comprehensive Plan in earlier discussions at this meeting. The only other question remaining is the definition proposed by Bowdoin for "college". Mr. Frizzle read their definition and asked for one change to make it read better. Mr. Frizzle is comfortable with the definition if the College feels it gives them the flexibility they need. The Committee agreed.

**Catherine Ferdinand, Bowdoin College**, asked if college be listed as a use, as well as asking to add a definition for hospital, which Committee members said was on their to-do list.

Mr. Elliott feels fine about adding it to the use table. Ms. Breinich and Mr. Frizzle added that there are now several colleges at Brunswick Landing now, and Mr. Elliott said that would be an argument for including it. The Committee and Ms. Ferdinand discussed this issue and its implications at length, and Mr. Elliott discussed how it was done in other college towns.

**Next steps:**

- Get everything to Clarion by May 1, 2015
- Work on developing draft #2; Clarion hopes to be done by the end of May
- Committee will be working on mapping and any other public comments received.
- Next meeting is not yet scheduled

Mr. Frizzle adjourned the meeting.

Attest

Debra L. Blum  
Recording Secretary

## **2.2.1. Growth Residential Districts**

### **A. Growth Residential 1 (GR1) District**

The Growth Residential 1 (GR1) District applies to that area designated as Residential Land Use District in the Brunswick Naval Area Station (BNAS) Reuse Master Plan. It is intended to provide for a variety of housing types in a compact, pedestrian-oriented setting. District regulations accommodate a range of moderate-density residential uses, including single-family (attached or detached), multifamily apartments, assisted/senior housing, and retirement/second homes.

### **B. Growth Residential 2 (GR2) District**

The Growth Residential 2 (GR2) District applies to that part of the area designated as Town Residential in the Comprehensive Plan, encompassing the Longfellow and College Park neighborhoods, walkable to downtown Brunswick and Bowdoin College. District regulations are intended to continue to accommodate new low-density residential development and maintain the character of the established neighborhoods. Only one- and two-family residential uses are permitted in this District.

### **C. Growth Residential 3 (GR3) District**

The Growth Residential 3 (GR3) District applies to that part of the area designated as Town Extended Residential in the Comprehensive Plan, encompassing the Meadowbrook-Parkview neighborhoods. District regulations are intended to continue to accommodate new low- and moderate-density residential development and maintain the character of the established one- and two-family neighborhoods.

### **D. Growth Residential 4 (GR4) District**

The Growth Residential 4 (GR4) District applies to that part of the area designated as Town Extended Residential in the Comprehensive Plan, encompassing the Maquoit Road, Meredith Drive-West McKeen Street, and River Road neighborhoods, as well as the residential neighborhoods within the Cook's Corner Extended Area and the Exit 28 Mixed Use Development Area. District regulations are intended to accommodate new moderate-density residential development (including multifamily and assisted living/senior housing). Limited small-scale nonresidential uses are allowed as conditional uses, while maintaining the character of the established neighborhoods.

### **E. Growth Residential 5 (GR5) District**

The Growth Residential 5 (GR5) District applies to that part of the area designated as Town Residential in the Comprehensive Plan, encompassing the McLellan-Garrison neighborhood. District regulations are intended to continue to accommodate a range of new moderate-density residential development (including multifamily, boarding homes and assisted living/senior housing). Limited small-scale nonresidential uses are allowed as conditional uses, while maintaining the character of the established neighborhoods.

**F. Growth Residential 6 (GR6) District**

The Growth Residential 6 (GR6) District applies to the primarily residential portion of the Town Core Planning Area, encompassing the well-established Northwest Brunswick neighborhood. The District is intended to provide for compatible infill development and redevelopment, as well as expansions to existing buildings, while maintaining the overall character of the neighborhood. The District continues to provide a mix of higher-density single-family, two-family and multi-family residential uses, walkable to essential services. Small- to moderate-scale nonresidential uses are allowed by conditional use, while protecting and enhancing development patterns of the established neighborhood. The District is also covered by the Village Review Overlay Zone (VRO).

**G. Growth Residential 7 (GR7) District**

The Growth Residential 7 (GR7) District applies to that part of the area designated as Town Core in the Comprehensive Plan, encompassing most of the Federal Street neighborhood. The neighborhood is also covered by the Village Review Overlay (VRO) Zone and contains a portion of the National Register of Historic Places-designated Federal Street Historic District. District regulations continue to accommodate moderate-density residential development (including multifamily and assisted/congregate living facilities). Very limited small-scale nonresidential uses are permitted as conditional uses, while protecting and enhancing the established neighborhood.

**H. Growth Residential 8 (GR8) District**

The Growth Residential 8 (GR8) District applies to two residential areas within the Town Core Planning Area, encompassing the Water Street and Jordan Acres neighborhoods. The District is intended to maintain the overall residential character of these neighborhoods. District regulations accommodate moderate density residential development (including multifamily and assisted/congregate living facilities) and a limited range of small- to moderate-scale nonresidential uses, while protecting and enhancing development patterns of the established neighborhoods.

**I. Growth Residential 9 (GR9) District**

The Growth Residential 9 (GR9) District applies to that part of the area designated as Town Residential in the Comprehensive Plan encompassing an older residential area of distinct neighborhoods, walkable to elementary and junior high schools, bounded by Hennessey Avenue to the north, Maine Street to the east, MacMillan Drive to the south, and Baribeau Drive to the west. District regulations are intended to provide for compatible infill development while protecting and enhancing the overall character of the neighborhood. District regulations accommodate moderate density residential development (including multifamily and assisted/congregate living facilities), educational facilities, and a very limited range of small scale nonresidential uses.

### **2.2.2. Growth Mixed-Use Districts**

#### **A. Growth Mixed-Use 1 (GM1) District**

The Growth Mixed-Use 1 (GM1) District applies to an area of Brunswick located within the Route 1- based Commercial Connector Planning Area, dominated by a mix of non-residential uses and follows the existing freight and passenger rail corridor, bordered by Church Road to the west and Union Street to the east. This District provides for more intensive non-residential uses ranging from small-scale neighborhood uses to larger-scale industrial uses. Residential uses are permitted.

#### **B. Growth Mixed-Use 2 (GM2) District**

The Growth Mixed-Use 2 (GM2) District applies to two established small-scale neighborhood commercial areas along Harpswell Road, located in the Town Residential Planning Area. The District provides for the continued mix of higher-density residential uses with small-scale non-residential uses primarily serving the greater neighborhood area.

#### **C. Growth Mixed-Use 3 (GM3) District**

The Growth Mixed-Use 3 (GM3) District encompasses the Exit 28-Mixed Use Development Planning Area and the former industrially zoned area along Industry Road and Route 1. The District provides for a mix of compatible infill development of moderate to higher density residential uses with less intensive non-residential uses, with the exception of a continuation of industrial uses south of Route 1. More intensive non-residential uses maybe allowed as conditional uses while protecting and enhancing the existing neighborhood.

#### **D. Growth Mixed-Use 4 (GM4) District**

The Growth Mixed-Use 4 (GM4) District applies to the Cook's Corner commercial hub (the area around the intersection of Bath Road and Gurnet Road). It is intended to promote the evolution of this area into a vibrant, mixed-use area that continues to serve as a regional commercial center, but with added residential development and enhanced pedestrian and bicycle connections to adjacent neighborhoods. The District accommodates a range of residential uses (including multifamily development), a wide range of nonresidential uses (including retail and consumers uses, services, offices, and public and community uses), and mixed-use development containing residential and nonresidential uses. District regulations focus on encouraging development that maximizes the available development potential, with higher residential densities and nonresidential intensities as well as standards promoting high-quality design. All applications in the district are subject to the Cook's Corner Design Standards, as applicable to the type of construction or development proposed.

**E. Growth Mixed-Use 5 (GM5) District**

The Growth Mixed-Use 5 (GM5) District applies to existing commercial gateways into Brunswick and is intended to encourage redevelopment that will make the commercial corridors more functional, safer, and more attractive. District regulations are intended to maintain or improve the quality of the streetscape, control access to and from major roads, and accommodate pedestrian and bicycle movement. The District accommodates a wide range of nonresidential uses, including retail and consumer uses, services, office, public and community uses, and existing industrial uses. Residential uses are not encouraged except as part of mixed-use development.

**F. Growth Mixed-Use 6 (GM6) District**

The Growth Mixed-Use 6 (GM6) District is intended to provide a pedestrian and bicycle-friendly downtown Brunswick, a part of the Town Core Planning Area, bordered by the Androscoggin River to the north, Bowdoin College to the south, Federal Street to the east and Union Street to the west. The District provides for a vibrant mix of primarily commercial uses (e.g., offices, retail and restaurants), cultural, educational and higher density residential uses. Minimal dimensional standards allow flexibility for in-fill development. The Village Review Overlay Zone covers this District and maintains the mature and historic character of downtown Brunswick. In addition, the National Register of Historic Places-designated Lincoln Street Historic District is located within the GM6 District, as is a portion of the Federal Street Historic District (Park Row area).

**G. Growth Mixed-Use 7 (GM7) District**

The Growth Mixed-Use 7 (GM7) District is intended to provide a compact pedestrian-oriented mix of uses at Brunswick Landing that will provide a variety of live, work, play, and education opportunities. District regulations accommodate a range of nonresidential uses—such as neighborhood-scale retail, professional offices, business and support services, restaurants, hotels and conference centers, health and fitness centers, day care centers, and civic and cultural uses—and a variety of higher-density residential uses—such as townhomes, condominiums and apartments, and assisted living/senior housing. Brunswick Landing Design Guidelines, administered by the Midcoast Regional Redevelopment Authority, apply to all new development.

**H. Growth Mixed-Use 8 (GM8) District**

The Growth Mixed-Use 8 (GM8) District is intended to accommodate major hospitals, large scale medical uses, professional offices and associated uses, compatible with neighboring residential uses. Supplemental design and performance standards are provided so as to protect and enhance established abutting residential neighborhoods.

**2.2.3. Growth Special Purpose Districts**

**A. Growth College 1 (GC1) District**

The Growth College 1 (GC1) District is intended to accommodate the core areas of Bowdoin College campus and sports fields and facilities, to allow the college significant flexibility to meet the needs of its operations within those areas, to restrict more intense land uses such as residence halls and dining halls to the core campus area, and to buffer residential areas near and adjacent to the sports fields from the impacts of future development in that area.

**B. Growth College 2 (GC2) District**

The Growth College 2 (GC2) District is intended to accommodate facilities and land uses owned by, operated by, or related to Bowdoin College on certain lands located near the edges of the campus, and to accommodate existing college facilities in those areas, while buffering residential areas near and adjacent to those areas from the current and future impacts of those college facilities and related activities.

**C. Growth College 3 (GC3) District**

The Growth College 3 (GC3) District is intended to accommodate facilities and land uses owned by, operated by, or related to Bowdoin College on certain lands located near the edges of the campus, and in the Longfellow Avenue area located between the core campus and the playing fields, and to accommodate existing college facilities in those areas while buffering residential areas near and adjacent to those areas and along Longfellow Avenue from the current and future impacts of those college facilities and related activities.

**D. Growth College 4 (GC4) District**

The Growth College 4 (GC4) District provides for the redevelopment of lands on the west side of the former Brunswick Naval Air Station (BNAS) conveyed to Bowdoin College. The District is intended to accommodate residential and non-residential college-related uses consistent with the BNAS Reuse Master Plan and conveyance documents. Supplementary standards provide for the protection of established abutting neighborhoods.

**E. Growth Aviation (GA) District**

The Growth Aviation (GA) District applies to an area containing and surrounding the runways, taxiways, and buffer areas of the Brunswick Executive Airport—areas designated Airport Operations and Aviation-Related Business in the Brunswick Naval Air Station (BNAS) Reuse Master Plan. The District is intended to accommodate primarily airport facilities and operations plus business, industry, transportation and distribution, technology employment, and other uses that rely on, or directly benefit from, proximity to airport facilities and operations. Such uses could include general and corporate aviation, aircraft maintenance/repair/overhaul, aviation-related manufacturing, and government and aerospace research and development.

**F. Growth Industrial (GI) District**

The Growth Industrial (GI) District applies to lands appropriate for industrial and other types of more intensive nonresidential development (other than large retail uses), as well as to the area designated as Business and Technology Industries in the Brunswick Naval Area Station (BNAS) Reuse Master Plan. District regulations are intended to improve the environmental and visual quality of existing industrial areas and accommodate the development and redevelopment of a wide range of nonresidential uses, including light manufacturing, technology-based research and development, energy park, laboratories, warehouse and distribution uses, and related service and office uses—but not retail or consumer-oriented uses.

**G. Growth Outdoor Recreation (GO) District**

The Growth Outdoor Recreation (GO) District applies to the area designated Recreation and Open Space in the Brunswick Naval Area Station (BNAS) Reuse Master Plan. It is intended to provide suitable areas for a variety of commercial and public active and passive outdoor recreational opportunities for the community—including public parks, recreation fields, golf courses, public gardens, bicycle trails, and equestrian facilities.

**H. Growth Natural Resources (GN) District**

The Growth Natural Resources (GN) District is intended to preserve, maintain, and enhance existing natural areas in Growth Areas that are designated as Natural Areas in the Brunswick Naval Area Station (BNAS) Reuse Master Plan to provide for the long-term benefit of the natural environment, including S1-ranked natural communities, and area residents. As such, development is restricted to only those uses that would not significantly alter the environment and/or would provide opportunities to experience the environment, including uses such as pedestrian trails, nature and interpretive centers, and other non-intrusive passive outdoor recreation and educational uses.

**2. Use Standards**

**Notwithstanding the Permitted Use restrictions in Section 3.2 (Growth Area Permitted Use Table), the use of land within the GN District shall be limited to uses that are consistent with the Public Benefit Conveyance of these parcels to the Town of Brunswick and with the adopted BNAS Reuse Master Plan. The following types of uses are considered appropriate:**

- a. Non-intensive recreational uses not requiring structures, such as hunting, fishing, bird watching, walking, and hiking;**
- b. Hiking trails, bridle paths, pedestrian trails, and walkways;**
- c. Forest management activities in accordance with an approved management plan;**
- d. Fire prevention activities in accordance with an approved management plan;**
- e. Wildlife management activities;**
- f. Soil and water conservation activities;**
- g. Surveying and resource analysis;**
- h. Emergency operations;**
- i. The harvesting of wild crops;**
- j. Nonresidential facilities for educational, scientific, or nature interpretation purposes;**
- k. Buildings accessory to permitted uses;**
- l. Temporary and permanent piers, docks, wharves, bridges, and other structures and uses extending over or below the normal high-water line or within a water body or wetland;**

**Comment [AB1]:** Move to supplementary standards section.

- m. Parking facilities to serve a permitted use;
- n. Public utility facilities and structures;
- o. Wetland mitigation activities;
- p. Nonstructural stormwater management facilities;
- q. Signs related to a permitted use or to provide public information; and
- r. Other uses that are similar to the listed permitted uses and that are consistent with the Public Benefit Conveyance and the adopted BNAS Reuse Master Plan.

### 3. Development Standards

In addition to the Development Standards in Chapter 4 (Development Standards), development in the GN District shall comply with the following standards:

- a. The area of project disturbance must be less than 2,500 square feet
- b. All buildings, structures, and improvements shall be located and designed to minimize their impact on the natural environment and the amount of impervious surface created by the facility.
- c. All buildings and structures, except functionally water-dependent uses, shall comply with the water body and wetland setback regulations in Section 2.4.3.C.1 (Setbacks of Structures from Water Bodies and Wetlands).
- d. All activities shall comply with the shoreland area standards in Section 2.4.3.C, (Additional Requirements for the SPO District).

## 2.3 Rural Area Base Zone Districts

### 2.3.1. Rural Natural Resources (RN) District

The Rural Natural Resources (RN) District is intended to preserve, maintain, and enhance existing natural areas in Rural Areas that are designated as Natural Areas on the Reuse Master Plan for Brunswick Naval Area Station (BNAS) to provide for the long-term benefit of the natural environment, including S1-ranked natural communities, and area residents. As such, development is restricted to only those uses that would not significantly alter the environment and/or would provide opportunities to experience the environment, including uses such as pedestrian trails, nature and interpretive centers, and other non-intrusive passive outdoor recreation and educational uses.

#### B. Use Standards

Notwithstanding the Permitted Use restrictions in Section 3.3 (Rural Area Permitted Use Table) the use standards for the Growth Natural Resources (GN) District (see Section 2.2.3.H.2) shall also apply in the RN District.

#### C. Development Standards

In addition to the Property Development Standards in Chapter 4 -, the development standards for the Growth Natural Resources (GN) District (see Section 2.2.3.H.3) shall also apply in the RN District.

Comment [AB2]: Same comment as above.

### **2.3.2. Rural Farm and Forest (RF) District**

The Rural Farm and Forest (RF) District applies to Rural Areas where environmental systems are preserved and rural resources, including active and productive natural resource-based uses such as farming and forestry, are maintained. District regulations are intended to ensure that any development or intensive use maintains rural character and protects natural and scenic resources, including wetlands, unfragmented wildlife habitats, and scenic roads. The district accommodates agriculture and forestry activities, low-density residential development (encouraging open space subdivisions as the preferred form of development), and limited low-intensity businesses and other nonresidential development that supports or are based on rural and natural-resource-based uses.

### **2.3.3. Rural Residential (RR) District**

The Rural Residential (RR) District applies to Rural Areas that define gateways into Brunswick and the rural character of areas outside its Growth Areas. District regulations are intended to ensure that any development or intensive use maintains rural character and protects natural and scenic resources, including wetlands, unfragmented wildlife habitats, and scenic roads. The district accommodates low-density residential development (encouraging open space subdivisions as the preferred form of development), agriculture and forestry activities, and a wide range of low-intensity businesses and other nonresidential uses that support or are based on rural and natural-resource-based uses.

### **2.3.4. Rural Protection Districts (RP1 and RP2 Districts)**

The Rural Protection (RP) districts apply to coastal watersheds in Rural Areas where environmental systems are preserved and rural resources, including active and productive natural-resource-based uses—particularly those that rely on the coastal waters—are maintained. District regulations are intended to manage land use and development to protect coastal embayments from the potential impact of stormwater runoff, nutrient loading, and other nonpoint source pollution by limiting impervious surfaces, enhancing stormwater management, ensuring maintenance of subsurface wastewater disposal systems, and managing lawn maintenance and agricultural practices. They are also intended to ensure that any development or intensive use maintains rural character and protects natural and scenic resources, including wetlands, unfragmented wildlife habitats, and scenic roads. The districts accommodate marine activities, water-dependent uses, agriculture, and forestry activities. They also accommodate very-low-density residential development (encouraging open space subdivisions as the preferred form of development) and low-intensity businesses and other nonresidential development that support or are based on rural and natural-resource-based uses.

### **2.3.5. Rural Mixed Use (RM) District**

The Rural Mixed Use (RM) District applies to the Old Portland Road (Route 1) corridor outside the Town's designated Growth Area. Public water and sewer are not available outside the Growth Area. The District provides for a mix of low density residential and low intensity commercial and industrial uses designed to be compatible with the rural character of the corridor. Supplemental standards protect the area's natural resources and scenic values, minimizing disturbance of existing features and vegetation during development.

Nine Planning Areas are delineated (map attached) and described in the adopted 2008 Brunswick Comprehensive Plan. What follows is a synopsis of the adopted vision, allowed uses and development standards for each. The complete text is available in the 2008 Comprehensive Plan, [www.brunswickme.org/planning](http://www.brunswickme.org/planning).

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## **A.1 Growth Areas<sup>1</sup>**

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### **A.1.1. Town Core**

The Town Core Planning Area includes the Downtown and its immediately adjacent neighborhoods, including the Core Campus for Bowdoin College. It is the center of the community anchored by Fort Andross and the Androscoggin riverfront area to the north and Bowdoin College to the south. The Town Core is envisioned to have the greatest residential density and intensity of nonresidential uses. It is an inviting and vibrant commercial, cultural, educational, recreational and residential center.

The Town Core improves upon its walkability and bikeability aspects. Existing green space and recreational assets are maintained and additional public green space is planned and protected where appropriate. Infill and redevelopment increases density and intensity, while maintaining the overall mature and historic character of the area.

The Town Core Planning Area includes zoning districts Growth-Mixed Use 6 (GM6), Growth-Residential 6 (GR6), Growth-Residential 7 (GR7), Growth-Residential 8 (GR8), and portions of Growth-College 1 (GC1), Growth-College 2 (GC2), Growth-College 3 (GC3), Growth-Mixed Use 1 (GM1), Growth-Mixed Use 3 (GM3), and Growth-Residential 9 (GR9).

### **A.1.2. Town Residential**

The Town Residential Planning Area includes pedestrian-scale older neighborhoods adjacent to the Town Core Planning Area and the expanded Bowdoin College Campus area (outside the core campus area), all offering an attractive living environment within an easy walk of the Town Core. The Town Residential area is envisioned to continue as a residential and educational area of the community. Bowdoin College grows, is a good neighbor, communicates its long-term planning efforts and works to minimize its impacts on the surrounding neighborhoods. Existing single-family neighborhoods are maintained while allowing limited infill development and the creation of accessory apartments to increase overall density, respectful to adjacent uses.

The Town Residential Planning Area includes a range of residential uses; very limited, small-scale commercial and home-based businesses compatible with the adjacent residential neighborhoods; college-related residential and non-residential uses; and a wider range of non-residential uses in the mixed use areas.

The Town Residential Planning Area includes zoning districts Growth-Residential 2 (GR2), Growth-Residential 5 (GR5), Growth-Mixed Use 2 (GM2), and portions of Growth-College 1 (GC1), Growth-College 2 (GC2), Growth-College 3 (GC3), Growth-Residential 9 (GR9).

### **A.1.3. Town Extended Residential**

The Town Extended Residential Planning Area includes the established neighborhoods of Meadowbrook-Parkview, Maquoit Road, Meredith-McKeen and River Road, as well as an area along Baribeau and north of Pleasant Hill Road. These primarily single-family residential areas are envisioned to continue as attractive places to live with effective buffering provided from new multi-family and non-residential development. New development is compatible with the larger neighborhood and creates relatively dense, tight-knit, interconnected pedestrian and bike-friendly areas. Significant natural resource and habitat areas are protected. Non-residential uses are

small in scale with the exception of those within the former medical use overlay zone, now a mixed use district (GM8). Home occupations and small service businesses are accommodated.

In general, appropriate uses include a range of residential uses, retirement housing, assisted living, nursing homes, small-scale neighborhood compatible businesses, limited medical and professional uses within the Growth-Mixed Use (GM8) District (former medical use overlay zone), and recreational facilities. The focus of development standards is to maintain the livability of established neighborhoods while accommodating new development of moderate density and intensity. New residential uses should be allowed at a minimum of 1.5 – 2.0 units per acre, to a maximum of 8.0 units per acre for single-family; maximum of 12.0 units per acre for multi-family.

The Town Extended Residential Planning Area includes zoning districts Growth-Residential 3 (GR3) and portions of Growth-Residential 4 (GR4), and Growth-Mixed Use 8 (GM8) (former medical use overlay zone).

#### **A.1.4. Cook's Corner Commercial Hub**

The Cook's Corner Commercial Hub Planning Area includes the area surrounding the intersection of Bath and Gurnet Roads, extending approximately one-half mile from the intersection. It is an area envisioned to evolve into a vibrant, mixed use pedestrian and bike-friendly area consistent with the Cook's Corner Master Plan. New development expands the regional commercial center as well as adds residential uses at a maximum density of 15 units per acre.

Development standards should encourage that which maximizes available development potential and complies with Cook's Corner Design Standards. Supplemental development standards should apply to maintain or enhance the Bath Road corridor as a gateway to Brunswick. The Cook's Corner Commercial Hub Planning Area is located within the Growth-Mixed Use 4 (GM4) Zoning District.

#### **A.1.5. Cook's Corner Extended Area**

The Cook's Corner Extended Planning Area encompasses the Cook's Corner area outside the "Commercial Hub" (see above) east of the "Hub", the residential neighborhoods of Wildwood and former military housing located at Brunswick Landing, a mixed use area north of Route 1 along Old Bath Road and the area containing and adjacent to Mid-Coast Medical Center. It is an area envisioned in the Cook's Corner Master Plan to evolve into a vibrant mixed use area. It is an extension of the regional commercial center of Cook's Corner allowing for additional retail development, new office and research uses around the Mid-Coast Medical Center, and expanding the range of other non-residential uses. A planned residential neighborhood is envisioned to emerge between Gurnet Road and the medical campus. Additional road connectivity is provided linking Gurnet Road to Bath Road east of Cook's Corner, improving neighborhood interconnections. Pedestrian and bicycle movement is enhanced. Significant habitat and natural resource areas are protected.

In general, appropriate uses include a range of residential uses, retirement housing, assisted living and nursing home facilities, professional and medical office and research facilities near the Mid-Coast Medical Center and limited, small-scale low-intensity non-residential uses south of Bath Road (Gurnet and Thomas Point Roads). Development standards should encourage that which maximizes available development potential. New residential development should range from a minimum density 2.0 units per acre to a maximum of 15.0 units per acre. As an extension of the Cook's Corner area, supplemental development and design standards should also apply to maintain or enhance the Bath Road corridor as a gateway to Brunswick.

The Cook's Corner Extended Area includes portions of zoning districts Growth-Residential 4 (GR4), Growth-Mixed Use 4 (GM4) and Growth-Mixed Use 8 (GM8).

#### A.1.6. **BNAS Reuse (Growth and Rural Areas)**

The Brunswick Naval Air Station (BNAS) was officially “closed” in 2011. Based on the BNAS Reuse Master Plan, approved by the Brunswick Local Redevelopment Authority in 2007 and now implemented by the Midcoast Regional Redevelopment Authority (MRRA), the former BNAS will become a vibrant and integral part of Brunswick. Now known as Brunswick Landing, this area is envisioned to be a thriving mixed use community, guided by the community-influenced master reuse plan.

Within the Growth Area, generalized land uses include walkable live-work neighborhoods, educational institutions, business and professional office, business and technology industries, a fully functioning general aviation airport and related industries, community mixed uses and indoor/outdoor recreational facilities. Development standards shall be flexible in design to accommodate changes in market conditions and be consistent with smart growth principles. Buffering of natural areas and habitats located within and outside the Growth Area and identified in the Environmental Impact Statement shall be required. In addition, land use controls established by conveyance deeds will be used to mitigate environmental hazards. Conveyances to the Town of Brunswick will serve as passive recreation areas with minimal new disturbance. Wildlife habitat and natural resources will be protected.

The BNAS Reuse Planning Area within the designated Growth Area includes zoning districts Growth-Natural Resources (GN), Growth-College 4 (GC4), Growth-Aviation (GA), Growth-Outdoor Recreation (GO), Growth-Mixed Use 7 (GM7), Growth-Residential 1 (GR1), and a portion of Growth-Industrial (GI).

The BNAS Reuse Planning Area outside the designated Growth Area includes zoning district Rural-Natural Resources (RN).

#### A.1.7. **Commercial Connectors**

The Commercial Connectors Planning Areas include the major road corridors leading to and linking the centers of the community including Pleasant Street (Route 1) between the I-295 interchange and Stanwood Street, south to the rail yard; and Bath Road beginning at the east edge of the Bowdoin Pines to Cooks Corner. It is envisioned that the Commercial Connectors function as safe, efficient routes for traffic to move through the community and are attractive gateways to Brunswick. These corridors serve as locations for commercial development. Commercial development standards focus on upgrading the function and appearance of development, improves the quality of the streetscape, provides for controlled access to Bath Road and is pedestrian and bike-friendly. An alternative connector road to Pleasant Street (Route 1) is explored along the railroad right-of-way from Church Road to Stanwood Street and, if developed, is subject to use limitations, design standards, and access controls to avoid becoming a strip commercial corridor.

In general, appropriate uses include a wide range of non-residential uses including retail and consumer uses, services, offices, public and community uses, and industrial uses. New residential uses are discouraged except as part of a mixed-use development. Density remains at 5 units per acre and lot size for non-residential uses is reduced to 7,500 square feet. Supplemental development standards should also apply to maintain or enhance Commercial Connector corridors as gateways to Brunswick. Standards are created for Brunswick Landing to maintain/enhance the scenic character of the Bath Road corridor.

The Commercial Connectors Planning Areas includes zoning district Growth-Mixed Use 5 (GM5) and a portion of Growth-Mixed Use 1 (GM1).

**Comment [amb1]:** Needs to be footnoted regarding the fact that the planning area description is based on text written before the actual closure of BNAS and updated with current information.

### **A.1.8. Exit 28-Mixed Use Development Area**

The Exit 28-Mixed Use Development Planning Area encompasses lands bordered by the Androscoggin River, Pleasant Street (Route 1), and I-295, extending easterly to Durham Road, excluding the Commercial Connector Planning Area along Pleasant Street. It is envisioned to be a pedestrian and bike-friendly mix of “business-park” type development with a range of moderate to higher density residential development, affordable to a mixed income household range. Vehicular access is improved by an upgraded road network with connections to River Road, Pleasant Street, I-295 or the I-295 connector. A substantial natural buffer is retained along residential edges. An undisturbed buffer is maintained along I-295 and business signs that can be seen from the interstate are prohibited.

In general, appropriate uses include business and professional offices, research facilities, financial services and institutions, business services, light industry, entertainment, restaurants (excluding drive-throughs), small scale retail, community and government uses, residential uses as part of a mixed use development, and outdoor recreation facilities. Common development plans should be required. More dense development should be allowed adjacent to I-295, less intense in other areas. New residential uses should be allowed at a minimum of 1.5 – 2.0 units per acre, to a maximum of 5.0 to 15.0 units per acre dependent upon location. Minimum lot size should be reduced. Design standards should be imposed.

The Exit 28-Mixed Use Development Area includes portions of zoning districts Growth-Mixed Use 3 (GM3) and Growth Residential 4 (GR4).

### **A.1.9. Industrial Planning Areas**

The Industrial Planning Areas include lands appropriate for industrial and other types of more intensive, non-residential uses (excluding large retail uses). This includes the three current industrial areas:

- Industry Road Industrial Park
- Church Road Industrial Area
- East Bath Road Industrial Area

The existing industrial areas provide locations for light industrial, office, service, and similar uses. As development, expansions, and redevelopment occur within these areas, the environmental and visual quality of the areas is improved. Depending on the specific industrial area, allowed uses include a limited range of non-residential uses including light industrial, service, and office uses but not including retail or consumer oriented activities.

Development standards should be similar to current zoning requirements. In addition, supplemental development standards should apply to maintain or enhance the Old Portland Road and Bath Road corridors as the gateways to Brunswick, including the development of a Gateway Overlay District.

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## **A.2 Rural Areas**

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### **A.2.1. Farm and Forest Planning Areas**

The purpose of Rural Farm and Forest Planning Areas is to promote agriculture and compatible open space uses by discouraging large-scale residential development and those forms of commercial development that might conflict with agricultural use. Small-scale clean industrial and service uses that complement, add value to, and do not interfere with agricultural enterprises can be acceptable in this area. Commercial uses are encouraged where they are well-buffered and screened on large properties and will have no more impact on surrounding uses than agriculture

or permitted residential development. Retail uses are discouraged, other than the sale of goods primarily produced on the premises or within the local community.

Rural Farming and Forest Planning Areas include zoning districts Rural-Residential (RR) and Rural-Farm and Forest (RF).

#### **A.2.2. Coastal Protection Planning Areas**

The purpose of this area is to protect marine resources and the largely undeveloped watershed that drains into Brunswick's coastal waters, necessary to sustain and support marine economic, environmental, and recreational resources. Commercial and multifamily uses are discouraged, unless they are designed and operated in a manner that would have no more impact on water quality than permitted residential development. The Rural Coastal Protection Planning Area is intended to protect coastal embayments from the potential impacts of excessive nutrient loading and other non-point source pollution, to maintain and enhance the economic resources of these coastal embayments and their associated watersheds. These goals are achieved by:

- A. A reduction in allowable net density of population through density controls.
- B. The provision of appropriate storm water management practices.
- C. The provision of specific requirements regarding the installation and maintenance of individual sewage disposal systems.
- D. The application of reasonable and appropriate restrictions on residential lawn maintenance and agricultural practices.

The Rural Coastal Protection Planning Area includes zoning districts Rural-Protection 1 (RP1) and Rural-Protection 2 (RP2).

#### **A.2.3. Route One Mixed Use Area**

The Route One Mixed Use Planning Area includes the Route One Corridor from the Town of Freeport boundary northeast to the edge of the designated Growth Area. It is envisioned to be an attractive gateway to Brunswick from the south, consisting primarily of a wooded roadside with a mix of small-low-intensity residential and non-residential uses. No public water or sewer services are provided in this area. Any development is limited and maintains the area's rural character.

In general, appropriate uses include rural and natural resource based uses and businesses, low-density residential uses and low-intensity non-residential uses and businesses. Standards should be developed to assure compatibility with the overall rural and scenic character of the Route One Corridor, and protection of wildlife habitat and natural resources. Supplemental development standards should also apply to maintain or enhance the Route One Corridor as a gateway to Brunswick.

The Route One Mixed Use Planning Area includes zoning district Rural-Mixed Use (RM).