

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

Planning MEMORANDUM

TO: Comprehensive Plan Update Steering Committee (CPUSC)
FROM: Jimmy Dealaman, Principal Planner
DATE: September 3, 2025
SUBJECT: Location Specific Capital Investment Analysis

I. BACKGROUND INFORMATION

At the August 21st meeting the CPUSC sought more information about where anticipated capital investment is located, as it continues to review where the growth area, and limited growth area, and rural areas should be recommended in the town.

Concerning capital-related investments, the State's (Chapter 208) requirements on comprehensive plans require:

- Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.
- Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.

II. SUMMARY

Staff broadly examined the currently adopted 2026-2030 Capital Improvements Plan (CIP) and manually mapped approximate known¹ project locations and cost of investment data. The data was analyzed to total these investments within two geospatial areas (Attachment 1) the committee was interested in learning about:

- Scenario A. Identified Residential and Higher Density Areas
- Scenario B. Primarily Area with Median Parcel Unit Density by Zone (>2 units/acre)

Growth Area Scenario	Growth Area	Limited Growth Area	Rural Area	Percentage of Growth Area Investment
Scenario A	\$45,999,520	\$10,147,000	\$5,825,000	74.23%
Scenario B	\$52,137,520	\$4,009,000	\$5,825,000	84.13%

Staff Comment:

- The only new public facility contained in the CIP is for a new Public Works facility. Its location is within the growth area in both scenarios.
- The estimated investment under Scenario A is slightly less than the 75% requirement, however much of the recommended capital investment (17%) that was not mapped is anticipated to occur within existing dense areas of the town and staff do not have concerns that actual investment would be less than 75 percent. Therefore, the estimated investment in either Scenario A and B does not appear to conflict with state capital investment rules.

III. ATTACHMENTS:

Attachment 1. Growth Area Scenarios A and B
Attachment 2. Pages from 26-30 CIP - Projects Recommended for Funding
(highlighted included in analysis)

¹ This analysis did not map capital investment without a clear location specified in the CIP. The analysis accounts for ~83% of all recommended capital improvements funding and does not represent all anticipated capital investment.