

**CITY OF BREWER
COMPREHENSIVE PLAN COMMITTEE MEETING
MINUTES
APRIL 7, 2014**

Chairman Campbell called the meeting to order at the Brewer City Hall Council Chambers at 8:02 a.m.

The following were in attendance:

Kevin Birch	Absent	
Allen Campbell	Present	
Jim Donnelly	Absent	
Michael Fitzpatrick	Absent	
Nicole Gogan	Absent	
David Hanna	Present	
Frank Higgins	Present	arrived 8:19
Linda Johns	Present	
D'arcy Main-Boyington	Present	
Richard Manzo	Present	
Janet McIntosh	Present	
Daniel O'Connell	Present	

Consultant Rich Rothe

Also in attendance: Assistant City Manager James Smith (arrived at 8:17) and Code Officer Ben Breadmore (arrived at 8:19)

Minutes of the March 24, 2014 Committee meeting were unanimously approved as written.

Waterfront Master Plan: The committee discussed the existing Waterfront Master Plan and how to incorporate portions into the Comprehensive Plan.

- The wording of “zone” is confusing as it should not be a separate zone or zoning district. Perhaps call them “areas”.
- Economic Development Director D'arcy Main-Boyington noted that the concept is still current but should be modified. For instance, the marina on the plan does not have deep water access. The concept of a unified palette does not make sense. The City needs to have flexibility on the plan and emphasize what's been done. Rich, Linda and D'arcy will prepare a short adaptation of the Waterfront Master Plan to add into the Comp Plan.
- The City has been successful putting together small pockets of improvements, such as Indian Trail Park, Fisherman's Park, etc, all the way down towards Orrington.
- Should have short-term goals, such as these pockets, and then long-term goals to connect them.

- Should the Waterfront Master Plan be updated in the near future? A goal/policy/strategy is to update the plan and leave the timing up to the economic development office as to when funds become available.
- It would be good to have places that offer food along the waterfront.
- The waterfront is key to Brewer – they are not making more shoreline!
- While Bangor utilized federal funds to help make major changes along its waterfront, Brewer’s trail system is beautiful and the Brewer side of the river has more shade.
- An article in the Bangor Daily News this weekend ranked Brewer very high.

Compilation of goals/policies/strategies: Rich compiled all the draft goals/policies/strategies this Committee has prepared over the past year. Linda noted that the document needs to be revised to be consistent on language and format. The content also needs to be reviewed for conflicts and omissions.

Vision statement:

- Pg 1 – remove “the Community of Caring philosophy”.

Economy g/p/s:

- Strategy 2C – Delete “Consider the creation of a” and replace with “Review and potentially expand the...”.
- Strategies 3A & 3C - responsibility should be Economic Dev Dept.
- Strategy 3B - responsibility should be Economic Dev Office and Finance Dept.
- Strategy 4A - responsibility should be Economic Dev Office and Staff.
- Strategy 4B - responsibility should be Economic Dev Office and City Council.
- Strategy 5A – use language on page 20.
- Strategy 6A - responsibility should be Staff and City Council; remove estimated cost.
- Strategy 6A – only have 3-4 small lots left on Liberty Drive and nothing available for large-scale industrial. Will need these lots in next few years. Proposal of Business & Commerce Park is for several phases.
- Economy goals – D’arcy and James will review and comment.

Housing g/p/s:

- Housing goals – what is the definition of “affordable”? This is a state goal. Revise to say “... to meet state goal of at least 10%...”
- Strategy 3D – Revise to encourage multi-family residential in waterfront area conformance with the new Waterfront Zone.

Transportation g/p/s:

- All strategies – Change responsibility from “Council” to “City Council”.
- Strategy 1A & 3A – Change responsibility from “Engineer, Planner” to “City Engineer, City Planner”.
- Strategy 4B & 4C – Change responsibility from “Recreation Committee” to “PRAC”; change “Recreation Director” to “Parks & Rec Director”.
- Add impact fee – continue to administer ordinance.

- Strategy 2G – Revise to read “Continue to monitor the impacts of Federal/State projects on Brewer.”
- Add language to continue to participate in regional safety efforts and incident protocols.
- Strategy 5A – Revise “pedestrian trails” to “pedestrian walkways.
- Encourage multi-modal, complete streets.

Public Safety g/p/s:

- Add to continue to participate in regional safety efforts and incident protocols.

The Committee will continue with these g/p/s next meeting and all the changes will be made at once. After that, Linda will email to all City departments for their review. The next step would be a public meeting.

The next Committee meeting is scheduled for April 28th at Brewer City Hall.

The meeting adjourned at 9:58 a.m.