

**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 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 Margaret Wilson's 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 single 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 Liscovitz 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