



Town of Brunswick, Maine

Department of Planning & Development
85 UNION STREET, BRUNSWICK, ME 04011

STAFF REVIEW COMMITTEE AGENDA Brunswick Town Hall 85 Union Street – Council Chambers Wednesday, January 14, 2026 @ 10:00 A.M.

There is an opportunity to attend this meeting in person or view the meeting via Zoom, TV 3, or live stream.

How to watch and comment via Zoom:

The link to view or listen to the meeting on Zoom: <https://www.brunswickme.org/313/Brunswick-Cable-TV3>

How to watch via TV3 or Live Stream:

The link to view or listen to the meeting on TV3 (Channel 3 on Comcast) or via live stream from the Town's website: <http://tv3hd.brunswickme.org/CablecastPublicSite/watch/1?channel=1>

All votes to be taken via roll call.

The public may provide written comment via email (mjames@brunswickme.gov) prior to the meeting, OR they may provide live comment at the meeting via Zoom or in person.

- 1. Case No. 25-001 – Jones Farm Estates:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Major Development Review Final Plan** application submitted by Belanger Engineering on behalf of Bob Walton of Labbe Construction and the property owner, Jones Farm Estates, LLC, for a phased 13-lot subdivision on a new dead end road. The subject property is located on Lisbon Road (Map 1, Lot 70) and within the **Rural Farm and Forest (RF) Zoning District**.
- 2. Case No. 25-060 – Molnlycke Health Care:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Major Development Review Final Plan** application submitted by SMRT Architects and Engineers on behalf of the property owner, Molnlycke Manufacturing US, LLC, for an approximately 78,000 square foot addition to the existing facility, with expanded parking, pedestrian and vehicle circulation, stormwater management systems, and utilities. The subject property is located at 192 Admiral Fitch Avenue (Map 40, Lots 294 and 294-1) and within the **Growth Mixed-Use 7 (GM7) Zoning District** as of December 31, 2025.
- 3. Case No. 25-037 – Garnet Ridge Subdivision Waiver Request:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Street Standards Waiver Request** application submitted by Terradyn Consultants, LLC, on behalf of the property owners, Alex and Stefanie Hallett, to exceed the minimum permitted length of a dead-end road and the maximum number of housing units served by a dead-end road. The proposed 13-lot development consists of 12 new single-family lots and an additional lot with an existing dwelling on a new 1,725 LF dead-end road. The subject property is located at 119 Moody Road (Map 14 Lot 13A; Map 10 Lots 4 & 5; Map 9 Lot 10) and within the **Rural Farm and Forest (RF) Zoning District**, and the **Shoreland**

Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521.

Protection Overlay (SPO), Shoreland Protection Overlay – Stream Protection (SPO-SP), Shoreland Protection Overlay – Resource Protection (SPO-RP), Wildlife Protection Overlay (WPO), and Aquifer Protection Overlay 3 (APO 3) Subdistricts.

4. **Case No. 25-057 – Ten Two LLC Subdivision – Major Development Review Sketch Plan:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Major Development Review Sketch Plan** application submitted by Little River Land Survey on behalf of the property owner, Ten Two, LLC, for a three-lot subdivision. The subject property is located on Moody Road (Map 10, Lot 10) and within the **Rural Farm and Forest (RF) Zoning District**, and the **Shoreland Protection Overlay (SPO)**, the **Shoreland Protection Overlay – Stream Protection (SPO-SP)**, and **Aquifer Protection Overlay 3 (APO 3) Subdistricts**.

5. **Adjourn**