



TOWN OF BREMEN

PO Box 171

BREMEN, MAINE 04551

(207) 529-5945 • FAX (207) 529-6302

**PUBLIC HEARING
Of the Bremen Board of Selectmen
07-20-2017
For the Land Use Ordinance
For the Town of Bremen, Maine
MINUTES**

I. ATTENDEES:

Wendy Pieh, Chairman Board of Selectmen, John Marsh, Selectmen, Hank Nevins, Selectmen, Jonathan Hull, Town Attorney, Anne Krieg, Mid-Coast Regional Planning Commission. 46 Voting members of the community, 1 non-registered voter of the community, Maia Zewert, Lincoln County News, Bremen Town Clerk, and Deputy Registrar of Voters.

II. CALL TO ORDER:

The Public Hearing was called to order by Chairman Wendy Pieh at 6:05 p.m. It was announced the session would be recorded and at the close of the hearing, a Special Town Meeting would be called to vote on the Land Use Ordinance for the Town of Bremen, Maine.

Chairman Pieh announced Town Clerk, Susan Anneley would be leaving and retiring due to a family situation. Cindi Hasty was introduced as her replacement.

Pieh provided a history of the development of the Land Use Ordinance beginning with the efforts of the Planning Board and their development of a uniform set of definitions which began several years ago. It was identified that the Building Permit Ordinance, Minimum Lot Size Ordinance and Commercial and Industrial Site Plan Review Ordinance were lacking in consistency and scope; and thus, would better serve the "users" if combined into one encompassing land use ordinance.

The Ordinance Review Committee was appointed by the Board of Selectmen in the summer of 2016 and enlisted the help of the Mid-Coast Regional Planning Commission and Eric Galant; who was later replaced by Anne Krieg, bringing experience to ordinance development and samples of existing ordinances which were working for other similar size and character towns. This committee met diligently throughout last summer into the fall and winter to develop a land use ordinance that would consider the Comprehensive Plan of the Town of Bremen, protecting the rural nature of the town and its' history as a farming and fishing community. A Low-Impact Business category was added intended to expand beyond the opportunities provided by Home Occupied Business without encumbering or discouraging citizens under the existing Commercial and Industrial Site Plan Review Ordinance.

The Land Use Ordinance was first put to voters as a referendum ballot question at the Annual Town Meeting in April. At that time, it failed and lessons were learned. The Ordinance Review Committee resumed its work with encouragement of community attendance and involvement. Meetings were held weekly at a time convenient for most and everyone openly participated.

The document presented tonight is a result of much hard work from many of the citizens of Bremen along with the legal and technical expertise of Town Attorney Jonathan Hull and Anne Krieg of the MCRPC.

Chairman Pieh opened the floor to questions and discussion requesting individuals raise their hand and stand when acknowledged to speak.

Parker Renelt stated he thought the Ordinance reflected a tremendous job of combining the 3 Ordinances and that the product looks good.

Mary Sue Weeks commented that she had been one of the regular attendees at the Ordinance Review Committee Meetings and felt the Committee had been extremely responsive and that it felt like "one big committee." She voiced she is still not happy with the combining of the Ordinances and probably disagrees with 2 or 3 of the definitions but she wasn't in the majority on those things. All and all she feels the new Ordinance is a big improvement.

Pete Goth felt it was worth noting the gap that has been filled with the Low-Impact Business category and gave credit to the author for this new term and how it will allow growth but not the heavy industrial type. He also mentioned the expansion of the square footage limitation under this category which is greater than is allowed in Home Occupied Business. And finally, how the Land Use Ordinance does compliment the Town's Comprehensive Plan.

Harold Schramm stated he was impressed with how the committee listened to the community member's concerns at the meetings and felt that a wonderful compromise and balance had been struck.

There were no further comments or questions.

There being no further business, the Public Hearing was closed at 6:14 p.m.



Wendy Pieh, Chair

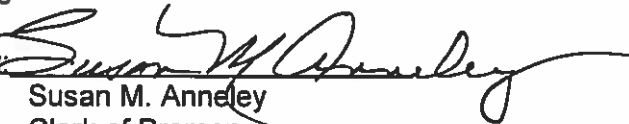


John Marsh



Henry Nevins

Recorded by:



Susan M. Anneley
Clerk of Bremen