

**From:** Clark Labbe <[clark.labbe@gmail.com](mailto:clark.labbe@gmail.com)>  
**Sent:** Saturday, November 8, 2025 7:29:32 AM  
**To:** Julie Erdman <[jerzman@brunswickme.gov](mailto:jerzman@brunswickme.gov)>  
**Subject:** Re: Please distribute letter

Hi Julie,

I just saw the agenda for the 11-13 Comp Plan committee meeting and noted that my letter as well as your response to it were included, however, my rebuttal to your response was not.

I would appreciate it if you would forward my rebuttal to the committee as I believe it clarifies my point that Brunswick has too often allowed the expansion of growth zones into formerly rural settings, much to the detriment of our towns character.

Thanks, Clark

On Tue, Oct 28, 2025 at 6:52 PM Clark Labbe <[clark.labbe@gmail.com](mailto:clark.labbe@gmail.com)> wrote:

Hi Julie,

I do realize I am in a growth area, a fact that allowed the Village on Pleasant Hill development to move forward. This area though has not always been a growth district. When I moved here it was rural residential or some similar designation. Our neighbors had horses and we kept horses and goats on our property well into the 90's. At some point while I was a young firefighter and not tuned into how important zoning was to me personally things changed. A revised Zoning Ordinance and suddenly we became a growth area and our animals were grandfathered but no longer permitted.

As I stated, I know it is too late to save my neighborhood, our rural character is gone forever. Hopefully though the growth area lines will be retracted and those areas traditionally considered rural will be protected from this type of development in the future.

Thank you, Clark

---

**From:** Julie Erdman  
**Sent:** Tuesday, October 28, 2025 1:47 PM  
**To:** Julia Henze <[jhenze@brunswickme.gov](mailto:jhenze@brunswickme.gov)>  
**Cc:** Town Council <[towncouncil@brunswickme.gov](mailto:towncouncil@brunswickme.gov)>; Jay Astle <[jastle@brunswickme.gov](mailto:jastle@brunswickme.gov)>; 'Clark Labbe' <[clark.labbe@gmail.com](mailto:clark.labbe@gmail.com)>  
**Subject:** RE: Please distribute letter

Thank you, Julia and thanks Clark.

I just wanted to note that Pleasant Hill Rd does have rural character, being so much of its frontage is owned by the land trust, but the Village on Pleasant Hill property is currently well inside our designated growth area. Under the proposed growth area map (in the draft Comprehensive Plan) this area is mapped as "Transitional" or medium density residential. Regardless of its mapped status, the moratorium will allow time to reflect on current policies and institute new ones, such as the Land Preservation ordinance, that impact development in this area of Town as well as the rural area.

Best Regards,

Julie

**Julie Erdman**  
**Director**  
**Planning and Development**  
P: (207) 721-4022  
E: [jerdman@brunswickme.gov](mailto:jerdman@brunswickme.gov)

**Brunswick**  
*maine*  
85 Union Street  
Brunswick | ME 04011  
[www.brunswickme.gov](http://www.brunswickme.gov)



***Please note, as of 7/7/2025, our hours at Town Hall are now Monday through Thursday 7:30am to 4:30pm. We are closed on Fridays.***

With limited exceptions, e-mails sent to and from the Town of Brunswick are considered public records under Maine's Freedom of Access Act (FOAA). Public records are open to inspection and may be copied and distributed to others, including members of the media. Unless the e-mail meets one of the exceptions to the public records provisions, there should be no expectation of privacy or confidentiality.

---

**From:** Julia Henze <[jhenze@brunswickme.gov](mailto:jhenze@brunswickme.gov)>

**Sent:** Tuesday, October 28, 2025 12:33 PM

**To:** Town Council <[towncouncil@brunswickme.gov](mailto:towncouncil@brunswickme.gov)>

**Cc:** Julie Erdman <[jerdman@brunswickme.gov](mailto:jerdman@brunswickme.gov)>; Jay Astle <[jastle@brunswickme.gov](mailto:jastle@brunswickme.gov)>; Clark Labbe <[clark.labbe@gmail.com](mailto:clark.labbe@gmail.com)>

**Subject:** FW: Please distribute letter

Hi Clark,

Thanks for your message. I am forwarding to the Town Council, and to Planning Director Julie Erdman to distribute to Planning staff, the Planning Board and CPUSC.

Julia

*Julia AC Henze*  
**Town Manager**  
P: 207.725.6659  
F: 207.725.6663



---

**From:** Clark Labbe <[clark.labbe@gmail.com](mailto:clark.labbe@gmail.com)>

**Sent:** Tuesday, October 28, 2025 12:07 PM

**To:** Julia Henze <[jhenze@brunswickme.gov](mailto:jhenze@brunswickme.gov)>

**Subject:** Please distribute letter

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Julia,

I have drafted the attached letter for the Council, Planning Board and planning staff and the Comp Plan Committee. I am not sure I can come up with all the proper email addresses, can I please trouble you and your staff to distribute this to all involved.

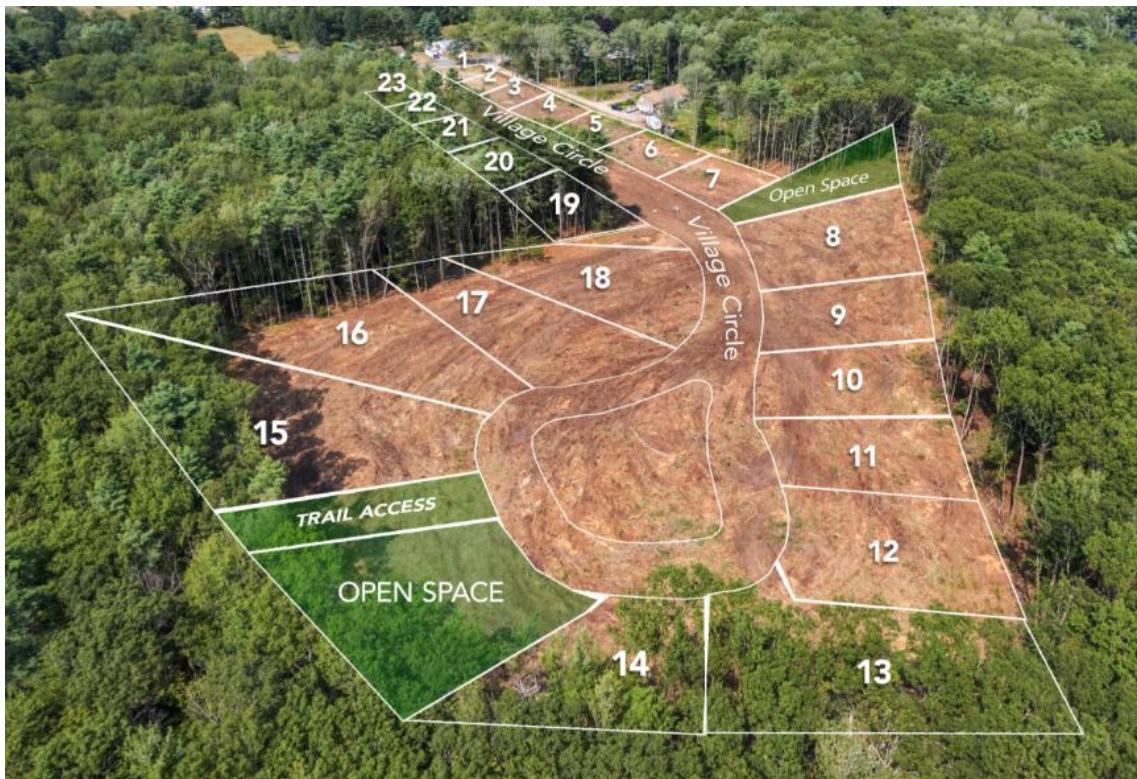
Much thanks and best wishes, Clark

--

Clark Labbe  
55 Pleasant Hill Road  
Brunswick, ME 04011  
207.837.0030  
[Clark.Labbe@gmail.com](mailto:Clark.Labbe@gmail.com)

# Concerns Regarding Subdivision Development in Brunswick

This statement is addressed to the Brunswick Town Council, Brunswick Planning Board and staff, and the Comprehensive Plan Committee. As you deliberate on the possibility of a subdivision moratorium, the approval of additional subdivision site plans, and updates to the Comprehensive Plan and Zoning Ordinance, I urge you to also consider these photographs of the Village on Pleasant Hill and visit the construction site as a reference.



It is important to clarify that my comments are not directed as criticism toward the developer. He is operating as a businessman, utilizing the development opportunities that Brunswick's policies have enabled. My intention is to highlight the broader implications of these policies on our community and environment.

Recently, a seven-acre area of mature forest and wildlife habitat was completely cleared to make way for a new subdivision. This area was previously a rural neighborhood featuring homes on one-, two-, and three-acre lots. The woods served as a vital wildlife corridor, connecting the Commons to the Crystal Spring land, and provided habitat for a range of wildlife including deer, foxes, owls, and hawks. The planned construction of 23 homes on one-quarter-acre and smaller lots has led to the destruction of this habitat and has fundamentally altered the character of the neighborhood.

While this style of development may appeal to individuals moving from urban environments in search of "country" living, I believe it does not reflect the desires of lifelong Brunswick residents. This rapid pace of growth has changed and continues to threaten the community's traditional character and has significant detrimental effects on current property owners. Moreover, continued expansion places increasing pressure on the local school system and municipal services.

While it is too late to undo the devastating effect this subdivision has had on my property and my son's property or to reverse the changes in my neighborhood, I strongly urge the town to enact a subdivision moratorium now and follow through with substantive zoning reform. It is essential to protect Brunswick's rural areas and those traditionally considered rural from similar development in the future.

Respectfully,  
Clark Labbe  
55 Pleasant Hill Road