

1. CPUSC 8-21-2025 Agenda

Documents:

[DRAFT_CPUSC AGENDA_AUGUST 21 2025.PDF](#)

2. 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](#)

3. 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](#)



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:

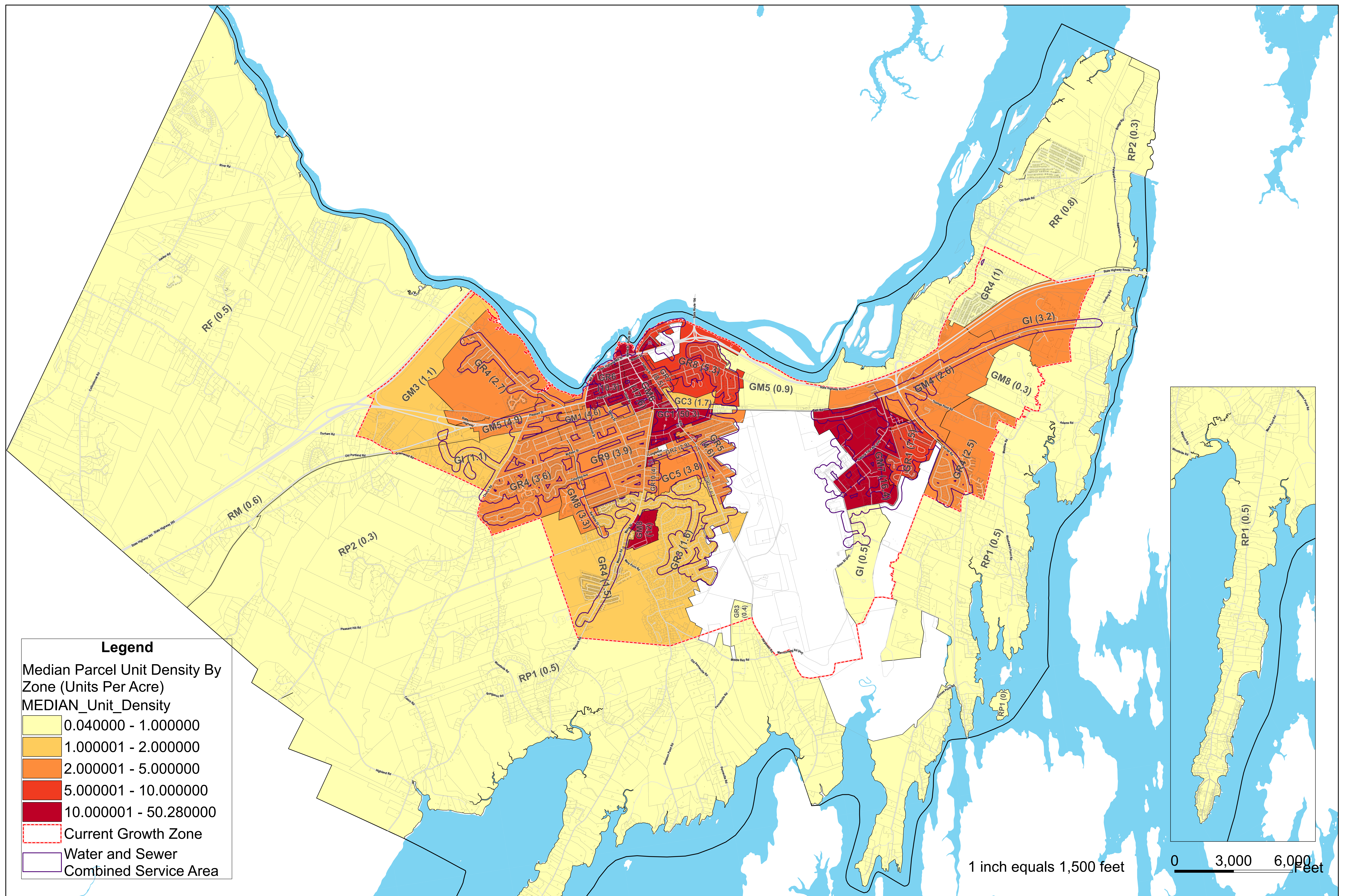
Use the link below to join the webinar:

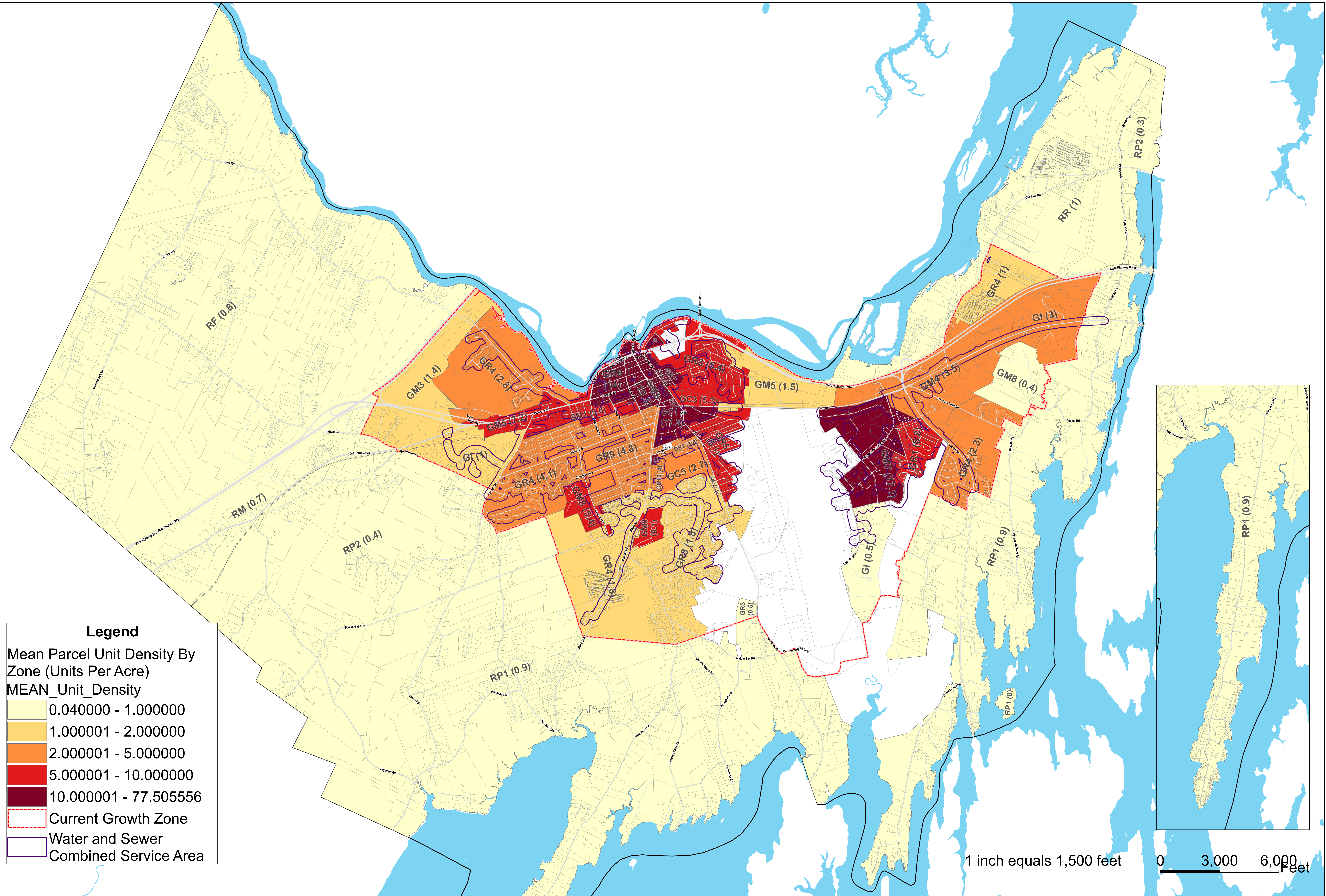
<https://us02web.zoom.us/j/81079478221?pwd=I92Ufr4R9lhZCXEbsWpcojsPKxY22e.1>

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
 - 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





Legend

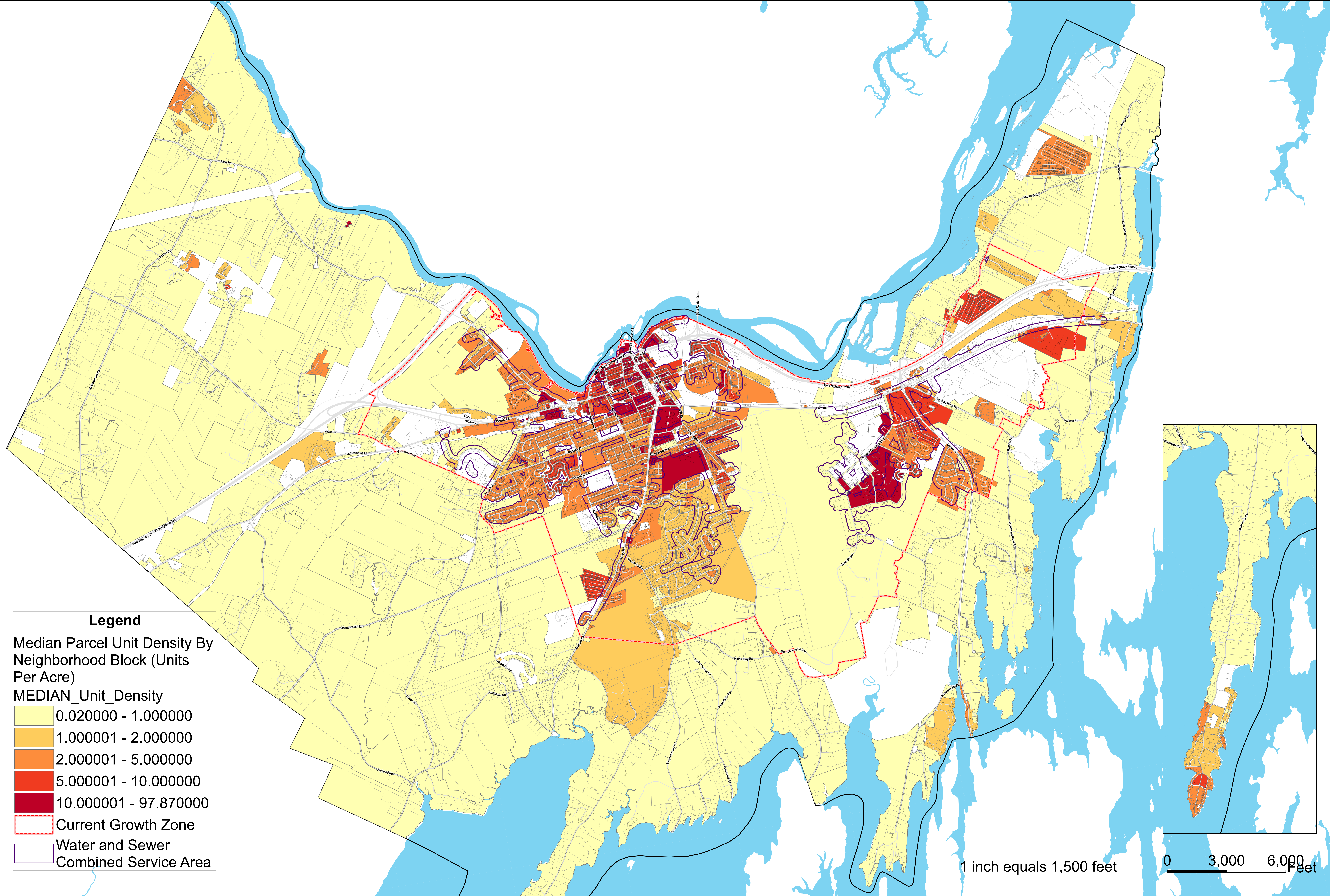
Mean Parcel Unit Density By Zone (Units Per Acre)

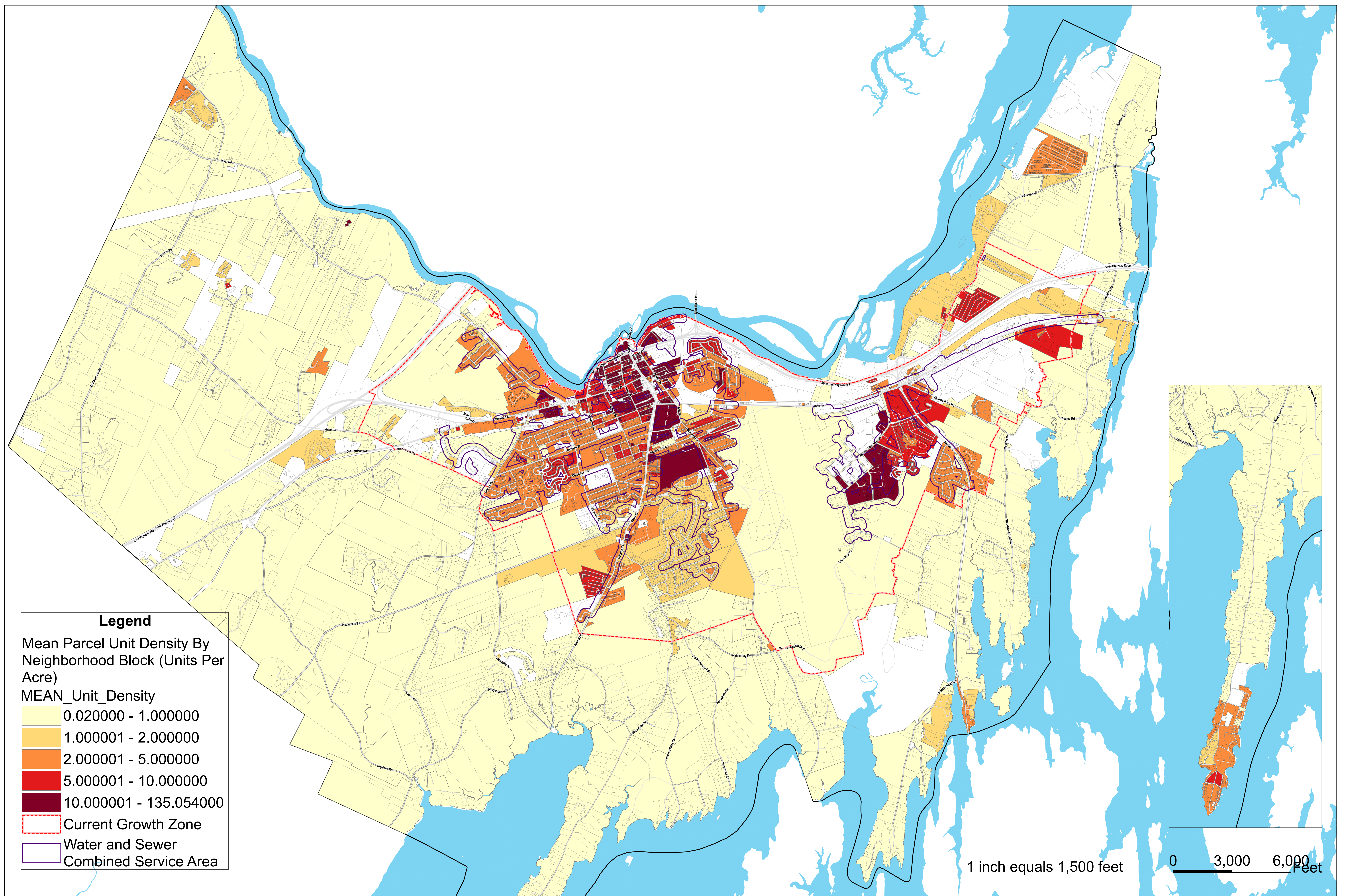
MEAN_Unit_Density

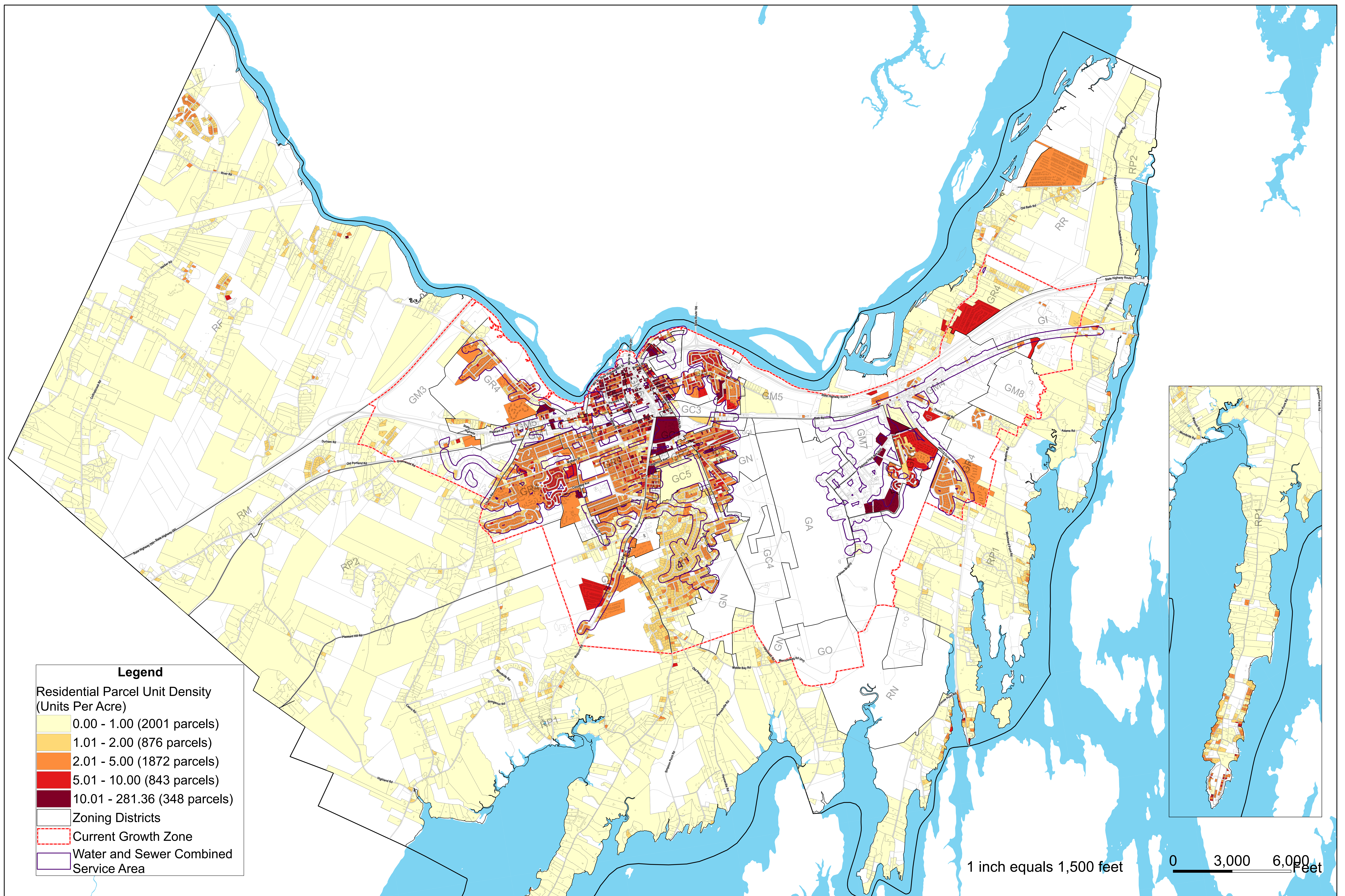
- 0.040000 - 1.000000
- 1.000001 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 77.505556

Current Growth Zone

Water and Sewer Combined Service Area







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	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]	
	1997 Zoning District	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	BCN	
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	
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]													^[9]			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	

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 1997 Zoning District	RN ^[1] BCN	RF FF1, CR1	RR CR2, MU1	RP1 CP1, FF3	RP2 CP2, FF3	RM 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;

**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