

1. CPUSC Agenda - October 9, 2025

Documents:

[DRAFT_CPUSC AGENDA_OCTOBER 9 2025.PDF](#)

2. Recent Public Comment (Combined)

Documents:

[RECENT PUBLIC COMMENT \(COMBINED\).PDF](#)

3. Draft Minutes

Documents:

[CPUSC MEETING SUMMARY_DRAFT 1_090425.PDF](#)

4. Growth Area Scenario Maps A & B

Documents:

[SCENARIO A - GROWTH AREA WITH HIGHER DENSITY AREAS OR INTENSE USES \(REDUCED SIZE\).PDF](#)

[SCENARIO B - GROWTH AREA WITH HIGHER AND MEDIUM DENSITY AREAS OR INTENSE USES \(REDUCED SIZE\).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, OCTOBER 9, 2025

6:00 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=I92UfR4R9lhzCXEbsWpcojsPKxY22e.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
7. Old Business
 - a. Continued Discussion – Decision on Growth Area Boundary
 - b. Continued Discussion – Final Recommendations for Draft Plan Updates
8. Other Business
 - a. Next meeting date: November 6, 2025
9. Adjourn

From: [Barbara Snapp](#)
To: [Plan Brunswick](#)
Subject: Comments regarding growth area designations
Date: Sunday, September 28, 2025 6:06:15 PM

Dear Comprehensive Plan Steering Committee:

I am writing to comment on the Options A and B for growth in Brunswick, which I understand is up for discussion and maybe a vote at your October 2 meeting. Unfortunately, I am out of town and unable to attend the meeting. This email states my concerns.

I have 2 concerns: 1) type of growth in the neighborhoods near me, and 2) abdication of town authority over growth density to the state.

Regarding growth on the east side of Woodside Road: I live in the Willow Grove community and walk and drive on Woodside. Designating the area south of Arrowhead and east of Woodside as “Designated Growth” as shown on Option B with its higher urbanized level of density will be a jarring shift from the surrounding semi-rural density and will create a substantial increase in traffic along a road that is not designated to handle it – and doesn’t even have a sidewalk for pedestrians. A connection to Arrowhead would add so much traffic to that neighborhood that it will alter the quiet character that exists there now.

In addition, the incipient proposal to develop the land immediately south of Arrowhead will have a major impact on the local ecology. Drainage issues from a high number of homes will impact the Arrowhead community, and human activity will interfere with the local animals that live in existing wetlands and vernal pools and others that inhabit the adjacent preserve. Changes in distribution, movement and behavior of animals will be especially affected. Brunswick has made preservation of this area a top priority. To allow high-density development is counter to that historical effort.

I urge the Steering Committee to support Option A which provides a more appropriate transition in density from existing development closer to town and the rural/semi-rural development that exists east of Woodside Road and south of Arrowhead Drive. Furthermore, it seems short-sighted of the Town to allow the State to determine development density when it is existing Brunswick’s residents who will be impacted by the change in character of development and who will have to fund infrastructure improvements needed to support higher density development.

Thank you for taking these concerns seriously.

Sincerely, Barbara Snapp
84 Willow Grove Rd, Brunswick, Maine

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Dr. Barbara Denniston Snapp

84 Willow Grove Rd
Brunswick, ME 04011
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From: [Kacy Hintze](#)
To: [Plan Brunswick](#)
Subject: Public Comment on growth map
Date: Sunday, September 28, 2025 8:14:22 PM

To Steering Committee,

I am writing to submit my public comment to the steering committee regarding the growth area scenario maps that were discussed at the September 4th meeting.

First, I would like to see a more tempered approach to the growth area map, so I prefer scenario A. I agree with the sentiment expressed late in that meeting that perhaps the designated growth area of scenario B is too aggressive, especially in light of the amount of local control we might or might not retain in the designated growth areas.

If the committee is tending toward scenario B, I would like to suggest that the transitional growth zone on the west side of town begin at Greenwood road or the CMP lines so that the O'Donnell, Woodside, Arrowhead and Meredith neighborhoods be categorized as transitional rather than designated growth areas. All other edges of town have a transitional growth zone proposed except the west area that starkly transitions from designated growth to rural/farm/conservation with no transition (in scenario B). I imagine that most residents feel like they are leaving the congested designated growth area of town when the speed limit increases and transitions to a more open and rural setting. Not only would this stick with the character of the neighborhoods, it would retain more town control in the zoning and development of this fringe transitional neighborhood of town.

Thank you for hearing my input.

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* * * * *

Kacy Hintze
28 Arrowhead Dr
kacy_hintze@gmail.com
207.406.0063

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From: [Nathan Hintze](#)
To: [Plan Brunswick](#)
Subject: Public Comment on Growth Area Scenario Maps
Date: Monday, September 29, 2025 10:39:15 AM

Dear Steering Committee Members,

I am submitting this comment in response to the growth area scenario maps presented at the September 4th meeting.

Overall, I believe the committee should adopt a more measured approach to growth, which is why I find Scenario A more appropriate. As was noted toward the end of the discussion, the amount of growth outlined in Scenario B feels somewhat overreaching—particularly given the uncertainty around how much local control we would ultimately retain in those designated growth areas.

If the committee is inclined to pursue Scenario B, I urge you to reconsider the boundaries on the west side of town. Specifically, I would recommend beginning the transitional growth zone at Greenwood Road or along the CMP lines, so that the O'Donnell, Woodside, Arrowhead, and Meredith neighborhoods would fall under transitional rather than designated growth. In its current form, Scenario B creates a sharp and sudden shift from designated growth to rural/farm/conservation in that area, without the buffer that exists on the other edges of town.

From a lived-experience perspective, most residents already feel a natural transition as they leave the dense center of town—marked by an increased speed limit and a visually more open, rural environment. Recognizing this distinctive shift in character by creating a transitional zone would not only better reflect the reality of the area but also allow the town to maintain more oversight when it comes to zoning and development along this edge of the community.

Thank you for the opportunity to contribute, and for your careful consideration of how these scenarios will shape the future character of our town.

Sincerely,

Nathan Hintze

Arrowhead Dr.

--

Nathan Hintze
Phone: 307-349-2504

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From: [Cassandra Cook](#)
To: [Plan Brunswick](#)
Subject: Growth Area Designations
Date: Monday, September 29, 2025 6:34:40 PM

Dear Comprehensive Plan Steering Committee,

I am writing to voice my support for Option A in the designation of Limited/Transitional Growth and High-Growth areas of Brunswick.

I live in the McKeen Street Landing area on the West side of Brunswick. In Option A this area is designated as Limited Growth. The area is closer to rural areas and every other rural area has a transitional growth zone abutting it, not a high-growth area.

I acknowledge the need for more housing in Brunswick and the surrounding area but per the goals of the Comprehensive Plan, it seems that Option A offers a more balanced approach and allows for more flexibility moving forward.

If Brunswick adopts a larger designated growth area there is no turning back. In my opinion, it is much better to adopt a more conservative approach and not to overwhelm areas which have previously not been overly developed. I am concerned about developers who are only interested in squeezing the most profit out of their projects using the High-Growth designation to build housing that is of too high a density and not in keeping with the surroundings and with no concern for the current residents of these areas.

Option A allows the town and its citizens to have a bit more say in how the town grows and I believe that should be a top priority.

Thank you for your work and your consideration.

Sincerely,

Cassandra Cook
1 Windorf Circle
Brunswick, ME

From: [Meghan Roberts](#)
To: [Plan Brunswick](#)
Subject: public comment for Steering Committee meeting on October 9
Date: Monday, September 29, 2025 8:07:00 PM

Hello,

I am writing to submit my public comment to the steering committee regarding the growth area scenario maps that were discussed at the September 4th meeting.

I strongly prefer scenario A. I find the designated growth area of scenario B too aggressive, especially in light of the amount of local control we might or might not retain in the designated growth areas.

If the committee is leaning toward scenario B, I would like to suggest that the transitional growth zone on the west side of town begin at Greenwood road or the CMP lines so that the O'Donnell, Woodside, Arrowhead and Meredith neighborhoods be categorized as transitional rather than designated growth areas. All other edges of town have a transitional growth zone proposed except the west area that starkly transitions in scenario b from designated growth to rural/farm/conservation with no transition. A more gradual transition would preserve the character of these neighborhoods and retain more town control in the zoning and development of this transitional part of town.

Thank you for considering my input.

All the best,
Meghan Roberts
20 Arrowhead Drive

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Comprehensive Plan Steering Committee
Town of Brunswick

Re: "Transitional Growth" Designation for Growstown Area

Dear Comprehensive Plan Steering Committee:

Like many of our neighbors, I'm writing because **the Town should apply a "Transitional Growth" or limited growth designation to the portions of the Growstown area that are south of Greenwood Road and east of Church Road and Woodside Road.**

I live at 7 Meredith Drive and had my home built in 1987. The summer before, I moved to Maine to take a position as a music teacher in MSAD #75. I had moved here after spending 5 years living in northern Idaho and 1 year in Salt Lake City, Utah. When I had the opportunity to build in this neighborhood, I was so excited because it was a perfect fit. About two miles from town, but close to biking roads, a rural feel...yet close to town. I also have loved the idea of interacting in a neighborhood. I am now seeing the 2nd generation of children growing up on these streets. It has been ideal.

I understand that you are determining which portions of town to designate for "Transitional Growth" or limited growth, and which portions to leave for "Growth" beyond what Brunswick's zoning ordinance currently allows. Whether you choose "Scenario A", "Scenario B", or something else, the key is this: apply a "Transitional Growth" or limited growth designation to the Growstown area south of Greenwood Road and east of Church Road and Woodside Road.

This portion of town sits between the built-up and rural areas. Other similar neighborhoods, like Meadowbrook, would be designated as "Transitional Growth" or limited growth under both scenarios you've considered. The Growstown area should similarly be designated as "Transitional Growth" in the new plan. Transitional Growth allows development consistent with zoning ordinances.

If you don't designate this area for Transitional Growth, you will intentionally be changing the character of this area forever by opening it to growth with few limits. This is not necessary, and it is not appropriate. You will be giving up the town's ability to apply its full zoning requirements in this area.

I understand that you have many details to consider as you advance our community's planning. Please enable reasonable growth while protecting the Growstown area, by applying a "Transitional Growth" or limited growth designation to the area south of Greenwood Road and east of Church Road and Woodside Road. I strongly urge you to think about the decision you are making, that would permanently change the nature of this special part of Brunswick. More than a decade ago, I stopped biking on Woodside Rd...it is no longer safe and would be more difficult to even walk on the road, if this development goes through as planned.

Thank you kindly for considering my thoughts,
Margery Landis
7 Meredith Drive

James Dealaman

From: Jen Baldwin <jalicebaldwin@yahoo.com>
Sent: Wednesday, October 1, 2025 2:28 PM
To: Plan Brunswick
Subject: Woodside area

Hello,

I live in the Arrowhead development and am very concerned with the housing that is being built next to me. The option of limited growth for the area is so much more in line with what this community needs, as it is outside of town. Sustaining the traffic and population increase in this area will negatively impact this area and cause safety concerns as well. Please do not accept an unlimited growth plan to happen here.

Thank you so much.

Jen Baldwin Mackey

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From: [Aaron Laflamme](#)
To: [Plan Brunswick](#)
Subject: Transitional Growth" Designation for Growstown Area
Date: Wednesday, October 1, 2025 9:43:50 PM

Dear Comprehensive Plan Steering Committee,

Like many of our neighbors, we're writing to ask that **the Town designate our neighborhood as a "Transitional Growth" or limited growth area (our neighborhood includes the portions of the Growstown area that are south of Greenwood Road and east of Church Road and Woodside Road).**

We live at 40 Arrowhead Dr. My family and I moved to Arrowhead three years ago after living outside of Maine and Midcoast for a number of years. We are, and continue to be, excited to live in this community. This area is uniquely situated to take advantage of Brunswick's rural landscape as well as its local businesses and community services. And we feel fortunate to have access to both. Plus, great neighbors, proximity to conserved land and trails, and the ability to access downtown easily by bicycle.

I understand that you are determining which portions of town to designate for "Transitional Growth" or limited growth, and which portions to leave for "Growth" beyond what Brunswick's zoning ordinance currently allows. Whether you choose "Scenario A", "Scenario B", or something else, the key is this: please apply a "Transitional Growth" or limited growth designation to the Growstown area south of Greenwood Road and east of Church Road and Woodside Road.

This portion of town sits between densely built-up and rural areas. It is a gateway to the most rural parts and of Brunswick, and has already experienced periods of intense development in the 80s and 90s. Failing to designate this area as a transitional or limited growth area would only further extend development into more rural areas that also have Brunswick's most vulnerable natural resources, like the Mare Brook watershed and Maquoit Bay.

For context, other similar neighborhoods with large residential developments abutting both rural areas and the downtown corridor, like Meadowbrook, would be designated as "Transitional Growth" or limited growth under both scenarios you've considered. So too should our area because it shares the same characteristics and creates a buffer between dense and mixed use development and rural areas. Transitional Growth allows

development consistent with zoning ordinances that were designed over time to deliver smart and effective land use planning. We see no reason to undo the years of work creating these ordinances that have shaped our neighborhood for the better.

If you don't designate this area for Transitional Growth, you will be changing the character of this area by opening it to growth with few limits. You will be giving up the town's ability to apply its full zoning requirements in this area.

We understand that you have many details to consider as you advance our community's planning. Please enable reasonable growth while protecting the Growstown area, by applying a "Transitional Growth" or limited growth designation to the area south of Greenwood Road and east of Church Road and Woodside Road.

Thank you,

Aaron Laflamme and Laura Hartz
40 Arrowhead Dr.
Brunswick

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From: [Christina R](#)
To: [Plan Brunswick](#)
Cc: genoring1993@gmail.com
Subject: Transitional Growth Designation for Growstown Area
Date: Thursday, October 2, 2025 1:30:27 PM

Comprehensive Plan Steering Committee

Town of Brunswick

Re: “Transitional Growth” Designation for Growstown Area

Dear Comprehensive Plan Steering Committee:

Like many of our neighbors, I’m writing because **the Town should apply a “Transitional Growth” or limited growth designation to the portions of the Growstown area that are south of Greenwood Road and east of Church Road and Woodside Road.**

We live at 40 Willow Grove, in Brunswick. We just moved from 6 Arrowhead Drive over the summer after we learned of the potential development behind our neighborhood. We had lived there for 25 years—raised our family but after learning about the development, we decided that this would not be the same quiet neighborhood we have been used to. We always took advantage of the beautiful walking trails behind our home and the access to the Brunswick Area Land Trust. That was taken away from us when Wyley Enterprises decided to clear cut the land behind us (with no warning) and bypass all the regulations needed for a building permit.

I understand that you are determining which portions of town to designate for “Transitional Growth” or limited growth, and which portions to leave for “Growth” beyond what Brunswick’s zoning ordinance currently allows. Whether you choose “Scenario A”, “Scenario B”, or something else, the key is this: apply a “Transitional Growth” or limited growth designation to the Growstown area south of Greenwood Road and east of Church Road and Woodside Road.

This portion of town sits between the built-up and rural areas. Other similar neighborhoods, like Meadowbrook, would be designated as “Transitional Growth” or limited growth under both scenarios you’ve considered. The Growstown area should similarly be designated as “Transitional Growth” in the new plan. Transitional Growth allows development consistent with zoning ordinances.

If you don't designate this area for Transitional Growth, you will intentionally be changing the character of this area forever by opening it to growth with few limits. This is not necessary, and it is not appropriate. You will be giving up the town's ability to apply its full zoning requirements in this area. I spoke with Julie Erdman at the proposed development on October 2nd. I urge the board to consider not only what is "legal" for building in Brunswick but to be mindful of its future with regards to growth etc.

I understand that you have many details to consider as you advance our community's planning. Please enable reasonable growth while protecting the Growstown area, by applying a "Transitional Growth" or limited growth designation to the area south of Greenwood Road and east of Church Road and Woodside Road. This is extremely important as Brunswick continues to grow at rapid speed.

Sincerely,
Christina and Geno Ring

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**TOWN OF BRUNSWICK COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE
DRAFT MEETING SUMMARY
September 4, 2025**

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

MEMBERS ABSENT: Marcy McGuire, Lisa Trombley, Sande Updegraph (Town Council, District 4)

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

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

Public Comment

The following members of the public spoke:

Tony Sprig

Approval of Minutes

Minutes will be approved at a future meeting.

Discussion about MOCA Responses to Questions

Jimmy Dealaman and Steve Weems recapped the listening session they attended with the Maine Office of Community Affairs to discuss concerns related to the new state law which is affecting the zoning in the Draft Plan. The rules related to the law will be circulating in early October, followed by a comment period, and the final rules in January or February.

Continued Discussion - Growth/Rural Area Boundary

Jimmy Dealaman summarized a memo from staff analyzing possible unintended consequences of shrinking the Growth Area, in which the staff determines that there are not any potential concerns with shrinking the Growth Area.

Jimmy Dealaman presented two different scenarios for the Growth Area, scenario A and scenario B. Scenario A includes areas around Pleasant Street, Maine Street, and Bath Road. Scenario B includes those areas in addition to various other parcels. The committee discussed the individual areas where the maps differ, the new state law, and the terms “limited growth” and “transitional.”

Motion to adopt a version of Scenario B which will include in addition to the gray areas, the other areas discussed tonight: everything discussed to the west of the airport, the Range Road, Parcel B, the Industrial Park Area, the Bath Road connection, the hospital area, and the area to the east of the airport that was previously included in Scenario A.

Larissa Darcy

Second Catherine Ferdinand

Motion to title the discussed zone a Transitional Zone rather than a Limited Growth Zone.

Emilie Schmidt
Second Alison Harris

All motions were withdrawn in favor of having staff draw up new maps showing the discussed changes.


Other Business


Staff is continuing to synthesize public comment to make recommendations to the committee. Jimmy Dealaman asked the committee for feedback on the logo used in the draft Comprehensive Plan. The committee discussed and was fine with using the shared version of the logo.

Motion to Adjourn:

Larissa Darcy
Second Alison Harris
Unanimous

NEXT MEETING: October 9, 2025





Scenario B. Growth Area with Higher & Medium Density Areas or Intense Uses



10/1/2025 10:21 AM