

1. CPUSC 8-21-2025 Agenda

Documents:

[DRAFT_CPUSC AGENDA_AUGUST 21 2025.PDF](#)

2. CPUSC Draft Minutes

Documents:

[CPUSC MEETING SUMMARY_DRAFT 1_010225.DOCX.PDF](#)

[CPUSC MEETING SUMMARY_DRAFT 1_021325.DOCX.PDF](#)

[CPUSC MEETING SUMMARY_DRAFT 1_032025.DOCX.PDF](#)

[CPUSC MEETING SUMMARY_DRAFT 1_040325.DOCX.PDF](#)

3. Public Feedback On Draft Plan

Documents:

[PUBLIC FEEDBACK ON DRAFT PLAN.PDF](#)

4. Density Maps And Other Materials

Documents:

[COMBINED MAPS_DENSITY MAPS AND STAFF IDENTIFIED HIGH DENSITY AREAS.PDF](#)

[LD 1829 \(2025\) ADUS AND HOUSING DENSITIES \(PUBLIC LAW\).PDF](#)

[LD1829 DENSITY TABLE BY LOT SIZE AND PAGES FROM ZONING CODE.PDF](#)



Town of Brunswick, Maine

COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE

85 UNION STREET, BRUNSWICK, ME 04011

COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE

AGENDA

BRUNSWICK TOWN HALL

85 UNION STREET

THURSDAY, AUGUST 21, 2025

6:30 PM

There is an opportunity to attend this meeting in person or view the meeting via zoom.

How to watch and comment via Zoom:

Use the link below to join the webinar:

<https://us02web.zoom.us/j/81079478221?pwd=I92UfR4R9IhzCXEbsWpcojsPKxY22e.1>

Passcode: yYP52U

Comments are allowed during the public comment period at the discretion of the committee chair. Public comments must be submitted through the Zoom platform by “raising your hand” and being acknowledged by the host or by entering questions in the Q&A chat.

1. Roll Call
2. Adjustments to the Agenda
3. Correspondence
4. Public Comment
5. Approval of Minutes
6. New Business
 - a. Initial Discussion - Public Feedback Received about Draft Plan
 - b. Continued Discussion - Growth/Rural Area Boundary
7. Old Business
8. Other Business
 - a. Next meeting date: September 4, 2025
9. Adjourn

**TOWN OF BRUNSWICK COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE
DRAFT MEETING SUMMARY
January 2, 2025**

MEMBERS PRESENT: Emilie Schmidt Howell (Chair), Marcy McGuire, Lisa Trombley, Sande Updegraph (Town Council, District 4), and Steve Weems (Town Council, District 7), Steve Walker (Town Council, District 2), Fred Koerber (Co-Chair), Catherine Ferdinand, Alison Harris

MEMBERS ABSENT: Meghan Kissling, Larissa Darcy

STAFF PRESENT: Julie Erdman, Director of Planning and Development; Jimmy Dealaman, Principal Planner

CONSULTANTS PRESENT: Ben Meader and Vanessa Farr from Haley Ward

Chair Schmidt called the meeting to order at 6:30 PM and called the roll. There were no adjustments to the agenda. Chair Schmidt read two emails into the record and there was no public comment.

Approval of Minutes:

There were not minutes to approve. This item was tabled for the next meeting.

New Hire, Jimmy Dealaman:

Jimmy Dealaman, the new Principal Planner, introduced himself to the committee.

Presentation from Vanessa Farr and Ben Meader, Consultants from Haley Ward:

Vanessa Farr introduced the presentation. The committee members shared thoughts on growth, transportation, housing, economy, marine resources, etc., that they gathered from community members at a community meeting. Ben Meader presented a work plan breaking the draft timeline into tasks over the first six months of 2025. Vanessa Farr said that Haley Ward is working on a branding guide which will be brought to the next meeting.

Website Update:

Vanessa Farr and Ben Meader showed examples of similar website designs which they have worked on previously.

Adjournment:

The meeting adjourned.

NEXT MEETING:

February 6, 2025, 6:30 PM

**TOWN OF BRUNSWICK COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE
DRAFT MEETING SUMMARY
February 13, 2025**

MEMBERS PRESENT: Fred Koerber (Co-Chair), Alison Harris, Marcy McGuire, Meghan Kissling, Larissa Darcy, Sande Updegraph (Town Council, District 4), Steve Weems (Town Council, District 7), Catherine Ferdinand, Emilie Schmidt Howell (Chair), Steve Walker

MEMBERS ABSENT: Lisa Trombley

STAFF PRESENT: Julie Erdman, Director of Planning and Development; Jimmy Dealaman, Principal Planner

CONSULTANTS PRESENT: Vanessa Farr and Ben Meader from Haley Ward

Vice Chair Koerber called the meeting to order at 6:30 PM and called the roll. There were no adjustments to the agenda.

Correspondence:

Vice Chair Koerber read correspondence into the record, including:

- A note from Catherine Ferdinand which will be addressed later under Bowdoin Housing and Real Estate
- A note from Chair Emilie Schmidt about a) a meeting she, Julie Erdman, and Jimmy Dealaman had with Ben and Vanessa from Haley Ward about the PlanBrunswick website migration and b) a meeting with Chair Schmidt, Julie Erdman, and Representative Dan Ankeles about questions related to L.D. 2003 and related laws. Answers to those questions will be shared with the steering committee in the future.
- A note from Steve Weems suggesting that the mapping exercise that will be conducted is better done with everyone in the room. This did not seem possible to Chair Schmidt due to logistical and scheduling concerns.
- A note from Ben Meader with guidance for the mapping exercise.
- A note from Steve Walker that he has a conflicting meeting and will hopefully join later.
- A note from Chair Emilie Schmidt that she is mid travel and will try to join via Zoom later on.

Public Comment:

No public comment was provided.

Approval of Minutes:

Minutes from November 7, 2024 were approved

Larissa Darcy

Second Catherine Ferdinand

Carried, six in favor, one abstention

Status Update from Haley Ward:

Vanessa Farr updated the Committee on the work Haley Ward has been doing in preparation for the charette. She delivered a presentation on centers and placetypes. Key takeaways from the presentation:

- Some placetypes include Rural Crossroads, Rural Hamlets, Villages, Downtowns/Main Streets, and Suburban Corridors. In Brunswick lower Maine Street is an example of a Downtown, and

Cook's Corner is an example of a Suburban Corridor. Neighborhood Centers may also exist inside plactypes.

- ¼ Mile Pedestrian Shed (Ped Shed) is used as a framework for walkability.
- During the mapping activity, you can label a development goal for a location as protect, enhance, or transform. This data will guide Haley Ward in the drawing and design work they do around different areas.

Ben Meader provided a lesson on how the computer program to be used in the mapping exercise works. Vanessa Farr went over the draft schedule for the charrette 2/27-3/2. Adjustments were made to the schedule to accommodate the committee.

Bowdoin Housing and Real Estate:

Catherine Ferdinand responded to questions raised at the previous meeting about Bowdoin Housing policies. The gist of her clarification was that Bowdoin enrollment is not increasing, and that though there was a period where there were around 200 Bowdoin students living off campus, that was largely due to the quality of available on-campus housing and is no longer the case as a result of improvements to on-campus housing.

Motion to Adjourn:

Larissa Darcy
Second Catherine Ferdinand
Unanimous

NEXT MEETING: March 6, 2024 6:30 PM

**TOWN OF BRUNSWICK COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE
DRAFT MEETING SUMMARY
March 20, 2025**

MEMBERS PRESENT: Emilie Schmidt Howell (Chair), Fred Koerber (Co-Chair), Alison Harris, Catherine Ferdinand, Marcy McGuire, Meghan Kissling, Larissa Darcy, Sande Updegraph (Town Council, District 4), Steve Weems (Town Council, District 7), Steve Walker, Lisa Trombley

MEMBERS ABSENT:

STAFF PRESENT: Julie Erdman, Director of Planning and Development; Jimmy Dealaman, Principal Planner

CONSULTANTS PRESENT: Vanessa Farr and Ben Meader from Haley Ward

Chair Schmidt called the meeting to order at 5:00 PM and called the roll. There was an adjustment to the agenda to move the Growth/Rural Area Boundary Discussion to before the Charette Recap.

Public Comment:

Chair Schmidt opened the meeting to public comment. The following members of the public spoke:

Bruce Gardiner

Louisa Hart

Approval of Minutes:

Approval of minutes was tabled until the next meeting.

Growth/Rural Area Boundary Discussion:

Ben Meader presented to the committee potential plans for decreasing the growth area under the comprehensive plan. Decreasing the growth area would limit sprawl and provide environmental benefits without reducing the capacity for adding new dwelling units, because of the amount of available land within the existing growth area.

Charette Recap/Key Policies and Actions Document:

Chair Schmidt described a plan for smaller groups of the committee to do further work on each of the three main policy areas discussed at the charette after the meeting (development, environment, and infrastructure). Vanessa Farr led a short discussion of each of these policy areas with the full committee.

- Infrastructure: The consensus was that infrastructure has been the most underdiscussed of these three areas. While Brunswick has enough space to support housing for a significantly larger population than it has, the existing infrastructure is not necessarily up to that much growth. Schools were used as an example, as currently Kate Furbish is enrolled over capacity. Ensuring that infrastructure can keep up with town growth was seen as an important goal.
- Environment: There was limited discussion of this area with the full group. The smaller working group will discuss further.
- Development: The group talked about various zoning strategies, design standards, and had a discussion of the Planning Board's role as a body devoted to facilitating development according to town ordinances as opposed to design standards.

The committee planned to divide into these three working groups at the next meeting

Motion to Adjourn:

Larissa Darcy

Chair Emilie Schmidt

Unanimous

NEXT MEETING: April 3, 2025 6:30 PM

**TOWN OF BRUNSWICK COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE
DRAFT MEETING SUMMARY
April 3, 2025**

MEMBERS PRESENT: Emilie Schmidt Howell (Chair), Fred Koerber (Co-Chair), Alison Harris, Catherine Ferdinand, Marcy McGuire, Lisa Trombley, Meghan Kissling, Larissa Darcy, Sande Updegraph (Town Council, District 4), Steve Weems (Town Council, District 7)

MEMBERS ABSENT: Steve Walker

STAFF PRESENT: Jimmy Dealaman, Principal Planner

CONSULTANTS PRESENT: Vanessa Farr and Ben Meader, Haley Ward

Chair Schmidt called the meeting to order at 6:30 PM and called the roll. There were no adjustments to the agenda or public comment provided.

Boards and Committees Chairs' Meeting Recap:

Chair Schmidt summarized the meeting. She clarified that the Comprehensive Plan Update Steering Committee counts its town councilors as voting members.

Key Policies and Actions:

The committee divided into working groups (Infrastructure, environment, and development). The groups dispersed.

The groups reconvened. The working groups discussed how much they were able to get done during their sessions. Chair Schmidt and the infrastructure working group brought up the need for additional time to work on their section alongside planning department staff. The other groups could also benefit. It was decided that each of the groups will meet again to continue working within the next week.

Motion to Adjourn:

Lisa Trombley
Second Meghan Kissling
Unanimous

NEXT REGULAR MEETING: May 1, 2025

Public Comments Received on Draft Comprehensive Plan

Name	Live or Work in Brunswick	General Comments
Cori	I am a resident.	Pleasant Street traffic. Would a rotary instead of traffic light at the police station heading to route 1 help keep traffic moving?
Joe Warren	I do not work or live in Brunswick.	<p>I don't live in Brunswick, which means as far as this dog and pony show goes my opinion doesn't count at all, so feel free to disregard.</p> <p>My comment is this: instead of allowing the voices of a handful of bored, entitled current residents decide the future of Brunswick, why not ask recent UMaine graduates who can't find housing what their thoughts are? Why not ask people actively being priced out of other parts of Maine? Why not ask nurses, engineers, teachers, CNAs, or construction workers who want to move to Maine to fill critical job openings but can't due to the lack of housing? I bet that "limiting growth", seemingly priority #1 for the good townspeople of Brunswick, (section 2.2 of your draft), is not at the top of any of their lists. And I bet that preserving "rural character" in one of the largest towns in Maine (and one of the few with reasonably good public transportation options) is not at the top of their list.</p> <p>But that's just a guess. Best of luck with this important work.</p> <p>Kind Regards, Joe Warren South Portland</p>
Esther Mechler	I am a resident.	I hope that we will help to offset all the recent deforestation in town by increasing the canopy, preserving the last ecosystems that still exist intact like the parcel at Maquoit Woods. Furthermore, the idea is not just to preserve the land but also the animals who call that place home - in the case of Maquoit Woods, beaver, fox, deer, and many more native animals. About 85% of the town are in favor of "non-consumptive use" of wildlife which means letting them live in peace, not targeted even two months of the year. Moving forward this is the best thing we can do for the town.
William	I work in Brunswick.	<p>Having a little trouble downloading but will do and review more completely. To enhance ACCESSIBILITY, would be good to publish an "executive summary" so that mote could see the major portions and what NEW or CHANGED objectives will be the plan. If it seems impossible, maybe this says the Plan is inherently too complex.</p> <p>As a former Maine Regional Planner, I am especially concerned that plans "sit on the shelf" and fail at the ACTION steps. Far as we can see, this happened with the 2008 plan which arose after ONE HUNDRED meetings of the plan update committee. Very little action happened in the first year's following.</p> <p>Success here now will require:</p> <ol style="list-style-type: none"> 1) that we don't repeat that again 2) that we figure out why we can't keep a planning director (this has hurt us more than we know) 3) that we allow the planning director and other department heads to have more authority and POWER. After all, that's why we hire these professionals and pay them top dollars. Sadly, the planners have been too timid to defend SMART-GROWTH core principles or to suggest, for instance banning closed-end streets, the main reason for our huge traffic-flow problems today. <p>Can you believe that in last zoning revision we hired one of the most outstanding consulting firms, then refused to accept their guidance? Did the volunteer citizen-planners know more? These behaviors are stupid in so many ways, and not sustainable.</p> <p>Another good example is in our Police Dept. (Can most even name the chief? Ever seen him around town?) Note that we have COMPLETELY FAILED in controlling speeding traffic which has wrecked the livability of sections of town. Even using desperate measures like an off-angle speed table in the middle of our main street!</p> <p>Remember we formally surveyed folks on this topic (quality of life, livability) once. How are we doing on those identified objectives?</p> <p>Why isn't this quality-of-life topic continually on the Council agenda? A little strong community pride would be helpful here.</p> <p>Brunswick is known for having intelligent, vocal residents on all sides of every issue, always studying things to death, letting the Council think they are smarter than the (professionally-trained) Manager and failing to adequately consider the silent majority. That's us, for better AND worse.</p> <p>Do we understand that our particularly bad housing crisis was brought about partly because of past policies which discouraged development? (Somehow, we decided that huge apartment buildings were okay, though.) We're still doing it, buying up large tracts of land for conservation where portions were appropriate for housing development.</p> <p>(And why are councilors appointed to committees anyway? Really, why?)</p> <p>Aren't our high property tax rates some measure of poor government efficiency? Will we continue to become a town more suited to the wealthy? We need to change all these outdated, costly and unproductive patterns.</p> <p>Please include on the Plan actions to correct some of these past mistakes and shortcomings. History is a good teacher.</p> <p>Finally, thank you, thank you for your service here. I'm appreciative beyond words.</p>
WS	I am a resident.	I especially appreciate Section 2.3 and the focus on the fiscal performance of a given parcel of land. At a time when so many residents are concerned about rising real estate taxes, I think the town should offer an evaluation of the value per acre of proposed developments and what they will contribute in property taxes. This would help residents understand the long term impact of proposed developments. We should be encouraging projects that will entirely or largely cover the public (street, road, sewer, etc) investments that the development will require.
WS	I am a resident.	Under Section 3.1, action items B.2, B.5, B.6 are excellent and low cost approaches to encouraging more development in Brunswick that will benefit people at all income levels. I hope these action items will be pursued.
WS	I am a resident.	In multiple locations of the draft Comp Plan reference is made to developing Maquoit Woods. Nothing is going to be built on that land that is nicer than the woods, ravine, and trails that currently exist. That location is not walkable to anything other than the high school so any development will necessarily increase vehicle miles traveled. Instead of developing it, the town should sell it to a land trust for preservation.

WS	I am a resident.	Throughout the Comp Plan, we learn that residents want to preserve open space and natural areas. This makes good sense and should be a priority. To best achieve this goal as well as the goal of creating abundant new housing that is affordable, we need to allow more intense development of the downtown area which is walkable and served by transit. We can do this by removing, or at least increasing, the height limits that artificially constrain growth. Currently, new structures downtown can only be 40 feet tall. At least increase it to 60 feet. The town should encourage growth downtown to better support businesses and walkable lifestyles. This can be paired with a strong commitment to historic preservation so the town retains the look and feel people are familiar with and fond of.
Kathleen Emerson	I am a resident.	I feel the number of housing units proposed for the Maquoit Woods is appalling! Those woods are critical to wildlife conservation and the preservation of Maquoit Bay, as well as a valuable recreational resource for the town. Please do not sacrifice that for this major housing development!
Michael Hori	I am a resident.	I've added some constructive comments to the comprehensive plan draft. My review of the Appendix is more cursory, but a few notes: The MARC plan looks wonderful, but would benefit from integration into the wider Active Transportation network, a shelter facility for transit, and additional area placemaking to better support businesses like Wild Oats and Morning Glory. Additionally, bicycle and pedestrian infrastructure connecting to public access areas, especially crossing and paralleling Gurnet Road would help to facilitate greater support and investment in the system by area stakeholders. Many of the action items appear to have opportunities currently unidentified with supporting ordinances or policies. This should be correctly identified to ensure actionability/enforceability in a number of areas.
Michael Hori	I am a resident.	While elements are congruous with guiding development over a long period (10 years,) the comprehensive plan could be better by clarifying short and medium, as well as long-term attainable goals with more clear actionable guidance to reach predetermined benchmarks at regular intervals: 1, 3, 5, and 10 years for example. The town must take a more active role in encouraging the points established to ensure that investment occurs on a reasonable schedule. Guiding elements to incentivize development must also be paired with stronger than current restrictions on elements to foster reasonable growth reliant on private partners. An example of such implementable ordinance may be commercial vacancy fees which increase over time, while the town works with private and nonprofit groups to attract developers and lessees to opportunities in areas like Cook's Corner, ensuring that placemaking elements like communal spaces in the form of parks, plazas, and cafes have an opportunity to grow in parallel outside the village core at a sustainable pace to not outstrip the town's ability to maintain existing infrastructure while building new.
Stephen J. Turner	I am a resident.	With regard to recommended actions E.12, E.15, E.17, E.18 and E.19 as they pertain to Brunswick Landing which has over 500 apartments and over 100 single family homes built within the last approximately five years: These should be adopted by the Midcoast Regional Development Authority which, under the purview of the Maine Secretary of State, is actively planning residential development in conjunction with commercial development. Right now, it appears that negotiations between both developers of residential properties as well as commercial developers work with MRRA to bring a plan before the Brunswick Planning Board which has no requirement for bonding so that necessary requirements such as rainwater mitigation, public access paths, and other ancillary projects (i.e. community recreational areas) have a guarantee of completion post home construction completion. This would also apply to traffic studies and the implementation of Planning Board decisions on impact fees related to recommendation for mitigation (additional travel lanes, reconfigured traffic light timing, and placement of traffic lights, etc.). I believe these issues would fall under Action A.1 of Section 3.1 Growth Management. In general, the ten year plan should include some attention to the problem of how to achieve implementation when there seems to be difficulty getting MRRA (which is under control of the Maine Department of State) and the Town of Brunswick (to which the residents of The Landing single family homes and apartments pay millions in taxes). The Town should be taking over the streets at the landing which are not maintained (plugged up drainage gates, dirt piled up against the curbing that is sprouting vegetation, and potholes by the dozens, streetlights that don't have working illumination, etc.). Otherwise, it is a tremendously useful and well-done document. Thank you for all the hard work and good luck in achieving its vision.
Sue Woods	I do not work or live in Brunswick.	Excellent work and attention to varied priorities. I am a public health advocate, researcher, and small business owner advisor. I live in Harspswell and go to Brunswick most days - it is where I shop, use professional services and gyms. My comments center on businesses and healthy people: 1. Help Brunswick's small businesses thrive. Remove signage regulations and other factors limiting how residents learn about and understand local businesses, and offer help with marketing (using all contemporary methods). People who walk or drive by businesses (small shops, fitness centers) don't see them and don't visit -- this is sabotage. 2. Have a requirement that all builders developing apartments, condos and planned communities (e.g. on the MRRA base and near Cook's corner) MUST ensure that (a) streets and sidewalks connect with adjacent land; and (b) ample green areas exist within the planned community. For over 2 decades, research has shown that cul-de-sac and dead-end street built environments negatively affect physical activity, social cohesion and mental health. While less costly for developers, these designs give false sense of safety and social connection. Many research studies - inside and outside the U.S. - support these comments. See the following posts: https://exclusive.multibriefs.com/content/urban-design-gone-wrong-cul-de-sacs/construction-building-materials https://theconversation.com/road-to-nowhere-why-the-suburban-cul-de-sac-is-an-urban-planning-dead-end-194628#:~:text=The%20isolated%20and%20circuitous%20nature,a%20trip%20of%20several%20kilometres. Respectfully, Susan Woods, MD, MPH
Julie Erdman	both!	Noticing that Pleasant Street is identified as a Village Main Street in the placetype map and then under the catalyst site it says currently strip style commercial, should be neighborhood center. Should these be consistent?

Collin van der Veen	I work in Brunswick.	<p>The plan looks great overall and I commend everyone involved for putting so much effort into this plan.</p> <p>As I have discussed with Julie and Sally in relation to the Low-Income Housing Tax Credit (LIHTC) project we seek to develop on River Road, LIHTC credits are awarded through a very competitive process based on scoring. Projects that are "located within the boundaries of and contribute to the revitalization goals and efforts identified in a Community Revitalization Plan" receive extra points.</p> <p>With this in mind, it's crucial to the development of future LIHTC projects that language get included in the Comp Plan that satisfies this scoring criteria. In order for that to occur, it is my recommendation that specific reference be made not just to the need to develop more affordable housing in town, but more specifically, for the need to develop more affordable housing in areas of town that particularly ripe for transformation (e.g. "transform" areas.) Additionally, to be awarded the LIHTC points, there has to be reference to a specific timeframe across which Brunswick wishes to provide more affordable housing. Language such as the following would be great:</p> <p>"Brunswick is focused on facilitating the development of affordable housing in the coming decade, especially within the areas of town that have been labeled as particularly in need of transformation."</p> <p>Please let me know of any questions. I cannot understate how crucial this language is to include in the Comp Plan to the viability of all future LIHTC projects.</p> <p>Thank you, Collin van der Veen Gurnet Real Estate Group collin@gurnetrealestate.com</p>
David Conwell	I am a resident.	<p>There is so much to like in the plan that I will remark only on the importance of Actions G3 and G8 (pp116, 118). Town Council has rightly supported public transportation, such as the Brunswick Link. However, speaking from experience, public transportation options beyond Brunswick can become a lot more attractive; service needs to be frequent and dependable, with a shelter at each stop: if convenient service exists, they will come. As for bike-riding, I am grateful for the 2020 Improvement Plan. Now then, let's make Brunswick truly bicycle-friendly. Painting lines on the pavement and claiming all is well truly the least we can do.</p>
Susanna Roe	I am a resident.	<p>Congratulations on an impressive draft and all the work completed so far to arrive at this point. As a small town it makes us proud to be pro-active in planning for a sustainable future.</p> <p>One of the striking omissions I see in this plan is the lack of discussion on how Bowdoin College will contribute to the future of Brunswick and how the Town of Brunswick and Bowdoin College will invest in working together to guarantee that both the town and the College will thrive and succeed. I discussed some ideas about how to approach this matter with Fred and Tony Sprague at the meeting on Saturday. I have tried for over a year now to connect with someone on the town staff to discuss this (Nathan McDonald and Sande Updegraph) but have had no response to my emails and phone calls and no follow up after a visit to Sande's office hours. I understand folks are busy but I think we owe it to the town residents to initiate this conversation.</p> <p>What I'm suggesting is as follows:</p> <ol style="list-style-type: none"> 1. Set up a small committee from the town (to include a planner plus a finance person for example) to better communicate with Bowdoin about issues that affect our future and how to plan for them. As I understand it our town manager is the currently the single point of contact with Bowdoin. 2. Use this forum to discuss where our town is struggling. For example increasing property taxes that burden our most vulnerable residents such as seniors and veterans who are no longer able to afford to live in their own homes/increasing rents make it too expensive for people who work in Brunswick to live in Brunswick etc. 3. Use this forum to request that Bowdoin consider making a more significant annual financial contribution to the town to help with these issues. This type of contribution would be above and beyond what Bowdoin already donates to the town. This contribution would not be a legal obligation, neither would it be associated with a taxation on their endowment as has been discussed in the media recently. This type of contribution by Bowdoin would be voluntary and would be a significant investment in the future of Brunswick, the home of Bowdoin. It would be for the 'greater good' which aligns well with Bowdoin's mission statement. 4. Use this forum to improve and develop our relationship with Bowdoin so that they are included in the discussions and planning for the future. <p>I would be happy to attend any meeting you deem appropriate to discuss this further.</p> <p>Thank you Susanna</p>
Zac Champ	I am a resident.	<p>Re: Action Area G -- I would recommend an action item to implement bike lanes on Maine St. downtown. The four-lane road and back out angled parking is dangerous for all users. I also suggest referencing the town's Complete Streets policy and encourage going further to encourage that all town departments meet before and during a project's lifecycle to better incorporate the types of design the plan envisions at the onset to reduce reworks and costly missed opportunities. The plan is a great guide for the future in town.</p>
Amanda	I am a resident.	<p>I don't trust developers at all. The Rock row development in Westbrook should be a cautionary tale. Much was promised and all that was delivered was a grocery store, lame strip mall stores, more medical buildings and more traffic. Nothing that truly enhances the lives of the people who live nearby. It's not walkable, it's not beautiful and it leaves much to be desired. Before you subject our small town to such urban sprawl think carefully about what developers want, it's a quick profit and to move on to grifting the next town.</p>
Marcia Harrington	I am a resident.	<ol style="list-style-type: none"> 1) Smart growth is important. I don't feel like this plan does enough to tamp down growth in rural areas, something that could be done by increasing lot-size requirements. 2) Maquoit woods should be left as a pristine area both to protect the Maquoit Bay watershed and maintain the east-west wildlife corridor that runs from Crystal Spring farm over to Pennelville area. The Maquoit woods are an essential link!

Shaun Hogan	I am a resident.	<p>Overall, excellent job on the final product! Kudos and a clearly well-researched and thorough plan. Some very generalized comments, some which I believe do require additional consideration...</p> <ul style="list-style-type: none"> - Very pleasantly surprised to find the bulk of feedback encourage and your recommendations are designed to limit growth, focus it to the growth area minimizing sprawl, and to protect the rural areas - thank you - Appreciate your recommending the shrinking of the designated growth area; I don't believe your recommendations go far enough and that it should be reduced even more - Not enough focus on Policy Area G dealing with vehicular transportation concerns. Yes, recommendation to follow action item G.11 to implement Pleasant St. study suggestions is a must but not enough action items to deal with chokepoints in town. Increased growth (even in the growth zone) and continuing tourism via US 1, commercial development at the Landing, along with increased BIW work in store will only clog our towns key arteries even further. Please recommend working with MDOT to extend Katahdin Dr. to connect w/ a new US 1 exit for Landing traffic and to relieve congestion at Cooks Corner. Also, MDOT should reexamine looking at an exit connecting I-295 to River Rd. to relieve traffic on Pleasant St. and the downtown generally (yes, not going to be popular with River Rd. residents but necessary to alleviate traffic issues). Finally, recommend zoning requirements and town collaboration with CMP for all lots along Pleasant St. upon development/redevelopment to bury utilities thus enabling the ability to widen the corridor w/ extra vehicular/pedestrian/bicycle transit options. - Town should have a web page after accepting Comp Plan where all action items are listed and community members to view the progress made on each action item i.e. "Completed", "In-Progress", "Not Started", "Recommendation Not Accepted", etc. Maybe checking off a box for a specific action item or checking several boxes for more general action items gets a "Completed" notation and then hovering over the green "Completed" icon reveals what action(s) were taken. This town and your group spent a lot of time, \$\$\$, effort on this plan - the citizens should be enabled to see how this plan comes to fruition over time. - Final thought; before wrapping up your work, create a plan for how better to approach the next Comp Plan to include lessons learned, contractors to use/avoid, planned timeline, recommended entities for involvement, etc. Leave a map for your successors to follow to ease their path. <p>Thank you for your efforts. Again, overall, very well done.</p>
Sue Stableford	I am a resident.	<p>It's overwhelming. There are some great insights and ideas, but it's hard to "parse" them amidst all the words. I do appreciate all the work and time that many people have devoted to the plan. However, it's written at a college reading level - too hard for easy reading and way beyond average adult reading ability. A plain language summary or a condensed version would gain more readers. The section titled "Executive Summary" doesn't really summarize major points. Due to the length and difficulty of the report, it's hard to read sitting in the Planning Office or even the library (only places for free print access). When I asked for a copy of the report, I was told there was a charge of \$16. I assume this reflects copying charges partly for all the colored photos. If the plan is intended primarily for Brunswick citizens, photos of well-known places/events are not needed (e.g. town hall, farmers market, Maine Street, the Rec Center gym, people meeting, sunsets, etc.). I do appreciate that some photos are necessary to illustrate ideas about possible streetscapes and landscapes. But, others are just decorative and don't contribute to understanding key ideas. It might be helpful to integrate key (limited) data points from the Appendix in a condensed report to support envisioned plans. For example, what is the (projected) population that might need and want the kinds of housing imagined in the report for Pleasant Street or Cook's Corner? I haven't made my way through the entire Appendix yet, but hope to keep moving through it. So far, it's a treasure trove of information about our community.</p>
Ann Rea	I am a resident.	<p>On P 32 the 2nd to last picture has an incorrect caption. It should read: "Rendering of Pleasant St and Maine north" not west. Kindly check that. Thanks.</p>
Nathaniel Shed	I am a resident.	<p>August 5, 2025 - Town of Brunswick 2025 Comprehensive Plan Committee</p> <p>My thanks to the committee members and staff who worked long and hard on developing this comprehensive plan. Well done! These are some of my thoughts:</p> <p>Growth 3.1 (page 95): In several locations in the Comp Plan, the term "limit growth" is used; I think it should say "managed growth". I am concerned that collectively, many of the Action steps could have intended and/or unintended anti-growth effects. Each of the action steps in the sections on Environment, Land Use, and Housing are, for the most part, sensible and thoughtful ideas, but it is important to look at the ripple effect over time of each of these actions as a group and individually. I think that 1 to 2 percent annual growth in the value of commercial and residential properties is good for Brunswick. It can expand the tax base and increase the number of people who use services and buy products in our town. An increased population, in particular more families, can increase school enrollment and the associated costs. I like the idea of expanding the housing in the "missing middle" – duplexes, townhouses, live-work apartments - and making plans to have more workforce and low-income housing.</p> <p>Catalyst Sites and Visioning Exercises – Page 58: This section needs to be updated – the Regal Cinema and Maquoit Woods ideas are somewhat out of date. Maine & Pleasant intersection vision looks like it takes away 15 to 20 parking spots. Having outside dining in front of a historical jewelry store does not make for a good visioning sketch.</p> <p>Please do not use terms like "MS4" or "LID" or "WPO" or "DEP" et cetera, for the average citizen, spelling out the full name of the program or the department is very helpful. For example, what is the WPO ordinance?</p> <p>Action A.1: (Page 97) Some of these action steps are problematic for me. For example – ii. - larger minimum lot sizes, iv. Rate of growth that caps the total number of houses and the catch-all line – "other provisions deemed desirable". A percentage target for housing growth makes more sense. Please change "limiting" to "managing."</p> <p>Action A.5 (Page 98) What is Form-Based code? (Focusing regulation of physical form, rather than the separation of use.) What does this look like on the ground? Can you give some clear and simple examples? How would property developers navigate this code?</p> <p>In Action B.8: (Page 101) What is the town's regulatory toolkit that will help offset affordable housing demand? (This is an overly vague statement)</p> <p>Action B.4 (Page 101) "monitor data through annual reporting." I would take this line out of the Comp Plan.</p> <p>Action C.1 (page 102) We should look at giving the Growstown School to a non-profit or back to the school department.</p> <p>Action C.4 (page 102) I am not sure that "prehistoric" is the right word for this action – maybe indigenous history or prior to recorded history.</p> <p>Action D.4 (page 105) I think we should work with Bowdoin College to develop additional workforce housing. Please note that we have other higher education institutions on the Landing – University of Maine Augusta-Brunswick, South Maine Community College, and Maine Maritime Academy.</p>

Nathaniel Shed	I am a resident.	<p>Area G. 13 Transportation (Page 119) Parking Downtown – It may be convenient to go on the assumption that we have enough parking in our downtown, and we just need to manage it with signs and other incentives, but this will not solve our downtown parking problem. Parking for the workforce and customers needs to be expanded in our downtown area. It is helpful to study the number and location of parking spots, but the real question to ask the residents of Brunswick, Topsham, Harpswell and the folks who work and travel in Brunswick is – “When you think about shopping or dining in downtown Brunswick, is finding a parking spot a factor that would make the Cooks corner or the Topsham Mail area a more convenient parking option for you?” I hope that our future parking plans will include a little more parking space than needed on summer days so that locals and tourists perceive that they can find a parking space without having to drive around the block a few times. The idea that limiting parking in our downtown would increase walking and biking has not been proven by any examples in Maine.</p> <p>Action H.8: (Page 122) It would be helpful to separate what we hope to do at Fitzgerald Park and what the additional recreational needs are for East Brunswick.</p> <p>Fitzgerald Park – Walking, playgrounds, boating, biking, swimming, nature center, birding and blueberry picking.</p> <p>East Brunswick – Playgrounds, Biking, Ballfields, Ball courts – pickle, tennis and basketball and similar amenities.</p> <p>Area G – Transportation (Page 116)– Does having a system of electric vehicle charging stations belong in Area G?</p> <p>Action H.3 (page 122) Please note that the bus garage is in the works, and it does not need any additional action or coordination. The Town Manager and the Council should work with the School Department on future CIP (Capital Improvement Program) facility needs and on having a fiscally responsible operating budget and a long-term planning program for future municipal and school budgets.</p> <p>In closing, because most of the future residential and commercial buildings will be shaped and regulated based on this comp plan and any future town ordinances, I would hope that property developers who could invest millions of dollars in our Town would be giving a copy of the draft comp plan and would be invited to a special meeting of the comp plan committee to give practical feedback.</p> <p>Thank you for your consideration of these items and my concerns.</p> <p>Nathaniel Shed – Town Council District 6</p>
Joe Warren	I do not work or live in Brunswick.	<p>Dear Esteemed Members of the Comprehensive Plan Steering Committee,</p> <p>Your draft plan seems to be enormously concerned with preventing development in rural parts of town. I would simply ask you: why? Was it a bad thing when YOUR neighborhoods were built? Because surely you realize that they, too, were rural at one point; that forests, farms, and animal habitat were paved over to make way for human habitat. I suppose it was good back then, but would be a tragedy now?</p> <p>What Brunswick should focus on is preventing BAD development in rural areas, not preventing development outright. You could just as easily implement a TND ordinance that results in traditional, complete neighborhoods being built instead of continued large-lot sprawl. You need not reinvent the wheel here; there are copious examples of traditional neighborhoods built in recent decades for you to copy. Neighborhoods that thousands of people call home, that are walkable, that have their own schools and shops and offices and parks and civic buildings. The types of neighborhoods our not-so-distance ancestors built all the time (long before comprehensive planning and zoning were even conceived of).</p> <p>The reality that you all are hiding from is that time marches on, and not every place can remain rural forever. I for one am extremely glad that this absurd, unrepresentative comprehensive planning process didn't exist a hundred years ago. And you should be, too, because if it had, your neighborhood might not have been built, and indeed Brunswick as we know it might never have come into existence. Just some food for thought for you.</p> <p>Best wishes as you finalize this critical plan.</p> <p>Joe Warren South Portland</p>
Stephen Wood	I am a resident.	<p>Please provide as much land for wildlife as possible. People have already destroyed too much natural landscape in the name of "development". We have no obligation to provide homes to all outsiders who consider Brunswick a desirable place to live. The animals were here first; they need homes more than more people do.</p>
Jimmy Dealaman	I work in Brunswick.	<p>Revisit/Revise Enhanced Transit Map on page 84. There is a gate preventing vehicle access at the corner of Purinton Rd and Eagle Drive. https://maps.app.goo.gl/TaUbkAWkUU6mw217</p>
Margaret Wilson	I am a resident.	<p>Comp Plan Update Committee</p> <p>Thanks to all of you for all your work over the years to put this plan together. Having chaired the 2008 Comp Plan Revision committee, I know the effort that goes into this and appreciate the updates that you have made to the plan. Some thoughts are below. I am focusing mostly on the development pressure on the Town and appreciate your recognition that this has to be a major focus of our thinking. Your proposal, for instance, that we limit the number of building permits is something that the Town has often thought about and is increasingly necessary. In 2008 we recognized that in spite of efforts that previous Comp Plans to incentivize development within the Growth Area of Town, permits in the Rural Area continued to proliferate to the detriment of unfragmented land health in those rural areas.</p> <p>On the very positive side, I applaud the statements on p. 13 : "Growing sense of responsibility to the Town's environment and increasing urgency to take action toward meaningful, measurable and sustainable protections" and on p. 18: "On-going efforts to collaborate with local and regional land trusts dedicated to land and public access preservation". If we do not make the commitment to permanent protection of critical land areas now, it will be developed and it will be too late. I disagree that it should be the Town purchasing rural land - better they should help with the funding for conserving important ecological and agricultural land that the local land trust will conserve. Historically the Town has been understaffed to monitor lands that we own or where we have easements and its expertise lies elsewhere.</p> <p>Your focus on private/public investment in the downtown is excellent.</p> <p>Your thought to require all rural subdivisions to be open space developments is excellent.</p> <p>The plan to get development within the Growth Zone onto public sewer is excellent and should be a priority, and new development should be on public sewer wherever it is available.</p> <p>[further comments continue on next submitted comment]</p>

Margaret Wilson	I am a resident.	<p>[continued from previous comment]</p> <p>As to development recommendations that the Comp Plan proposes, I have some mixed feelings.</p> <ul style="list-style-type: none"> - I like the nomenclature of “catalyst sites”. I disagree that Maquoit Woods should be a catalyst site for anything other than dense housing development - I hope a mix of affordable and middle range options. These can be created in the northern sections of the parcel close to existing development so that we can conserve this large block of land that buffers the Maquoit Bay watershed and will provide much needed recreation opportunities for the surrounding residential areas. - I like the focus on reimagining the Pleasant Street/Maine Street intersection a lot. I think, though, it is naive to think of it as a site for affordable housing given the very high cost of development there. - The catalyst depiction of Paul Street to Stanwood does not look like a Brunswick that I want to live in. It is much too dense right on the limited corridor of Rt 1. Over the years it has been hard enough to get people not to try and turn left across 2 lanes of traffic into Dunkin' Donuts or the car wash when they are heading north. I can't imagine Rt 1 supporting as many buildings as you project. - It feels to me like the Cooks Corner area is a better one to encourage dense development and an area where the Town could experiment with form-based planning. I think we would need additional roadways to divert some traffic from the currently too-stoplight-dense areas around Cooks Corner I would prefer the form based depictions of staged growth to the separate 4-story buildings that have gone up in isolation on the Landing. <p>A picky point: As much as I laud the idea that we have dedicated funds in the Town budget for land acquisition, I don't see the need for the chart on p. 45. I highlights potentially needed funds but only for this land acquisition without showing other capital needs. Also, the categories listed are undefined and thus not useful.</p> <p>The action items that you have listed are in general excellent and reflect a Town that I do want to live in - but I wish there was more prioritization. We have passed a Climate Action Plan already; we have passed a Mare Creek Plan already. It should be the Comp Plan's function to prioritize the actions we need to take to see those plans implemented.</p> <p>Again, thank you for your work and your commitment to this great town we live in. And thank you for this opportunity to make comments.</p> <p>Margaret Wilson 13 Dionne Circle, Brunswick</p>
Sandy Stott (Brunswick Conservation Commission, Mere Brook Steering Committee)	I am a resident.	<p>First, a large thank you for taking such a huge task. Creating order from so much need and opinion is very hard work. Overall, I think the attempts to find balance points are laudable in our town, whic sometimes feels sprawling and at other times feels tightly populated. As is probably clear from my listed affiliations, I have particular lenses into our town, and they shape my primary comment. I believe that the growth zone outlined on the map in the draft extends too far south. Or, put another way, the growth zone comes too close to the already-challenged waters of Maquoit and Middle Bays. A couple of factors shape my opinion: primary among them is the already clustered septic systems that help shape the runoff into those bays. A cursory look at the map in this section shows those clusters in the bays' watersheds.</p> <p>The growth zone as lined out would permit a number of new clusters of septic if that land were developed. Add in the driveways, roofs and other impervious surfaces that come with development and you get a substantial increase in problematic runoff into the bay. Already, those bays are designated at special habitat by the state, and over recent decades we have seen water quaality problems escalate.</p> <p>For many year we have privileged growth over preservation/conservation/healthy ecosystems. The moves afoot to strengthen our runoff related ordinances and find a better balance between our lives and the lives of the many species that depend upon these lands, and especially the transition zones between land and water promise a better future. Containing the growth zone by shifting it north in the southern sector of town and limiting septic additions would greatly strengthen this shift to balanced lives.</p> <p>I would be remiss if I did not mention the letter Chairperson Schmidt sent to the Conservation Commission just before our recent (August 6th) public discussion of the advisability of Town Council's accepting the proposed conservation easement on 240 of Maquoit Wood's 283 acres. Every opinion was welcome at our meeting, but misrepresentations were not, and Ms. Schmidt's letter was full of either misrepresentations or misunderstandings. Primary among them was her contention that Comp Plan committee was fully (11 - 1) in favor of the sketched plan for retaining 80 town acres. When I inquired about this with several Comp Plan Committee members they told me that this was not true. Other description of land forms and boundaries were also inaccurate or imagined. I was left with a wondering about trust and whether other parts of the Comp Plan might contain other such misrepresentations.</p> <p>To the Committee as a whole: again, thank you for staying with this long, and, I'm sure, exhausting, process.</p> <p>Sandy Stott Brunswick, Maine</p>
Sande Updegraph	I am a resident.	<p>I like the format including photos and graphics. I think the Executive Summary is well-written but generic and could describe many other municipalities.</p> <p>The 2 welcome letters (from Emilie/Fred and Julie/Jimmy) are excellent - right to the point and expressing great hope for Brunswick's future.</p> <p>The organization of building from the 3 big ideas then flowing to Key Policy Areas and Implementation makes the Plan readable and useable.</p> <p>For the annual review should there be a rotating or consistent "team" appointed?</p> <p>Typo: p-17, 1st line, I believe there should be an "of" added between "map" and "Brunswick".</p> <p>Overall, great job!</p>

Bruce Kantner, I am a resident.
Brunswick United for a Safe Environment

Appreciate overall clarity in wording, organization, goals, photos, most maps, and layout. Agree with 3 core goals of Growth Management (less growth), Economy (lower taxes), and Environment (better Natural Resources Protection). Like that these are woven throughout Plan. Agree completely that "our history demonstrates that decisions often favored" growth over preservation. (p23) Concerned that Plan does not favor preservation strongly enough. Major example is choice of Maquoit Woods as "catalyst site and vision exercise" "absent consensus on the property's future." (p58) I wrote CPUSC and Town Officials about this on 3/5/25 and will not elaborate here. I suggest that "consensus" will lead Council to approve Easement on 240 acres of MW next Monday. Compare CPUSC Chair's 8/5 letter to Conservation Com with Con Com's 8/11 letter to Council unanimously supporting MW Easement approval (in Council 8/18/25 Packet) to better understand what I mean.

p29 MAP 2 Habitat Connectivity, Maquoit Woods not shown on map.

p85 Map 9 Enhanced Transit Route: why are rural roads Mere Pt., Rossmore, Maquoit, & Woodside included? How do you define "Transit"?

p91 Map19 Tax Value per Acre: misleading estimates that don't seem to really consider Cost of Community Services.

Plan doesn't sufficiently highlight importance and role of Climate Action Plan.

Plan presents a huge amount of information. Opportunity for more comments but this is enough for now. Thank you for numerous hours of work and persisting through six years of research, meetings, public input, and staff changes.

Barbara Kantner I am a resident.

Too much to write on last evening, except high praise for your diligence, thoughtfulness, and the clarity and beauty of the presentation as a whole.

I love the "final" iteration of the logo, highlighting climate/sustainability. The "petals" are clear, succinct, and help with the thought process.

I see two competing, overarching, long-term AND immediate issues: 1) In this time of climate crisis and desperate environmental degradation, there is urgent need for conservation of land, water quality (fresh and salt), with our healthy undeveloped land (e.g. Maquoit Woods) and its wild "residents" representing the foundation of the entirety of our human life. Once it's developed, it's gone....Once it's poisoned, it's toxic for our entire chain of life for years to come. And if we don't start managing the rampant invasive plant species, the natives that undergird our entire ecological chain will be nearly-impossible to control.

2) Equally urgent need for housing--affordable, energy-efficient, beautiful, comfortable, well-built, highly livable--so that young professionals, lower-income essential workers, New Mainers, and others on low or fixed incomes may afford to live in this wonderful town. New housing should be infill and/or creatively sited on already-built/developed land, in areas of town that already have essential infrastructure in place--town water/sewer, electricity, roads--so undeveloped, wild land can be left intact. This need and its remedy should be put out to bid to highly-innovative architectural/ landscape architectural firms committed to this kind of development! New housing in Brunswick, if approached from this perspective, would be the envy of other towns and could well serve as model for other places. Please do not settle for "business as usual" by the typical "out-of-state developer" for this kind of project--we don't need more of what was sadly thrown up at the Landing--ugly, poorly built, trees cut down against the promises of the developers, and now at significant risk of long-term contamination from the PFAS disaster.

I am quite sure that in resolving the apparent tension between preservation of open land and need for housing we can arrive at an exciting, innovative, economical, affordable solution built on a solid economic foundation that will benefit ALL beings who live here.

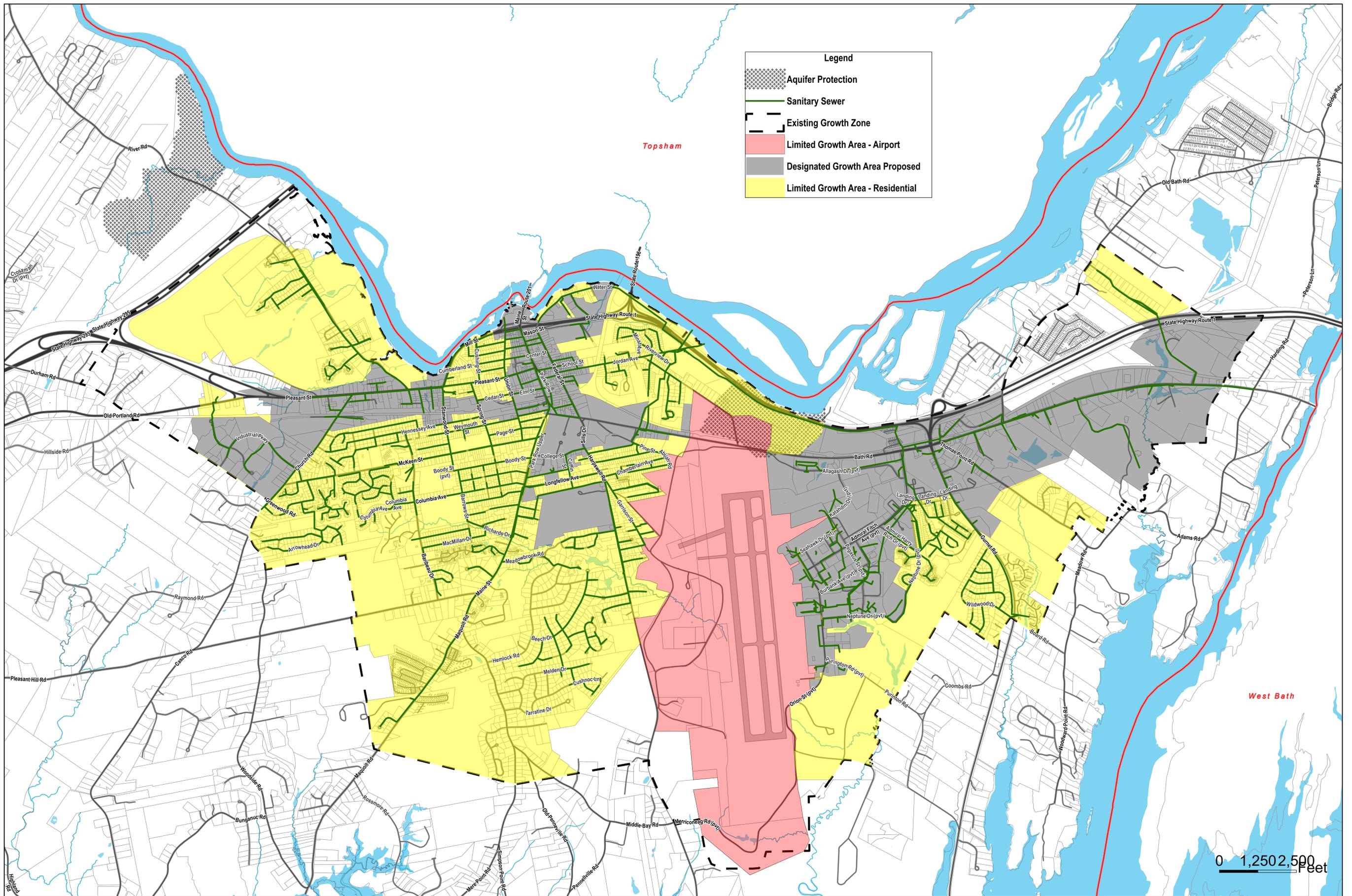
Thank you so much for your hard work on behalf of our town.

Public Feedback Received at 7/26/2025 Open House

Feedback Type:	General Comments	Email	Pages	Note: Stars indicate an open house attendee agreed with a strategy of draft plan as a priority
Open House Feedback	Protect Habitats, wetlands, and aquifers for everyone	N/A	26-27	
Open House Feedback	Consider "white" edge effect as light green for still verdant	N/A	28-29	
Open House Feedback	Where will water come from for all development?	N/A	30-31	
Open House Feedback	Add Snell Road (Snell Housing) [to map]	N/A	36-37	
Open House Feedback	Add to map where existing planning has approved new housing construction	N/A	36-37	
Open House Feedback	Sensitive marine watersheds (Maquoit, Middle Bay) should not have any land in growth zone	N/A	36-37	
Open House Feedback	Water + sewer facilities?	N/A	36-37	
Open House Feedback	Define Neighborhood Center	N/A	44-45	
Open House Feedback	Need moratorium on any property coming off tax rolls	N/A	44-45	
Open House Feedback	Lowest hanging fruit	N/A	70-71	
Open House Feedback	Define PlaceType Node	N/A	82-83	
Open House Feedback	Missing a key greenway/bike facility: southern Maine St -> Harpswell Rd corridor (Maine St -> Mere Pt Rd -> Middle Bay Rd) Its in 2020 Bike/Ped Plan	N/A	82-83	
Open House Feedback	Public transportation required @ MRRRA None Shown	N/A	84-85	x1 star
Open House Feedback	How inflation figured in the cost? Projected tax increase?	N/A	85-86	x1 star
Open House Feedback	How much will it cost?	N/A	92-93	x2 stars
Open House Feedback	Where does funding for these plans come from?	N/A	92-93	
Open House Feedback	Is there online information regarding impacts or gains to current taxpayers?	N/A	92-93	
Open House Feedback	[Environment policy area section]	N/A	94-95	x1 star
Open House Feedback	[Infrastructure policy area section]	N/A	94-95	x3 stars
Open House Feedback	"Protected, and encouraged preservation and promotion of cultural, historic, and social resources"	N/A	95	x1 star
Open House Feedback	[Land Use Key Policy Area Overview]	N/A	96	x1 star
Open House Feedback	[Action 1.1]	N/A	97	x1 star
Open House Feedback	Provide flexibility in zoning code for agritourism events & uses	N/A	98	
Open House Feedback	[Action A.6]	N/A	98	x3 stars
Open House Feedback	[Action A.7]	N/A	98	x2 stars
Open House Feedback	[Action A.8]	N/A	98	x2 stars
Open House Feedback	[Action A.9]	N/A	98	x1 star
Open House Feedback	hopefully you will talk to farmers on the farm land	N/A	98	
Open House Feedback	Include traffic flow in all housing plans. Not like Cooks Corner	N/A	100	
Open House Feedback	[On B.3] Seems like an analysis would give direction to some of these other actions	N/A	100	

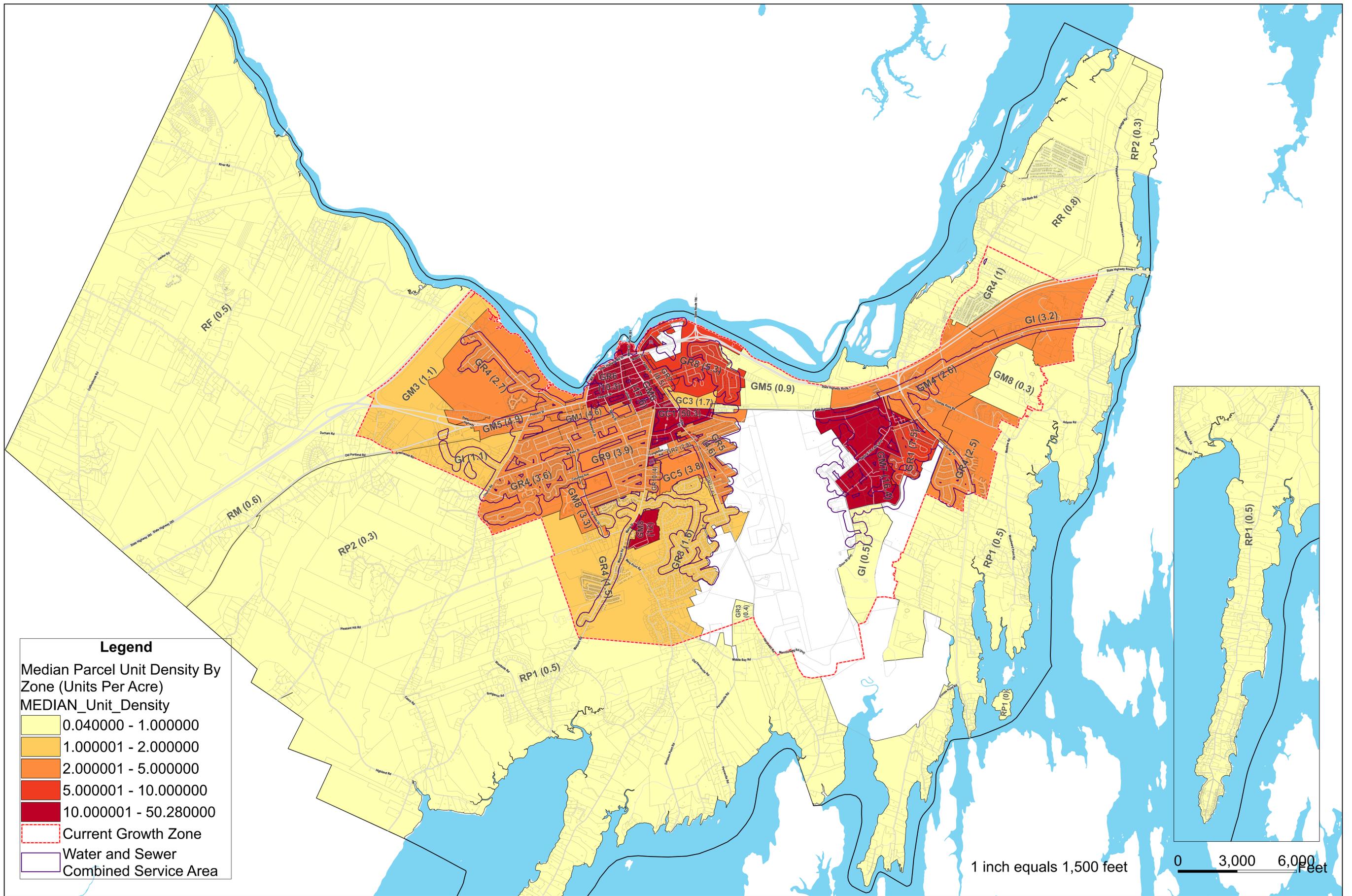
	Median income \$75,000			
Open House Feedback	housing is not affordable for 50%	N/A	101	x2 stars
Open House Feedback	[On Action B.1]	N/A	100	x2 stars
Open House Feedback	[On Action B.2]	N/A	100	x1 star
Open House Feedback	[On Action B.3]	N/A	100	x1 star
Open House Feedback	[On B.4] Would like more info of how this will be accomplished?	N/A	101	
Open House Feedback	[On Action B.5]	N/A	101	x1 star
Open House Feedback	[On Action B.6]	N/A	101	x2 stars
Open House Feedback	[On Action B.8]	N/A	101	x1 star
Open House Feedback	[On Action B.9]	N/A	101	x1 star
Open House Feedback	[On Action C.1]		102	x1 star
Open House Feedback	[On Action C.2] Again the inventory might direct their actions	N/A	102	
Open House Feedback	[On Action C.5]	N/A	102	x1 star
Open House Feedback	[On Action C.6]	N/A	102	x1 star
Open House Feedback	promoting collaboration should go without saying - the value of being the size of Brunswick	N/A	104	
Open House Feedback	[On Action D.4]	N/A	105	x2 stars
Open House Feedback	[On Action D.5]	N/A	105	x1 star
Open House Feedback	[On Action D.7]	N/A	105	x1 star
Open House Feedback	[On Action D.9]	N/A	105	x1 star
Open House Feedback	Ask Bowdoing to chip in for development, taxes \$\$	N/A	105	
Open House Feedback	[On Section 3.2 Environment, Protecting Brunswick's Environment]	N/A	106	x3 stars
Open House Feedback	[On Key Policy Area E, Natural Resources & Passive Recreation] These are all great actions	N/A	108	x3 stars
Open House Feedback	Acknowledge value of dark skies as a resource worthy of protection. Light affects all forms of life and needs to be recognized as a potential pollutant	N/A	108	
Open House Feedback	[On Action E.1]	N/A	108	x1 star
Open House Feedback	[On Action E.2]	N/A	108	x3 stars
Open House Feedback	[On Action E.3]	N/A	108	x1 star
Open House Feedback	[On Action E.4]	N/A	108	x4 stars
Open House Feedback	limit salt use on roads - find alternative. Trees are damaged due to road salt.	N/A	108	
Open House Feedback	[On Action E.5]	N/A	109	x1 star
Open House Feedback	[On Action E.7]	N/A	109	x2 stars
Open House Feedback	[On Action F.1]	N/A	112	x2 stars
Open House Feedback	[On Action F.2]	N/A	112	x1 star
Open House Feedback	[On Action F.3]	N/A	112	x2 stars
Open House Feedback	[On Action F.4]	N/A	112	x1 star
Open House Feedback	[On Action F.5]	N/A	112	x2 stars
Open House Feedback	Take our most sensitive watersheds out of the growth zone (Maquoit and Middle Bays)		112	
Open House Feedback	[On Action F.6]	N/A	113	x1 star
Open House Feedback	[On Action F.8]		113	x1 star
Open House Feedback	[On Action F.10]		113	x1 star
Open House Feedback	[On Action G.1]		116	x2 stars
Open House Feedback	[On Action G.2]		116	x1 star

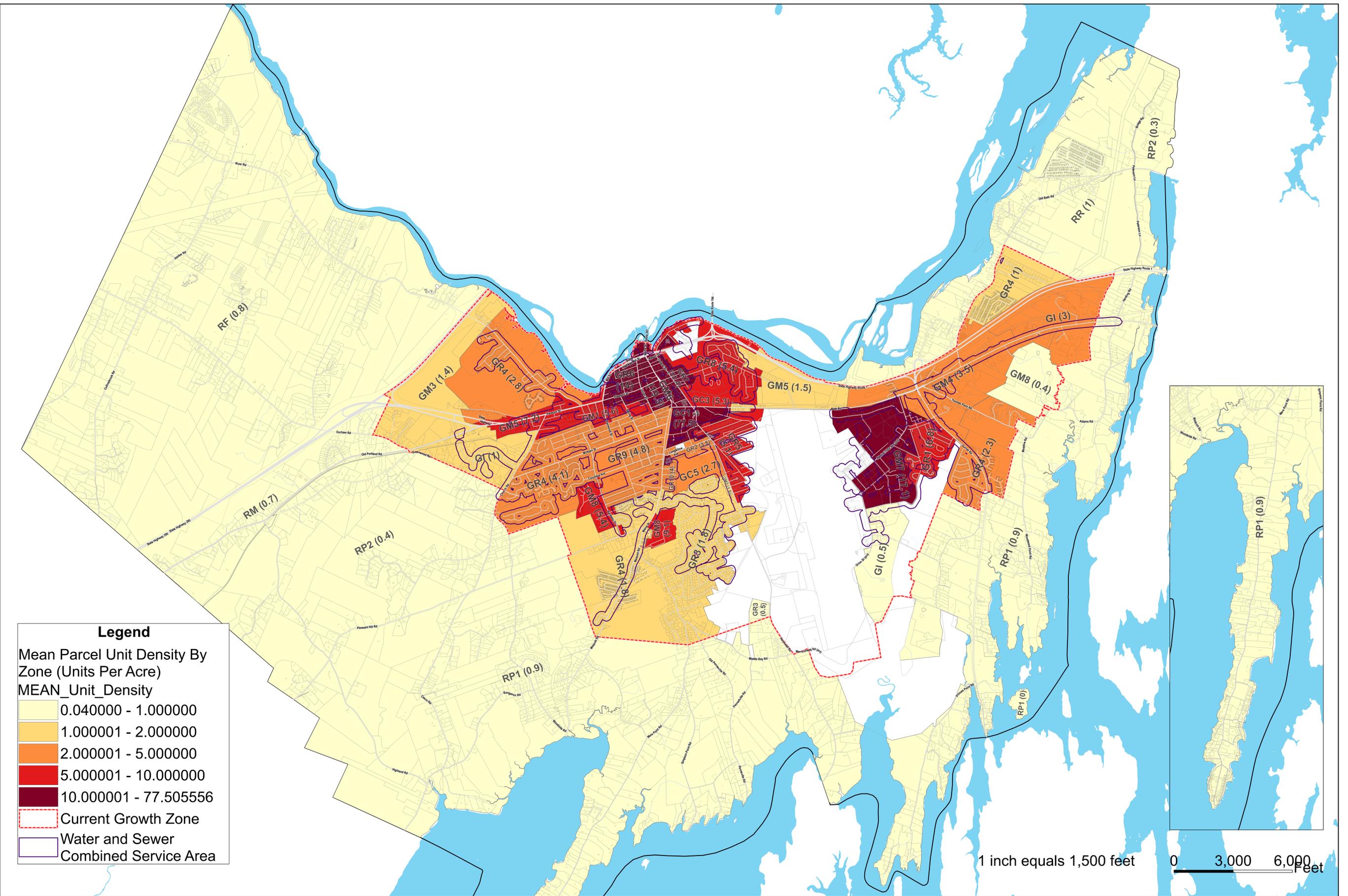
Open House Feedback	[On Action G.3]	116	x1 star
Open House Feedback	Rethink how we maintain and build roads -> our current approach is not sustainable	116	
Open House Feedback	[On Action G.4]	117	x1 star
Open House Feedback	[On Action G.6]	117	x2 stars
Open House Feedback	[On Action G.8]	118	x3 stars
Open House Feedback	[On Action G.9]	118	x6 star
Open House Feedback	Action G.9 should include explicitly Maine St to Harpwell Rd Corridor (via Mere Pt Rd and Middle Bay)	118	
Open House Feedback	[On Action G.10]	118	x2 stars
Open House Feedback	[On Action G.11]	118	x2 stars
Open House Feedback	[On Action G.12]	118	x1 star
Open House Feedback	[On Action G.13]	119	x1 star
Open House Feedback	[On Action G.13] Add "& bike parking" after "improve in-town parking"	119	
Open House Feedback	If you make Maine St. 2 lanes where will traffic flow? Pleasant St is total grid lock	119	
Open House Feedback	Fix lights by Shaws - landing entrance - total grid lock traffic is backed up for miles	119	
Open House Feedback	Try to encourage businesses to use existing close down buildings - business owners have so long to sell or allow companies to rent	120	
Open House Feedback	There are no downtown stores for clothes shopping eat	120	
Open House Feedback	Don't dictate business appearance	121	
Open House Feedback	[On Action G.15]	121	x2 stars
Open House Feedback	[On Action G.16]	121	x1 star
Open House Feedback	[On Action G.18]	121	x1 star
Open House Feedback	[On Action G.19]	121	x3 stars
Open House Feedback	[On Action G.19] add "& bike" after "support the expansion of e-bike"	121	
Open House Feedback	Bike parking downtown? Bike racks?	121	
Open House Feedback	[On Action H.1]	122	x1 star
Open House Feedback	[On Action H.3]	122	x1 star
Open House Feedback	[On Action H.4]	122	x2 stars
Open House Feedback	[On Action H.5]	122	x1 star
Open House Feedback	[On Action H.6]	123	x1 star
Open House Feedback	[On Action H.7]	123	x1 star
Open House Feedback	[On Action H.8]	123	x2 stars
Open House Feedback	specially for the seniors which are the majority population. Seniot center community center for seniors!	123	
Open House Feedback	[On Services Section]	124	x1 star
Open House Feedback	[On Action H.10]	124	x2 stars
Open House Feedback	[On Action H.11]	124	x4 stars
Open House Feedback	[On Action H.12]	124	x3 stars

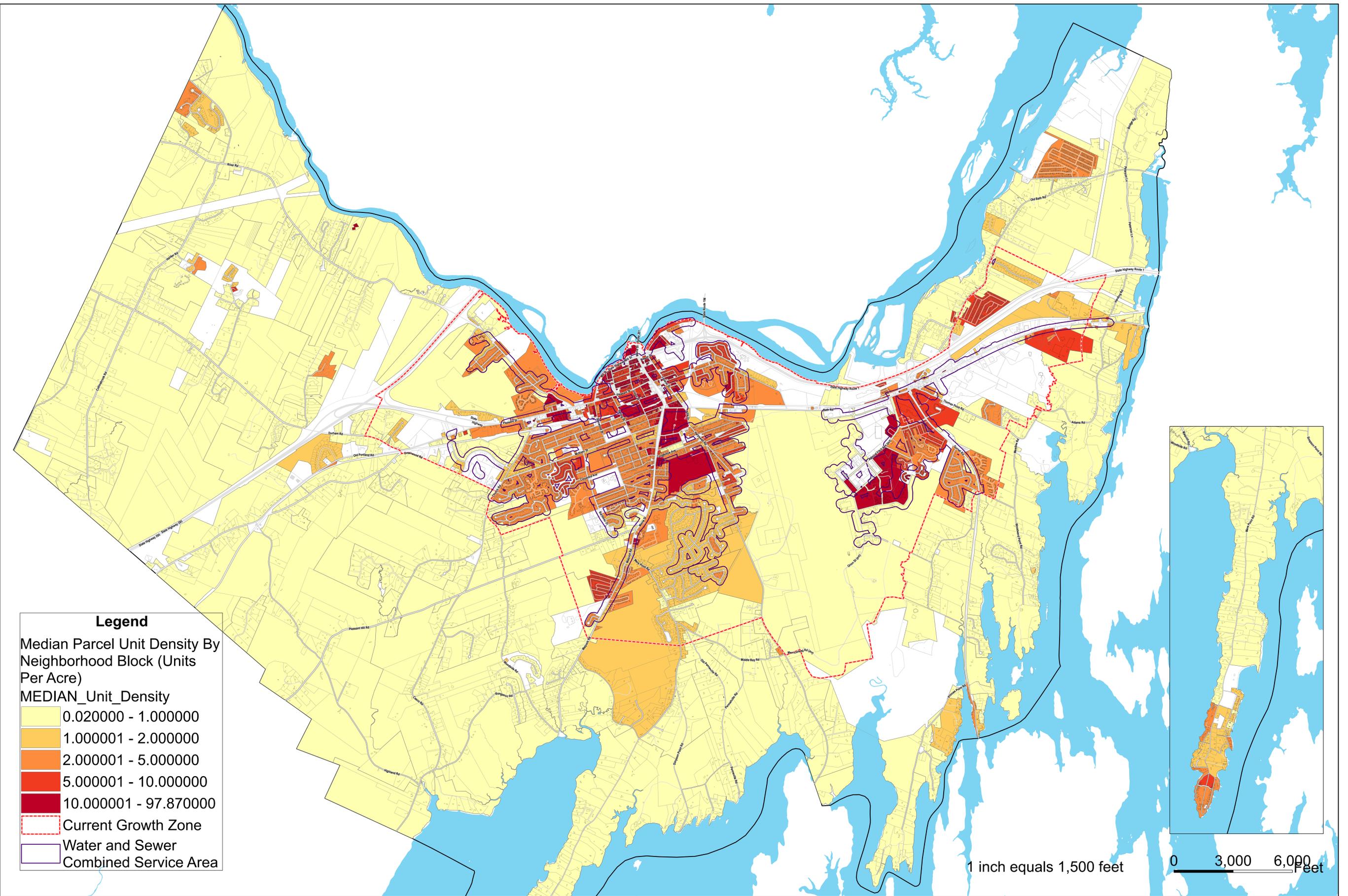


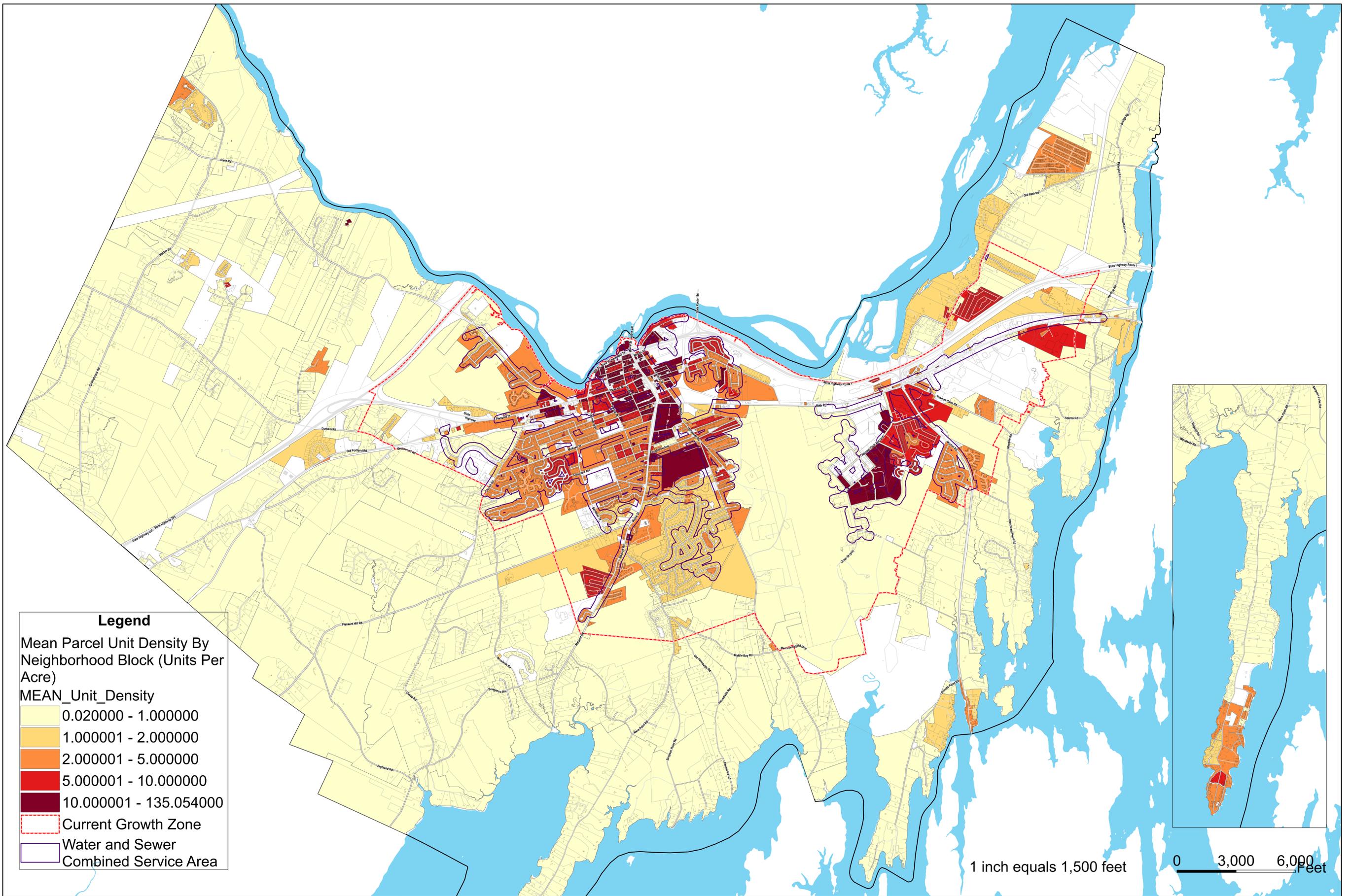
IDENTIFIED RESIDENTIAL AND HIGHER DENSITY AREAS

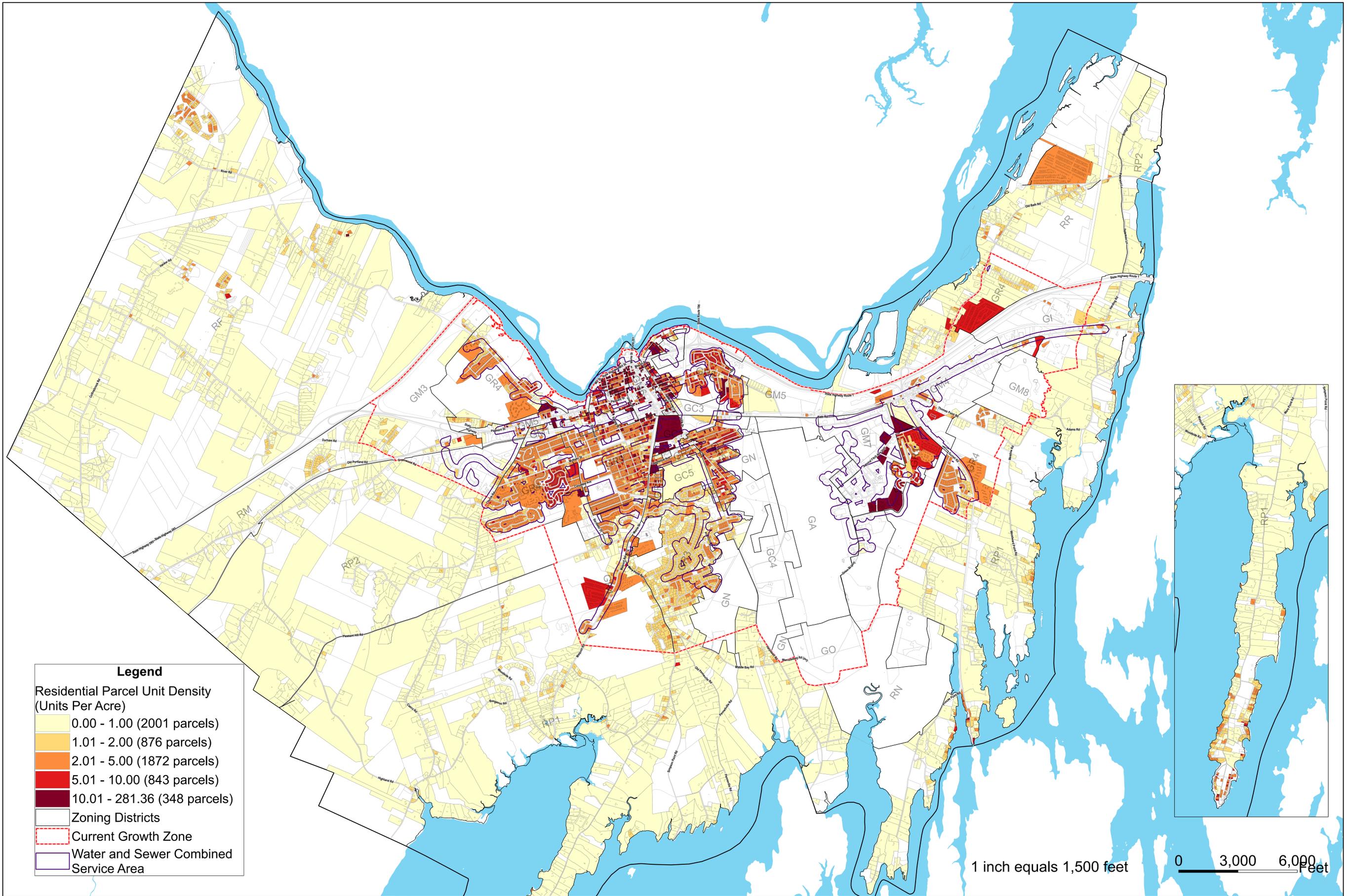












STATE OF MAINE

IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-FIVE

H.P. 1224 - L.D. 1829

**An Act to Build Housing for Maine Families and Attract Workers to Maine
Businesses by Amending the Laws Governing Housing Density**

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 25 MRSA §2463-B is enacted to read:

§2463-B. Fire protection in accessory dwelling units

Fire suppression sprinklers are not required for an accessory dwelling unit unless the accessory dwelling unit is within or attached to a structure of more than 2 dwelling units, including accessory dwelling units. As used in this section, "accessory dwelling unit" has the same meaning as in Title 30-A, section 4301, subsection 1-C.

Sec. 2. 30-A MRSA §4301, sub-§1-C, as enacted by PL 2019, c. 145, §1 and reallocated by RR 2019, c. 1, Pt. A, §36, is amended to read:

1-C. Accessory dwelling unit. "Accessory dwelling unit" means a self-contained dwelling unit located within, attached to or detached from a single-family dwelling unit or multi-unit structure located on the same parcel of land.

Sec. 3. 30-A MRSA §4360, sub-§2, as enacted by PL 2003, c. 127, §1, is amended to read:

2. Differential ordinances. A municipality may enact rate of growth ordinances that set different limits on the number of building or development permits that are permitted in designated rural areas ~~and designated growth areas.~~ A municipality may not enact rate of growth ordinances that limit residential development in designated growth areas, as defined in section 4301, subsection 6-C, except as authorized by this chapter.

Sec. 4. 30-A MRSA §4364, sub-§2, as enacted by PL 2021, c. 672, §4, is amended to read:

2. Density requirements. A municipality shall allow an affordable housing development where multifamily dwellings are allowed to have a dwelling unit density of at least 2 1/2 times the base density that is otherwise allowed in that location and may not require more than 2 off-street parking spaces for every 3 units. The development must be in a designated growth area of a municipality ~~consistent with section 4349-A, subsection~~

~~1, paragraph A or B~~ as identified in a comprehensive plan adopted pursuant to this subchapter or the development must be served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system. The development must comply with minimum lot size requirements in accordance with Title 12, chapter 423-A, as applicable.

Sec. 5. 30-A MRSA §4364, sub-§2-A is enacted to read:

2-A. Additional height allowance. Except as otherwise prohibited under Title 38, chapter 3 and municipal shoreland zoning ordinances, a municipality shall allow, subject to review by a municipal fire official or designee, an affordable housing development to exceed any municipal height restriction by no less than one story or 14 feet.

Sec. 6. 30-A MRSA §4364, sub-§5, as enacted by PL 2021, c. 672, §4 is amended by enacting at the end a new first blocked paragraph to read:

Upon receipt of written verification from a local plumbing inspector that a housing structure meets the requirements of this subsection, additional review or documentation by a municipality related to waste and wastewater requirements before issuing a certificate of occupancy is prohibited.

Sec. 7. 30-A MRSA §4364-A, sub-§1, as amended by PL 2023, c. 192, §6, is repealed and the following enacted in its place:

1. Use allowed. Notwithstanding any provision of law to the contrary, except Title 12, chapter 423-A, for any area in which residential uses are allowed, including as a conditional use, a municipality shall allow at a minimum:

A. Three dwelling units, attached or detached, including accessory dwelling units, per lot; and

B. Four dwelling units, attached or detached, including accessory dwelling units, per lot if the lot is located in a designated growth area, as identified in a comprehensive plan adopted pursuant to this subchapter, or served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system.

A municipality may allow more units than the minimum number required by this subsection.

Sec. 8. 30-A MRSA §4364-A, sub-§2, as amended by PL 2023, c. 192, §8, is repealed.

Sec. 9. 30-A MRSA §4364-A, sub-§2-A is enacted to read:

2-A. Lot size and density allowance for private property. Notwithstanding any provision of law to the contrary, except Title 12, chapter 423-A, this subsection applies to any area in which residential uses are allowed, including as a conditional use.

A. If a lot is located in a designated growth area and is served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system, a minimum lot size requirement may not exceed 5,000 square feet and a density requirement may not exceed 1,250 square feet of lot area per dwelling unit for the first 4 dwelling units and 5,000 additional square feet of lot area per dwelling unit for subsequent units.

B. If a lot is located outside a designated growth area and in an area served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system, a minimum lot size requirement may not exceed 5,000 square feet and a density requirement may not exceed 5,000 square feet of lot area for the first 2 dwelling units contained within a single structure, not including accessory dwelling units.

C. If a lot is located in a designated growth area without a public, special district or other comparable sewer system, a minimum lot size requirement may not exceed the minimum lot size required by Title 12, chapter 423-A and the density requirement or calculation may not be more restrictive than required by Title 12, chapter 423-A.

If 4 or fewer dwelling units have been constructed on a lot as a result of the allowances under this section or section 4364-B, the lot is not eligible for any additional increases in density, including under section 4364, unless more units are allowed by the municipality.

Sec. 10. 30-A MRSA §4364-A, sub-§3, as amended by PL 2023, c. 192, §9, is repealed and the following enacted in its place:

3. General requirements. Except as provided in this section, a municipal ordinance may not establish dimensional requirements for multiple units allowed by this section that are greater than dimensional requirements required for single-family dwelling units. As used in this subsection, "dimensional requirements" means requirements that govern the size and placement of structures, including building height, lot area, minimum frontage, lot depth and setbacks.

Sec. 11. 30-A MRSA §4364-A, sub-§4, as enacted by PL 2021, c. 672, §5, is amended by enacting at the end a new first blocked paragraph to read:

Upon receipt of written verification from a local plumbing inspector that a housing structure meets the requirements of this subsection, additional review or documentation by a municipality related to waste and wastewater requirements before issuing a certificate of occupancy is prohibited.

Sec. 12. 30-A MRSA §4364-A, sub-§5-A is enacted to read:

5-A. Planning board approval not required. A municipality may not require planning board approval for 4 or fewer dwelling units within a structure.

Sec. 13. 30-A MRSA §4364-B, sub-§1, as amended by PL 2023, c. 192, §12, is further amended to read:

1. Use permitted. Except as provided in Title 12, chapter 423-A, a municipality shall allow an accessory dwelling unit to be located on the same lot as a single-family dwelling unit or multi-unit structure in any area in which residential uses are permitted, including as a conditional use, in accordance with this section.

Sec. 14. 30-A MRSA §4364-B, sub-§2, ¶B, as enacted by PL 2021, c. 672, §6, is amended to read:

B. Attached to or sharing a wall with a single-family dwelling unit or multi-unit structure; or

Sec. 15. 30-A MRSA §4364-B, sub-§3, as amended by PL 2023, c. 192, §15, is further amended to read:

3. Zoning requirements. With respect to accessory dwelling units, municipal zoning ordinances must comply with the following conditions:

A. At least one accessory dwelling unit must be allowed on any lot where a single-family dwelling unit is the principal structure; and

~~B. If more than one accessory dwelling unit has been constructed on a lot as a result of the allowance under this section, the lot is not eligible for any additional increases in density except as allowed by the municipality; and~~

C. An accessory dwelling unit is must be allowed on a lot that does not conform to the municipal zoning ordinance if the accessory dwelling unit does not further increase the nonconformity.

Sec. 16. 30-A MRSA §4364-B, sub-§4, ¶A, as enacted by PL 2021, c. 672, §6, is amended to read:

A. A municipality shall exempt ~~an~~ one accessory dwelling unit on a lot from any density requirements or calculations related to the area in which the accessory dwelling unit is constructed.

Sec. 17. 30-A MRSA §4364-B, sub-§4, ¶E is enacted to read:

E. A municipality shall allow the construction or occupancy of an accessory dwelling unit on a lot even if the owner of the lot where the accessory dwelling unit is located does not reside in a dwelling unit on that lot.

Sec. 18. 30-A MRSA §4364-B, sub-§7, as enacted by PL 2021, c. 672, §6, is amended by enacting at the end a new first blocked paragraph to read:

Upon receipt of written verification from a local plumbing inspector that a housing structure meets the requirements of this subsection, additional review or documentation by a municipality related to waste and wastewater requirements before issuing a certificate of occupancy is prohibited.

Sec. 19. 30-A MRSA §4364-C, sub-§4 is enacted to read:

4. Mandatory training. The municipal reviewing authority and the municipal body hearing zoning appeals, if applicable, shall attend a training on land use planning offered by a state agency or a statewide association representing municipalities or a regional council or municipality within 180 days of appointment or, if a training is not available within the 180-day period, the municipal reviewing authority member and the municipal body hearing zoning appeals must attend the next available training.

Sec. 20. 30-A MRSA §4401, sub-§4, as amended by PL 2023, c. 79, §1, is further amended to read:

4. Subdivision. "Subdivision" means the division of a tract or parcel of land into 3 or more lots within any 5-year period that begins on or after September 23, 1971. This definition applies whether the division is accomplished by sale, lease, development, buildings or otherwise. The term "subdivision" also includes the division of a new structure or structures on a tract or parcel of land into ~~3~~ 5 or more dwelling units within a 5-year period, the construction or placement of ~~3~~ 5 or more dwelling units on a single tract or parcel of land and the division of an existing structure or structures previously used for commercial or industrial use into ~~3~~ 5 or more dwelling units within a 5-year period.

A. In determining whether a tract or parcel of land is divided into 3 or more lots, the first dividing of the tract or parcel is considered to create the first 2 lots and the next dividing of either of these first 2 lots, by whomever accomplished, is considered to create a 3rd lot, unless:

(1) Both dividings are accomplished by a subdivider who has retained one of the lots for the subdivider's own use as a single-family residence that has been the subdivider's principal residence for a period of at least 5 years immediately preceding the 2nd division; or

(2) The division of the tract or parcel is otherwise exempt under this subchapter.

B. The dividing of a tract or parcel of land and the lot or lots so made, which dividing or lots when made are not subject to this subchapter, do not become subject to this subchapter by the subsequent dividing of that tract or parcel of land or any portion of that tract or parcel. The municipal reviewing authority shall consider the existence of the previously created lot or lots in reviewing a proposed subdivision created by a subsequent dividing.

C. A lot of 40 or more acres must be counted as a lot, except:

(2) When a municipality has, by ordinance, or the municipal reviewing authority has, by regulation, elected not to count lots of 40 or more acres as lots for the purposes of this subchapter when the parcel of land being divided is located entirely outside any shoreland area as defined in Title 38, section 435 or a municipality's shoreland zoning ordinance.

D-1. A division accomplished by devise does not create a lot or lots for the purposes of this definition, unless the intent of the transferor is to avoid the objectives of this subchapter or avoid other applicable municipal requirements, including, but not limited to, road standards and safety.

D-2. A division accomplished by condemnation does not create a lot or lots for the purposes of this definition, unless the intent of the transferor is to avoid the objectives of this subchapter.

D-3. A division accomplished by order of court does not create a lot or lots for the purposes of this definition, unless the intent of the transferor is to avoid the objectives of this subchapter.

D-4. A division accomplished by gift to a person related to the donor of an interest in property held by the donor for a continuous period of 5 years prior to the division by gift does not create a lot or lots for the purposes of this definition, unless the intent of the transferor is to avoid the objectives of this subchapter. If the real estate exempt under this paragraph is transferred within 5 years to another person not related to the donor of the exempt real estate as provided in this paragraph, then the previously exempt division creates a lot or lots for the purposes of this subsection. "Person related to the donor" means a spouse, parent, grandparent, brother, sister, child or grandchild related by blood, marriage or adoption. A gift under this paragraph ~~can not~~ cannot be given for consideration that is more than 1/2 the assessed value of the real estate.

D-5. A division accomplished by a gift to a municipality if that municipality accepts the gift does not create a lot or lots for the purposes of this definition, unless the intent of the transferor is to avoid the objectives of this subchapter.

D-6. A division accomplished by the transfer of any interest in land to the owners of land abutting that land does not create a lot or lots for the purposes of this definition, unless the intent of the transferor is to avoid the objectives of this subchapter. If the real estate exempt under this paragraph is transferred within 5 years to another person without all of the merged land, then the previously exempt division creates a lot or lots for the purposes of this subsection.

E. The division of a tract or parcel of land into 3 or more lots and upon each of which lots permanent dwelling structures legally existed before September 23, 1971 is not a subdivision.

F. In determining the number of dwelling units in a structure, the provisions of this subsection regarding the determination of the number of lots apply, including exemptions from the definition of a subdivision of land.

H-2. This subchapter may not be construed to prevent a municipality from enacting an ordinance under its home rule authority that otherwise regulates land use activities.

A municipality may not enact an ordinance that expands the definition of "subdivision" except as provided in this subchapter. A municipality that has a definition of "subdivision" that conflicts with the requirements of this subsection at the time this paragraph takes effect shall comply with this subsection no later than ~~January 1, 2021~~ July 1, 2027. ~~Such a municipality must file its conflicting definition at the county registry of deeds by June 30, 2020 for the definition to remain valid for the grace period ending January 1, 2021. A filing required under this paragraph must be collected and indexed in a separate book in the registry of deeds for the county in which the municipality is located.~~

I. The grant of a bona fide security interest in an entire lot that has been exempted from the definition of subdivision under paragraphs D-1 to D-6, or subsequent transfer of that entire lot by the original holder of the security interest or that person's successor in interest, does not create a lot for the purposes of this definition, unless the intent of the transferor is to avoid the objectives of this subchapter. A mortgage, pledge or other instrument of hypothecation against a dwelling unit or other smaller portion of real property within a parcel that is otherwise defined by this section as a lot does not itself constitute a subdivision for purposes of this section.

J. Unless the intent of a transferor is to avoid the objectives of this subchapter, the division of a tract or parcel of land accomplished by the transfer of any interest in the land to a holder does not create a lot or lots for purposes of this definition if:

(1) The transferred interest, as expressed by conservation easement, binding agreement, declaration of trust or otherwise, is to be permanently held for one or more of the following conservation purposes:

- (a) Retaining or protecting the natural, scenic or open space values of the land;
- (b) Ensuring the availability of the land for agricultural, forest, recreational or open space use;
- (c) Protecting natural resources; or
- (d) Maintaining or enhancing air quality or water quality; and

(2) The transferred interest is not subsequently further divided or transferred except to another holder.

As used in this paragraph, "holder" has the same meaning as in Title 33, section 476, subsection 2.

Sec. 21. 30-A MRSA §4402, sub-§6, as amended by PL 2019, c. 174, §2, is further amended to read:

6. Division of new or existing structures. Beginning ~~July 1, 2018~~ January 1, 2026, a division of a new or existing structure into 3 or more dwelling units whether the division is accomplished by sale, lease, development or otherwise in a municipality where the project is subject to municipal site plan review.

A. For the purposes of this subsection, "municipal site plan review" means review under a municipal ordinance that sets forth a process for determining whether a development meets certain specified criteria, which must include criteria regarding stormwater management, sewage disposal, water supply and vehicular access and which may include criteria regarding other environmental effects, layout, scale, appearance and safety.

B. The municipal reviewing authority in each municipality shall determine whether a municipal site plan review ordinance adopted by the municipality meets the requirements of paragraph A.

Sec. 22. Training of current members. Notwithstanding the Maine Revised Statutes, Title 30-A, section 4364-C, subsection 4, a member of a municipal reviewing authority or municipal body hearing zoning appeals holding office on the effective date of this Act shall attend a training as described in Title 30-A, section 4364-C, subsection 4 within 180 days of the effective date or, if a training is not available within the 180-day period, must attend the next available training.

Sec. 23. Application. Notwithstanding any provision of law to the contrary, except for those sections of this Act that enact the Maine Revised Statutes, Title 25, section 2463-B, amend Title 30-A, section 4301, subsection 1-C and enact Title 30-A, section 4364-C, subsection 4, this Act applies to municipalities for which ordinances may be enacted by the municipal officers without further action or approval by the voters of the municipality beginning July 1, 2026 and applies to all other municipalities beginning July 1, 2027.

LD1829 By-Right Density by Lot Size (in Growth Areas with Public Water and Sewer)

Lot Size		Density (not exceeding 1,250 square feet of lot area per dwelling unit for the first 4 dwelling units and 5,000 additional square feet of lot area per dwelling unit for subsequent units.)		
Acres	Square Feet	Units Allowed	Units Per Acre	
0.03	1,250	1	34.85	
0.06	2,500	2	34.85	
0.11	5,000	4	34.85	
0.23	10,000	5	21.78	
0.34	15,000	6	17.42	
0.46	20,000	7	15.25	
0.57	25,000	8	13.94	
0.69	30,000	9	13.07	
0.80	35,000	10	12.45	
0.92	40,000	11	11.98	
1.03	45,000	12	11.62	
1.15	50,000	13	11.33	
1.26	55,000	14	11.09	
1.38	60,000	15	10.89	
1.49	65,000	16	10.72	
1.61	70,000	17	10.58	
1.72	75,000	18	10.45	
1.84	80,000	19	10.35	
1.95	85,000	20	10.25	
2.07	90,000	21	10.16	
2.18	95,000	22	10.09	
2.30	100,000	23	10.02	
2.41	105,000	24	9.96	
2.53	110,000	25	9.90	
2.64	115,000	26	9.85	
2.75	120,000	27	9.80	
2.87	125,000	28	9.76	
2.98	130,000	29	9.72	
3.10	135,000	30	9.68	
3.21	140,000	31	9.65	
3.33	145,000	32	9.61	
3.44	150,000	33	9.58	
3.56	155,000	34	9.56	
3.67	160,000	35	9.53	
3.79	165,000	36	9.50	
3.90	170,000	37	9.48	
4.02	175,000	38	9.46	
4.13	180,000	39	9.44	
4.25	185,000	40	9.42	
4.36	190,000	41	9.40	
4.48	195,000	42	9.38	
4.59	200,000	43	9.37	
4.71	205,000	44	9.35	
4.82	210,000	45	9.33	
4.94	215,000	46	9.32	
5.05	220,000	47	9.31	
5.17	225,000	48	9.29	
5.28	230,000	49	9.28	
5.39	235,000	50	9.27	
5.51	240,000	51	9.26	
5.62	245,000	52	9.25	
5.74	250,000	53	9.23	
5.85	255,000	54	9.22	
5.97	260,000	55	9.21	
6.08	265,000	56	9.21	
6.20	270,000	57	9.20	
6.31	275,000	58	9.19	
6.43	280,000	59	9.18	
6.54	285,000	60	9.17	
6.66	290,000	61	9.16	
6.77	295,000	62	9.15	
6.89	300,000	63	9.15	
7.00	305,000	64	9.14	

LD1829 Density Highlights:

- Lots between 0.3 - 5 acres inside growth area with public sewer and water will be allowed: density of ~9 units/acre or greater (by-right). This is a higher density typically reserved in the GR6, GM2, GM3, GM4, GM7 zoning districts and growth college zones (GC1, GC2, GC4, GC5).
- The median units per acre currently existing in zoning districts (except areas in GR6, GM3, GM6-GM8, GC1-2) is below 9 units/acre. The new legislation in most cases is dramatically higher than the existing neighborhood contexts and the density shift will allow future developments of different character, size, and intensity, in most growth area zones with public utility throughout the town.
- A 1 acre lot will be allowed to have 11.7 units
- Allowing higher density throughout the existing growth area is expected to have budgetary effects on public services provided. The CPUSC is asked to revisit the size of the existing growth area and where higher residential density is compatible.

4.2.3. Growth Area Dimensional and Density Standards

**Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts
[Unless separate standards approved in Common Development Plan]**

Stand	Current Zone																										
	1997 Zoning District	GR1	GR2 & 10	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GM1	GM2	GM3	GM4 ^[1]	GM5	GM6	GM7	GM8	GC1	GC2	GC3	GC4	GC5	GA	GI	GO	GN ^[2]
	R-R	R1 & 8	R2	R3, 4, 5, 6	R7	TR1	TR2	TR3 & 4	TR5	MU2	MU3 & 6	MU4 I1, I-4	MU1, CC	HC1 & 2	TC1, 2, 3	R-CMU	MUOZ	CU1 & 3	CU5 & 6	CU4 & 7	CU/TC	CU2	R-AR	I2, I3 & R-B&TI	R-R&OS	GO	GN ^[2]
Lot area, min. ^[22]	n/a for residential uses; 7,000 sq. ft. for non-residential uses									n/a for residential uses; 7,000 sq. ft. for non-residential uses									n/a for residential uses; 7,000 sq. ft. for non-residential uses								
Density, max. (dwelling units per acre of net site area <i>see definition</i>)	8	4	6 ^[3]	6	7	10	5	6	6	6	10	10	15	6	n/a	24	6	12	24 ^[4]	5 ^[5]	24	10	n/a	n/a	n/a	n/a	n/a
Lot width, min. (feet)	40	65	75	75	65	65	65	65	65	60	65	75	60	75	n/a ^[12]	n/a	75	65	65	65	40	65	50	50	n/a	n/a	
Building frontage, min. (% of lot width)															75 ^[6]												n/a
Building frontage, max. (% of lot width)															100 ^[7]												n/a
Front setback, min. (feet) ^[8]	0	15	20	20	15	15	20	20	20	20	15	30	0	15	0 ^[12]	0	20	15 ^[19]	15	15	10	15 ^[19]	0	10	0	n/a	
Build-to Zone (feet) ^[8]															0-5 ^[10]												n/a
Rear setback, min. (feet)	0	20	20	20	20	15	20	20	20	20	20	30	15	15	0 ^[12]	0	30	15 ^[19]	15 ^[19]	15	10	15 ^[19]	20	20	20	n/a	
Side setback, min. (feet)	0	15	15	15	15	15	15	15	15	15	15	15	0	20	0 ^[12]	0	30	15 ^[19]	15 ^[19]	15	10	15 ^[19]	15	15	10	n/a	
Impervious surface coverage, max. (% of lot area)	45	35	35	35	35	50	35	35	35	75	50	60	80 ^[11]	70	100 ^[12]	100	50	60	50	50	50	50	80	80	10	^[2]	
Building height, min. (feet)	24														24 ^[13]	24											n/a
Building height, max. feet. ^[14]	50	35	35	35	35	35	35	35	35	40	35	60	60	45	40 ^[15]	50	40	70 ^[20]	45	35	70	55	100	60	35	n/a	
Building footprint per structure, max. (1,000 square feet)	20 ^[3]	5	5	5 ^[16, 19]	5 ^[19]	7.5	5	5	5	20	5	30 ^[21]	50 ^[18]	20 ^[23]	n/a ^[12]	n/a	25% of lot size	n/a	8.5	5 ^[17]	n/a	n/a	n/a	n/a	n/a	n/a	n/a

**Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts
 [Unless separate standards approved in Common Development Plan]**

Stand	Current Zone	1997 Zoning District
	GR1	R-R
GR2 & 10	R1 & 8	
GR3	R2	
GR4	R3, 4, 5, 6	
GR5	R7	
GR6	TR1	
GR7	TR2	
GR8	TR3 & 4	
GR9	TR5	
GM1	MU2	
GM2	MU3 & 6	
GM3	MU4 I1, I-4	
GM4 ^[1]	MU1, CC	
GM5	HC1 & 2	
GM6	TC1, 2, 3	
GM7	, R-CMU	
GM8	MUOZ	
GC1	CU1 & 3	
GC2	CU5 & 6	
GC3	CU4 & 7	
GC4	CU/TC	
GC5	CU2	
GA	R-AR	
GI	I2, I3 & R-B&TI	
GO	R-R&OS	
GN ^[2]	BCN	

NOTES:

- [1] All new, enlarged, or redeveloped buildings and additions in the GM4 District subject to Development Review shall also be consistent with the Cook's Corner Design Standards, unless such design standards are waived in accordance with Subsection 5.2.9.0 (Waiver Provisions).
- [2] Area of new disturbance per parcel shall not exceed 1% of total acreage, measured as of the effective date of this Ordinance.
- [3] 1 du per 20,000 sf of net site area for developments using subsurface wastewater disposal systems.
- [4] Except that lands north of Bath Road shall be limited to 8 du/ac.
- [5] Except that parcel between South Street and Longfellow Avenue shall be limited to 10 du/ac.
- [6] Applicable only to the first floor of buildings along Maine Street. Does not apply to buildings on Park Row.
- [7] Does not apply to buildings on Park Row.
- [8] Front setback averaging applies; See Subsection 4.2.5.B(4)
- [9] See Cook's Corner Design Standards for maximum front setbacks applicable along Bath Rd., Gurnet Rd., proposed Perimeter Rd, Thomas Point Rd., and all public and private connector roads.
- [10] Applicable only to the first floor of buildings along Maine Street. For all other buildings in the GM6 District, the build-to zone is determined by the range of front setback of principal buildings on the nearest occupied lots on either side on the same block face. Does not apply to buildings on Park Row.
- [11] Limited to 50% impervious coverage and maximum building footprint of 20,000 sq. ft. north of Route 1.
- [12] Except that parcels fronting onto Park Row front setbacks shall be consistent with the established average front setback (see subsection 4.2.5.B (4)), shall have minimum side and rear setbacks of 15 feet in width; a minimum lot width of 60 feet; a maximum footprint of 7, 500 square feet and a maximum impervious coverage of 45%;
- [13] Minimum height is triggered if floor area is being increased by 50%, and must be met at front lot line.
- [14] Unless restricted to a lower height by Flight Path Overlay (FO) District regulations (see Subsection 2.3.7).
- [15] Except that lands north of U.S. Highway 1 shall have a maximum building height of 60 ft.
- [16] May be increased to up to 30,000 square feet for a community living facility as defined by 30-A M.R.S. § 4357-A, , as amended, with a Conditional Use Permit approved in accordance with Subsection 5.2.2 (Conditional Permits).
- [17] 10,000 square feet for multifamily dwellings, and 20,000 square feet for the Bowdoin College Edwards Center for Art and Dance building.
- [18] 300,000 square feet if the structure meets one of the conditions listed in Subection 4.2.5.B(9).
- [19] See Subsection 4.2.5.B(4) for additional setback requirements.
- [20] See Subsection 4.2.5.B.(7) for additional height requirements..
- [21] No building footprint restriction shall apply for properties located south of Route 1, along Cressey Road and Columbus Drive.
- [22] See Subsection 4.2.5.F for minimum dimensional requirements for lots located within the Shoreland Protection Overlay.
- [23] Except that public safety municipal facilities shall have no maximum building footprint per structure.

4.2.4. Rural Area Dimensional and Density Standards

Table 4.2.4: Dimensional and Density Standards Table for Rural Zoning Districts								
Standard		Current Zone	RN ^[1]	RF	RR	RP1	RP2	RM
		1997 Zoning District	BCN	FF1, CR1	CR2, MU1	CP1, FF3	CP2, FF3	MU5
Minimum Lot Area	Residential ^[5]	n/a	2 ac	1.5 ac	20,000 sf ^[2]	20,000 sf ^[2]	2 ac	
	Nonresidential ^[5]				4 ac ^[2]	4 acres ^[2]		
Maximum Density	Developments subject to Development Review	n/a	1 du per 2 ac	1 du per 1.5 ac	1 du per 4 ac	1 du per 3.5 ac	1 du per 2 ac	
	Developments not subject to Development Review				1 du per 5 ac			
Lot width, min. (feet)		n/a	150	150	125	125	150	
Front setback, min. (feet)		n/a	25	25	30 ^[4]	30 ^[4]	25 ^[3]	
Rear setback, min. (feet)		n/a	30	30	30 ^[4]	30 ^[4]	30	
Side setback, min. (feet)		n/a	30	30	25 ^[4]	25 ^[4]	30	
Impervious surface coverage, max. (% of lot area)		^[1]	20%	20%	Lesser of 35% or 10,890 sf ^[8]	Lesser of 40% or 21,780 sf ^[9]	25%	
New lawn area for wooded sites (1,000 square feet)		^[1]			20	20		
Building height, max. (feet)		n/a	40	40	40	40	40	
Building footprint per structure, max. (1,000 square feet)		n/a	10	10	10	10	10	

NOTES: ac = acre(s) sf = square feet

[1] Area of new disturbance per parcel shall not exceed 1% of total acreage, measured as of the effective date of this of Ordinance.

[2] See Subsection 4.2.5.B (10) (Supplementary Dimensional and Density Standards and Exceptions) for additional requirements.

[3] Wooded buffers fronting Old Portland Road on [effective date of this Ordinance] shall be maintained at a minimum depth of 25 feet for structures having a footprint less than 5000 square feet and a minimum depth of 50 feet for structures having a footprint over 5000 square feet, subject only to necessary interruptions for infrastructure, to be finalized during Development Review or Building Permit approval.

[4] Additional building setback may be required in accordance with Subsection 4.2.5.B (4) e.

[5] See subsection 4.2.5.F for minimum dimensional requirements for lots located within the Shoreland Protection Overlay.

[6] RP1 impervious coverage standard shall apply for those areas along the New Meadows River zoned RP2.

[7] See subsections 2.3.10 and 5.2.12 and the Town of Brunswick Zoning Map for additional requirements for a Rural Protection Stormwater Management Overlay (RPSMO) permit. *(Amended 10/7/19)*

[8] For lots greater than 2.5 acres and up to 10 acres, 10%. Additional acreage between 10 acres and 20 acres, 5%. Additional acreage greater than 20 acres, 2%. *(Amended 10/7/19)*

[9] For lots greater than 5 acres and up to 10 acres, 10%. Additional acreage between 10 acres and 20 acres, 5%. Additional acreage greater than 20 acres, 2%. *(Amended 10/7/19)*

4.2.5. Supplementary Dimensional and Density Standards and Exceptions

A Calculation of Net Site Area

Net site area is calculated by subtracting from the parcel the full area of land that consists of:

- (1) Land areas of 5,000 or more contiguous square feet with sustained slopes of 25 percent or greater ;
- (2) Any wetland, including but not limited to, coastal, forested and freshwater wetlands;
- (3) Any water body;
- (4) Any existing or proposed public street or private street right-of-way;
- (5) Habitat for species appearing on the official State or Federal lists of endangered or threatened species, where there has been evidence of the occurrence of the species;