

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
MAY 10, 2016**

MEMBERS PRESENT: Chair Charlie Frizzle, Vice Chair Margaret Wilson, Jane Arbuckle, Bill Dana, Jeremy Evans, Sande Updegraph, and Richard Visser

STAFF PRESENT: Director of Planning and Development, Anna Breinich; Town Planner, Jared Woolston; Jeff Hutchinson, Codes Enforcement Officer

A meeting of the Brunswick Planning Board was held on Tuesday, May 10, 2016, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

1. Public Hearing: The Board will hold a public hearing to hear public comment and take action regarding the following: A proposed amendment to the Town of Brunswick's Zoning Ordinance, Chapter Four (Development Review), Section 401 (Applicability) and Section 402 (Development Review Classifications and Thresholds) to Require Review of Filling and Earthmoving Activities within the Natural Resource Protection Zone (NRPZ).

Jared Woolston reviewed a PowerPoint Presentation regarding the proposed draft language for the Zoning Ordinance as discussed at the Planning Board meeting of April 26, 2016. Jared pointed out that the language is unchanged from the last meeting. With respect to enforceability, Charlie Frizzle asked where they are on this. Jared replied that they would be subject to the NRPZ standards. Jane Arbuckle replied that it would be good to see those standards. Anna Breinich said that they are looking into generating a separate permit for those that would not trigger another development permit and are looking at calling that a Shoreland Activities Permit. Jared pointed out that this would be specific to shoreland activities.

Chair Charlie Frizzle opened the meeting to public hearing.

John Perreault, resident of 295 Hacker Road, asked that the Planning Board review what standards a-g are so that residents can understand what those restrictions are. John said that he prefers to see maps and to visually see the areas that are completely affected or any spot that a-g affect. John said that until he understands this better, it is hard for him to agree with this amendment. Charlie Frizzle read Section 211 a-g. Jared noted that it should be b-g as a is part of the NRPZ. John asked if there will be a fee for the proposed permit. Charlie replied that when the permit is not part of another permit, he assumes that there would have to be a fee, but this fee has not been discussed. Charlie noted to staff that they may want to prepare a note with regards to fees for the amendment when it goes to Town Council for approval.

Sande Updegraph asked if it would be helpful to generate a chart that outlines the size of the area, who is responsible for reviewing it and, when it is established, the associated fees. Charlie Frizzle agreed that this would be helpful, but that he would not advocate that they put this in the ordinance; as a tool, it would be helpful. Anna Breinich pointed out they are trying to fix what is within the existing ordinance that is being rewritten and will be making more changes.

MOTION BY JANE ARBUCKLE TO MAKE A RECOMMENDATION TO THE TOWN COUNCIL TO APPROVE THE DRAFT LANGUAGE ON THE PROPOSED AMENDMENT TO THE TOWN OF BRUNSWICK'S ZONING ORDINANCE, CHAPTER FOUR (DEVELOPMENT REVIEW), SECTION 401 (APPLICABILITY) AND SECTION 402 (DEVELOPMENT REVIEW CLASSIFICATIONS AND THRESHOLDS) TO REQUIRE REVIEW OF FILLING AND EARTHMOVING ACTIVITIES WITHIN THE NATURAL RESOURCE PROTECTION ZONE (NRPZ). MOTION SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

2. Case #16-012 Wildflours Gluten-Free Bakery: The Planning Board will hold a Public Hearing then review and take action on a Special Permit proposed for a retail bakery at 54 Cumberland Street within the Town Residential (TR1) Zoning District (Map U15, Lot 19).

Jared Woolston introduced the application for the 940 sq. ft. retail bakery to be located in an existing commercial building and located in the TR1 Zoning District where retail use requires a Special Permit.

The applicant, Kelly Hughes, said that they do not expect more traffic in this space, but that the delivery trucks will have more on them. Kelly pointed out that they are not looking to be a café or a sit down eatery, but that they want to be more of an in and out bakery for more consistency for customers to get their products outside of the farmers market. Richard Visser asked Kelly to speak more about the parking and where the delivery trucks come in. Kelly replied that they have 3 suppliers and only 1 supplier per week delivers. Kelly said that they come pretty early in the morning and that the 2 larger trucks park on the street; she does not anticipate any issues. Margaret Wilson clarified that they are in the 2-story part of the building and asked for more regarding the proposed canopy and entrance. Kelly said that the canopy and entrance will be in the front of the building that faces the street. Kelly said that they still need to apply for a building permit to put in the entrance and canopy.

Chair Charlie Frizzle opened the meeting to public comment.

Kathy Wilson, resident of 36 Cushing Street and neighbor of 54 Cumberland Street, attested that when the trucks deliver there are never any problems. Kathy supports this proposal and enjoys having them as a neighbor.

George Cabot, owner of 54 Cumberland Street, said that he cannot imagine this business generating any traffic issues especially since it is less intense than some of the other businesses he has had in the space in the past.

Debbie Brisboy, resident of 78 Jordan Avenue, said that she likes to go to the farmers market, but that she would really like to go back to the Wildflours storefront.

Chair Charlie Frizzle closed the public comment period.

MOTION BY BILL DANA THAT THE SPECIAL PERMIT APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.

MOTION BY JEREMY EVANS THAT THE SPECIAL PERMIT IS APPROVED WITH THE FOLLOWING CONDITION:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.

MOTION SECONDED BY JANE ARBUCKLE, APPROVED UNANIMOUSLY.

3. Other Business: No other business.

REVISED 4.28.16 to add Item #2

Adjourn

This meeting was adjourned at 7:43 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary