

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION
JANUARY 7, 2016**

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

1. Public Comment

Charlie Frizzle opened the meeting.

Helen Cafferty asked when the public will be able to view neighborhood protection matrix and where will they be as noted in the 9/23/15 meeting summaries. Anna Breinich noted that the matrix has been handed out at least twice at other meetings and that this matrix is not meant to be part of this document. Anna said that some of the information on the matrix will be footnoted and some will be supplemental standards. Anna to make the matrix available for those who would like to review it. Helen asked what the red and the blue marks mean on the Use Tables. Anna replied that the color coded information can be found in the July 2015 footnotes.

Charlie Frizzle closed the meeting comment session.

2. Draft 2:

- a. Review of Draft #2 Staff Revisions – Chapters 1-3 (Note: Shoreland Protection Overlay Standards work in progress – note added 1/5/16)

Anna Breinich stated that she was only going to review the substantive changes, but noted that there have been some non-substantive changes.

Jeff Hutchinson reviewed the reasons behind the insertion of the word *separately* regarding deeds in Section 1.6.3, page 1-6. Jeff reviewed the revisions and reasons behind the changes in expansion in the SPO District on page 1-8. Jeff explained his changes to Section 1.6.4.D and the reasons why his changes differed from what Clarion had proposed regarding relocation to a different parcel.

Anna Breinich noted that the definition of *footprint* is different in the SPO District as noted in the definition of expansion of use on page 1-19. Jeff Hutchinson pointed out that the wording in parenthesis should be located after the word “ground” to make sense.

Jeff Hutchinson explained that the ordinance language for the definition of stream in the SPO District and said that this is more restrictive language than the State and provided a review of the DEP definition for comparison. Jared Woolston described how the USGS works. Decision to add the blue line on the map so that the area is better defined.

In reference to accessory use, Anna Breinich said that they sometimes have a difficult time in determining when a use is accessory and reviewed the proposed changes. Anna said that she does not want to include the 40% of the total floor area. Margaret Wilson stated that she does not feel that the proposed language provides more guidance than what is currently in the ordinance. Decision that Anna and Jeff Hutchinson will continue to work on this definition.

Chapter 2

Anna Breinich noted that in review of Performance Standards for Aquifer Protection Zones, Section 2.3.2.F, she and Jeff Hutchinson realized that some language was inadvertently deleted; this language has since been added back to the draft. Anna to review General Standards for Uses and Activities Subject to Development Review for inconsistencies.

Anna Breinich said that they would be skipping Section 2.3.3, Shoreland Protection Overlay District for the time as this language is still being researched.

Discussion over the removal of the 30 year minimum non-disturbance time period in the Wildlife Protection Overlay District, page 2-39. Charlie Frizzle said that he is OK with the removal, so long as there is still a path for applicants if they want to make a change.

Mobile Home Park Overlay District, Section 2.3.6, page 2-40, Jeff suggested that they include mobile home parks in their mapping.

Chapter 3

Catherine Ferdinand of Bowdoin College spoke to her suggested language changes made to section 3.4.1.C, Residence Halls as provided by Bowdoin College in the letter dated 12/21/15. Charlie Frizzle said his only concern was that the proposed new language would allow the college to take an office and change it into a residence hall. Catherine replied that they can already do this with a Change of Use permit. Anna Breinich replied that she would be fine with the proposed language so long as they define *currently* as the date of the adoption of the ordinance; Charlie Frizzle and Margaret Wilson agreed. Discussion regarding principal Uses and dwelling units. Staff to rework the language in Section 3.4.1.A. on page 3-7.

Members discussed the allowable decibel levels in Section 3.4.1.V. Jeff Hutchinson said that he did not agree with all the allowable levels as they are not all fair. Charlie Frizzle said that the type of wind mills that this would apply to do not make noise. Anna Breinich to research the noise levels of a nearby windmill.

Solar Energy Collection Facilities, Section 3.4.1.2 (page 3-18), staff to review further. Discussion on what is accessory and what is primary.

Jeff Hutchinson asked members how they felt about requiring those with Home Occupant to obtain a permit. Refer to Section 3.4.2.C, page 3-20. Language changes suggested and made.

b. Stormwater Management (previously provided material from Jared) (added 1/5/16)
Postponed.

3. Approval of Meeting Summaries

MOTION BY RICHARD VISSER TO APPROVE THE MEETING SUMMARY OF SEPTEMBER 23, 2015 AS AMENDED. MOTION SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.

MOTION BY CHARLIE FRIZZLE TO APPROVE THE MEETING SUMMARY OF NOVEMBER 3, 2015 AS AMENDED. MOTION SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.

4. Other Business: No other business.

5. Upcoming Meeting Schedule: Dates to be determined.

Adjourn

This meeting was adjourned at 4:21 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary