

**CITY OF BREWER
COMPREHENSIVE PLAN COMMITTEE MEETING
MINUTES
JANUARY 27, 2014**

Vice Chairman McIntosh 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	Absent
Jim Donnelly	Absent
Michael Fitzpatrick	Present
Nicole Gogan	Absent
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, Brewer Code Officer Ben Breadmore (arrived at 8:45).

Minutes of the January 13, 2014 Committee meeting were unanimously approved as written with a minor amendment to spell out abbreviations.

The committee discussed public meetings and awareness. It may be helpful to have copies of existing Brewer studies or plans. Pictures or photographs of other town downtowns may be used as a concept. People are drawn to maps and visual boards.

Brewer's Winterfest is scheduled for the end of February. It was suggested that the Comprehensive Plan update have a presence at Winterfest to continue awareness of the process, note that information is on the website, and promote attendance at public meetings. The Brewer Historical Society will have a table at Winterfest from 10-2 on February 22nd. Perhaps the Comp Plan can also have a table. Linda will contact Nicole.

The Committee continued their discussions of various land use issues with both pros and cons.

[Ben arrived at 8:45 am]

Multiple uses on a single lot.

- The current ordinance requires additional road frontage for additional uses on a single lot. Many small towns have this requirement, perhaps just because it has always been there.
- Rather than additional road frontage, it may make more sense to look at individual criteria such as adequate parking, amount of traffic, distance between curb cuts, etc.
- The current ordinance requires two commercial uses on a single lot to obtain site plan approval even if the use(s) is permitted in the matrix without requiring site plan.
- The committee decided the requirement of additional road frontage should be removed as long as other minimum requirements are in place, such as amount of parking.

Signs.

- Variable message signs and animation signs can be distracting to motorists.
- The state restricts sign changing be in no less than 20 minute intervals unless otherwise stated by the municipality. Some towns go down to 2 seconds.
- If all the businesses on Wilson Street used these signs and they changed at low intervals (and perhaps not all at the same time), it would look like the Las Vegas strip and be unsafe.
- Some businesses are being paid to use these signs as advertising for other companies.
- Brewer Public Safety and other departments should have input on any potential changes and variable message signs.
- The Sign Committee can review local regulations and propose any changes to the ordinance.
- There are many dead-end streets off of Wilson Street which have commercial businesses on them. It would be helpful to get a commercial neighborhood sign or directional sign at the end of the road. State regulations may prohibit.

Land Use Goals, Policies, and Strategies: Rich explained this draft document is based on discussions for previous meetings. The Committee discussed the following comments:

- There should be a goal on housing, especially since there is a policy.
- Policies 1-3 are good as written.
- Strategy 2B – Should be changed to “Continue to track....”
- Strategy 4B – Should clarify the owner as being one of the people listed on the deed to the property. Also clarify last bullet so that 30% is based on square footage.
- Strategy 4D – Should revise title to be Residential back lot development. Should add traffic impacts. Change “residences” to “residential dwelling units”.

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

The meeting adjourned at 10:00 a.m.