

**CITY OF BREWER
COMPREHENSIVE PLAN COMMITTEE MEETING
MINUTES
FEBRUARY 10, 2014**

Chairman Campbell called the meeting to order at the Brewer City Hall Council Chambers at 8:07 a.m.

The following were in attendance:

Kevin Birch	Absent
Allen Campbell	Present
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

Consultant Rich Rothe

Also in attendance: City Council Liaison Bev Uhlenhake,

Minutes of the January 27, 2014 Committee meeting were unanimously approved as written.

Brewer Business Alliance. The BBA met in January and had an informal discussion on the future of Brewer's downtown and waterfront. The group would like to see the waterfront area cleaned up and have more parking. They are more interested in the waterfront area than the downtown and feel an improved waterfront would be more successful. The focus should be on the waterfront. Would like to see re-use and better use of existing buildings with new uses including restaurants and specialty retail. Parking does not have to be directly on the waterfront, perhaps can be on other side of South Main Street. Recent ordinance amendments with the Downtown Development district were good and allowed for improvements and new businesses. The City should consider ordinance amendments for the waterfront area as well. Changes in lot size requirements, dimensional standards and parking requirements could help. The condition of some existing buildings may have prevented investment in nearby properties. There are some landowners who would like to invest in downtown.

The committee discussed public input. Should members of this committee meet with the BBA to find out what potential land use issues should be addressed? The BBA is not necessarily the landowners. Some landowners in the waterfront area might not be interested in the BBA and might not even come to a public meeting. The Brewer Economic Development Corporation (BEDC), which is not a City-run organization, could potentially hold a joint meeting with the BBA for input from businesses and landowners. It may be better to hold a general public meeting early this spring.

Winterfest. Brewer's Winterfest is scheduled for February 22nd. The Comprehensive Plan Committee plans to have a presence at Winterfest in order to continue awareness of the process, note that information is on the website, and promote attendance at public meetings.

There will be a pancake breakfast from 7-10 a.m. downstairs at the Brewer Auditorium and children's activities from 10 a.m. to 2 pm upstairs. Linda will prepare maps/posters; Janet will provide note cards and basket for comments and email addresses of interested parties; Bev might bring a rolled paper board for notes. Bev plans to attend the breakfast time-frame. Janet and Allen plan to attend the afternoon session. David will also be attending the afternoon session representing the Brewer Historical Society and can be on hand for the Comp Plan as well.

Land Use Goals, Policies, and Strategies (continued from last meeting): The Committee discussed the following comments:

- Strategy 4F – Change “provided that” to “with consideration to” to make it more flexible. Add 1) “within Growth Area as identified in the Comprehensive Plan”, and 2) “in limited areas”, and served by public bus route. Other organizations consider “served by” to be within a ¼ mile of public bus route.
- Strategy 4G – Add 1) “within Growth Area as identified in the Comprehensive Plan”, and 2) include public beneficial open space.
- Strategy 4K – Change “rural areas” to “outside of the Growth Area as identified in the Comprehensive Plan”.

The Committee will need to set future meeting dates for April and later.

The next Committee meeting is scheduled for February 24th at Brewer City Hall.

The meeting adjourned at 10:00 a.m.