

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION  
MEETING SUMMARY  
JUNE 9, 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

1. Public Comment

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

2. Draft 2

- a. Revisions of 6/1/16 meeting: Anna Breinich reviewed the changes from the 6/1/16 meeting and cleanup from previous meetings. Anna noted that two definitions were added per the Maine Agricultural Protection Act; Agricultural Composting Operation and Farm Operation. In response to the Agricultural Buffers, Charlie Frizzle said that he does not see the need for and does not agree with a buffer / screening being required if up against a farm; Charlie suggested that if a buffer is to be provided, it should be paid by the developer and not the farmer and suggested changing *shall* to *may* (Chapter 3, Agricultural Use Protectors). Anna said that John Foster accepted Appendix B and reviewed John's request for the additional language found in Chapter 4, Section 4.8.2.G.2. Charlie replied that this is a good warning for future owners. With regards to public comment, as discussed at the 6/1/16 meeting, Charlie stated that the language change captured accurately what was discussed.

Jared Woolston provided an overview of his meeting with Jim Seymour of Sebago Technics and Jim Moore of DEP to go over the draft stormwater section to get their take on the treatments table and associated definitions. Jared said that it is very costly to meet the Chapter 500 threshold requirements and although the Town should strive to move development towards these requirements, they also do not want to deter development. Jared said that they want to allow smaller projects to move forward and to require additional treatment for larger projects.

Anna Breinich said that she is still waiting to hear back from Tom Farrell regarding requested information and is also still waiting for the Navy to adopt their Land (groundwater and soils) Use Implementation Plan and will incorporate these changes into the mapping once they have been received.

- b. Updated District Use and Dimensional Comparison Tables: Margaret Wilson reviewed her changes to the comparison tables. Margaret explained the formatting and key of the tables. Staff / Margaret to add suggested language changes / edits.

3. Mapping Requests: In reference to the GC1 District boundaries that are being requested by Bowdoin College, Anna Breinich said that the biggest adjustment is on Bowker Street and includes the entire field that is currently cut off. Another smaller areas is located on Sills Drive and is adjacent to the running field; these are already a part of the Bowdoin Properties. Catherine Ferdinand spoke about the boundary adjustment request for the lot partially located in CU3, that the college would like to be part of the GC1 District. Catherine said that they have met with the residents regarding this request.

Catherine Ferdinand made a second request for a change of District for 5 Noble Street. The original request was made in September of 2014. Catherine said that this is currently TR5 and the College is limited for what they can do with as it was formerly residence housing. This property abuts the Joshua Chamberlain parking lot to the west and south, 216 Maine Street Administration Building to the east and the Brunswick Tavern hotel parking lot to the North. Catherine said that they would like for this to be either TC1 or GM6. Catherine said that the house is currently vacant, but it will need much in terms of renovation. Catherine said that they cannot put offices in this location as it is not an allowed use. Charlie Frizzle replied that he is inclined to place this into TC1. Anna Breinich replied that with the proposed ordinance, there will be more flexibility in the TR5 District. Decision among Committee to leave 5 Noble Street as it currently is.

4. Approval of Meeting Summaries: No meeting summaries were included in this packet.

5. Other Business: Draft ordinance to be presented to the Planning Board on 6/14/16 at 7:00 P.M.

6. Upcoming Meeting Schedule: Next meeting date 6/27/16.

Adjourn

This meeting was adjourned at 2:42 P.M.

Respectfully Submitted,



Tonya Jenusaitis

Recording Secretary