

**CITY OF BREWER
COMPREHENSIVE PLAN COMMITTEE MEETING
MINUTES
FEBRUARY 11, 2013**

Chairman Campbell called the meeting to order at the Brewer City Hall Council Chambers at 8:00 a.m.

The following were in attendance:

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

Consultant Rich Rothe Present

Also in attendance was Bev Uhlenhake.

Linda noted that Jim Donnelly may resign due to scheduling as he is also on other City committees. Bev Uhlenhake has expressed interest in becoming a member and plans to attend the meetings.

The Committee decided to meet the following dates in April through July:

April 8th and 22nd;
May 13th and 20th;
June 10th and 24th;
July 8th and 22nd.

Minutes of the January 28, 2013 Committee meeting were unanimously approved after a motion by D. O'Connell and seconded by J. McIntosh.

Vision Statement. The revised vision statement was emailed to the Committee prior to the meeting. Rich explained that he incorporated comments made by the Committee at the last meeting. The Committee noted:

- “Community of Caring” should be capitalized;
- Add to valued assets - commercial area and industrial parks are vibrant and attractive.

The Committee will receive a revised clean copy of the vision statement for the next meeting.

Housing Goals, Policies, and Strategies. The Committee reviewed the draft in-progress housing goals, policies and strategies. Rich noted the new format which is easier to understand and similar to the 1995 Comp Plan format. The Committee made the following comments:

- Goal #4 – remove “be affordable” from end of sentence and use “new, affordable development”;
- Priorities would be determined after all the topics are reviewed;
- “Realtors” is a brand name – should use “real estate agent”
- Strategy 2.3 – revise to include all State and Federal programs (not just MSHA). Responsibility is private sector.

Economy Inventory. A draft economy inventory was emailed to the Committee prior to the meeting. Rich gave an overview. The Committee made the following comments.

- Under “Brewer Overview” – should state major hospitals (plural) and several institutes of higher learning.
- Under infrastructure – add new Public Works facility, the High School renovations currently under design, and the Community Center currently under construction;
- Under private development – can remove cellular towers;
- Add a bullet for the new Performing Arts Center;
- Under marketing – add State designated “Business Friendly” town.

Economy Goals, Policies, and Strategies. The Committee reviewed the 1995 Comp Plan goals, policies and strategies along with the State rules. The Committee made the following comments.

- The 1995 goal states 2% a year. This is attainable. Should clarify it is both taxable and exempt properties;
- Non-profits have more buildings in Brewer than before which are not taxable, but they bring other assets to the City;
- Add verb to the policies;
- Policy #1 – review wording of “pro-investment”;
- Strategy #1.1 – Continue to...; with continued consultation with public. Responsibility is Staff/Council
- Strategy #1.2 – Continue to promote deeper development along Wilson Street. Delete mention of wetlands and wetland banking; Wetland banking not advocated by State and Federal agencies. Currently work with the Brewer Land Trust on wetland mitigation plans;
- Strategy #1.3 – Office Residential District was created. Remove this item entirely;
- Policy #2 – Remove this item and replace with two new policies. 1) Assist existing businesses, and 2) attract new businesses into the City;
- Policy #3 – Master Plan complete; revise to review waterfront master plan;
- Review allowed uses in zoning districts, consolidate similar uses in matrix;
- Policy #4 – Remove this item entirely;

- Add new policy to use development incentives strategically. Currently financial incentives, maybe add regulatory incentives;
- State Policy #1 – Add Brewer’s role in region;
- State Policy #2 – The City continues to invest in economic development infrastructure;
- State Policy #3 – The City continues to work with regional organizations;
- State Strategy #1 – The City continues to invest in economic development including a staffed ED department;
- State Strategy #2 – Addressed;
- State Strategy #3 – Addressed. Also Impact Fee District along Wilson Street/Dirigo Drive, TIFs, new business park needs infrastructure, waterfront trail underway;
- State Strategy #4 – The City continues to be heavily involved with regional economic development efforts.

The Committee decided to reformat the strategies with letter designations rather than numbers to make it less confusing.

Rich and Linda will prepare a revised copy of the housing goals/policies/strategies, the economy inventory, and draft of the economy goals/policies/strategies.

The meeting adjourned at 9:58 a.m.