

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION
DECEMBER 2, 2015**

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

MEMBERS ABSENT ZONING ORDINANCE REWRITE COMMITTEE:

CONSULTANT PRESENT: Don Elliot

1. Public Comment

Mr. Frizzle opened the meeting.

Richard Fisco discussed his handout to the Committee referencing control of another's use of their property and the 5th Amendment.

Mr. Frizzle closed the meeting comment session.

2. Draft 2:

a. Review of Draft #2 Revisions Based on 11/10 Meeting Discussion (see packet): Anna Breinich reviewed the revisions made and noted the areas that staff and the Committee will still need to and review further.

Discussion over greenhouses as an accessory to use structure. Anna Breinich noted that staff needs to review accessory structure setbacks and neighborhood use setbacks. Staff to make sure that primary use setbacks follow the dimensional standards for that district.

Anna Breinich reviewed the Stormwater language changes that came about after further discussion with the Brunswick Topsham Water District. Anna noted that in terms of enforcement/monitoring, Jeff Hutchinson will be in contact with the Water District.

Discussion on oil and petroleum storage tanks and absorption into the soil; some language clarifications made.

b. Discussion Topics/Updates and Revised Text: Anna Breinich reviewed changes as outlined in the draft and included in the packet.

i. Nonconformities: Decision to allow expansion within the SPO for non-conforming structures only with the approval of a Special Permit. Jeff

Hutchinson briefly reviewed language that will be coming forth for the next meeting regarding nonconformities.

ii. Aquifer Protection Overlay: Changes reviewed under Draft #2 discussions.

iii. Floodplain Protection Overlay: Jeff Hutchinson reviewed the changes and Anna Breinich noted that this section is in good shape.

iv. Shoreland Protection Overlay: Jeff Hutchinson and Jared Woolston currently working on draft language due to State changes.

v. Wildlife Protection Overlay (disturbance criteria under review by Conservation Commission): Conservation Commission still reviewing. Margaret Wilson said that the conflict is attempting to allow agriculture while preserving wildlife.

vi. Airport Approach Overlay Uses (under review by MRRA)

~~vii. Telecommunications Overlay FAA Change Clarifications*~~

viii. Urban Agriculture Rewrite: Reviewed under Draft 2 revisions.

ix. Retail Classes I and II and Pedestrian/Bicycle Access Removal: Anna Breinich sad that she and Margaret Wilson tried applying the language from the current ordinance to the new ordinance, but that it does not make sense. Margaret pointed out that many were unaware of some of the Sections included in the Cooks Corner Design Standards and asked if they want to apply these standards around town or restrict them to Cooks Corner. Anna said that she would like to add a section to Chapter 4 that would reference VRZ, CC and Brunswick Landing. Anything after that, (all the GM's and GI Districts) with a building 10,000 sq. ft. or more would then have specifics developed using the CC Design Standards.

x. Design Standards for Nonresidential Structures: Anna Breinich to continue to rework and make sure that the change is made in CC to include redevelopment of a site.

xi. Protection of Natural Vegetation Discussion*: Jared Woolston reviewed what this section entails and its intent. Charlie Frizzle suggested limiting the definition for vegetative buffer to what is along Old Portland Road; define what you want to protect. Anna Breinich agreed that the definition should not be as broad as it currently is, but she would be more comfortable if they did not map where it would be. Discussion on the impact to bats. Jared to work on language for unreasonable environmental impact. Language changes made, staff to update for next work session.

xii. Stormwater Management: Jared Woolston reviewed the changes to Stormwater management. Staff to review where the information came from pertaining to monitoring stations.

Finish reviewing section at the next work session due to time constraints.

xiii. Complete Streets Update: Jared Woolston said that Bike Pedestrian Committee is waiting feedback from John Foster.

xiv. Signs (staff rework underway)

3. Public Information Updates

a. Use Comparison Table: Postponed to next work session.

3. Approval of Meeting Summaries

No summaries for review at this meeting.

4. Other Business: No other business.

5. Next Meeting: January 16th, 1:00 – 4:00 in the meeting room.

*Revised 11/30/15

Adjourn

This meeting was adjourned at 4:35 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary