

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION
MEETING SUMMARY
MAY 18, 2016**

MEMBERS PRESENT ZONING ORDINANCE REWRITE COMMITTEE: Chair Charlie Frizzle; Vice Chair Margaret Wilson; Richard Visser; Anna Breinich, Director of Planning and Development; and Jeff Hutchinson, Code Enforcement Officer

1. Public Comment

Charlie Frizzle opened the meeting to public comment. Hearing none, the public comment period was closed.

3. Draft 2: Anna Breinich began by reviewing the minor changes that were made to Chapters 2 and 3. Margaret Wilson asked why Farmers Markets are not included in any rural area. Charlie Frizzle suggested making it conditional.

a. Chapters 4 and 5 Revisions from 5/4/16 meeting

i. Neighborhood Protection: Anna Breinich said that after the last meeting, she met with Catherine Ferdinand and the Harpswell Place residents who were voicing their concerns over the proposed zoning changes. Anna said that the outcome was to leave the amended ordinance as is and they will be involved with Bowdoin in the property adjacent to theirs. Catherine reiterated that the neighbors will have many opportunities to voice any concerns.

ii. Proposed Setbacks from GC1: Anna Breinich said that Section 4.2.5.d.i and 4.2.5.d.ii were added for clarity.

b. Completion of Chapter 5: Administration: Anna Breinich reviewed the changes to Chapter 5. Carol Liscovitz clarified that noticing abutters and posting on the website is a copy of the Agenda. In Section 5.2.2.B, Criteria for Approval, Carol said that this wording reads more about traffic and delivery and if you look at 701.2, it provides a greater depth of why the use needs to be looked at. Charlie Frizzle replied that Special Permits are typically uses that were not defined or omitted / did not exist. Conditional uses are defined and determined by the Committee to be appropriate in certain districts under these conditions. Anna said that Section 701 was more specific but it never says anything about those uses by special permit. By default, Anna said that what was supposed to be just unclassified uses was used for both process and criteria. Anna said that this is why they are going to a Conditional Use Permit and that the scale would be handled as dimensional standards because dimensional standards will apply; the only thing that they look at further is impact such as lighting, traffic, etc. Carol said that she is concerned that this will fall through the cracks in the future. Charlie Frizzle disagreed with Carol and said that this gives the Planning Board more flexibility with things that would have been omitted in the past.

Margaret Wilson suggested putting in a place holder on the Development Review Threshold Criteria Table for Shoreland Zoning and earth moving activities. Anna Breinich replied that there are other uses such as agricultural that will also need to be included. Carol Liscovitz said that she does not understand why some of the districts have a threshold of 10,000 sq.ft when they were originally 5,000 sq.ft. Anna replied that because of earlier comments, they have already changed this. The residential districts and any of the mixed use districts that were more of a residential character have a threshold at 5,000 sq. ft. ; Growth College is also included. Carol Liscovitch pointed out inconsistencies within the Development Review Threshold Criteria Table. Anna said that this will be corrected.

Anna Breinich reviewed the Development Review Time and Processing Requirements Table and explained the changes.

c. GR2 Mapping (now R1 and R8):

Anna Breinich said that there has been a request to keep the current R1 and R8 (drafted as GR2) as separate districts. Anna proposed that they have GR2 as one column for Uses and Dimensional Standards and for mapping purposes they have GR2L (Longfellow neighborhood) and GR2 Whittier / College. Carol Liscovitz asked why they couldn't just make it GR2 and GR10. Anna replied that both R1 and R8 are the same uses, but that they would be different colors and distinctions on the map. Carol said that by joining the two, this could allow for expansion that is not necessary and said that it seems more convoluted to do it in the manner Anna proposed then to just say GR10 and then list it; this allows for there to be no questions or issues moving forward. Carol said that she does not see any negative impact that this (GR10) would have on the ordinance. However, just changing the mapping colors opens the way for future battles within the neighborhood. Richard Visser clarified that what Carol is referring to is that the College will impact the neighborhood more in the future if they move forward as Anna proposed. Carol explained that there could be more pressure to change the Zone like Longfellow was to accommodate the college. Charlie Frizzle said that he supports the Towns ideas that area with identical uses should be consolidated if this made senses, but, if application of this process is going to create issues in this one part of town at Council review stage, this threatens all the work that has been done. Charlie said that he is willing to let this change go and Margaret Wilson agreed. Anna said that as of now they have R1 & R8 in the same table in the same column and requested that GR2 and GR10 also be in the same table and same column.

d. Other Revisions: no other revisions discussed.

4. Approval of Meeting Summaries:

**MOTION BY JEFF HUTCHINSON TO APPROVE THE MINUTES OF APRIL 3, 2015.
MOTION SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.**

**MOTION BY RICHARD VISSER TO APPROVE THE MINUTES OF MAY 28, 2015.
MOTION SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.**

**MOTION BY JEFF HUTCHINSON TO APPROVE THE MINUTES OF DECEMBER 2,
2015. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY.**

**MOTION BY JEFF HUTCHINSON TO APPROVE THE MINUTES OF JANUARY 7,
2016. MOTION SECONDED BY ANNA BREINICH, APPROVED UNANIMOUSLY.**

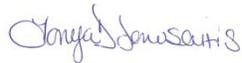
5. Other Business: No other business.

6. Upcoming Meeting Schedule: Next meeting date June 1, 2016 at 1:00 p.m..

Adjourn

This meeting was adjourned at 2:24 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary