

1. CPUSC Agenda 4.15.25

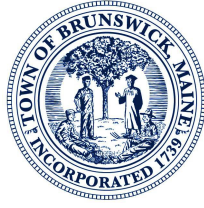
Documents:

[DRAFT\\_CPUSC AGENDA\\_APR 15 2025.PDF](#)

2. Big Ideas - Action Items (4.15)

Documents:

[BIG IDEAS.4.11.25.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, APRIL 15, 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/83021380833?pwd=1rrcniRtpmScIkmr6lz7QTSPXOTKb.1>

Passcode: stKg3i

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. New Business
6. Old Business
  - a. Key Policies and Actions Document
7. Other Business
  - a. Next regular meeting date: May 1, 2025
8. Adjourn

**GREEN HIGHLIGHTS ARE AGREED ACTION ITEMS BY SUBCOMMITTEES**

**INSTRUCTIONS TO COMMITTEE - UPDATED:**

We've worked through your comments and suggestions, incorporated several edits and/or responded and cleared the comments. You should have received notice in your email, and a history of comments is always available under "show all comments" "type" "resolved".

If you see areas lacking specificity or they're too general, please take a pass at editing or flag where you'd like us to try. If you can add a measurement to an action, please take a pass at doing so.

Please continue to use suggested editing if you would like to make direct text amendments, and/or use the "Add comment" feature to insert a note.

**Big Ideas / Action Items**

**I. Development**

*A. Key Policy Area #1: Land Use*

Brunswick will experience increasing growth pressures, which will continue to drive housing prices up and create strong pressure to further develop rural areas. To address those challenges, zoning and municipal policies should direct and encourage development toward areas where infrastructure exists to support it.

By incentivizing development within the town's growth areas and implementing disincentives elsewhere, Brunswick can protect its rural land. When growth is managed, rural character, water quality, and areas of significant habitat and flora/fauna can be better protected. This helps to ensure that the town's resources are used efficiently, and new development supports fiscal health rather than diminishing it.

Pull quote: "Recognize there is close to a rare consensus in Brunswick for protection (limited growth) in our rural areas coupled with more eclectic (form-based) development in our growth areas." S. Weems

*Action Page Spread — (add subtopic context paragraph)*  
*Smart Land Use Initiatives*

**a) Action: Protect critical rural areas from the impacts of development**  
**Revisit Wildlife Protection Overlay Standards — simplify and strengthen them to be more effective**

**b) Action: ~~Consider consolidating zoning districts RF (1 dwelling unit per 2 acres), RP2 (1 dwelling unit per 3.5 acres) with RP 1 (1 dwelling unit per 5 acres) OR Consider consolidating RF, RP2 and RP1 and amend zoning to require 1 dwelling unit per 10 acres.~~ To limit growth and sprawl in rural areas, while protecting property rights, consider some combination**

of: (i) A 10-acre minimum lot size, with a right to subdivide to allow up to four houses per 10 acres, when 20% of the property is utilized for the house lots and 80% is permanently conserved as undeveloped land; (ii) A cap on the total number of houses permitted in the rural areas annually; (iii) Exceptions (to be defined) for owners of lots less than 10 acres in size at the time of adoption of an ordinance of this nature; and (iv) Other ways to ensure cluster development at a maximum equivalent density of 2.5 acres per house lot (maximum of 4 houses per 10 acres, clustered on 20% of the total parcel).

c) Action: Explore ~~Adopt~~ small and large farm compound zoning tool to minimize disturbance and fragmentation of rural areas.

d) Action: Discuss ~~Coordinate~~ the community's land use strategies to ensure their alignment with other local and regional land use planning efforts. The Town Manager, acting as the representative of the Town ~~of the Town Council~~ and/or her designee should hold bi-annual meetings with BTLT, MRRA, Midcoast ~~Regional Council of County of Governments~~, Bowdoin College, ~~Southern Midcoast Housing Collaborative, Maine People's Alliance~~, neighboring towns and other regional partners to coordinate the community's land use strategies. (Julia to review)

e) Action: Revisit and update zoning ordinance and consider using ~~Develop and use~~ a form-based code in the growth area to regulate new desired development. Fine-tune dimensional standards (setbacks, lot widths, building size/scale/massing, floor area ratio, lot coverage) to ensure new development complements ~~is additive to~~ neighborhoods. Include a waiver provision for metrics, and associated standards for granting such waivers.

[CALLOUT: What is a form-based code? And what is it not? (it's not CZA and it doesn't restrict what color you paint your house)]

f) Action: Create a master plan ~~and form-based code~~ for the redevelopment of Pleasant Street into a walkable, village Main Street, and attractive gateway to Brunswick.

g) Action: Work collaboratively with MRRA to develop a new master plan ~~and form-based code~~ to encourage higher quality neighborhood development — including a mix of affordable ~~and market-rate~~ housing, retail, and businesses — as the remainder of the land is built out.

h) Action: Create or update ~~a~~ master plans and consider a form-based code to redevelop Cooks Corner, Brunswick Landing as a walkable Town Centers and encourage higher quality neighborhood including a mix of affordable and market rate housing and mixed use development, and coordinate planning and development of new infrastructure as framework to support redevelopment.

i) Action: Consider implementing a rate of growth ordinance that sets an annual building permit cap for new development in the rural area.



~~Develop an implementation program that may provide potential exemptions for clustered housing that provides a conservation easement, and paces the release/availability of permits over time.~~

j) Action: Engage in ~~a~~ a community master planning effort for the future of Maquoit Woods. ~~Consider~~ ~~Explore~~ ~~permanent protection of the entire parcel, or certain specified sensitive areas,~~ connecting trail systems and ~~the possibility of limited~~ consider including limited areas of ~~consider~~ ~~including limited areas of~~ mixed-use development to offset acquisition costs.

k) Action: Amend zoning to create much more flexibility re: uses and building types within the growth area, relying primarily on building typologies, impervious surface limitations, lot widths, and build-to's as the primary growth controls.

l) Action: Work with local and regional land trusts and conservation organizations to identify important parcels of land in the Rural Area for acquisition. Establish a community land trust for affordable housing. Under this program, purchase underutilized properties for town/Brunswick Housing Authority-controlled redevelopment.

#### Land Use Comments & Topics For Further Review / Discussion

*Please provide any final input on these comments & topics. We'll rely on that feedback to make final revisions.*

- ~~The 2008 Plan proposed “Land for Brunswick’s Future” — a land bank where the town can direct development. Do you still want to do a landbank?(added below)~~
- Safeguard lands identified as “prime farmland” or “capable of supporting commercial forestry”. Create a management plan for each. *Comment from committee:* (for Objective 1b) Privately owned — who would create a management plan? This needs to be actionable.

#### B. Key Policy Area #3: Housing

If Brunswick is going to build housing, it's vital to build all types, for residents at every level of the economic spectrum. To encourage that diversity of development, the Town needs to let creative people use a wide variety of building types, sizes, building materials, living arrangements, ownership arrangements, and other features — as long as the health and safety of the occupants is protected.

*Action Page Spread — (add subtopic context paragraph)*

## Housing Development Initiatives

a. Action: Utilize density bonuses, credit enhancement agreements, and construction subsidies to incentivize the inclusion of market-rate housing in subsidized housing developments to avoid isolating or stigmatizing low-income populations

b. Action: Develop and adopt a preapproved buildings program for multi-family housing, aka missing middle housing, such as duplexes, fourplexes, townhouses, and cottage courts.

[CALLOUT (possibly with graphic): Missing Middle Housing: House-scale buildings with multiple units in walkable neighborhoods. Building type examples include duplexes, fourplexes, townhouses, and cottage courts. (from *MissingMiddleHousing.com*)]

c. ~~Action: Establish a community land trust for affordable housing. Under this program, purchase underutilized properties for town/Brunswick Housing Authority-controlled redevelopment.~~

d. ~~Action: Use private/public partnerships and/or financial incentives for construction of low-income housing for families with children (3-bedroom units).~~

e. Action: Commission a housing market analysis to better structure incentives and programs to encourage the housing types needed within the community

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f. ~~Action: Evaluate and revise zoning codes in designated growth areas to eliminate excessive parking requirements that could unnecessarily inhibit desired housing development and development densities.(moved)~~

g. Action: Use public/private partnerships to encourage development of workforce housing identified by the housing market analysis at all price levels for both owners and renters, including a variety of building types identified by the housing market analysis. Establish income guidelines, as applicable, and monitor data through stricter annual reporting. (insert description of a Tiny House as a graphic on this action)

h. Action: Evaluate and revise zoning codes as necessary in designated growth areas to eliminate excessive parking requirements that could unnecessarily inhibit desired housing development and development densities.

i. Action: Review Allowances new for shared housing building typologies e.g: micro units supported by shared living amenities (social spaces, kitchens, working, recreating)

- l. Action: ExploreEstablish a program to make low- to no-interest loans available to landlords for improvements to rental housing, including mobile home parks. Include deed restriction-a time frame that assures the housing they remains affordable for the specified time.
- k. Action: Establish a rental unit registration and inspection program to proactively ensure safe, habitable living environments for all Brunswick renters.
- l. Action: In growth zones, explore expandingand expand the Town's regulatory toolkit to help offset affordable housing demand, such as considering a housing replacement ordinance.
- m. Explore land bank opportunities for acquisition of property for conservation and/or to support future affordable housing.

A. Policy Area #6: Cultural / Historic / Social Resources

Protect areas of historic, literary, artistic, and cultural significance throughout Brunswick, and seek opportunities to effectively communicate their importance and relevance to the town's past, present, and, where appropriate, future.

*Action Page Spread — (add subtopic context paragraph)*

*Cultural, historic, and social resource support*

- a) Action: Preserve Growstown School by creating an annual maintenance plan. Priorities include repainting, re-roof, and outhouse maintenance;
- b) ¶
- c) Establish an inventory of significant cultural resources and places owned by the Town and create a maintenance plan.
- d) ~~Action: Allow some contemporary upgrades / ADA, modern materials, well-designed, easily maintained additions that complement historic structures to ensure their continued relevance and use. Consider updating the Village Review Board design guidelines if needed to allow for creativity and flexibility in adapting historic structures.~~
- e) ~~Action: Develop and implement a plan to promote cultural, historic, and social resources through interpretive signage around town; a robust, easily navigable, continuously updated website, and maps highlighting walking and driving tours. Potential resources to promote could including but not limited to: Pejepscot History Center, BDA Art Walks & August Art Show, International Music Festival, Historic Cemeteries, etc.~~
  - ~~Bowdoin Art & Arctic Museums¶~~
  - ~~International Music Festival¶~~
  - ~~BDA Art Walks & August Art Show¶~~
  - ~~Smaller groups¶~~
  - ~~Maine State Music Theater¶~~
  - ~~Pejepscot History Center¶~~
  - ~~Notable Brunswick Residences¶~~
  - ~~Historic Cemeteries~~
- f) Action: Support public art initiatives by encouraging more downtown murals and community-led projects through Brunswick Public Art, with a focus on representing diverse histories and perspectives
- g) Action: Maintain and utilize spatial data on historic and pre-historic archaeological sites to guide development decisions.
- h) Action: Strengthen historic preservation efforts by establishing incentives for rehabbing historic buildings, such as waivers for certain regulatory requirements and design standards.



## B. Policy Area #7: Economy

As a regional service center, Brunswick's economy serves — and benefits from — both resident and regional populations. The Town is also located in easy commuting distance from several of the state's largest employers in population centers like Augusta, Lewiston/Auburn, Portland, and Bath.

To ensure the health and sustainability of Brunswick's economy, development must align with the community's role in the region, and with shared community objectives. These efforts should leverage strategic public and private investment, informed by annual capital improvement planning designed to improve infrastructure in growth areas — while balancing fiscal needs to maintain infrastructure and services across the entire Town.

Pull Quote: "Private investment follows public investment." - Comp Plan Committee Member

*Action Page Spread — (add subtopic context paragraph)*  
*Strategic Local Economic Development*

- a) Action: Support ~~Promote~~ established economic drivers, such as healthcare, higher education, arts & culture, outdoor recreation, marine industry, agriculture, technology, BIW, and local businesses
- b) Action: The Town Council, acting through its Town Manager and staff, ~~will should~~ facilitate ongoing staff coordination and communication with other entities (eg. Village Improvement Association, Brunswick Downtown Association-BDA, Bath Brunswick Regional Chamber, Midcoast Economic Development District) in the Greater Portland and Midcoast Region on issues of economic development
- c) Action: The Town Council, acting through its Town Manager and staff, ~~will should~~ work collaboratively with the State, Navy, and MRRRA to ensure an effective management plan exists for Brunswick Landing's economic development future with required annual reporting to citizens
- d) Action: Work collaboratively with MRRRA and Brunswick Landing tenants and other stakeholders including the University of Maine-Augusta and Southern Maine Community College, to further grow the education and technology sectors.
- e) Action: The Town Council, acting through its town manager and staff, ~~will should~~ work collaboratively with Bowdoin College on issues of campus life, housing, construction, and other issues that impact the community
- f) Action: Develop partnerships with local business organizations to support local businesses and attract new ones

g) Action: Through the annual CIP process, make financial commitments, as necessary, to support desired economic development, including needed public improvements in the designated growth area

h) Action: Support the economic viability of local farming by creating a year-round location for a 7-day brick + mortar farmer's market

i) Action: Support continued operation of the Visitor Center

j) Action: Develop and implement a plan to promote cultural, historic, and social resources. through interpretive signage around town; a robust, easily navigable, continuously updated website; and maps highlighting walking and driving tours. Potential resources to promote could including but not limited to: Pejepscot History Center, BDA Art Walks & August Art Show, International Music Festival, Historic Cemeteries, etc.

~~Alison made a good point today in a convo we were having about needing to include something in the action items that references revenue and helping the tax burden on residents as this is the number 1 item people have raised with us (aside from housing costs) during our public outreach. Not sure how prescriptive the comp plan can be IRT land use and revenue, but somewhere in the text we should made comment on the fact that we have heard the concern and a focus should be to prioritize economic development that leads to revenue. (ie less nonprofits more industry, use fees, paid parking??, impact fees....i'm out of my lane here but just making sure this is noted so we can address it somewhere in the plan) (add language to plan introduction re fiscal responsibility)~~

## II. Environment

### A. Key Policy Area #2: Natural Resources, Water Resources, Open Space, & Passive Recreation

Like many Maine municipalities, residents of Brunswick enjoy the benefits that accompany an abundance of natural space. With those benefits, however, comes the responsibility to protect open spaces and their natural resources for the public good — today and for generations to come. In order to ensure those protections, town leaders must adjust the growth boundary, recommend zoning changes to limit ease of development in rural areas, and develop sound environmental strategies — that prevent the loss or diminution of shared natural resources.

*Action Page Spread — (add subtopic context paragraph)*

*Protect significant water resources from pollution and improve water quality*

- a) Action: Enact Mare Brook Watershed Management Plan, 2022-2032
  - b) Action: Create more stringent Stream Protection delineation and requirement standards for the town to avoid and pre-emptively avert the type of degradation and impairment experienced with Mare Brook.  
*Recommendation is to increase to 100 foot setback instead of 75 feet.*
  - c) Action: Review the new septic system inventory to identify potential hazards to water quality, especially regarding: density in growth zone, age/condition, and possible solutions. In particular: *the Maquoit Road-trailer parks, two Old Bath Road-trailer parks, and Lisbon Road neighborhoods*, as well as developments along Laurel, Juniper, Hemlock, Melden, Cushnoc, Tarratine, and Sandhill roadways.
  - d) ~~Action: Identify at-risk coastal flowages into Maquoit & Middle Bays (statewide significant habitat) “At-risk” should include looking at agricultural runoff, soils/sedimentation, slope conditions, development pressure, and dialog with the Coastal Resource Manager. These could be targets for future/pre-emptive Watershed Management Plans — i.e. Maquoit Brook, Bunganuc Stream, Miller Stream, etc.~~
- Move to Marine >>>*
- e) Action: Prohibit or limit the use of synthetic pesticides, fertilizers, lawn chemicals, or other pollutants in all shoreland zones and stream protection *areas. [...] to bring to accordance with existing standards for municipally owned properties.*
  - f) Action: Identify and inventory all point-source pollution locations that may or may not be monitored by the DEP, MRRA, or other locally responsible agencies—possibly including junkyards, decommissioned waste facilities, storage tanks, *or similar sites etc.* These should be prioritized for remediation actions alongside those that are currently undergoing monitoring and remediation.



- g) ~~Action: Establish a program in order to address PFAS, and collaborate with landowners to help address known contaminated land and water.~~

Action: Continue PFAS monitoring within the community and be prepared to take action as appropriate.

- h) Action: Review and improve stormwater standards for development, such as encouraging Low-Impact Development designs, as well as increasing stormwater performance standards from 25-year storm event threshold to 100-year event.

- i) ~~Action: Require all new stream crossings + culvert replacements to meet Stream Smart standards.~~

~~Action: Inventory all municipal stormwater infrastructure and establish an accelerated improvement plan and bring them up to StreamSmart standards.~~

- j) Action: Minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities **DISCUSS**

- k) Action: Protect current and potential drinking water resources by revisiting and, as necessary, revising APO restrictions.

- l) Action: Continue to set aside funding for planning for the future, anticipated inclusion in the MS4 Stormwater Management Program.

- m) The Town should continue to engage in the FERC relicensing process to ensure the best natural resource results for citizens of Brunswick and health of the Androscoggin River.

*Action Page Spread — (add subtopic context paragraph)*

*Wildlife Protection Ordinance*

- a) Action: **Reconvene the Rural Brunswick Smart Growth Committee, or a similar group, to update, revise, and strengthen** ~~Overhaul the WPO ordinance to establish more formalization regarding the “blocks” and “corridors” and identify them as “critical” natural resources.~~

[Call-out Box]

How to Amend the WPO Ordinance

Efforts to overhaul the WPO Ordinance **may wish to should** ~~should~~ consider the following strategies:

- Reexamine blocks and corridors at regular intervals to assess their delineation and to track and monitor their health/fragmentation,
- Subject blocks and corridors to a natural resource inventory to identify and qualify the significance of the land contained within each,

- Name and prioritize blocks and corridors for their general significance for regional connectivity,
- Expand and/or alter WPO Block #13 in concert with an adjustment to the Growth Zone boundary to protect critical natural communities of statewide significance (S1)
- Dedicate special attention to and/or expand the WPO Corridor that crosses Maquoit Road, which represents the sole unfragmented connection between southeastern Maine and neighboring habitat along Sebascodegan Island, ~~and Harpswell Neck, West Bath, and north Bath.~~
- Develop expanded definitions in the WPO for clarification and ease of use and understanding
- Provide communication tools to strengthen knowledge of and compliance with the WPO.
- Stress test the draft WPO before implementation to ensure ease of use by landowners and enforceability by officials.

b) Action: Amend the Open Space subdivision ordinance to provide greater density bonuses where critical blocks of habitat are protected from development by permanent easement.

*Action Page Spread — (add subtopic context paragraph)*

*Protect open spaces and natural resources and conserve Critical Natural Resources*

- a) Action: Make a plan for the future use of Maquoit Woods (Town-Owned parcel) that exemplifies the “develop and conserve” values the town hopes to encourage. ~~— especially with high priority (S1) natural communities, endangered species, or similar ecological assets.~~
- b) Action: Enact and implement the Brunswick Climate Action Plan, adopted in December of 2024.
- c) Action: When drafting the wetlands ordinance, consider **adopting** an impact fee program **as has been proposed.**
- d) **Action: Provide increased capacity to support added initiatives for environmental and sustainability work.**
- e) **Action: Review and improve open space requirements for future developments to better support natural resource and human needs.**

*Action Page Spread — (add subtopic context paragraph)*

*Preserve open space for active and passive recreational uses*

- a) Action: **Form a committee to review and analyze the work of the Task Force that created the Update-2002 Brunswick Parks, Recreation & Open Space Plan (2002) so that it provides a clear roadmap for future, proactive actions to increase the connectivity and quality of recreational and green space assets. The aim of which is to decide on how to proceed, bringing it up to date.**

- b) Action: Require development of a certain size to maintain green space, and require that certain rural developments ensure an Open Space subdivision.
- c) Action: ~~Support efforts to develop recreation opportunities in the western and eastern rural areas of town, for instance [...] Support meaningful engagement efforts, resources, and substantive environmental studies to move forward with master planning to responsibly develop the former Maine Gravel & Captain Fitzgerald Land Parcels.~~
- d) Action: Fully capitalize the Land for Brunswick's Future program.

Natural Resources, Water Resources, Open Space, & Passive Recreation  
Comments & Topics For Further Review / Discussion

*Please provide any final input on these comments & topics. We'll rely on that feedback to make final revisions.*

- Explore other more direct tools for limiting fragmentation apart from the WPO as part of the development process, perhaps including: larger minimum lot sizes in the "Rural" districts, limiting volume of building permits per unit of time, or requiring certain procedures that trigger planning board actions or other measures. *This is now addressed -- we are recommending increasing lot sizes in rural districts, and a growth management program. We are also recommending some changes to open space subdivisions.*
- Botany Place identified as bad land management, looks like a development on known wetland, high impact/introduction of chemicals into Mare Brook. Seconded by another committee member about recovering lost wetland. *What kind of action would you like to implement, considering this is private property? Is there a local enforcement issue? A state enforcement issue?*
- The MRRA situation extends beyond the base - whatever master plan is developed needs to also include consideration of contamination migration to other parts of town
- Specific land conservation goals:
  - Conservation Easements like Banganucx serve no purpose - there is a hardening of the shoreline and not enough land/ecological value to warrant the dedication — *Is there a need for a policy by which conservation easements are evaluated prior to establishing them?*
  - KF Preserve - Conserve and preserve already — *What is the issue or action you think needs to happen or can we clear this item off the list?*
  - Protect land/field near Wharton Point *Should this be elevated to an action item?*
- Deal with the dam on the Androscoggin — *please specify the desired action.*
- Fully capitalize Land for Brunswick's Future - *please specify the desired action. Is this an annual budgeting and/or CIP item?*

*Natural Resources — Addressed in the language included/synthesized above:*

- Pull Coffin Pond Ice Dam — *this is addressed in the Mare Brook WMP*
- Conserve Coffin Ice Pond — *this is addressed in the Mare Brook WMP and already owned by the town. Does this need a specific callout?*
- Protect Freeport-Brunswick “corner” where habitat connects — *this land is already protected*
- Maquoit Woods—any development must be compatible with the ecological significance of this parcel. — *This comment is reflected in other notes above.*
- Stream protections more stringent for new structures and require 100ft no cut and/or limited cut — *Addressed above.*
- Minimize growth where there is no sewer or water — *This comment is reflected in other notes above.*
- Protect Maquoit Woods — *This is addressed above.*
- Address fish passage under the runway, currently an impediment to fish passage — *this is addressed in the Mare Brook WMP*
- Remember the cautionary words of Liz Hertz, Blue Sky Planning, “many communities say they want to preserve natural resources and open spaces, and then don’t do anything effective about it.” — *Ideally this will be addressed by our recommendations. Good advice!*
- Require green space for developments of a certain size — *Addressed above.*
- Update stream protections to 100-foot setback with stronger vegetation removal structure — *Addressed above.*
- Address contaminated Picnic Pond — *this is addressed in the Mare Brook WMP*
- Rural Brunswick Smart Growth / WPO repair — *Addressed above.*
  - Forest blocks should be protected in a more meaningful way than what the 2003 FBSG model provides - Last of the best in town.
  - Update Rural Brunswick Smart Growth provisions to strengthen protections for unfragmented blocks and connectivity corridors.
  - Smart growth! Smart growth! Smart growth!
  - Protect wildlife corridors from development
  - Better protections for corridors and blocks
- Investigate run-off causes (soils, slopes, sources) and mitigation strategies for Maquoit Bay in particular, this is most susceptible to runoff. Perhaps . It will soon become closed to fishing if it continues along the same trajectory. *Addressed above.*
- Limit forest fragmentation in other ways from WPO — *Addressed above.*
  - More forest protection from application process, planning board approval, especially when a change of use is anticipated
  - Limit piecemeal development in rural areas, too much along Durham Rd and River Rd *We are suggesting increasing the lot size.*
  - Cap permits per unit time
- Limit chemical non-point source pollution:
  - Eliminate synthetic pesticides and fertilizer in the shoreland zone
  - Add stricter land management policies to control lawn chemicals / polluted chemicals (Ex: golf courses, coastal land owners, etc.)
- Promote conservation subdivisions & trail connectivity — *Addressed above.*

●

## B. Policy Area #8: Marine Resources

As a shared resource vital to the Town's identity *and* economy, the health of Brunswick's waters is dependent on sound resource protection policies, appropriate staffing, and well-designed and maintained facilities. By working collaboratively with local residents, commercial users, advocacy groups, and neighboring communities, town leaders and citizens can develop and embrace smart marine resource protection strategies. Once those strategies are identified, town leaders can prioritize the resources necessary to see them through.

*Action Page Spread — (add subtopic context paragraph)*

*Protect, maintain, and improve marine habitat and water quality*

- a) ~~Action: Implement recommendations of Mare Brook Watershed Management Plan 2022-2032.~~ Follow up on the Maquoit Bay Water Quality Study with watershed management plans that include at-risk coastal flowages.
- b) ~~Action: Strengthen stormwater regulations; more L.I.D. and green space requirements.~~ Moved to environmental
- c) Action: Restore natural tidal flow for New Meadow Lake impoundments.
- d) ~~Action: Better protection for coastal drainage~~
- e) Action: Support restoration and enhancement of coastal marshes and future marsh migration opportunities such as funding, shoreland ordinance review, landowner outreach, and strategic partnership.

*Action Page Spread — (add subtopic context paragraph)*

*Maintain and improve harbor management*

- a) Action: Investigate carrying capacity of shoreline for docks, piers, and shoreline hardening, then establish town ordinances that safeguard near-coastal natural resources.
- b) Action: Update harbor management plan.
- c) Action: Provide increased capacity to the Coastal Resource Manager to better maintain and support the marine economy.

*Action Page Spread — (add subtopic context paragraph)*


*Protect, maintain, and improve physical and ~~visual~~ public access to the community's marine resources for all appropriate uses including fishing, recreation, and tourism*

- a) Action: Review and invest in infrastructure needs at each of the town's tidal access points for commercial and recreational marine resources.

- b) Action: Identify priority access locations and then create and protect points of public access for each major water body for commercial and recreational purposes.
- c) ~~Action: Protect and establish public access to the coast, both for recreational and commercial uses~~
- d) Action: Provide enhanced code enforcement capacity to better identify address Shoreland Zoning regulations.

*Action Page Spread — (add subtopic context paragraph)*

*Protect critical waterfront areas from the impacts of development while sustaining traditional recreational and commercial uses*

- a) Action: Support efforts to diversify the marine economy.
- 
- b) ~~Action: Limit deforestation and land disturbance on Mere Point by adopting a small and large farm compound building group.~~

#### Marine Resources Comments & Topics For Further Review / Discussion

*Please provide any final input on these comments & topics. We'll rely on that feedback to make final revisions.*

- ~~I disagree with protecting "visual public access" to marine resources. This conflicts with support of economic goal to support aquaculture.~~
- ~~Prohibit Shoreline [?] and permanent piers/docks in Significant Wildlife Habitat. Steve Walker - can you and Julie please help flesh this one out considering what you have for RP / SLZ ordinances today. Do you want to amend the rules you have now? Do you want to make a distinction/specificity between commercial and residential piers and docks?~~

### III. Infrastructure

#### A. Policy Area #4: Transportation

Transportation should meet the diverse needs of Brunswick residents, supporting physical safety, health, and well-being while protecting Town resources and supporting long-term fiscal strength.

To meet those objectives, efforts should support investment in performance benefits like walkability, air quality, and reduced vehicle miles traveled — which encourage focused growth while reducing development pressure on rural areas and natural and water resources.

Pull-quote: “Make Complete Streets a standard, not just a policy.”

*Action Page Spread — (add subtopic context paragraph)*

*Public Transportation*

a) Action: Identify areas and populations where community transportation and connectivity needs are greatest, and consider how to improve safety and accessibility.

b) Action: Develop a Street Design Master Plan. Adopt new street design standards in accordance with the plan.

c) Action: Consider feasibility of expanding public transportation, working collaboratively with local and regional transportation providers to offer more frequent daily service to Topsham, Bath, Lewiston, and Auburn (BlueLine), and to Portland (Breez).

d) Action: Seek to connect transportation services, including as well as the Amtrak Downeaster and Concord Coach, with local service (Brunswick Link) to provide “last mile” transportation for visitors and for commuters, relieve traffic congestion and housing pressure by making commuting into and out of Brunswick more feasible.

e) Action: Add additional bus shelters with additional amenities to include bike racks.

f) Action: Invest in active transportation to improve quality of life, environment and economy.

g) Action: Partner with MRRA and other stakeholders to, establish a plan and timeline for the orderly transfer of Brunswick Landing roadways and utilities in good condition to the Town.

*Action Page Spread — (add subtopic context paragraph)*

*Safe and Connected Streets*



n) Action: Continue to implement the 2020 Bicycle and Pedestrian Improvement Plan to add more safe, protected bicycle lanes, and more multi-use paths for better bike/ped connectivity — including connectors between Cooks Corner, downtown, and the Perimeter Trail.

o) Action: Work with MDOT to address the following key streets and intersections:

- Old Bath Road /~~speed, safety, condition~~
- Thomas Point Road /Bath Road intersection
- Gurnet/Bath Road intersection
- A Street/Bath Road intersection
- Admiral Fitch/Bath Road intersection
- Intersection of Pleasant, Mill, and Stanwood Streets
- Connection between outer Pleasant Street, I-295 south and northbound Ramps, and Route One southbound
- McKeen Street

p) Action: Build new street connections to better integrate Brunswick Landing and support redevelopment of Cooks Corner in conjunction with implementation of Cooks Corner Redevelopment Plan.

q) Action: Study and implement a gateway beautification plan for Pleasant Street that improves traffic flow; provides for safe left turns, bicycle and pedestrian travel; and encourages enhancements by private landowners. ~~Study. Consider and implement roadway reconfiguration a road diet (we don't like this word) for Outer Pleasant Street to improve to enhance gateway beautification, traffic flow, and create safe left hand turns by reducing to 2 travel lanes and a center turn lane, and include a gateway streetscape beautification plan to improve walking and encourage private landowners to reinvest in adjacent sites. Reduce curb cuts, and pursue development of parallel, local, slow-flow streets in tandem with a road diet to take some traffic off Pleasant Street.~~

r) Action: ~~Consider restoring two-way traffic to Pleasant Street. (Include in street master plan? Or recommend continued studying of pleasant street)~~

s) Action: Upgrade Rapid Flashing Beacon Crossings to include overhead lighting ~~that to illuminate continuously illuminates crosswalks when in use, especially at the Maine Street crossings that are poorly lit. crossing which is poorly lit considering width of street.~~

t) Action: Take a ~~district-~~managed approach to parking in specific areas of town in order to support the redevelopment of surface parking lots.

u) Action: Explore ~~Consider~~ signage/wayfinding, paid parking ~~demand-pricing~~, municipal or private-managed lots, structured parking, and underused pavement width that could be striped for additional ~~added~~ on-street parking. ~~Paid parking on Maine Street???~~

v) ~~Require all new stream crossings to adopt Stream Smart approach.~~



h) Action: Inventory all municipal stormwater infrastructure and establish an accelerated improvement plan and bring them up to StreamSmart standards

Action Page Spread — (add subtopic context paragraph)  
Quality of Life

a) Action: Plan for and fund new and replacement infrastructure systems to support land use and economic development goals for the catalyst site areas and as expressed within this plan.

b) Action: To create beautiful streets for shopping, gathering, and socializing, amend the zoning map to identify where ~~required~~ shopfront streets should be developed, and include associated design standards in the zoning code.

c) Action: Ensure adequate resources in the annual budget for maintenance, repair, cleaning, and, where necessary, replacement of sidewalks — retaining high-quality materials such as granite curbing where appropriate; and for care and upkeep of associated street trees and landscaping

d) Action: ~~Evaluate and~~ revise and implement lighting standards in zoning ordinance ~~as necessary~~

e) Action: Support the expansion of e-bike usage. Consider an e-bike ordinance and feasibility of a municipal rental program.

~~MOVE TO END OF INSTRUCTURE SECTION~~ Transportation & Infrastructure  
~~Comments & Topics For Further Review / Discussion ¶¶~~

~~¶¶~~

~~Please provide any final input on these comments & topics. We'll rely on that feedback to make final revisions. ¶¶~~

~~¶¶~~

~~• (down arrow) neighborhood make elementary schools What is the intent of this? ¶¶~~

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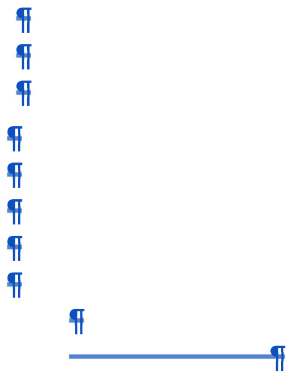
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## B. Policy Area #5: Public Facilities, Services, & Active Recreation

Based on community input and the results of the 2022 Market Study for the Brunswick Labor Market Area, Town facilities are due for maintenance and upgrades. In addition to existing facilities demands, the future needs of the Town — including schools, waterfront access areas, public utilities, and public works and recreation facilities — also require thoughtful consideration and action planning for the coming decade.

The results of the recommended 10-year Municipal Facilities and Lands Management Plan ~~will~~<sup>would</sup> enable the Town to prioritize existing facility upgrades, identify those areas best suited (and with the highest demand) for new facilities, and establish clear plans and accountabilities to ensure their long-term viability and economic sustainability. This detailed planning effort will also enable the Town to identify regionalization efforts to provide more cost-effective services and facilities.

*Action Page Spread — (add subtopic context paragraph)*

~~Civic Buildings and Public Places~~ *Public Facilities*

- a) ~~Action: Develop a 10-year Municipal Facilities and Lands Management Plan that includes school facilities, and coordinate its implementation with the Annual CIP and budgeting process.~~
- b) ~~Action: Develop a 10-year plan for Public Works facilities and to incorporate requirements for recreation department equipment, include storage facilities for parks and recreation.~~
- c) ~~Action: The Town Council, acting through its Town Manager, will~~<sup>should</sup>~~regularly coordinate establish a mechanism for regular coordination continually coordinate~~ with the school district ~~to~~ regarding education facility needs, including a bus garage ~~support education in addition to annual budget and CIP negotiations.~~
- d) ~~Action: Evaluate and prioritize the need for new school facilities in an effort to eliminate the need for and use of modular classrooms, and to consolidate, upgrade, replace, and/or close outdated facilities to meet educational, program, health, and safety needs in a cost-effective way.~~
- e) ~~Action: Improve water access sites and increase the capacity for the Parks Department to maintain those facilities. Maintain, and, where warranted, improve harbor facilities.~~
- f) ~~Action: Explore options for Establish use fees and request financial contributions from neighboring communities that utilize the Town's public facilities and services.~~

*Action Page Spread — (add subtopic context paragraph)*

*Active Recreation*

- a) Action: Prioritize funding for the phased improvement of all recreation facilities, including but not limited to, beginning with Edwards Field, Midcoast Athletic and Recreational Complex (MARC), and Merrymeeting Park, and Captain William Fitzgerald USN Recreation and Conservation Area
- b) Action: Implement the Midcoast Athletic and Recreational Complex (MARC) Master Plan and consider regional partnerships to support its development.
- c) Action: Prioritize efforts by the Parks & Recreation Department to update the 2002 Parks, Recreation, and Open Space Plan within the next 3 years to identify key priorities which then carry over into the CIP
- d) Action: Once updated, implement recommendations from the updated 2002 Parks, Recreation, and Open Space Plan (referenced in "f" above) for the improvement and expansion of recreation facilities.
- e) Action: Develop active recreation facilities in East Brunswick, including investments in the Captain William Fitzgerald USN Recreation and Conservation Area, considering playgrounds, ballfields, ball courts (pickle tennis, basket), and similar amenities. Invest in recreation facilities in East Brunswick, including investments in the Captain William Fitzgerald USN Recreation and Conservation Area, with:
  - o ~~Playgrounds~~
  - o ~~Ballfields~~
- f) ~~Ball courts (pickle, tennis, basket)~~
- g) Action: Enable safe ~~Consider~~ and ADA-compliant public access to recreation sites throughout town for bicyclists and pedestrians with appropriate parking:
  - o ~~Merrymeeting Park (other than w/long walk or bicycle)~~
  - o ~~Mill Street Portage (dangerous for bike/ped)~~
  - o ~~Fitzgerald / Gravel~~

Action Page Spread — (add subtopic context paragraph)  
Services

- a) Action: Explore broadband coverage expansion via public-private partnerships and participation in the Maine Broadband Coalition.
- Action: Establish a group to explore the benefits and feasibility of establishing a transfer station.
- b) Develop environmentally-sound, cost-effective solid waste disposal plan, including items such as ~~including~~ recycling, yard waste, and food waste. ~~transfer station? If so, where? what about including yard waste remediation in this plan as well?~~

Action: Require new development within the Growth Zone to connect to BTWD water and BSD sewer if the property boundary is within ??? feet of an existing utility line. **Note to discuss "transition zone"**

~~Action: Partner w/With MRRA and other stakeholders to, establish a plan and timeline for the orderly transfer of Brunswick Landing roadways and utilities in good condition to the Town.(moved to above)~~

#### Transportation & Infrastructure Comments & Topics For Further Review / Discussion

*Please provide any final input on these comments & topics. We'll rely on that feedback to make final revisions.*

- (down arrow) neighborhood make elementary schools *What is the intent of this?*
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