



## **Town of Brunswick, Maine**

### **ZONING ORDINANCE REWRITE COMMITTEE**

85 Union Street, Brunswick, ME 04011-1583

### **WORK SESSION**

### **AGENDA**

**TOWN HALL COUNCIL CHAMBERS**

**85 UNION STREET**

**THURSDAY, MARCH 2, 2017, 1:00 PM**

1. Public Comment
2. Discuss comments received during January/February public forums/emails and make recommendations for Town Council consideration.
3. Meeting Schedule
4. Other Business

Please note that this is a Committee work session. The public is invited to attend with public comment allowed regarding discussion topics. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521.

**BRUNSWICK ZONING ORDINANCE REWRITE COMMITTEE WORK SESSION  
MEETING SUMMARY  
SEPTEMBER 26, 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, Codes Enforcement Officer

1. Public Comment

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

2. Planning Board Draft:

a. Shoreland Zoning Revisions: Jared Woolston reviewed the changes made since the discussions at the meeting of September 19, 2016. Jared reviewed the new content for stream protective subdistricts. Staff to confirm the correct stream protection date.

Discussion regarding resource protected developed areas. Margaret Wilson used dense development along the Androscoggin as an example. Jared replied that it would have to be steep slopes over 200 feet, bird habitat, etc. Jeff Hutchinson said that they will need to develop a lot of subdistricts; decision to look into this after the Zoning Ordinance adoption.

b. Stormwater Management Revisions: Jared Woolston reviewed the changes to stormwater management. Discussion regarding delineated streams and regulation and field verification. Jeff Hutchinson agreed with Jared regarding the proposed language even though this will require mapping that will need to be done. Margaret said that this is an important part of the Ordinance and does not like the idea of waiting until later to get this done. Decision to tackle streams and resources now and tackle the rest as soon as possible. Decision to remove Commercial Fisheries District.

c. Revised Solar Energy Collection Facilities: Margaret Wilson and Charlie Frizzle agreed with the changes made.

d. Signs: Anna Breinich began by pointing out that the standards included in this section look at the type of sign and not the content of the sign. Decision to define flags; size.

Members discussed moving signs. Decision to discuss further when discussing temporary signs. Decision to wait for more review on portable signs by Don Elliot. Staff to tighten up the definition of portable sign, moving signs, and wind feathered signs. Katherine Ferdinand stated that it is very important that things which are prohibited are defined clearly. Jeff explained the hazards of portable signs.

With regards to Interior Campus Signs, Katherine Ferdinand asked why they changed the height restriction. Jeff Hutchinson clarified that those signs along Sills Drive, Bath Road, etc. are Bowdoin's Main Entrance signs which are allowed to be 1 foot and once you are on the interior of the campus, those signs don't need to be as large. Katherine replied that she doesn't know how large the signs are, but she believes that they were installed under the 1 foot standard. Decision to leave the height limit at 10 feet for interior campus signs.

Members discussed the complexity of off-premise signs and State law. Language changes were made.

Committee members provided formatting, spelling and additional language changes.

e. Rural Mixed Use Impervious Coverage – Request to Increase: Anna Breinich said that they had a request from a property owner in the Rural Mixed Use area who feels that this is too restrictive. Anna reviewed the impervious coverage allowance. Margaret Wilson said that coverage is fairly consistent with the other zones and she does not see the need to increase impervious coverage. Charlie Frizzle agreed.

### 3. Next Meeting – Topics

### 4. Other Business:

- Catherine Ferdinand asked for more clarification on where setback measurements are to begin when district boundaries are determined by the street. Anna Breinich reviewed the language.
- Catherine Ferdinand asked about the definition of density. Anna Breinich replied that the definition will be added.

Adjourn

This meeting was adjourned at 12:03 P.M.

Respectfully Submitted,

Tonya Jenusaitis

Recording Secretary