

## Public Comments Received on Draft Comprehensive Plan

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

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

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

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

Nathaniel Shed	I am a resident.	<p>Area G. 13 Transportation (Page 119) Parking Downtown – It may be convenient to go on the assumption that we have enough parking in our downtown, and we just need to manage it with signs and other incentives, but this will not solve our downtown parking problem. Parking for the workforce and customers needs to be expanded in our downtown area. It is helpful to study the number and location of parking spots, but the real question to ask the residents of Brunswick, Topsham, Harpswell and the folks who work and travel in Brunswick is – “When you think about shopping or dining in downtown Brunswick, is finding a parking spot a factor that would make the Cooks corner or the Topsham Mail area a more convenient parking option for you?” I hope that our future parking plans will include a little more parking space than needed on summer days so that locals and tourists perceive that they can find a parking space without having to drive around the block a few times. The idea that limiting parking in our downtown would increase walking and biking has not been proven by any examples in Maine.</p> <p>Action H.8: (Page 122) It would be helpful to separate what we hope to do at Fitzgerald Park and what the additional recreational needs are for East Brunswick.</p> <p>Fitzgerald Park – Walking, playgrounds, boating, biking, swimming, nature center, birding and blueberry picking.</p> <p>East Brunswick – Playgrounds, Biking, Ballfields, Ball courts – pickle, tennis and basketball and similar amenities.</p> <p>Area G – Transportation (Page 116) – Does having a system of electric vehicle charging stations belong in Area G?</p> <p>Action H.3 (page 122) Please note that the bus garage is in the works, and it does not need any additional action or coordination. The Town Manager and the Council should work with the School Department on future CIP (Capital Improvement Program) facility needs and on having a fiscally responsible operating budget and a long-term planning program for future municipal and school budgets.</p> <p>In closing, because most of the future residential and commercial buildings will be shaped and regulated based on this comp plan and any future town ordinances, I would hope that property developers who could invest millions of dollars in our Town would be giving a copy of the draft comp plan and would be invited to a special meeting of the comp plan committee to give practical feedback.</p> <p>Thank you for your consideration of these items and my concerns.</p> <p>Nathaniel Shed – Town Council District 6</p>
Joe Warren	I do not work or live in Brunswick.	<p>Dear Esteemed Members of the Comprehensive Plan Steering Committee,</p> <p>Your draft plan seems to be enormously concerned with preventing development in rural parts of town. I would simply ask you: why? Was it a bad thing when YOUR neighborhoods were built? Because surely you realize that they, too, were rural at one point; that forests, farms, and animal habitat were paved over to make way for human habitat. I suppose it was good back then, but would be a tragedy now?</p> <p>What Brunswick should focus on is preventing BAD development in rural areas, not preventing development outright. You could just as easily implement a TND ordinance that results in traditional, complete neighborhoods being built instead of continued large-lot sprawl. You need not reinvent the wheel here; there are copious examples of traditional neighborhoods built in recent decades for you to copy. Neighborhoods that thousands of people call home, that are walkable, that have their own schools and shops and offices and parks and civic buildings. The types of neighborhoods our not-so-distant ancestors built all the time (long before comprehensive planning and zoning were even conceived of).</p> <p>The reality that you all are hiding from is that time marches on, and not every place can remain rural forever. I for one am extremely glad that this absurd, unrepresentative comprehensive planning process didn't exist a hundred years ago. And you should be, too, because if it had, your neighborhood might not have been built, and indeed Brunswick as we know it might never have come into existence. Just some food for thought for you.</p> <p>Best wishes as you finalize this critical plan.</p> <p>Joe Warren South Portland</p>
Stephen Wood	I am a resident.	Please provide as much land for wildlife as possible. People have already destroyed too much natural landscape in the name of "development". We have no obligation to provide homes to all outsiders who consider Brunswick a desirable place to live. The animals were here first; they need homes more than more people do.
Jimmy Dealaman	I work in Brunswick.	Revisit/Revise Enhanced Transit Map on page 84. There is a gate preventing vehicle access at the corner of Purinton Rd and Eagle Drive. <a href="https://maps.app.goo.gl/TaUbqkAWkUU6mw217">https://maps.app.goo.gl/TaUbqkAWkUU6mw217</a>
Margaret Wilson	I am a resident.	<p>Comp Plan Update Committee</p> <p>Thanks to all of you for all your work over the years to put this plan together. Having chaired the 2008 Comp Plan Revision committee, I know the effort that goes into this and appreciate the updates that you have made to the plan. Some thoughts are below. I am focusing mostly on the development pressure on the Town and appreciate your recognition that this has to be a major focus of our thinking. Your proposal, for instance, that we limit the number of building permits is something that the Town has often thought about and is increasingly necessary. In 2008 we recognized that in spite of efforts that previous Comp Plans to incentivize development within the Growth Area of Town, permits in the Rural Area continued to proliferate to the detriment of unfragmented land health in those rural areas.</p> <p>On the very positive side, I applaud the statements on p. 13: "Growing sense of responsibility to the Town's environment and increasing urgency to take action toward meaningful, measurable and sustainable protections" and on p. 18: "On-going efforts to collaborate with local and regional land trusts dedicated to land and public access preservation". If we do not make the commitment to permanent protection of critical land areas now, it will be developed and it will be too late. I disagree that it should be the Town purchasing rural land - better they should help with the funding for conserving important ecological and agricultural land that the local land trust will conserve. Historically the Town has been understaffed to monitor lands that we own or where we have easements and its expertise lies elsewhere.</p> <p>Your focus on private/public investment in the downtown is excellent.</p> <p>Your thought to require all rural subdivisions to be open space developments is excellent.</p> <p>The plan to get development within the Growth Zone onto public sewer is excellent and should be a priority, and new development should be on public sewer wherever it is available.</p> <p>[further comments continue on next submitted comment]</p>

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

Bruce Kantner, Brunswick United for a Safe Environment	I am a resident.	<p>Appreciate overall clarity in wording, organization, goals, photos, most maps, and layout. Agree with 3 core goals of Growth Management (less growth), Economy (lower taxes), and Environment (better Natural Resources Protection). Like that these are woven throughout Plan. Agree completely that "our history demonstrates that decisions often favored" growth over preservation. (p23) Concerned that Plan does not favor preservation strongly enough. Major example is choice of Maquoit Woods as "catalyst site and vision exercise" "absent consensus on the property's future." (p58) I wrote CPUSC and Town Officials about this on 3/5/25 and will not elaborate here. I suggest that "consensus" will lead Council to approve Easement on 240 acres of MW next Monday. Compare CPUSC Chair's 8/5 letter to Conservation Com with Con Com's 8/11 letter to Council unanimously supporting MW Easement approval (in Council 8/18/25 Packet) to better understand what I mean.</p> <p>p29 MAP 2 Habitat Connectivity, Maquoit Woods not shown on map.</p> <p>p85 Map 9 Enhanced Transit Route: why are rural roads Mere Pt., Rossmore, Maquoit, &amp; Woodside included? How do you define "Transit"?</p> <p>p91 Map19 Tax Value per Acre: misleading estimates that don't seem to really consider Cost of Community Services.</p> <p>Plan doesn't sufficiently highlight importance and role of Climate Action Plan.</p> <p>Plan presents a huge amount of information. Opportunity for more comments but this is enough for now. Thank you for numerous hours of work and persisting through six years of research, meetings, public input, and staff changes.</p>
Barbara Kantner	I am a resident.	<p>Too much to write on last evening, except high praise for your diligence, thoughtfulness, and the clarity and beauty of the presentation as a whole.</p> <p>I love the "final" iteration of the logo, highlighting climate/sustainability. The "petals" are clear, succinct, and help with the thought process.</p> <p>I see two competing, overarching, long-term AND immediate issues: 1) In this time of climate crisis and desperate environmental degradation, there is urgent need for conservation of land, water quality (fresh and salt), with our healthy undeveloped land (e.g. Maquoit Woods) and its wild "residents" representing the foundation of the entirety of our human life. Once it's developed, it's gone....Once it's poisoned, it's toxic for our entire chain of life for years to come. And if we don't start managing the rampant invasive plant species, the natives that undergird our entire ecological chain will be nearly-impossible to control.</p> <p>2) Equally urgent need for housing--affordable, energy-efficient, beautiful, comfortable, well-built, highly livable--so that young professionals, lower-income essential workers, New Mainers, and others on low or fixed incomes may afford to live in this wonderful town. New housing should be infill and/or creatively sited on already-built/developed land, in areas of town that already have essential infrastructure in place--town water/sewer, electricity, roads--so undeveloped, wild land can be left intact. This need and its remedy should be put out to bid to highly-innovative architectural/ landscape architectural firms committed to this kind of development! New housing in Brunswick, if approached from this perspective, would be the envy of other towns and could well serve as model for other places. Please do not settle for "business as usual" by the typical "out-of-state developer" for this kind of project--we don't need more of what was sadly thrown up at the Landing--ugly, poorly built, trees cut down against the promises of the developers, and now at significant risk of long-term contamination from the PFAS disaster.</p> <p>I am quite sure that in resolving the apparent tension between preservation of open land and need for housing we can arrive at an exciting, innovative, economical, affordable solution built on a solid economic foundation that will benefit ALL beings who live here.</p> <p>Thank you so much for your hard work on behalf of our town.</p>

## Public Feedback Received at 7/26/2025 Open House

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

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

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