

**CITY OF BREWER  
COMPREHENSIVE PLAN COMMITTEE MEETING  
MINUTES  
JANUARY 28, 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	Present
Daniel O'Connell	Present
Andrew Varisco	Present

Consultant Rich Rothe Present

There were no members of the public in attendance.

Linda reported that the City Council appointed both Kevin Gresser and Nicole Gogan as Committee members at their January 14<sup>th</sup> meeting..

Minutes of the January 14, 2013 Committee meeting were approved.

Vision Statement. The draft revised vision statement (marked up and clean copies) 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” contained in first paragraph. “Small town quality of life” could be interpreted as a feeling where people know one another – replace with “Community of Caring” (in italics) philosophy;
- Schools should be “high quality” rather than “good” in first paragraph;

[A. Campbell left the meeting at 8:15 and handed the chair position to Vice Chair Janet McIntosh.]

- Add diverse economy to section 4.

The Committee requested a revised clean copy of the vision statement for the next meeting.

Housing Goals, Policies, and Strategies. The Committee reviewed the 1995 Comp Plan goals, policies and strategies marked with draft in-progress comments from the last meeting. The Committee made the following comments:

- Spell out MSHA;
- Discussion on whether cost should be included.
- Perhaps add to matrix: priority and timeframe in order to have all the information in one place. Prioritize items at a later time in the process after other topics have been reviewed;
- Would like to address specialty neighborhoods, such as higher-end senior housing, marina with dwelling units, gated communities, airparks, cottage developments. Possibly add a fourth strategy to address diversity;
- May use word “investigate” for an item rather than take a position if not sure good for Brewer;
- Some types of development are currently precluded because of the zoning requirement for frontage on public road;
- Mobile home parks exist in the City. Continue to allow in those designated zoning districts;
- Strategy #2.3 – Remove mobile home parks and change to all development;
- City has been proactive with affordable housing especially with the Brewer Housing Authority;
- Accessory apartments open to general public and not just relatives as long as owner-occupied. Ordinance amendments might include restrictions on the size of the apartment, number of bedrooms, etc as not to create multi-family dwelling in a single-family home neighborhood;
- Brewer needs more affordable, quality rentals;
- Clarify the difference between manufactured housing and mobile homes;
- Manufactured housing should be considered and allowed same as on-site stick built homes;
- Add provisions for condominiums;
- Discussion on high-rise condos along the river. Currently is a height limitation on zoning district. Developers have discussed potential projects with Staff. Need to keep access to the river and a walkway/trail along river. Working waterfront. An overlay district might work for this area;
- State strategy #1 – The City currently does not provide incentives;
- State strategy #2 – Previously discussed accessory apartment;
- State strategy #3 – On-going with the Brewer Housing Authority;
- State strategy #4 – Discussed mobile home parks;
- State strategy #5 – On-going with the Brewer Housing Authority;
- State strategy #6 – This is more of a goal than a strategy.

Rich and Linda will prepare a draft of the housing goals/policies/strategies.

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

The meeting adjourned at 10:00 a.m.