

**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 Sprague (representing Bowdoin College)

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 affects allowable density throughout the town depending on how the draft plan designates growth in certain areas. The rules related to the law will be circulated 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 don't appear to be 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All motions were withdrawn in favor of having staff draw up new maps showing the discussed changes.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 are continuing to synthesize public comments 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