

**CITY OF BREWER  
COMPREHENSIVE PLAN COMMITTEE MEETING  
MINUTES  
FEBRUARY 25, 2013**

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

The following were in attendance:

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

Also in attendance was Bev Uhlenhake.

Linda noted that Allen Campbell may need to miss a few meetings over the next several months due to work schedule.

Minutes of the February 11, 2013 Committee meeting were unanimously approved.

Housing Goals, Policies, and Strategies. The Committee reviewed the draft in-progress housing goals, policies and strategies. Rich noted the new format to letter the strategies as discussed at the last meeting. The Committee made the following comments:

- May re-visit Strategy #2C and perhaps move to Policy #3;
- Goal #4 should be clarified that 10% of new development should be affordable; can remove “built or placed”.

Economy Inventory. Rich explained the minor changes to the economy inventory which are underlined. The Committee made the following comments.

- Page 1 under “Brewer Overview” – remove “a” in “a major hospitals”;

- Page 6 under “Income Levels” – change “well off” to be higher income levels;
- Page 2 under City Accomplishments” – add new bullet for Performing Arts Center in the Brewer Community School;
- Clarify items such as the Community Center is through the Brewer Housing Authority;
- Clarify that the Liberty Drive business park is in partnership with the Brewer Economic Development Corporation;
- Page 2 under “Development enhancements” – give additional detail on the impact fee district and its Wilson Street/Dirigo Drive location.

Economy Goals, Policies, and Strategies. The Committee reviewed the revised economy goals, policies and strategies. Rich explained the changes as were discussed at the last meeting. The Committee made the following comments:

- Policy #3 – change “marketing” to “support”;
- Add a third strategy under policy 3 for continued marketing (such as the Cross Insurance Center and the City website).

History Inventory. Rich explained the draft inventory was prepared after meeting with David Hannah and Councilor Verow and reading many articles and documents. The Committee reviewed the inventory and made the following comments:

- The list of properties on the Brewer register should be updated to whatever is current. David will sent current list to Linda;
- Move the Brewer registry to after the MHPC to make the hierarchy flow down;
- Add a section on educational resources such as interpretive parks which have oral and/or cultural significance. Such locations include the Chamberlain Freedom Park, Indian Trail Park, and the proposed waterfront trail with its conceptual educational stations on the river history. D’arcy has information on the waterfront trail concept;
- Page 6 – “now Eastern Fine” is no longer accurate. The site is now Cianbro;
- Clarify that the Brewer Historical Society is a separate 501c3 non-profit organization. The City currently financially assists the Brewer Historical Society;
- The Brewer Historic Advisory Board is a City board created in 2008.

Historic Goals, Policies, and Strategies. The Committee reviewed the 1995 Comp Plan goals, policies, and strategies along with the State rules. Rich explained that the State does not have strategies for historic structures. The Committee made the following comments:

- The Historical Society has updated survey. David Hannah will forward info to Linda;
- Policy #3 – change to continue and update survey. The Historic Advisory Board also keeps the survey;
- Policy #4 – education currently includes the Brewer website, Brewer Historical Society, displays at the schools, school curriculum, Brewer Historical Society museum with resource center attached. The school curriculum is now the responsibility of the school;
- Responsibility should be to support the Brewer Historical Society (cannot tell outside entity what to do);

- Add new first policy that the City continue to support the Brewer Historical Society, including financial contribution, donation of new building, city liaison, events such as bicentennial;
- Policy #1 – add waterfront trail to strategy;
- Add more on education – shipwrecks, etc.
- Continue efforts on waterfront trail education exhibits;
- Penobscot River is most important historic resource – shaped Brewer;
- Add education to goal;
- Add interpretive plaques to parks and/or cemeteries were useful for educational purposes;
- Policy #5 – keep ordinance items concerning State Historic Preservation Commission review and recommendations. Possible add item to ordinance requesting comment and advise from the Historic Advisory Board on land use applications. Review process could include sending a project notice to the Advisory Board for their comments;
- State Strategy #1 – The City continues to include provisions in local ordinances to review proposed projects with relation to protection of historic, archeological sites and take steps to protect those resources;
- State Strategy #2 – The City continues to include provisions in local ordinances to review proposed projects with relation to protection of historic, archeological sites;
- State Strategy #3 – The City and Brewer Historical Society continues to update the historic survey and Brewer historic register.

Rich and Linda will prepare updated copies of the revised documents as discussed at this meeting.

The meeting adjourned at 9:56 a.m.