

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION
MEETING SUMMARY
APRIL 25, 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. Charlie Wiercinski asked if his comments that were provided to the Committee on September 23, 2015 and his concern over the proposed zoning district changes for St. John's church and the expansion project would be discussed. Anna Breinich explained the dimensional standards and briefly reviewed the Common Development standards. Margaret Wilson replied that since his discussions, more property has been added along Cedar Street and that they would continue to discuss the issue. Charlie Frizzle closed the public comment period.

3. Draft 2:

a) Shoreland Zoning Overlay Section Update:

Anna Breinich said that a moratorium is in place for NRPZ that has been missing since 1998 that deals with review and approval for earth moving activities. Charlie Frizzle provided a brief summary of the Planning Board workshop that was held on April 12th regarding the moratorium. Anna said that the Planning Board will have a Public Hearing on May 10th and take action on this proposed amendment to the Zoning Ordinance.

b) Chapter 4: Property Development Standards

Anna Breinich and Jared Woolston reviewed the changes made to Chapter 4. Discussion over the wording *essential habitat* and wildlife; staff to rework wording. Carol Liscovitz asked if there was any incentive for filling vacant space. Anna replied that this would be a separate issue that would need to be taken up separately. Charlie Frizzle agreed that this is a good idea, but reiterated that it would need to be taken up at the Council level.

Section 4.5.4, Stormwater Management, Margaret Wilson said that the comments were helpful, but that it was hard to follow. Jared Woolston agreed that more cleanup is needed. Decision to have Sebago Technics assist.

Committee members briefly reviewed site law for non-reasonable impact for buffer strips that Anna Breinich handed out. Anna pointed out that this is more restrictive than the Brunswick Ordinance. Margaret Wilson replied that it is not

that different, but she is comfortable with leaving the language as drafted and excluding White Pine trees as an acceptable buffer.

In reply to Catherine Ferdinand's comment regarding sidewalks along building lots and facades at the meeting of March 24th, Anna Breinich said that she feels that they need to have the flexibility for case by case (Section 4.8.3.B). Margaret Wilson suggested language changes.

Committee members discussed parking downtown; Margaret Wilson said that she does not want to get rid of any parking requirements. Anna Breinich asked if they want to include residential in this calculation; this is also a life safety issue. Margaret said that they could have two standards, one residential and one for non-residential. Anna said that the former Methodist Church could be an example as there has been interest in converting the top into loft apartments and the first floor into a restaurant. Charlie Frizzle said he would hate to do anything ordinance wise that would eliminate possibilities in the Downtown area. Language changes made.

Anna Breinich asked if they wanted to place a time limit on shared parking. Charlie Frizzle replied that there is no reasonable time. Carol Liscovitz asked what happens when shared parking falls through. Charlie replied that the applicant then needs to find other alternative parking. Staff to continue to draft language regarding parking agreement documentation.

Anna Breinich noted that Section 4.11.1, Architectural Compatibility is new and explained what this would apply to. Decision among Committee to remove 4.10.1.B.1.c.

In regards to Section 4.1.2, Specific Standards, Charlie Frizzle said that it is hard to see improvements with these standards other than in landscaping, especially in the outer Pleasant Street area. Anna Breinich replied that Tim Hortons was better than some of the older buildings. Margaret Wilson asked if there were any standards in the Downtown Master Plan that they could apply. Charlie suggested that they look at outer Pleasant Street and determine what they want and try to get this accomplished over time, similar to what was done in Cook's Corner. Charlie said that he would like to see a separate entity take a look at and develop a set of standards specifically for outer Pleasant Street, but it is not appropriate for this rewrite.

Committee members reviewed section 4.13.3, Standards for Sign Types Requiring Permits, and made minor language changes. Anna Breinich said that Development Signs and Directory Pole Sign still need to be evaluated. Anna said that she would like to eliminate Directory Pole Signs within the Downtown District and said that those that currently exist would be grandfathered. Margaret Wilson replied that she has no opinion. Jeff Hutchinson said that he would prefer monument signs as they look better. Charlie said he is happy with the way things

are and Margaret agreed. Decision among Committee members to leave Directory Pole Signs as is and that Monument Sign and Pole Sign say the same thing. Anna pointed out that Temporary Signs Allowed and Not Subject to Permitting still needs to be worked on.

- c) Chapter 5: Administration: Anna Breinich said that changes have been made and pointed out that there is some additional language that has been added by Clarion that they do not need to keep and some language that should be moved to other locations.
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 2:51 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary