

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION
MEETING SUMMARY
MAY 4, 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; Don Elliot, Clarion Representative

1. Public Comment

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

3. Draft 2:

a) Shoreland Zoning Overlay Section Update:

Anna Breinich said that there is a public hearing scheduled for Planning Board, Tuesday, May 10, and if approved, the amendment for the moratorium on earth moving and filling activities will be forwarded to Town Council for adoption. Margaret Wilson asked if the basic plan is that this language, if adopted, will become part of the new ordinance. Anna Breinich replied that the proposed language would via the rewrite, but it has not been included in the Draft 2.

b) Chapter 4 Revisions from 4/26/16 meeting

Anna Breinich said that a property owner on Harpswell Place requested that she talk through the height limitations that are being proposed up against GC1. Anna said that CU3 is the applicable zone that currently surrounds their property and said that the property owners want to make sure that they have similar components to GC1 Zone and the neighborhood protections. Anna reviewed the proposed language and said that when you go to the Neighborhood Protection Standards in 4.12, the Compatibility Standard, it does not agree. Don Elliot said that the Neighborhood Protection Standards were supposed to apply generally as it is more restrictive and was the original intent. Don said that the issue is because of the combination of CU1, CU2 and CU3. Anna clarified that it is just CU3 at this time. Anna suggested that they could draft an exception to those properties that abut GR5. Decision that the College, Planning Department and property owner continue to talk and come to an agreement.

Anna Breinich reviewed the Chapter 4 changes from the April 26th meeting. Committee members discussed Off-Site and Satellite Parking shuttle service (Section 4.9.4.B.2) and pointed out that they do not want shuttle service to be mandated. Decision to remove # 2.

c) Chapter 5: Administration

Anna Breinich reviewed the changes made to Chapter 5 and said that she will bring the revised checklist to the next meeting for review. Margaret Wilson said that she wants to know when and why a waiver of trees over 10 inches in diameter should be required since most of the time they allow the trees to be cut anyways. Jared Woolston agreed that this troubles him as well.

Committee members discussed the Criteria for Approval and Charlie Frizzle suggested language revisions to 5.2.3.B.b and Anna Breinich to rework 5.2.3.B.d. In discussion of Section 5.2.3.B.b.i Criteria for Approval, and 5.2.3.B.b.ii, it was decided to remove ii and suggested language changes to i. For Section 5.2.6, Variances and Appeals of Administrative Decisions, Anna noted that it is still under review by Jeff Hutchinson.

Anna Breinich said that the Village Review Board is going to take a closer look at the VRB Guidelines and at that time, they will review Section 5.2.7, Village Review Overlay Design Review in more depth.

Anna Breinich said that Section 5.2.8, Development Review will be reviewed again under shoreland protections. Jeff Hutchinson and Jared Woolston to review.

Anna Breinich reviewed the timetable dated May 2, 2016.

4. Approval of Meeting Summaries: No summaries reviewed at this meeting.
5. Other Business: No other business.
6. Upcoming Meeting Schedule: Next meeting date May 13, 2016 at 1:00 p.m..

Adjourn

This meeting was adjourned at 2:54 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary