



Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-1583

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BRUNSWICK PLANNING BOARD STREET DESIGN STANDARDS WAIVER REQUEST FORM

PURPOSE

The purpose of Street Design Standards for site plans and subdivisions is to ensure that streets are designed to conform to the Brunswick Zoning Ordinance, to protect public facilities, the natural environment, and the safety of Brunswick residents. Waivers from the Brunswick Planning Board may be permitted where the layout and design of the street conform to the standards to the maximum extent possible. Chapter 14, Article VI of the Brunswick Code of Ordinances outlines the conditions under which the Planning Board may approve a waiver of the Town's street standards.

STREET DESIGN STANDARDS CATEGORIES AND THRESHOLDS

Street Design Standard thresholds and procedures are detailed in the Town of Brunswick Municipal Code of Ordinances, Chapter 14, Streets, Sidewalks and Other Public Places; as well as Section 4.8.1 and Appendix B of the Brunswick Zoning Ordinance. Briefly:

Existing Streets: All proposals that create a new lot of record if the existing street does not conform to the street standards must be reviewed by the Planning Board. These standards include but are not limited to the standards for minimum right-of-way width, roadway slope, environmental constraints, maximum length of dead-end street, maximum number of units served by a dead-end street.

The Engineering Department and the Fire department can recommend a standard waiver to the Planning Board, if the layout and design of the street conforms to the standards to the maximum extent practicable. The standards may be modified only where there are:

- 1) There are restrictions that prevent the standards from being met
- 2) Prior conveyances or construction abutting the street make it impossible or an undue hardship to meet the standards
- 3) The reviewing authority has determined that the modifications to the standards would be reasonably safe.

The reviewing authority may consider reasonable alternatives to meeting the standards such as the availability of hydrants in proximity to the development and may place reasonable conditions on the development as deemed necessary as a result of waiving the street standards associated with the development proposal. ***All lots of record as of April 1st, 2023 with access off existing streets, that are intended for use as single or two-family, and not subject to subdivision review are exempt from this requirement. Any proposed new construction is still subject to minimum fire protection standards as required by NFPA 1(2018), 18.2.3b.***

REVIEW PROCESS AND TIMEFRAME

The procedure for processing requests for street standards waivers shall be as follows:

- (1) The applicant shall submit an electronic copy of the application materials including a site plan displaying the project site and its context, documentation of hardships necessitating the waiver request, and an application fee of \$200.
- (2) Within a reasonable amount of time, the Director of Planning and Development shall determine if the application is complete.
- (3) The application shall be placed on an agenda of the Staff Review Committee for initial review and recommendation to the Planning Board.
- (4) Following the Staff Review Committee meeting the waiver request shall be scheduled for Planning Board review (and decision). If development review is also required for the project, the waiver application shall accompany the sketch plan submittal through the review process.

Street Standards Waiver Request
Application Fee: \$200.00

**STREET DESIGN STANDARDS
WAIVER APPLICATION**

1. Street Design Standard Waiver application type:

☐ New Street

☒ Existing Street

2. Project Name: TEN TWO LLC SUBDIVISION

3. Project Applicant

Name: TEN TWO LLC
Address: 97 LEDGE BROOK CROSSING
BRUNSWICK, ME 04101
Phone Number: 207-751-4313
Email: JON@JAIDENLANDSCAPING.COM

4. Property Owner (name on deed)

Name: TEN TWO LLC
Address: 97 LEDGE BROOK CROSSING
BRUNSWICK, ME 04101
Phone Number: 207-751-4313
Email: JON@JAIDENLANDSCAPING.COM

5. Assessor's Tax Map 10 Lot Number 10 of subject property.

6. Physical location of property: MOODY ROAD

7. Lot Size: 17.43 ACRES

8. Zoning District: RURAL FARM & FOREST

9. Overlay Zoning District: APO-3 & WILDLIFE PROTECTION

10. Description of what the waiver is being requested for:

ORIGINAL LOT 10 (35 ACRES±) WAS DIVIDED INTO LOTS 10 AND 10A IN OCTOBER, 2024.
AROUND THAT TIME A WAIVER WAS GRANTED FOR DWELLING UNITS TO BE BUILT ON THE
RESULTING TWO PARCELS. AT THIS TIME THE REQUEST IS FOR THE NEW LOT 10 TO HAVE
TWO MORE DWELLING UNITS, FOR A TOTAL OF THREE, TO ALLOW FOR A SUBDIVISION.

11. Description of why the street standards cannot be met:

MOODY ROAD IS AN EXISTING DEAD END ROAD THAT EXCEEDS THE LENGTH OF THAT
ALLOWED BY MUNICIPAL ORDINANCES.

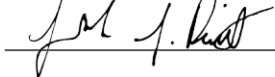
12. Describe specific physical improvements to be made: THREE SINGLE FAMILY RESIDENTIAL

DWELLING UNITS WITH PRIVATE DRIVES, WELLS AND SEPTIC SYSTEMS.

13. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? If property owner is an organization, what is the applicant's affiliation?

THE APPLICANT OWNS THE PROPERTY, BUT HAS NO INTEREST IN ANY ABUTTING PROPERTY.

Property Owner Signature:

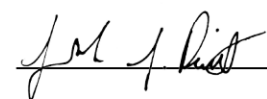


Date: JANUARY 20, 2026

Property Owner Name Printed:

JERAMIAH RAITT FOR TEN TWO, LLC

Applicant Signature:



Date: JANUARY 20, 2026

Applicant Name & Title Printed:

JERAMIAH RAITT, LAND SURVEYOR

Traffic Impact Statement

Prepared in Support of a Three-Lot Single-Family Residential Subdivision
Moody Road at Durham Road, Brunswick, Maine

Project Identification

Applicant proposes a three-lot single-family residential subdivision located on Moody Road in Brunswick, Maine. Access to the subdivision will be provided from Moody Road, with traffic dispersing through Durham Road.

Existing Roadway Network

Moody Road is a local residential roadway serving low-density development. Durham Road functions as a local/collector roadway. Both facilities operate under low traffic volumes consistent with residential land use.

Existing Traffic Conditions

Observed conditions along Moody Road and at the Moody Road/Durham Road intersection reflect free-flow operations with minimal delay. Existing Levels of Service are estimated to be LOS A or B.

Trip Generation

Trip generation estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, Land Use Code 210 (Single-Family Detached Housing). The subdivision is expected to generate approximately 30 average daily trips, including approximately 2–3 trips during the weekday AM and PM peak hours.

Trip Distribution and Assignment

Site-generated traffic will enter and exit via Moody Road and distribute naturally through the local roadway network via Durham Road. Traffic volumes are minimal and will not concentrate turning movements at any single location.

Future Traffic Conditions

The addition of three single-family dwellings will result in a negligible increase in traffic volumes. Moody Road and the Moody Road/Durham Road intersection have sufficient reserve capacity to accommodate the projected traffic.

Level of Service Analysis

Under build conditions, roadway segments and the study intersection are expected to continue operating at LOS A or B, which exceeds the Town of Brunswick's typical minimum planning standard of LOS C.

Sight Distance and Access

Residential driveways will be designed to meet applicable Town of Brunswick and MaineDOT sight distance requirements. Adequate stopping sight distance will be provided in both directions along Moody Road.

Safety Analysis

The proposed development will generate typical residential traffic at low speeds. No increase in crash potential is anticipated, and emergency vehicle access will remain adequate.


Mitigation Measures

Due to the minimal traffic generated by the proposed subdivision, no roadway improvements, intersection upgrades, or traffic control devices are required.

Conclusion

The proposed three-lot single-family residential subdivision meets the intent of the Brunswick Planning Board traffic review criteria. The project will not create adverse traffic or safety impacts and will maintain acceptable levels of service on Moody Road and at the Moody Road/Durham Road intersection.

Prepared for: Brunswick Planning Board

Prepared by:  _____

Date: January 20, 2026