

**CITY OF BREWER
COMPREHENSIVE PLAN COMMITTEE MEETING
MINUTES
JANUARY 14, 2013**

Chairman Campbell called the meeting to order at the Brewer City Hall Council Chambers at 8:00 a.m.

The following were in attendance:

Kevin Birch	Present
Allen Campbell	Present
Jim Donnelly	Absent
Michael Fitzpatrick	Present
Nicole Gogan	Present
Kevin Gresser	Present
David Hanna	Present
Frank Higgins	Present
Linda Johns	Present
D’arcy Main-Boyington	Present
Janet McIntosh	Absent
Daniel O’Connell	Present
Andrew Varisco	Present
Consultant Rich Rothe	Present

There were no members of the public in attendance.

Linda reported that the Council is scheduled to take a final vote in the evening on committee membership, including the question of whether non-residents can be voting members.

Minutes of the December 10, 2012 Committee meeting were approved.

Vision Statement. The draft revised vision statement was emailed to the Committee prior to the meeting. Rich explained that he incorporated comments made by the Committee at the last meeting. The Committee noted:

- “Small-town atmosphere” brings to mind smaller communities;
- Schools considered “high quality” rather than “good”;
- The new performing arts center in the school is an asset;
- Brewer no longer has neighborhood schools, now has neighborhood parks;
- The Penobscot corridor is an important asset; Bangor has invested in its downtown, so Brewer needs to take into account the changes that Bangor has made;
- Willingness to work with neighbors;
- Diverse, well-rounded economy in Brewer;
- Brewer needs to enhance and build upon its assets;

- Quick and decisive actions (nimble).

The Committee requested both a marked-up copy and a clean copy of the vision statement for the next meeting.

Population Inventory. The population inventory was emailed to the Committee prior to this meeting. Rich noted that some of our Maine cities are starting to grow again after decades of no growth. The Committee discussed population in Brewer:

- Brewer has a larger increase in the older population;
- People may have moved out of Brewer due to high school choice in surrounding communities;
- The transient population is not reflected in the census data. Brewer has some “long-term” housing options;
- There appears to be a good mix of ages;
- Higher increase in traffic than in population;
- Convenience of shoppers to come to Brewer than Bangor.

[Code Officer Ben Breadmore joined the meeting at 9:00.]

Housing Inventory. The housing inventory was emailed to the Committee prior to this meeting. Rich noted that housing can increase greater than the population increase due to the smaller size of families. The Committee commented on housing:

- Need to add a sentence in the analysis about the declining household size and how this may affect future housing needs;
- Should in-law apartments be open to anyone and not restricted to relatives provided adequate parking, etc is met? This may help with affordable housing and allow some homeowners to stay in their homes longer due to the income. Concerns with keeping the integrity of a single-family home neighborhood. May be able to put restrictions on the apartment such as number of bedrooms and/or square footage;
- The Code Officer noted that Brewer needs more housing;
- Modular housing is treated the same as on-site stick built homes according to the lending agencies;
- Modular homes do not need to meet MUBEC. They have their own Federal standards to meet at the factory. Unfortunately, the installation often does not meet standards. They can use employees to do utility work instead of licensed contractors;
- Brewer does have control over the installation of foundations for these units.

[K. Birch left the meeting at 9:35.]

Housing Goals, Policies, and Strategies. The Committee reviewed the 1995 Comp Plan goals, policies and strategies. The Committee made the following comments:

- Develop and maintain quality affordable housing at an adequate level consistent with demographics of housing needs;
- Keep 1995 goals #1 and #2;
- Policy #1 – Ensure safe and quality housing;
- Strategy #1.1 – Continue to provide consistent, multi-department code enforcement;

- Strategy #1.2 – Continue to seek Federal rent subsidies....
- Add HUD and CDBG definitions into document.

The next Committee meeting should finish housing and start economy section.

The meeting adjourned at 10:00 a.m.