

**TOWN OF BRUNSWICK COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE  
DRAFT MEETING SUMMARY  
May 6, 2025**

**MEMBERS PRESENT:** Emilie Schmidt Howell (Chair), Fred Koerber (Co-Chair), Alison Harris, Catherine Ferdinand, Marcy McGuire, Lisa Trombley, Meghan Kissling, Larissa Darcy, Steve Walker, Sande Updegraph (Town Council, District 4), and Steve Weems (Town Council, District 7)

**MEMBERS ABSENT:**

**STAFF PRESENT:** Jimmy Dealaman, Principal Planner

Chair Schmidt called the meeting to order at 6:30 PM and called the roll. Chair Schmidt adjusted the agenda to include a vote on Chair Schmidt and Vice Chair Koerber working on the executive summary intro letter for the draft plan after correspondence.

Chair Schmidt read correspondence into the record from:

Jennifer Navarro  
Jamie Ecker

Chair Schmidt opened the meeting to public comment. The following members of the public spoke:

Jennifer Navarro  
Bruce Kantner  
Heidi Vierthaler

**Introductory Executive Summary Letter:**

**Motion to approve Chair Schmidt and Vice Chair Koerber to write the introductory executive summary letter to the draft plan.**

Sande Updegraph  
Second Alison Harris  
Carried, five in favor, two abstentions, one absent.

**Key Policies and Actions Document:**

**Motion to approve Wildlife Protection Ordinance action a) with a callout box. Action a): Reconvene the Rural Brunswick Smart Growth Committee, or a similar group, to update, revise, and strengthen the WPO ordinance.**

Alison Harris  
Second Fred Koerber  
Carried, with seven in favor, three opposed.

**Motion to approve Protect Open Spaces and Natural Resources and Conserve Critical Nature Resources action a) Make a plan for the future use of Maquoit Woods (Town-Owned parcel) that exemplifies the “develop and conserve” values the town hopes to encourage through the planning process.**

Steve Walker

Second Sande Updegraph

Carried, with nine in favor, one opposed.

**Motion to approve Protect Open Spaces and Natural Resources and Conserve Critical Nature Resources action b) Implement the Brunswick Climate Action Plan, adopted in December 2024.**

Alison Harris

Second Steve Walker

Unanimous

**Motion to approve Protect Open Spaces and Natural Resources and Conserve Critical Nature Resources action c) When drafting the wetlands ordinance, consider adopting an impact fee program.**

Steve Walker

Second Chair Schmidt

Carried, with nine in favor, one abstention.

**Motion to approve Protect Open Spaces and Natural Resources and Conserve Critical Nature Resources action d) Prioritize the implementation of initiatives for environmental and sustainability work to include the Maquoit Bay Water Quality Study, Mare Brook Watershed Management Plan, and other future efforts.**

Steve Walker

Second Sande Updegraph

Carried, with seven in favor, three opposed.

**Motion to approve Protect Open Spaces and Natural Resources and Conserve Critical Nature Resources action e) Review and strengthen open space requirements for future developments to better support natural resource and human needs.**

Alison Harris

Second Larissa Darcy

Unanimous

**Motion to approve Preserve Open Space for Active and Passive Recreational Uses action b) Require development of a certain size to maintain usable green space, and require rural developments to follow Open Space standards.**

Alison Harris

Second Steve Walker

Carried, with seven in favor, three opposed.

**Motion to approve Preserve Open Space for Active and Passive Recreational Uses action c) Follow through with efforts to develop recreation opportunities in the eastern section of town.**

Catherine Ferdinand

Second Sande Updegraph

Carried, with eight in favor, two opposed.

**Motion to approve Preserve Open Space for Active and Passive Recreational Uses action d)  
Capitalize the Land for Brunswick's Future program.**

Steve Walker  
Second Chair Schmidt  
Unanimous

**Motion to approve Protect, Maintain, and Improve Marine Habitat and Water Quality action a)  
Follow up on the Maquoit Bay Water Quality Study for other watershed management plans that  
include at-risk coastal flowages.**

Sande Updegraph  
Second Chair Schmidt  
Unanimous

**Motion to approve Protect, Maintain, and Improve Marine Habitat and Water Quality action c)  
Restore natural tidal flow for New Meadow Lake impoundments.**

Sande Updegraph  
Second Catherine Ferdinand  
Unanimous

**Motion to approve Protect, Maintain, and Improve Marine Habitat and Water Quality action e)  
Support restoration and enhancement of coastal marshes and protect future marsh migration  
areas; this could be achieved by exploring funding opportunities, shoreland ordinance review,  
landowner outreach, and strategic partnerships.**

Steve Walker  
Second Catherine Ferdinand  
Unanimous

**Motion to approve Maintain and Improve Harbor Management action a) Investigate carrying  
capacity of shoreline for docks, piers, and shoreline hardening, then establish town ordinances  
that safeguard near-coastal natural resources.**

Catherine Ferdinand  
Second Steve Walker  
Unanimous

**Motion to approve Maintain and Improve Harbor Management action b) Update harbor  
management plan.**

Steve Walker  
Second Catherine Ferdinand  
Unanimous

**Motion to approve Maintain and Improve Harbor Management action c) Maintain and support  
the marine economy.**

Chair Schmidt  
Second Sande Updegraph  
Unanimous

**Motion to approve Protect, Maintain, and Improve Physical Public Access to the Community's Marine Resources for All Appropriate Uses Including Fishing, Recreation, and Tourism action a) Review and invest in infrastructure needs at each of the town's tidal access points for commercial and recreational marine resources.**

Steve Walker  
Second Larissa Darcy  
Unanimous

**Motion to approve Protect, Maintain, and Improve Physical Public Access to the Community's Marine Resources for All Appropriate Uses Including Fishing, Recreation, and Tourism action b) Identify priority access locations and then create, protect, and improve points of public access for each major water body for commercial and recreational purposes.**

Steve Walker  
Second Sande Updegraph  
Unanimous

**Motion to approve Protect, Maintain, and Improve Physical Public Access to the Community's Marine Resources for All Appropriate Uses Including Fishing, Recreation, and Tourism action d) Improve enforcement of Shoreland Zoning regulations.**

Sande Updegraph  
Second Catherine Ferdinand  
Unanimous

**Motion to approve Protect Critical Waterfront Areas from the Impacts of Development while Sustaining Traditional Recreational and Commercial Uses action a) Support efforts to diversify the marine economy.**

Chair Schmidt  
Second Larissa Darcy  
Unanimous

**Motion to approve Wildlife Protection Ordinance action b) Review and improve the Open Space subdivision ordinance to provide greater protections for natural resources.**

Emilie Schmidt  
Second Catherine Ferdinand  
Unanimous

#### **Growth/Rural Area Boundary Discussion:**

The committee discussed potential recommendations to make to the consultants in terms of a growth area boundary updated to be more compact. Chair Schmidt suggested recommending the red line (sewer line + 500 feet) as a boundary, which is close to the current sewer district operations. There was disagreement among the committee. The committee discussed it further. Vanessa Farr (Consultant with Haley Ward) joined the call to provide advice.

**Motion to recommend utilizing the red boundary (sewer line +500) with adjustments as a comparison for looking at changing of the growth zone. Adjustments to be made by the consultants according to the discussion (including topics discussed, the airport as a special consideration, property lines, and septic clusters).**

Chair Schmidt

Alison Harris

Carried with seven in favor, two opposed.

**Further Key Policies and Actions Document:**

**Motion to approve action: Work collaboratively with Maine Health Mid Coast Hospital on issues of public health, facility planning, workforce housing, transportation, and all other issues that impact the community or the hospital's ability to serve it.**

Alison Harris

Second Fred Koerber

Unanimous

**Motion to approve Smart Land Use Initiatives action b) With an objective of limiting total grown and sprawl in rural areas, and acknowledging property rights, consider a comprehensive approach including but not limited to some combination of the following (i) more robust resource protections including mechanisms to preserve forest blocks and terrestrial connections (ii) larger minimum lot sizes in select areas (particularly vulnerable watersheds and habitat blocks), with density bonuses in other areas when the development is clustered and the remaining lot is preserved as undeveloped land (iii) allowances for owners of smaller lots outside subdivisions and at the time of adoption of an ordinance of this nature (consistent with plumbing code) (iv) a rate of growth ordinance that caps the total number of houses permitted in a given period of time and (v) any other provisions deemed desirable to achieve this objective.**

Steve Walker

Second Alison Harris Carried, with nine in favor, one opposed

**Motion to include the several action items the committee did not vote on with a note saying that CPUSC was unable to achieve consensus.**

Chair Schmidt

Second Steve Walker

Unanimous

**Motion to Adjourn:**

Larissa Darcy

Second Catherine Ferdinand

Unanimous

**NEXT MEETING: June 5, 2025**