

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: Carlos Navarro <navarro8384@gmail.com>
Sent: Thursday, October 2, 2025 4:06 PM
To: Town Council <towncouncil@brunswickme.gov>
Subject: Remove Thomas pt rd from growth areas

Subject: Request to Remove Thomas Point Road Area from Growth Area Designation

Dear [Chair / Planning Director / Town Council Members],

I hope this message finds you well. I am writing as a resident of Thomas Point Road (or neighborhood in question) to respectfully request that the Thomas Point Road area be removed from the proposed “growth area” designation in the upcoming growth area discussion (Agenda Item 131, October 6, 2025).

My concerns are rooted in several issues—environmental, infrastructural, and quality-of-life—that I believe make this area unsuitable for higher-density growth. Below are my main arguments and requests:

Key Concerns & Arguments

1. Infrastructure & Services Overload

- Our roads (Thomas Point Road, adjacent side streets) are narrow, winding, and difficult to upgrade without major disruption. They were built for low-density development, not for increased traffic.
- Utilities (sewer, water, drainage, stormwater systems) in this area are already at or near capacity. More growth would strain them further, risking failures or expensive upgrades borne by residents or the town.
- Emergency response times (fire, ambulance, police) may grow longer if traffic and density increase—especially given limited access points on and off Thomas Pt Rd.

2.

3. Environmental Risks & Character Preservation

- The area around Thomas Point Road includes fragile ecosystems, wetlands, shorelines, and wildlife habitats. Increased development would increase impervious surfaces, runoff, pollution, and erosion risks.
- Preserving existing rural and scenic character is important to many residents; a growth overlay risks altering the ambiance, viewscapes, and overall sense of place.

4.

5. Precedent & Equity Concerns

- Designating Thomas Pt Rd as growth area may set a precedent for further encroachment in rural areas, reducing meaningful buffer zones and undermining sensible planning boundaries.
- Growth should be focused in places that are already well served by infrastructure (near town center, existing services) rather than extending into peripheral, less-suited zones.

6.

7. Lack of Community Support / Input

- To my knowledge, few or no residents on Thomas Point Road expressed support for inclusion in a growth area.
- It would be more equitable to allow more robust community engagement, detailed impact studies (traffic, environmental, financial), and a moratorium until those are complete.

8.

Requested Action

- Remove the Thomas Point Road area entirely from the proposed growth area map.
- Require that any future proposals to expand growth areas include comprehensive impact assessments (traffic, environmental, cost) and significant public engagement.
- Favor redevelopment or infill within already developed parts of Brunswick, rather than expansion into less suitable zones.
- Consider overlay zones or conservation buffers to protect sensitive areas if any development is proposed nearby.

I appreciate the Council's efforts to plan for responsible growth, balance

development and conservation, and include public voices in the process. I urge you to give serious weight to these concerns and to uphold the integrity and livability of the Thomas Point Road area by removing it from the growth area designation.

Thank you for your time and consideration. I am happy to meet, provide further documentation, or testify at the upcoming hearing.

Keep this in the public record

Sincerely,

Mrs Jennifer Navarro
3056083167

**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