

**CITY OF BREWER
COMPREHENSIVE PLAN COMMITTEE MEETING
MINUTES
FEBRUARY 24, 2014**

Chairman Campbell called the meeting to order at the Brewer City Hall Council Chambers at 8:05 a.m.

The following were in attendance:

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

Consultant Rich Rothe

Also in attendance: City Council Liaison Bev Uhlenhake,

Minutes of the February 10, 2014 Committee meeting were unanimously approved as written.

Winterfest. Brewer's Winterfest was held on Saturday, for February 22nd. The Comprehensive Plan Committee had a table at the event in order to continue awareness of the process, note that information is on the website, and promote attendance at public meetings.

Bev attended the breakfast session with conversations held at tables while eating. The question "Where is downtown Brewer?" brought interesting answers. Janet oversaw the afternoon table during the children's activities. David was also on hand at the Brewer Historical Society table to assist as well as Linda and Nicole who were here and there. The event was very successful. Public comments primarily focused on downtown and the waterfront. Many people placed a focus on the waterfront with an interest of having recreation, cafés, and smaller shops in this area. People seemed interested in the Comprehensive Plan and wrote comments on the scrolling paper. Janet will prepare a small report of the comments received.

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

- Strategy 2A – Add historic and archeological resources.

- Strategy 4E – When ordinance language is prepared, need to include who approves the work as completed to City standards and can sell lots only after the approval is received. Perhaps the City Engineer and Code Officer. Maintenance requirements and standards also need to be included. Location and easements for utilities need to be researched.
- Strategy 5A – Minor changes to approved site plans could be expanded and placed under mid-level admin approval. Explore options of allowing staff to require a project go to the Planning Board and also if the applicant requests Planning Board approval rather than the mid-level admin approval. Amend strategy title to mid-level administrative approval as there is already an administrative review in place for all Planning Board projects.
- Strategy 5B – Amend strategy title to note “floating zone”. The floating zone requires a contract zone agreement
- Strategy 5E – Add to explore the concept of separate provisions for public informational signs, such as at the school or auditorium. Signs for viewing when stationary, such as while waiting in a parking lot, could change more frequently since they do not present the safety hazard to a moving vehicle. Perhaps a requirement that they be located on City property.
- Strategy 5E – Sign content may be harder to regulate. Location and frequency of content changes can be regulated.

Discussion on waterfront and single-family homes. If an existing single-family house is located in a new zone where single-family homes are not permitted, a new owner of the house might not get funding even though the city considers it legal non-conforming. Possible create a zone where single-family homes are permitted if existing prior to a certain date. New single-family homes would not be permitted.

Review of state minimum requirements on future land use. The Committee discussed these requirements and felt they were adequately addressed.

The Committee set future meeting dates as follows:

March 10 & 24

April 7 & 21

May 5 & 19

June 9 & 23

The Committee will discuss in April the date for a public meeting. This meeting should be held prior to the end of the school year for better attendance. The Community Center may be available to hold this meeting.

The next Committee meeting is scheduled for March 10th at Brewer City Hall.

The meeting adjourned at 9:40 a.m.