

draft
CITY OF BREWER
COMPREHENSIVE PLAN COMMITTEE MEETING
MINUTES
MAY 13, 2013

In the absence of both the Chair and Vice Chair, Michael Fitzpatrick was elected to serve as Chairman pro tem.

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

The following were in attendance:

Kevin Birch	Absent
Allen Campbell	Absent
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	Absent
Daniel O'Connell	Present
Bev Uhlenhake	Absent
Andrew Varisco	Present

Consultant Rich Rothe Present

Also in attendance was Ken Locke (Environmental Services Director) from 8:00 to 8:55.

Minutes of the April 29, 2013 Committee meeting were unanimously approved as written.

Linda updated the Committee on the status of proposed Land Use Code amendments pertaining to the creation of two new zoning districts – the Downtown Development district and a floating zone called Adaptive Reuse. A public hearing was held at the May 6th Planning Board meeting and the Board unanimously recommended the City Council adopt the proposed amendments. The proposed amendments are anticipated to be on the May 20th City Council meeting for posting and then again on the June 4th meeting for potential adoption.

The agenda was taken out of in order to utilize Ken Locke's presence.

Solid Waster Goals, Policies, and Strategies. The Committee made the following comments:

- The new Brewer Community School is LEED certified

- Continue education and locations in schools for recycling.
- Ken noted that his department has held education sessions at the former Washington Street School and can do similar at the Brewer Community School.
- Establish a committee to research options after CDD landfill closes. Ken has begun reviewing options but the feasibility study should be updated. A new secure landfill would be the most expensive and cost approximately \$1 million per acre and we would need approximately 4 acres. A transfer station appears to be the second most expensive. The next option may be modifications to the south side of the existing site. In the past, DEP would not allow but that may change. Another option is to discontinue CDD acceptance completely. Residents would then have to pay and haul probably using Waste Management to transfer to Juniper Ridge landfill in Old Town.
- At the current rate, the existing CDD landfill has approximately five years left. If the City doesn't tear down additional buildings, it may have 7-10 years left. The site currently has 100,000 cubic yards and can go to 150,000 cubic yards.
- DEP wants to monitor both landfills (CDD and the closed municipal solid waste) separate from each other. This is difficult as the area has wetlands surrounding which makes it difficult to separate monitoring.
- The abbreviations should be spelled out at least once for clarification (PAYT, CDD, PERC, etc).
- The MRC represents approximately 150 towns and pertains only with PERC.
- Trash pickup – one ton picked up curbside costs \$78/ton in FY2014 to dispose of at PERC. The City currently gets performance credit for power generation at \$25/ton, therefore final cost to the City is \$53/ton. In FY2018, the performance credit (\$25/ton) goes away. This would be a loss to the City of approximately \$132,000 per year.
- PERC costs in 2018 could be \$80 to \$100/ton.
- Curbside trash tonnage is going down due to recycling. The total amount has decreased by 50% in the past two years from 3,100 to 1,500 tons.
- A new thought in the PAYT system is to allow a small amount of curbside trash free to residents and increase the cost of the orange trash bags for those who generate more trash. This would encourage even more to recycle.
- Casella is proposing an expansion of Juniper Ridge and is making offers to communities to accept their waste.
- Ken has not seen much trash dumped along the streets and in woods due to the PAYT system.
- There has been little contamination at the landfill recycling center. People who go there to recycle seem to be very mindful.
- A residential compost bin program was in place years ago but had to be cut due to cost. Perhaps add information on the City website with instructions on how to build compost bins themselves.
- Wood waste could go to Dirigo; currently, the City grinds it up.
- Trash burning is prohibited by DEP and EPA. A few people in Brewer have been cited.
- A “one-stop” recycling center may not be feasible. Best location would be at the landfill but DEP regulations require a secure location for certain types of recyclable items. Universal waste is stored at the Brewer Wastewater Treatment Plant due to security. Household hazardous waste requires a specialized building costing approximately \$100,000 to construct.
- A recycling transfer station would also have a high cost. Adequate temporary storage would be required and then need to hire professionals to transfer.

(Ken Locke left the meeting.)

Public Works Goals, Policies, and Strategies. Rich explained these goals are new based on discussions with Dave Cote at the last meeting. The Committee made the following comments:

- Staffing levels. ;Dave noted at the last meeting that in order to complete the work, he would not want to lose any staff with the current workload.
- Strategy 2A - “City streets” is meant as a broad term meaning all the roads and streets within Brewer except for the interstate.
- Policy 2 – Remove “With the support of City Council,” as this is understood with most of the policies.
- Policy 3 – Missing period after number.
- Items such as monitoring street trees, stream cleanup, Christmas tree recycling, etc are unique to Brewer. These items should be highlighted.
- Strategy 2A – Revise “tearing down old buildings” to include only for City projects.

Public visioning session. Rich discussed public involvement and a role of a public visioning session. It was decided at the beginning of this process to include opportunities for public input. Public input can include forms such as public work sessions and surveys. The Committee made the following comments:

- People need to be able to voice their opinions.
- How do we get the word out? Several ideas.
- Digital era – City website, City facebook account, City list serve.
- Paper surveys are costly and do not usually give a good return.
- Due to timing, may not be good to hold public session this spring. School will be out soon and people take vacations. Use other methods to get information out and then hold public session in the fall.
- Use digital methods and posters in City buildings to get the word out.
- Should include introduction on what is a Comprehensive Plan, mandatory State review of plan, and the required process.
- Include the visioning statement for comment.
- Include inventory and the goals, policies and strategies for topic completed to date by the Committee.
- Once the digital methods are in place, use media to inform the public and direct comments.
- Perhaps tie into Brewer Days in the fall.
- Rich, Linda, D’arcy and Nicole will work on proposed digital methods.

Rich and Linda will prepare updated copies of the revised documents as discussed at this meeting.

The meeting adjourned at 10:00 a.m.