

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
JUNE 14, 2016**

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

MEMBERS ABSENT: Jane Arbuckle

STAFF PRESENT: Anna Breinich, Director of Planning and Development; Jeff Hutchinson, Codes Enforcement Officer; Amanda Perkins, Bowdoin College Summer Intern

A meeting of the Brunswick Planning Board was held on Tuesday, June 14, 2016, in Town Council Chambers, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

1. Case #16-019 Maine Street Station Site Plan Approval Extension: The Planning Board will review and take action on a Site Plan Approval Extension request submitted by authorized representatives, Sitelines, PA, for JHR Development of Maine, LLC for Maine Street Station which was approved on June 24, 2008 and two-year extension approvals on April 27, 2010, May 22, 2012, and May 13, 2014, respectively. The most recent approval is scheduled to expire on June 24, 2016. The remaining two (2) undeveloped recorded lots are located at 16 Noble Street (building lot 5) and the corner of Station Avenue and Union Street (building lot 6) within the Town Center 1 (TC1) Zoning District, (Map U16, Lots 105 and 106).

Charlie Frizzle introduced the application for site plan reapproval extension. Curt Neufeld, of Sitelines, added that there are only two lots left to be developed. One lot is currently being used as a parking lot and may not be useable. The other, with access off Noble Street is not unuseable space. Richard Visser asked about the parking lot area. Curt replied that the area is being used as a parking lot, but the original proposal did have a building drawn at this location and this is still the intent. Curt noted that the Noble Street lot does include shared parking. Sande Updegraph asked if the Noble Street lot would displace anything that is currently there. Anna Breinich replied that this one building that was apartments and was purchased and made part of the original Maine Street Station plan and subdivision.

MOTION BY BILL DANA TO APPROVE THE EXTENSION OF SITE PLAN APPROVAL FOR JHR DEVELOPMENT OF MAINE, LLC FOR MAINE STREET STATION. MOTION SECONDED BY SANDE UPDEGRAPH, APPROVED UNANIMOUSLY.

2. Presentation by the Zoning Ordinance Rewrite Committee of the draft Zoning Ordinance for Planning Board review

Charlie Frizzle provided a brief overview of where the current Zoning Ordinance is and what needs to be done in order to address issues within the current ordinance. Charlie said that the ordinance has not been updated since 1997 and does not reflect the 2008 Brunswick

Comprehensive Plan requirements. In addition, between now and 2008, Brunswick has gained a major development opportunity with closure of the Navy base and creation of Brunswick Landing. Charlie said that in 2013, Brunswick began the rewrite process with the goal of reflecting the planning direction by both the Comprehensive Plan and the Brunswick Landing Planning process, make the document more user friendly, simplify the structure of the zoning districts and their uses, better integrate controls for Brunswick Landing with those of the rest of the Town, taking a look at best practices being used elsewhere and ensure that the ordinance complies with Maine State Law. Charlie reviewed those involved in the makeup of the Zoning Ordinance Committee and said that they have held over 100 work sessions and public forums, there has been the creation of a Facebook page and said that staff has received well over 100 public written comments with regards to the update. Charlie explained the analysis done by Clarion. In July 2014 the first publicly reviewed draft was published. A second draft was issued in July 2015. Tonight, a draft has been issued for Planning Board review. Charlie said that there are 3 parts yet to be completed: Stormwater Management, Shoreland Protection, and Signs, all of which will be forthcoming. Charlie explained the adoption process. Anna Breinich reviewed the highlights and changes within the draft Zoning Ordinance.

Curt Neufeld of Sitelines, said that this draft has been a major step forward and even though he salutes the idea of eliminating minimum lot sizes, pointed out that if someone wanted to add accessory units in Downtown, it would not be possible with a maximum density per dwelling unit of 4,000 sq. ft. Anna Breinich replied that in downtown area, there are no dimensional standards. Curt asked if for accessory units at higher density, are there any provisions in the ordinance for parking. Margaret Wilson replied that they have loosened the parking requirements. Curt asked for ZORC to consider reducing parking stall width from 26 feet to 24 feet.

3. Other Business: No other business.

4. Approval of Minutes:

MOTION BY BILL DANA TO APPROVE THE MINUTES OF JANUARY 12, 2016.
MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY AMONG
THOSE PRESENT.

MOTION BY JEREMY EVANS TO APPROVE THE MINUTES OF MARCH 22, 2016.
MOTION SECONDED BY BILL DANA, APPROVED UNANIMOUSLY AMONG
THOSE PRESENT.

MOTION BY RICHARD VISSER TO APPROVE THE MINUTES OF APRIL 5, 2016.
MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.

MOTION BY MARGARET WILSON TO APPROVE THE MINUTES OF APRIL 26,
2016. MOTION SECONDED BY BILL DANA, APPROVED UNANIMOUSLY.

MOTION BY SANDE UPDEGRAPH TO APPROVE THE MINUTES OF MAY 10, 2016.
MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.

Adjourn

This meeting was adjourned at 8:29 P.M.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Tonya Jenusaitis". The signature is written in a cursive, flowing style.

Tonya Jenusaitis

Recording Secretary