

**CITY OF BREWER**  
**COMPREHENSIVE PLAN COMMITTEE MEETING**  
**MINUTES**  
**OCTOBER 7, 2013**

Vice Chairman McIntosh called the meeting to order at the Brewer City Hall Council Chambers at 8:06 a.m.

The following were in attendance:

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

Minutes of the September 23, 2013 Committee meeting were unanimously approved as written with minor changes.

Natural Resources Goals, Policies, Strategies: The Committee continued to discussed the goals/policies/strategies from the 1995 Comp Plan and made the following comments:

- Street trees: Public Works currently replants street trees as needed. Grant money has been used whenever possible (ie. after the ice storm of 1998). A duty of the Conservation Commission is to assist the City Planner on the supervision of the public shade trees/street trees.
- Street tree actions: 1-Review and update the Brewer Community Forest Mgt Plan; 2-continue to work with Public Works and also coordinate with other organizations such as the Brewer Land Trust and the Brewer Garden Club as appropriate; 3-keep in the consideration of an urban forester; 5-amend “expand” the tree planting program to “continue working with Public Works Dept”; 6-continue to seek and utilize funding opportunities.
- Forest and Agriculture District: Remove this item as appears to have been completed.
- Wildlife actions: 1-remove; 2- add “as required”, continue to utilize state/federal maps during review; 3-reword in general terms (remove Bald Eagle nest site), add “as appropriate”; 4-continue shoreland zoning.

- Stormwater Runoff: Remove as it is in other sections.
- City Water Supply: Remove as it is in other sections.
- National Wetlands Inventory actions: Remove underlining on “before”; add a policy to inform and educate; can also include wetlands and vernal pools; continue to work with state/federal agencies to encourage reasonable and fairness in regulations.
- Floodplains: Continue to enforce City’s floodplain mgt regulations. Responsibility should be City Council, Code Officer and Planning Board.
- Nonpoint Source Pollution: Remove as it is in other sections.
- Groundwater – Remove as it is in other sections.
- Groundwater Pollution: Remove as it is in other sections.
- All Resources: Continue to maintain maps, lists, etc. No new committees needed. Responsibility should be City Planner.

Critical Natural Resources State Minimums: The Committee reviewed and made the following comments:

- Strategy #1 – The City of Brewer continues to ensure that land use ordinances are consistent.
- Strategy #2 – The Critical Natural Resources should be shown on a separate map. Having too much information on one map can be too complicated and unclear.
- Strategy #3 – The City of Brewer continues to require developers to identify and include critical natural resources in the design and implementation of their projects.
- Strategy #4 – The City of Brewer continues to review state and federal maps for critical natural resources.
- Strategy #5 – The City of Brewer continues to participate in local and regional planning, management, and regulatory efforts regarding important natural resources.
- Strategy #6 – The City of Brewer continues to pursue public/private partnerships to protect critical and important natural resources.
- Strategy #7 – The City of Brewer continues to make information available regarding current use tax programs and applicable local, state, or federal regulations.

Linda reported to the Committee that the City Assessing Dept currently has four parcels of land recorded under the tree growth/farmland program. The four parcels total 108 acres or 1.20% of the City’s land.

Linda also explained *The Penobscot Valley Community Greenprint*, which was a regional open space plan prepared with the assistance of The Trust for Public Land. This regional plan was the effort of twelve area municipalities between 2007 and 2009, which included technical data, public opinion and local priorities. Linda handed out copies of the brochure and final report to the Committee members. The Greenprint also included interactive maps showing priorities for different uses.

Trails are one of the goals contained in the Greenprint. Linda noted that she has been involved this year in creating a new regional trail group now known as the Heart of Penobscot (HOP) Trails. The communities involved with HOP Trails are the same as those in the Greenprint. One goal of HOP Trails is to identify and encourage trail connections between local trails and communities.

Land Use: The Committee began the topic of land use with a general description and summary of land use by Rich and Linda. Using the zoning map and handouts based from the Brewer Land Use Code,

Linda explained the current zoning districts for Brewer as described in sections 301-306, the Schedule of Uses contained in section 306.5 and the Dimensional Requirements contained in section 307. The Schedule of Uses is a matrix of which uses are allowed in which zoning districts. The Dimensional Requirements is a matrix which includes minimum lot sizes, setbacks, etc.

The Committee briefly listed land use questions and concerns which will be researched and discussed at later meetings. Some of these topics were as follows:

- How dense should residential be allowed?
- Should different types of housing listed separately, such as family housing and senior housing?
- Maximum height of buildings in different zones (especially along the waterfront)?
- Should private roads be allowed? If private roads are allowed, perhaps allow for gated communities?
- Need to address condominiums other than state law?
- Potential incentives to allow for greater density such as easements for trails/open space, donation to Parks & Rec Dept to enhance their programs, or the construction/maintenance of bus shelters?

The next Committee meeting is scheduled for October 21<sup>st</sup> at the Machias Savings Bank Community Room.

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

The meeting adjourned at 10:00 a.m.