

Introduction

Purpose

This document is a statement of policy about the kind of community that citizens and business people want Brewer to be in the years ahead. It contains specific direction for City actions over the next 10 years.

Planning Process

The work on this Plan began in the fall of 2012, when the City Council appointed a Comprehensive Plan Committee composed of City officials, staff, citizens and members of the business community.

Committee members:

Allen Campbell, Chair
Janet McIntosh, Vice-Chair
Daniel O'Connell
David Hanna
Kevin Birch
Michael Fitzpatrick
Richard Manzo

Linda Johns, City Planner
Frank Higgins, City Engineer
D'arcy Main-Boyington, Economic Development Director
Nicole Gogan, Deputy Director Economic Development
Beverly Uhlenhake, City Council Liaison

Planning Consultant

Rich Rothe, Rothe Associates

With Assistance from:

Assessing Department
Brewer Library
City Manager's Office
City Clerk's Office
Code Enforcement Office
Economic Development Department
Engineering Department
Environmental Services Department
Finance Department
Parks & Recreation Department
Planning Department

Public Safety Department
Public Works Department
Technology Department
Water Department
Brewer City Council
Brewer Historical Society
Brewer Housing Authority
Brewer Land Trust
Brewer School Department
Brewer Planning Board

Public Events

The Comprehensive Planning Committee sought and received public input at a number of events including:

- Open house June 23, 2013, from 5 p.m. to 7:00 p.m. at the Brewer Auditorium. This event was widely publicized and well attended.
- Brewer Days Celebration, September 6 – 8, 2013. The Committee had a table at the event and obtained public input.
- Brewer Winterfest Celebration, February 22, 2014. The Committee had a table at the event and obtained public input.
- Website: Comprehensive Plan materials drafts of inventories and goals, policies and strategies, as well as Committee minutes were posted on the City's website.
- Committee meetings: Between December 10, 2012, and July 7, 2014, the Committee met every two weeks for a total of 35 times at the Brewer City Hall. These meetings were posted and open to the public.
- Public Hearing November 20, 2014 at the Brewer Auditorium. The public had questions about the plan, but also expressed widespread support for the draft Plan.
- Planning Board meeting December 1, 2014. The Planning Board voted to recommend submitting the draft Plan to City Council.

State Requirements

The Comprehensive Plan has been written to comply with state requirements for comprehensive plans and to ensure that Brewer continues to be eligible for state grants and services that are contingent on having a comprehensive plan that meets state requirements. In a letter dated February 18, 2015, Maine's Department of Agriculture, Conservation and Forestry found the draft City of Brewer Comprehensive Plan, dated December 14, 2014, to be consistent with Maine's Growth Management Act.

Comprehensive Plan Inventory

This Comprehensive Plan includes a detailed inventory and analysis of conditions in Brewer by subject matter including chapters on population, economy, housing, transportation, public safety, municipal government, municipal finances, schools, public works, water supply, wastewater and stormwater, solid waste, recreation, water resources, natural resources, history and land use.

Goals, Policies, Strategies

The Comprehensive Plan also includes a vision for the future, recommended goals, policies and strategies by topic area, and a future land use plan. This portion of the plan provides the legal basis and direction for revising the City's land use ordinances. If Brewer's ordinances are challenged, the courts will look to the Comprehensive Plan to ensure that the ordinances are consistent with the plan.