



MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Meeting Minutes of Special Board Meeting

February 26, 2014

Present: Sally DelGreco (Vice Chair), Rita Armstrong (Treasurer), John Dorrer, John Shattuck, Sande Updegraph and Steve Weems

Excused: John Peters, George Gervais, John Moncure, Lois Skillings and Daniel Daggett,

Staff: Steven Levesque, Kathy Paradis, Suzanne Krauss and Ben Sturtevant

Location: Community Room, 7 Venture Ave., Brunswick, Maine

Time: 4:00 p.m.

Welcome & Introductions. Vice Chair Sally DelGreco welcomed the attendees and noted that she would be Acting Chair in Chair John Peters' absence. Sally invited the Board and attendees to introduce themselves.

Public Hearing on Amendments to Reuse Master Plan for Naval Air Station Brunswick. Acting Chair Sally DelGreco opened up the matter for public hearing. Executive Director Steven Levesque noted that the public hearing had been duly noticed, and MRRA's Redevelopment Committee had reviewed the proposed changes to the Reuse Master Plan on February 12 and is recommending Board approval.

By way of background, Steve said that in 2007, after an 18 month vetting process, the Reuse Master Plan was adopted. It is the guiding document for the redevelopment process of the former Naval Air Station Brunswick. The Board members were previously provided with side-by-side maps comparing

the current land use districts and the proposed land use districts. Steve then gave an overview of the major amendments:

1. Re-designating approximately 16 acres of land adjacent to the former SeaBee Complex to Natural Resource Protection (formally designated for Professional Office Development): This change is recommended to recognize and reflect the existence of significant wildlife habitat, including the grasshopper sparrow, and appropriate land use buffers occurring in that area.
2. Consolidating the Professional Office District into the Community Mixed-Use District: This change is recommended due to the aforementioned re-designation of the 16 acres; the existence of other environmental constraints (wetlands and vernal pools) existing in that area, both of which reduce the effective critical mass of the professional office district; the overall desire of the Town to reduce the amount of zoning districts within the community; and our desire to provide more flexibility for development and land use types at Brunswick Landing.

In response to a question from Sande Updegraph, Steve said there was originally to be about 100 acres in the professional office district, with about 60 developable acres.

3. Realigning the primary entrances to existing major roadways: This change is recommended to reflect new thinking and discussions with the Town of Brunswick and property developers about appropriate traffic entrances.
4. Realigning the natural resource and airport areas on the west side: This change is recommended to reflect the new conveyance of property in the tower complex and a land swap with the Town.

Steve also said that the land use district map contained in the Reuse Master Plan would be amended to reflect the actual boundaries of the EDC.

Acting Chair Sally DelGreco asked if any member of the public had comments. Brunswick Town Planner, Anna Breinich, asked if MRRA would consider highlighting the pedestrian access points on its land use district map as specified in the Town's Recreation, Trails and Open Space Management Plan. The Board agreed to include the pedestrian access points.

Hearing on further comments, the Public Hearing was closed.

Action Item: John Shattuck made a motion that the MRRA Board adopt the NASB Reuse Master Plan Amendments as recommended by the Redevelopment Committee, and to include the pedestrian access points on the land use district map, which was seconded by Steve Weems. The vote was unanimous of the Board members present.

Adjournment: A motion was made by Rita Armstrong at 4:25 p.m. to adjourn, which was seconded by Sally Delgreco. The vote was unanimous of the Board members present.

Lois Skillings, Secretary