



## Town of Brunswick, Maine

### DEPARTMENT OF PLANNING & DEVELOPMENT

#### Planning Board Meeting Agenda Brunswick Town Hall 85 Union Street – Council Chambers Tuesday, January 27, 2025 @ 6:00 PM

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:

<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: <https://tv3hd.brunswickme.org/internetchannel/watch-now?channel=1>

The public may provide comment via email ([mjames@brunswickme.gov](mailto:mjames@brunswickme.gov)) prior to the meeting OR they may provide live comment at the meeting via Zoom or in person. Comments are allowed during the public comment period, during public hearings, and on other items and matters at the discretion of the Planning Board Chair or Vice Chair.

1. **Case No. 25-060 – Molnlycke Health Care Workshop:** The Planning Board hold a **WORKSHOP** to provide feedback 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 a site plan amendment to construct an approximately 78,000 square foot addition to the existing facility. 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.
2. **Case No. 25-047 – Priority Park:** The Planning Board will review and act upon a **Major Development Review Sketch Plan** application submitted by Priority Real Estate Group for two 10,000 square foot and one 45,000 square foot buildings. Each building will be located on a new lot. The subject property that is being divided is located on Katahdin Drive (Map 40, Lot 16I) and within the **Growth Mixed-Use 7 (GM7) Zoning District**.
3. **Case No. 26-003 – Miscellaneous Zoning Text Amendments:** The Planning Board will hold a **PUBLIC HEARING** to review and make a recommendation to the Town Council regarding Zoning Text Amendments drafted by the Planning & Development Department. The proposed amendments relate to minimum height requirements (Table 4.2.3), off-street parking along Maine Street frontages in the GM6 district (Sec. 4.9.1.C), façade materials allowed in Village Review Overlay (Sec. 5.2.8.C), and the continuance period for nonconforming uses (Sec. 1.6.3.A)
4. **Case No. 26-005 – Off-Premises Signage – Zoning Text Amendment:** The Planning Board hold a **WORKSHOP** to provide feedback on **Zoning Text Amendments** drafted by the Planning & Development Department. The amendments are proposed in Sections 4.13 and would facilitate allowing off-premises business directory signage.

*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. This meeting will be televised.*

5. Adjourn