



TOWN OF BRUNSWICK

**ZONING ORDINANCE REWRITE
COMMITTEE**

85 Union Street, Brunswick, ME 04011-1583

**WORK SESSION
AGENDA
TOWN HALL ROOM 206
85 UNION STREET
WEDNESDAY, JULY 20, 2016; 1:00 PM**

1. Public Comment
2. Planning Board Draft:
 - a. Planning Board review-based items for discussion (additional definitions, home occupations,
 - b. Shoreland Zoning revisions update
 - c. Revised Solar Energy Collection Facilities section
 - d. Home Occupations
 - e. Use of Herbicides in APO
 - f. Recreation Requirements Update
3. Mapping Requests
 - a. Wildlife Protection Overlay Mapping Update
 - b. Public Requests
4. Approval of Meeting Summaries
5. Review of Comprehensive Plan Comparison Matrix
6. Next Meeting – Topics
7. Other Business

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.

Chapter 3 - Property Use Standards
Section 3.4 Supplementary Use Standards
Subsection 3.4.1 Principal Uses

of the wind energy collection facility installation, shall not exceed 55 dba (decibels day/night average) for any period of time. The 55 dba sound level may be exceeded during short-term events out of the owner's control such as utility outages or severe wind storms;

- v. The turbine and tower shall have a nonreflective surface. ;
- vi. The blade tip or vane of any small wind energy system shall have a minimum ground clearance of 15 feet as measured at the lowest point of the arc of the blades;
- vii. All signs on a wind turbine, tower, building or other structure associated with a small wind energy system visible from any public road, are prohibited with the exception of (a) the manufacturer's or installer's identification, (b) appropriate warning signs, or (c) owner identification.;
- viii. No illumination of the turbine or tower shall be allowed unless required by the FAA;
- viii. The wind turbine and tower shall be designed and installed such that unauthorized public access via step bolts or a ladder is prevented for a minimum of 12 feet above the ground.
- ix. This use shall not be installed until evidence has been given that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator;
- x. A wind turbine which is not generating and has not generated electricity for 12 consecutive months shall be deemed abandoned and shall be dismantled by the owner within 120 days of receipt of notice from the Town unless the wind turbine is not in operation due to the property being in the process of being sold. A system owner may request in writing to the Codes Enforcement Officer an extension of up to one year if the owner is actively pursuing the repair of the system for future use.

(2) Solar Energy Collection Facilities

a. Ground Mounted Systems

i. General Standards

- (A) Ground mounted solar energy collection facilities shall be operated, and their angles of collection controlled, to prevent glare from entering the windows of any primary structure containing a residential use on an adjacent property.

ii. Small-Scale Ground Mounted Systems

(A) Maximum Lot Size: One-half (0.5) acre.

(B) Maximum Height: All ground-mounted small-scale solar energy collection systems shall comply with accessory building height limits as contained in Subsection 4.2.5.B (4) e.

(C) Setbacks: Ground mounted small-scale solar energy collection systems shall not be located in any front, side or rear setback, or, if present, between the façade of a principal structure and an adjacent public right-of-way. If necessary for the system's effectiveness, ground-mounted small-scale solar energy collection systems may be located within the minimum setbacks as provided for accessory structures in Subsection 4.2.5.B.(4) e.

Comment [AB90]: Staff revisions for 1/7/16

iii. **Medium-Scale Ground Mounted Systems**

(A) Lot Size: Over half-acre (0.5) and less than five (5) acres.

(B) Maximum Height: All ground-mounted medium-scale solar energy collection systems shall comply with accessory building height limits as contained in Subsection 4.2.5.B (4) e.

(C) Setbacks: Ground-mounted, medium-scale solar energy collection systems shall not be located within the front, side or rear building setback areas, or, if present, between the façade of a principal structure and an adjacent public right-of-way.

(D) The facility shall be secured from unauthorized access subject to the review and acceptance of the Brunswick Fire Chief relative to the provision of emergency services.

(E) Ground mounted medium-scale solar energy collection facilities shall be screened from view from any residential use, located within 100 feet or less of the facility, by a solid/completely blocking from view fence or vegetative buffer of at least 50% opacity at the time of installation, not to exceed six (6) feet in height.

(F) Ground mounted medium-scale solar energy collection facilities shall be screened from view from each adjacent public right-of-way by a vegetative buffer of at least 50% opacity at the time of installation, not to exceed six (6) feet in height. All ancillary structures shall comply with all applicable zoning district dimensional standards.

(G) Site lighting shall comply with Sections 4.10 (Outdoor Lighting) and 4.12 (Neighborhood Protection).

iv. **Large-Scale Ground Mounted Systems**

(A) Lot Size: Greater than five (5) acres.

(B) Maximum Height: Ground mounted solar energy collection facilities shall not exceed 20 feet in height, measured from the ground level to the highest point of the facility.

(C) Setbacks: Ground-mounted large-scale solar energy collection facilities shall be located a minimum of ten (10) feet from all property lines and other structures, or be setback a distance equal to the total height of the facility, whichever is greater. If located with a principal structure, the system shall not be located between the façade of a principal structure and an adjacent public right-of-way. Additional setbacks may be required to mitigate visual and functional impacts.

(D) Ground mounted large-scale solar energy collection facilities shall be screened from view from any residential use, located within 100 feet or less of the facility, by a solid/completely blocking from view fence or vegetative buffer of at least 50% opacity at the time of installation, not to exceed six (6) feet in height.

(E) Ground mounted large-scale solar energy collection facilities shall be screened from view from each adjacent public right-of-way by a vegetative buffer of at least 50% opacity at the time of installation, not to exceed six (6) feet in

Chapter 3 - Property Use Standards
Section 3.4 Supplementary Use Standards
Subsection 3.4.1 Principal Uses

~~height. All ancillary structures shall comply with all applicable zoning district dimensional standards.~~

~~(F) The facility shall be secured from unauthorized access subject to the review and acceptance of the Brunswick Fire Chief relative to the provision of emergency services.~~

~~(G) Site lighting shall comply with Sections 4.10 (Outdoor Lighting) and 4.12 (Neighborhood Protection).~~

f.b. Building Mounted Systems

- i. Solar energy collectors may be located on a principal or accessory structure in any zoning district.
- ii. Roof-mounted solar energy collectors shall not exceed the maximum height permitted in the zoning district in which it is located by more than 18 inches.
- iii. Roof-mounted solar energy collectors shall not extend more than 18 inches above the tallest roofline of a single or two-family residential structure, or more than three (3) feet above the roofline of a multi-family, mixed use or non-residential structure.

Comment [AB91]: If on building, distance is irrelative.

g.c. Solar Energy Collection Facilities or Collectors Systems in the Village Review Overlay District

~~Ground mounted or building mounted solar energy collection systems facilities or collectors proposed on a lot within the Village Review Overlay District shall obtain require~~ a Certificate of Appropriateness pursuant to ~~sub~~Section 5.2.7 (Village Review Overlay Design Review).

~~(2)(3)~~ **Geothermal Energy Collection Facilities**

- a. Accessory use geothermal energy collection facilities shall be located entirely underground, except that facilities connecting underground collection facilities to an aboveground structure are permitted provided:
 - i. They are located on ~~a~~ side or rear side of the building not abutting a public or private right-of-way unless screened by a vegetative buffer of at least 50% opacity at the time of installation, not to exceed six feet in height;
 - ii. They do not exceed two feet in height above grade level; and
 - iii. They do not extend more than two feet horizontally from the building face.
- b. Primary use geothermal energy collection facilities shall be located entirely underground, except that aboveground monitoring and control equipment are permitted provided:
 - i. They are located on the rear one-half of the property; The equipment does not exceed four feet in height above grade level; and
 - ii. They are screened from view from adjacent public or private rights-of-way by a vegetative buffer of at least 50% opacity at the time of installation, not to exceed six feet in height.

Comment [AB92]: A pproved by ZORC 1/7/16

Comment [AB93]: A dded back from current ordinance and updated to reflect current state law. 6/6/16

Comment [AB94]: Z ORC change from "shall" to "may" from current ordinance standard. 6/9/16.

v. Agricultural Use Protections

(1) Agricultural Buffers

Wherever new non-agricultural development is proposed to abut existing agricultural uses, buffering and/or screening in accordance with Subsection 4.6.4 may be provided

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION
MEETING SUMMARY
FEBRUARY 22, 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 to public comment. No public comment made and the public comment period was closed.

2. Draft 2:

- a) Chapter 4 through subsection 4.6.2 (Landscaping): Margaret Wilson explained that when Clarion had agreed to rewrite the ordinance, the Planning Board had already rewritten some of Section 4 and some of Section 5 that deal with when the Planning Board has a hearing, what kinds of findings does the Planning Board have to make such a as dimensional, water quality, sewer, appropriate size, Stormwater, etc. These revisions never went past the Planning Board, but because of this, Clarion was told that they should incorporate these rewritten sections into the draft of the ordinance. Margaret said that Don Elliot, of Clarion, did make some additional changes and she explained that the State Laws that were missing were incorporated into the draft. Margaret pointed out that all the findings have the standard which has to be met listed directly under that finding.

Draft highlight clarification: Purple highlights are Margret Wilsons' revisions. Red highlights are Anna Breinich's / Jared Woolston's revisions.

Anna Breinich explained that Don Elliot reformatted Sections 4 and 5 to fit the format of the Ordinance in general. Anna said that part of the formatting is to show that these standards apply to everything except in some cases sing and two-family dwelling. Anna said that even if an applicant wishes to get a Building Permit, the applicant will need to comply with the standards.

Margaret Wilson and Anna Breinich reviewed the proposed changes in each section and provided a brief explanation where applicable. Carol Liscovitch asked how the setback will apply to the east most property in Meadowbrook with the proposed zone changes. Jeff Hutchinson replied that the map will need to be fixed.

Consensus among members that Section 4.2.5.B.8.iii (Maximum Building Footprint Area Limits) should be stand alone. Discussion over big box or smaller shopping centers maximum building footprint area. Charlie Frizzle clarified that the new

proposal adds the ability to expand the size of a shopping center from 250,000 sq. ft to 300,000 sq. ft, but *only if* no one store occupies more than 100,000 sq. ft.

In Section 4.3.1, Mapping Requirements, Jeff Hutchinson pointed out that they have two different definitions for stream and stated that they need to be clear in the ordinance (shoreland definition vs state definition); staff to continue to work on creating one definition. With regards to Specific Standards, it was asked what is meant by farmland. Margaret Wilson replied that she did not know and that this standard is a State requirement. Anna Breinich and Charlie Frizzle agreed that it is unclear. Staff to rework the wording to clarify farmland.

Staff / Jeff Hutchinson to work on the wording for Section 4.2.3.B, the specific standards for the Protection of Natural Vegetation regarding buffering. Jeff emphasized that the definition section of the ordinance cannot be too big and pointed out that having clear definitions will make it easier for staff and applicants.

Jared Woolston reviewed his changes to Stormwater Management, Landscaping, and Open Space and said that DEP will be reviewing the Stormwater Treatment Sizing Table in the next few weeks.

With regards to Section 4.6.2.D, Catherine Ferdinand, of Bowdoin College, pointed out that they had submitted comments pertaining to this section and said that they were hoping for flexibility in determine the type of buffer whether it be fence or vegetation. Jeff Hutchinson explained that they need to prevent Pine Trees from being used as a buffer. Catherine asked if they can broaden the standard to meet the intent.

Richard Visser asked if they can add more ADA accessibility features into the ordinance. Jeff Hutchinson briefly reviewed the ADA laws and Brunswick code.

3. Approval of Meeting Summaries: No meeting summaries were reviewed at this meeting.
4. Other Business: No other business.
5. Upcoming Meeting Schedule: March 2, 12:30 – 3:30.

Adjourn

This meeting was adjourned at 3:46 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION
MEETING SUMMARY
MAY 4, 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; Don Elliot, Clarion Representative

1. Public Comment

Charlie Frizzle opened the meeting to public comment.

Chair Charlie Frizzle closed the public comment period.

3. Draft 2:

a) Shoreland Zoning Overlay Section Update:

Anna Breinich said that there is a public Hearing scheduled for Planning Board, Tuesday, May 10, and if approved, the amendment for the moratorium on earth moving and filling activities will be forwarded to Town Council for adoption. Margret Wilson asked if the basic plan is that this language, if adopted, will become part of the new ordinance. Anna Breinich replied that the proposed language would via the rewrite, but it has not been included in the Draft 2.

b) Chapter 4 Revisions from 4/26/16 meeting

Anna Breinich said that a property owner on Harpswell Place requested that she talk through the height limitations that are being proposed up against GC1. Anna said that CU3 is the applicable zone that currently surrounds their property and said that the property owners want to make sure that they have similar components to GC1 Zone and the neighborhood protections. Anna reviewed the proposed language and said that when you go to the Neighborhood Protection Standards in 4.12, the Compatibility Standard, it does not agree. Don Elliot said that the Neighborhood Protection Standards were supposed to apply generally as it is more restrictive and was the original intent. Don said that the issue is because of the combination of CU1, CU2 and CU3. Anna clarified that it is just CU3 at this time. Anna suggested that they could draft an exception to those properties that about GR5. Decision that the College, Planning Department and property owner continue to talk and come to an agreement.

Anna Breinich reviewed the Chapter 4 changes from the April 26th meeting. Committee member discussed Off-Site and Satellite Parking shuttle service

(Section 4.9.4.B.2) and pointed out that they do not want shuttle service to be mandated. Decision to remove # 2.

c) Chapter 5: Administration

Anna Breinich reviewed the changes made to Chapter 5 and said that she will bring the revised checklist to the next meeting for review. Margret Wilson said that she wants to know when and why a waiver of trees over 10 inches in diameter should be required since most of the time they allow the trees to be cut anyways. Jared Woolston agreed that this stumbles him as well.

Committee members discussed the Criteria for Approval and Charlie Frizzle suggested language revisions to 5.2.3.B.b and Anna Breinich to rework 5.2.3.B.d. In discussion of Section 5.2.3.B.b.i Criteria for Approval, and 5.2.3.B.b.ii, it was decided to remove ii and suggested language changes to i. For Section 5.2.6, Variances and Appeals of Administrative Decisions, Anna noted that it is still under review by Jeff Hutchinson.

Anna Breinich said that the Village Review Board is going to take a closer look at the VRB Guidelines and at that time, they will review Section 5.2.7, Village Review Overlay Design Review in more depth.

Anna Breinich said that Section 5.2.8, Development Review will be reviewed again under shoreland protections. Jeff Hutchinson and Jared Woolston to review.

Anna Breinich reviewed the timetable dated May 2, 2016.

4. Approval of Meeting Summaries: No summaries reviewed at this meeting.
5. Other Business: No other business.
6. Upcoming Meeting Schedule: Next meeting date May 13, 2016 at 1:00 p.m..

Adjourn

This meeting was adjourned at 2:54 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION
MEETING SUMMARY
MAY 18, 2016**

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

1. Public Comment

Charlie Frizzle opened the meeting to public comment.

Chair Charlie Frizzle closed the public comment period.

3. Draft 2: Anna Breinich began by reviewing the minor changes that were made to Chapters 2 and 3. Margaret Wilson asked why Farmers Markets are not included in any rural area. Charlie Frizzle suggested making it conditional.

a. Chapters 4 and 5 Revisions from 5/4/16 meeting

i. Neighborhood Protection: Anna Breinich said that after the last meeting, she met with Katherine Ferdinand and the Harpswell Place residents who were voicing their concerns over the proposed zoning changes. Anna said that the outcome was to leave the amended ordinance as is and they will be involved with Bowdoin in the property adjacent to theirs. Katherine reiterated that the neighbors will have many opportunities to voice any concerns.

ii. Proposed Setbacks from GC1: Anna Breinich said that Section 4.2.5.d.i and 4.2.5.d.ii were added for clarity.

b. Completion of Chapter 5: Administration: Anna Breinich reviewed the changes to Chapter 5. Carol Liscovitz clarified that noticing abutters and posting on the website is a copy of the Agenda. In Section 5.2.2.B, Criteria for Approval, Carol said that this wording reads more about traffic and delivery and if you look at 701.2, it provides a greater depth of why the use needs to be looked at. Charlie Frizzle replied that Special Permits are typically uses that were not defined or omitted / did not exist. Conditional uses are defined and determined to by the Committee to be appropriate in certain districts under these conditions. Anna said that Section 701 was more specific but it never says anything about those uses by special permit. By default, Anna said that what was supposed to be just unclassified uses was used for both process and criteria. Anna said that this is why they are going to a Conditional Use Permit and that the scale would be handled as dimensional standards because dimensional standards will apply; the only thing that they look at further is impact such as lighting, traffic, etc. Carol said that she is concerned that this will fall through the cracks in the future. Charlie Frizzle disagreed

with Carol and said that this give the Planning Board more flexibility with things that would have been omitted in the past.

Margaret Wilson suggested putting in a place holder on the Development Review Threshold Criteria Table for Shoreland Zoning and earth moving activities. Anna Breinich replied that there are other uses such as agricultural that will also need to be included. Carol Liscovitz said that she does not understand why some of the districts have a threshold of 10,000 sq.ft when they were originally 5,000 sq.ft. Anna replied that because of earlier comments, they have already changed this. The residential districts and any of the mixed use districts that were more of a residential character have a threshold at 5,000 sq. ft. ; Growth College is also included. Carol Liscovitch pointed out inconsistencies within the Developemnt Review Threshold Criteria Table. Anna said that this will be corrected.

Anna Breinich reviewed the Development Review Time and Processing Requirements Table and explained the changes.

c. GR2 Mapping (now R1 and R8):

Anna Breinich said that there has been a request to keep the current R1 and R8 (drafted as GR2) as separate districts. Anna proposed that they have GR2 as one column for Uses and Dimensional Standards and for mapping purposes they have GR2L (Longfellow neighborhood) and GR2 Whittier / College. Carol Liscovitz asked why they couldn't just make it GR2 and GR10. Anna replied that both R1 and R8 are the same uses, but that they would be different colors and distinctions on the map. Carol said that by joining the two, this could allow for expansion that is not necessary and said that it seems more convoluted to do it in the manner Anna proposed then to just say GR10 and then list it; this allows for there to be no questions or issues moving forward. Carol said that she does not see any negative impact that this (GR10) would have on the ordinance. However, just changing the mapping colors opens the way for future battles within the neighborhood. Richard Visser clarified that what Carol is referring to is that the College will impact the neighborhood more in the future if they move forward as Anna proposed. Carol explained that there could be more pressure to change the Zone like Longfellow was to accommodate the college. Charlie Frizzle said that he supports the Towns ideas that area with identical uses should be consolidated if this made senses, but, if application of this process is going to crate issues in this one part of town at Council review stage, this threatens all the work that has been done. Charlie said that he is willing to let this change go and Margaret Wilson agreed. Anna said that as of now they have R1 & R8 in the same table in the same column and requested that GR2 and GR10 also be in the same table and same column.

d. Other Revisions: no other revisions discussed.

4. Approval of Meeting Summaries:

**MOTION BY JEFF HUTCHINSON TO APPROVE THE MINUTES OF APRIL 3, 2015.
MOTION SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.**

**MOTION BY RICHARD VISSER TO APPROVE THE MINUTES OF MAY 28, 2015.
MOTION SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.**

**MOTION BY JEFF HUTCHINSON TO APPROVE THE MINUTES OF DECEMBER 2,
2015. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

**MOTION BY JEFF HUTCHINSON TO APPROVE THE MINUTES OF JANUARY 7,
2016. MOTION SECONDED BY ANNA BREINICH, APPROVED UNANIMOUSLY.**

5. Other Business: No other business.

6. Upcoming Meeting Schedule: Next meeting date June 1, 2016 at 1:00 p.m..

Adjourn

This meeting was adjourned at 2:24 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION
MEETING SUMMARY
JUNE 1, 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 to public comment. Hearing none, Charlie Frizzle closed the public comment period.

3. Draft 2:

- a. Revisions from 5/18/16 meeting: Anna Breinich reviewed the changes from the 5/18/16 meeting. Anna reviewed the creation of the GR10 District and reviewed the associated changes for the creation of this district as requested at the 5/18/16 meeting. Anna reviewed the specific standards for sidewalks and said that they are attempting to move away from the 25 unit provision to make the provision clearer and to provide more guidance as to when sidewalks are not required. Charlie Frizzle and Margaret Wilson both stated that they had an issue with 4.8.2.E.1.c and asked if this may impeded growth development. Margaret suggested that they look at the number of cars on the road and not density. Charlie replied that the number was based on traffic flow and suggested language changes. Discussion on connectivity, density and vehicle traffic. Decision to have staff to continue to rework this section. Discussion regarding public comment submittal; Carol Liscovitch suggested language changes. Staff to clean up language. Discussion regarding public comments under 5.2.2.A.5.; staff to make additional changes. Charlie reviewed and suggested changes to be made to the Development Review Threshold Table. Richard Visser asked that Charlie submit the changes to staff for incorporation into the table.
- b. Completion of Chapter 5: Administration: Anna Breinich went over remaining changes to Chapter 5 that were not previously reviewed.
- c. Review of Appendices: Anna Breinich said that she has given Appendix B: Street Standards to John Foster for review, but she has not heard back from him yet. Anna pointed out that included in Appendix C is the newly created Brunswick Commercial Historic District. Margaret Wilson asked when they will discuss submission requirements. Anna replied that this is still on the list, they will discuss this soon. Anna noted that methodology still needs to be added into Appendices F; she is waiting for Tom Farrell to get back to her regarding this. Anna said that Appendix G will be the land use controls implantation plan and related maps once adopted by the Navy. In regards to solarization, Anna said that Solarize Brunswick has been a great way to get extra solar collectors around Town and reviewed information from the Planning Advisory Council regarding ideas and discussion on regulating solarization; Anna to continue to research this. Margaret said that the approach should be impact to the neighborhood. Anna said

that this may impact the way they handle wind turbines, primary and accessory and they should probably look at this overall as well. Charlie Frizzle said that they may want to consider referencing these instances instead of building them into the ordinance.

4. Approval of Meeting Summaries: No meeting summaries were included in this packet.
5. Other Business: No other business.
6. Upcoming Meeting Schedule: Next meeting date June 9, 2016 at 1:00 P.M.

Adjourn

This meeting was adjourned at 2:52 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION
MEETING SUMMARY
JUNE 9, 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

1. Public Comment

Charlie Frizzle opened the meeting to public comment. Hearing none, Charlie Frizzle closed the public comment period.

2. Draft 2

- a. Revisions of 6/1/16 meeting: Anna Breinich reviewed the changes from the 6/1//16 meeting and cleanup from previous meetings. Anna noted that two definitions were added per the Maine Agricultural Protection Act; Agricultural Composting Operation and Farm Operation. In response to the Agricultural Buffers, Charlie Frizzle said that he does not see the need for and does not agree with a buffer / screening being required if up against a farm; Charlie suggested that if a buffer is to be provided, it should be paid by the developer and not the farmer and suggested changing *shall* to *may* (Chapter 3, Agricultural Use Protectors). Anna said that John Foster accepted Appendix B and reviewed John's request for the additional language found in Chapter 4, Section 4.8.2.G.2. Charlie replied that this is a good warning for future owners. With regards to public comment, as discussed at the 6/1//16 meeting, Charlie stated that the language change captured accurately what was discussed.

Jared Woolston provided an overview of his meeting with Jim Seymour of Sebago Technics and Jim Moore of DEP to go over the draft stormwater section to get their take on the treatments table and associated definitions. Jared said that to meet the Chapter 500 threshold requirements are very costly and although the Town should strive to move development towards these requirements, they also do not want to deter development. Jared said that they want to allow smaller projects to move forward and to require additional research for larger projects.

Anna Breinich said that she is still waiting to hear back from Tom Farrell regarding requested information and is also still waiting for the Navy to adopt their Land (groundwater and soils) Use Implementation Plan and will incorporate these changes into the mapping once they have been received.

- b. Updated District Use and Dimensional Comparison Tables: Margaret Wilson reviewed her changes to the comparison tables. Margaret explained the formatting and key of the tables. Staff / Margaret to add suggested language changes / edits.

3. Mapping Requests: In reference to the GC1 District boundaries that are being requested by Bowdoin College, Anna Breinich said that the biggest adjustment is on Bowker Street and includes the entire field that is currently cut off. Another smaller areas is located on Sills Drive and is adjacent to the running field; these are already a part of the Bowdoin Properties. Catherine Ferdinand spoke about the boundary adjustment request for the lot partially located in CU3, that the college would like to be part of the GC1 District. Catherine said that they have met with the residents regarding this request.

Catherine Ferdinand made a second request for a change of District for 5 Noble Street. The original request was made in September of 2014. Catherine said that this is currently TR5 and the College is limited for what they can do with as it was formerly residence housing. This property abuts the Joshua Chamberlain parking lot to the west and south, 216 Maine Street Administration Building to the east and the Brunswick Tavern hotel parking lot to the North. Catherine said that they would like for this to be either TC1 or GM6?. Catherine said that the house is currently vacant, but it will need much in terms of renovation. Catherine said that they cannot put offices in this location as it is not an allowed use. Charlie Frizzle replied that he is inclined to place this into TC1. Anna Breinich replied that with the proposed ordinance, there will be more flexibility in the TR5 District. Decision among Committee to leave 5 Noble Street as it currently is.

4. Approval of Meeting Summaries: No meeting summaries were included in this packet.

5. Other Business: Draft ordinance to be presented to the Planning Board on 6/14/16 at 7:00 P.M.

6. Upcoming Meeting Schedule: Next meeting date 6/27/16.

Adjourn

This meeting was adjourned at 2:42 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary