

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

Chairman Campbell called the meeting to order at the Brewer City Hall Council Chambers at 8:03 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: Assistant City Manager James Smith, and Code Officer Ben Breadmore (arrived at 9:45)

Minutes of the February 24, 2014 Committee meeting were unanimously approved as written with one minor change.

Land Use Goals, Policies, and Strategies (continued from last meeting): Rich noted that changes are underlined. The Committee discussed the following comments:

- Strategy 4B – Typo as there is one parenthesis.

Future Land Use Plan: Rich explained what a future land use plan consists of. Where the City of Brewer has existing zoning and a zoning ordinance, this Committee should review the current zoning map and discuss what might be changed. Can also explore potential new zones and/or expand existing zoning districts. The Committee discussed the following comments:

- The general written descriptions of the zoning districts are more broad brush.
- The schedule of uses is specific on what uses are allowed in each zoning district.
- The dimensional standards are specific on the lot dimensions required in each zoning district.

- Some municipalities regulate esthetics but Brewer does not. Freeport and Hallowell are examples. Property owner rights and enforcement on esthetics need to be considered. Potentially include a strategy to explore esthetics at a future date.
- Can have more specific requirements in the creation of the potential waterfront zoning district, such as the allowed uses, building size, and esthetics.
- Need to have a balance between esthetics/design versus over regulation which would deter development.
- Much of the public input at Winterfest was on the waterfront and that it should be a destination with restaurants, small shops, and recreation. Brewer can regulate esthetics in just one district, such as the waterfront, if it chooses to do so.
- The Committee discussed where a potential waterfront zone would be located and drew on maps. The general area would be between the three bridges and extending a bit further up and down river.

[Ben arrived at 9:25]

- Should there be an IND and IND-2 zoning district or could they be combined? There isn't much difference between the two, but Industrial 1 has smaller lot sizes. The airport is going out of business as an airport, and it's not likely the Federal Aviation Administration would approve another so close to Bangor.
- Should Brewer look at zoning of towns abutting Brewer?
- Future maps should show town boundaries for towns across the river.
- Next time we should have a map of the waterfront changes.
- Should we identify new mooring fields in the plan?
- There is no municipal dock on the Penobscot.

The next Committee meeting is scheduled for March 24<sup>th</sup> at Brewer City Hall.

The meeting adjourned at 10:00 a.m.