

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION
MEETING SUMMARY
MARCH 24, 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.

John Doherty, owner of property on Harpswell Road, asked about Shoreland Zoning and volume of the buildings. Jeff Hutchinson replied that the State is in the process of changing the Shoreland Zoning guidelines. Once adopted by the State, these new guidelines will have to be adopted by Brunswick. Jeff said that they are proposing to remove the volume calculation, but noted that these changes will not be effective until the ordinance is adopted. Jeff explained the current volume calculation for Mr. Doherty.

Chair Charlie Frizzle closed the public comment period.

2. Comments from Mark Worthing, Chair, Brunswick Rivers and Coastal Waters Commission

Mark Worthing explained who the Rivers and Coastal Waters Commission are and what their mission is. Mark reviewed some of the concerns such as protecting and improving the New Meadows environment, maintaining the current shoreland protections, aquaculture, erosion control, living shoreline process, piers and wharfs (review by RCWC before going before the Planning Board or obtaining a building permit), marine spatial planning, and marine activities. Charlie Frizzle explained the ordinance process and asked for these concerns to be submitted to ZORC in more detail to be discussed at a future meeting. Anna Breinich suggested that the RCWC and Harbor Master review the current draft ordinance to date to see what has already been changed. Anna also suggested the possibility that the marine portion become a stand-alone ordinance similar to street scapes.

3. Draft 2:

a) Chapter 4: Property Development Standards:

Anna Breinich reviewed the proposed changes to Chapter 4 and noted that those highlighted in yellow are areas / items that still need to be reviewed. Discussion on how lower Park Row will function within GC District; Anna suggested changes in the dimensional standards. Decision to add a footnote within the Park Row District identifying the portion of Park Row included within that district. With regards to Note #3 for wooded buffers, Anna said that this was changed to 25 feet as referenced in other portions of the ordinance. Margret Wilson pointed

out that the Comp. Plan was pretty clear that the buffer should be 50 feet; decision to come back to this. Anna said that Section 4.8, Height Limitations within the College Growth District, has been added since the last draft. Discussion over the height limitations, setbacks and Neighborhood Protection standards at Harpswell Place; Catherine Ferdinand asked for 55 feet with 35 foot setback. Staff to rework and work on this area with Bowdoin College.

Section 4.14, Affordable Housing, Anna said that this has been reworked per State changes and that John Hodge from Greater Brunswick Housing Authority has reviewed the draft.

Discussion on the 5 year moratorium, Section 4.3.3.B.3, Protection of Vegetation, State law; Jeff Hutchinson to review. Anna Breinich noted that they have developed a definition for archeological resources.

Members discussed trees acceptable and non-acceptable. Emphasis that White Pine trees are not acceptable buffers. Jeff Hutchinson to continue to work on this section. Discussion over the difference of screening versus buffer.

Discussion over Recreation fees. Charlie Frizzle reviewed the open space / recreation fee process and Anna Breinich explained that in some cases, the developer will choose to pay a fee in lieu of providing open space areas.

Anna Breinich reviewed sidewalks in the Growth Area and development. Charlie Frizzle added that they want sidewalks installed in the Growth Area even if they do not connect, but that sometimes they do not require sidewalks where they make no sense (waver requested by applicant of development).

Anna Breinich discussed parking in the downtown; Anna to work on the square footage. Anna reviewed required bicycle parking, design, construction and maintenance of parking areas. Anna also discussed alternative parking such as shared parking.

- b) Shoreland Zoning Overlay Section: postponed
- 4. Approval of Meeting Summaries: No summaries reviewed at this meeting.
- 5. Other Business: No other business.
- 6. Upcoming Meeting Schedule: Next meeting date to be forthcoming.

Adjourn

This meeting was adjourned at 2:37 P.M.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Tonya Jenusaitis". The signature is written in a cursive style with a large initial 'T'.

Tonya Jenusaitis

Recording Secretary