

Town of Brunswick, Maine

Item 8

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materials

Town of Brunswick, Maine

OFFICE OF THE TOWN MANAGER

MEMORANDUM

TO: Town Council
FROM: Julia Henze, Town Manager
DATE: January 27, 2026
SUBJECT: Lemont Block sidewalk

With this item, I request that, in conjunction with the item to make Town Hall Place one-way and to add parking spaces, the Town Council adopt a resolution to appropriate up to \$600,000 to fund the improvement of the Lemont Block as part of the Downtown Streetscape project.

As outlined in the attached resolution, staff has considered a number of options to address the challenges of the Lemont Block sidewalk, and has had discussions with the property owners to develop a reasonable plan. Together, we have determined that the best solution is a modified design for the sidewalk with reduced parking, accompanied with making Town Hall Place one-way and adding parking.

Based on our experience with the Downtown Streetscape, staff has very conservatively estimated the cost of the Lemont Block side walk at \$584,789, so I am recommending a resolution for *up to* \$600,000. We are very hopeful that it will be less costly.

Council has asked about the cost of the Downtown Streetscape to date. As of today, the Town has expended \$5,606,974 on construction. The construction amount includes work not originally planned in the project such as much more extensive streetlight and conduit work, building foundation and storm drainage work, as well as significant costs for additional flaggers. We anticipate encountering some of the same issues under the Lemont Block sidewalk, and have updated our cost estimates accordingly. In August 2025 I reviewed the status of the construction contract with the Finance Committee, and we continue to analyze where the overages have occurred.

Council also asked about the status of the Downtown Tax Increment Financing (TIF) District fund. This TIF district generates just over \$1 million per year, and approximately half of that is regularly used to fund the Train Station/Visitors Center, as well as the regional and local bus services. The balance of this funding has been allocated to pay back the advance from the General Fund for the Downtown Streetscape project beginning in 2026-27. Currently the balance in that fund is \$821,179, which would allow for the appropriation of up to \$600,000 proposed here.

Staff will be happy to answer questions about the redesigned Lemont Block and the associated Town Hall Place changes. I am pleased that we have been able to come to a good solution for this block and recommend approval of the funding resolution.

**TOWN OF BRUNSWICK, MAINE
TOWN COUNCIL**

**A Resolution Authorizing the Appropriation of up to \$600,000 in Available Tax Increment
Financing (TIF) Revenues from the Downtown Development and Transit-Oriented TIF
District for Construction of the Sidewalk on the Lemont Block of Maine Street**

WHEREAS, on December 5, 2022, the Town Council approved the Downtown Streetscape Project - the construction of the hybrid (bricks and concrete) sidewalk on both sides of Maine Street in the Historic District; and

WHEREAS, construction on the Downtown Streetscape project began in spring 2024, with most of the sidewalk on the west side of Maine Street completed in 2024; and

WHEREAS, in 2024 the Town entered into a cooperative agreement with Maine Department of Transportation (MaineDOT) for a federal grant to complete five infrastructure projects in Brunswick, which would include reconfiguration of the Maine Street and Pleasant Street intersection, and it was decided to postpone work on the Maine Street blocks adjacent to the Pleasant Street intersection; and

WHEREAS, in 2025 the Town continued sidewalk work on the east side of Maine Street, excluding the blocks included in the MaineDOT projects, along with the Dunlap Street to Mason Street block which has been purchased for redevelopment; and

WHEREAS, in July, 2025, the Town learned that MaineDOT did not receive the federal grant award, meaning that the proposed projects would not be moving forward in the near future, and decided to continue work on the blocks adjacent to the Maine Street/Pleasant Street intersection in order to complete the sidewalk project in a consistent and efficient manner; and

WHEREAS, on August 4, 2025, the Town Council appropriated \$925,000 to complete the sidewalk on the east side of Maine Street in fall 2025; and

WHEREAS, during construction, Town staff recognized that the Lemont Block sidewalk, on the west side of Maine Street between Town Hall Place and Pleasant Street, presents a significant elevation change between the building fronts and the existing street, creating a substantial challenge in meeting Americans with Disabilities Act (ADA) requirements; and

WHEREAS, Town staff evaluated the design and grading plans for the Lemont Block, and considered several options to improve the design to accommodate ADA requirements and also allow for outdoor dining and vendor space; and

WHEREAS, Town staff have determined the most beneficial option is to extend, or "bump out," the curb line further into the street, widening the sidewalk to provide additional horizontal distance to accommodate the elevation change, and changing the parking from angled parking to parallel parking; and

WHEREAS, informed by lessons learned during construction of the Streetscape project, and conscious of the need to maintain parking spaces, staff worked with property owners and developed a plan to combine the modified design for this block with making Town Hall Place a one-way street with added parking spaces; and

WHEREAS, the Town Manager is recommending that the two elements of the plan be considered interdependent, and if the Town Council approves one-way Town Hall Place with the addition of five parking spaces, that the Lemont Block sidewalk be constructed with the modified design increasing the width of the sidewalk and reducing the nine angled parking spaces to five parallel parking spaces; and

WHEREAS, Town staff conservatively estimates that \$600,000 will be sufficient to complete the sidewalk on the Lemont Block of Maine Street with the modified design in 2026; and

WHEREAS, the Downtown Development and Transit- Oriented TIF District (“Downtown TIF”) Development Plan states: “The Town will apply TIF revenues and other resources to the following projects within the District, critical to successful redevelopment of the downtown: a) Infrastructure; b) Minor Capital; c) Business Assistance”; and

WHEREAS, the Downtown TIF fund currently has a balance of \$821,179 and Town staff has determined use of TIF revenues from the Downtown TIF District would be allowed for this purpose,

NOW THEREFORE BE IT RESOLVED that up to Six Hundred Thousand Dollars (\$600,000) is hereby appropriated from available Tax Increment Financing Revenues in the Downtown Development and Transit-Oriented TIF District for the construction of the hybrid sidewalk on the Lemont Block with the modified design (the Project); and

BE IT FURTHER RESOLVED, that the Town is authorized to make advances from the Town’s general fund to a capital projects fund in anticipation of the receipt of TIF revenues. Advances are appropriated to finance the cost, or any part thereof, of the Project. The Treasurer is authorized to establish and amend all details of any advances, with available TIF revenues used to repay the advance(s), or any portion thereof; and

BE IT FURTHER RESOLVED that the Town Manager is authorized to negotiate and execute contracts on behalf of the Town of Brunswick to complete the Project, and take whatever other action the Town Manager determines is in the best interest of the Town of Brunswick. The Town Manager may delegate the authority granted hereunder as the Town Manager deems appropriate; and

BE IT FURTHER RESOLVED that any actions taken to date by the Town Manager or designee, in connection with the Project are hereby ratified, confirmed, and approved.

Proposed to Town Council – February 2, 2026

Adopted by Town Council –

Town of Brunswick, Maine

OFFICE OF THE TOWN ENGINEER

MEMORANDUM

TO: Town Manager

FROM: Trey Crews, PE, Town Engineer

DATE: January 13, 2026

SUBJECT: Maine Street Streetscape Project - Lemont Block Redesign

The Town of Brunswick initiated the Maine Street Streetscape Project in 2019, with design work completed in 2023. Construction began in 2024, with most of the west side of Maine Street completed that year and the east side completed in 2025. Construction on the west side block between Pleasant Street and Town Hall Place (commonly referred to as the Lemont Block) was paused due to the potential redesign and reconstruction of Pleasant Street as part of a Maine Department of Transportation (DOT) project. That DOT project did not proceed and is no longer anticipated. As a result, construction of the Lemont Block portion of the Streetscape Project is now ready to move forward.

During the construction pause, Town staff revisited the design and grading plans for the Lemont Block, informed by lessons learned during construction of the remainder of the project. Based on this review, staff are proposing a modified design for this block.

The Lemont Block presents a significant elevation change between the building fronts and the existing street, creating a substantial challenge in meeting Americans with Disabilities Act (ADA) requirements. ADA standards require a minimum five-foot-wide pedestrian path with a slope of no more than two percent. While the original design technically met these requirements, it required steep slopes between the curb line and the ADA-compliant path, as well as along the building frontage. This configuration effectively eliminated opportunities for outdoor dining, retail displays, and other sidewalk-based business activities.

Several options were evaluated to address the elevation differences between building entrances and the street. Lowering the sidewalk elevation was not feasible due to the presence of buried utilities with minimum cover requirements, and because it could expose building foundations and potentially compromise their structural integrity. The use of an additional curb functioning as a step was also considered but rejected due to winter maintenance concerns, as Public Works would be unable to reliably keep such a step clear of snow and ice. The only remaining viable option was to extend, or "bump out," the curb line farther into the street to provide additional horizontal distance to accommodate the elevation change.

The project consultant developed a revised layout incorporating a curb bump-out. This modification significantly improves the ability to achieve ADA-compliant grades from both a technical and construction standpoint. It also increases the usable width between the curb and building faces, allowing outdoor dining and vendor space to be reintroduced along the block.

The revised curb alignment, however, necessitates the conversion of nine angled on-street parking spaces to five parallel spaces. (It is worth noting that parallel stalls are generally safer than the angled

stalls existing along Maine St. which are prone to rear end collisions as vehicles exit stalls)

To address this parking reduction, staff prepared an accompanying design to add parking along Town Hall Place (separate Town Council item). Following consultation with property owners along the Lemont Block, the owners expressed a preference for the curb bump-out option, citing the benefits of expanded outdoor space and support for offsetting the parking changes through modifications to Town Hall Place.

To complete the Lemont Block portion of the Maine Street Streetscape Project, Town staff are requesting that the Town Council approve the proposed revised design, authorize the use of Downtown Tax Increment Financing (TIF) funds for construction, and consider the accompanying item detailing proposed alterations to Town Hall Place intended to offset the parking changes resulting from the revised curb alignment.

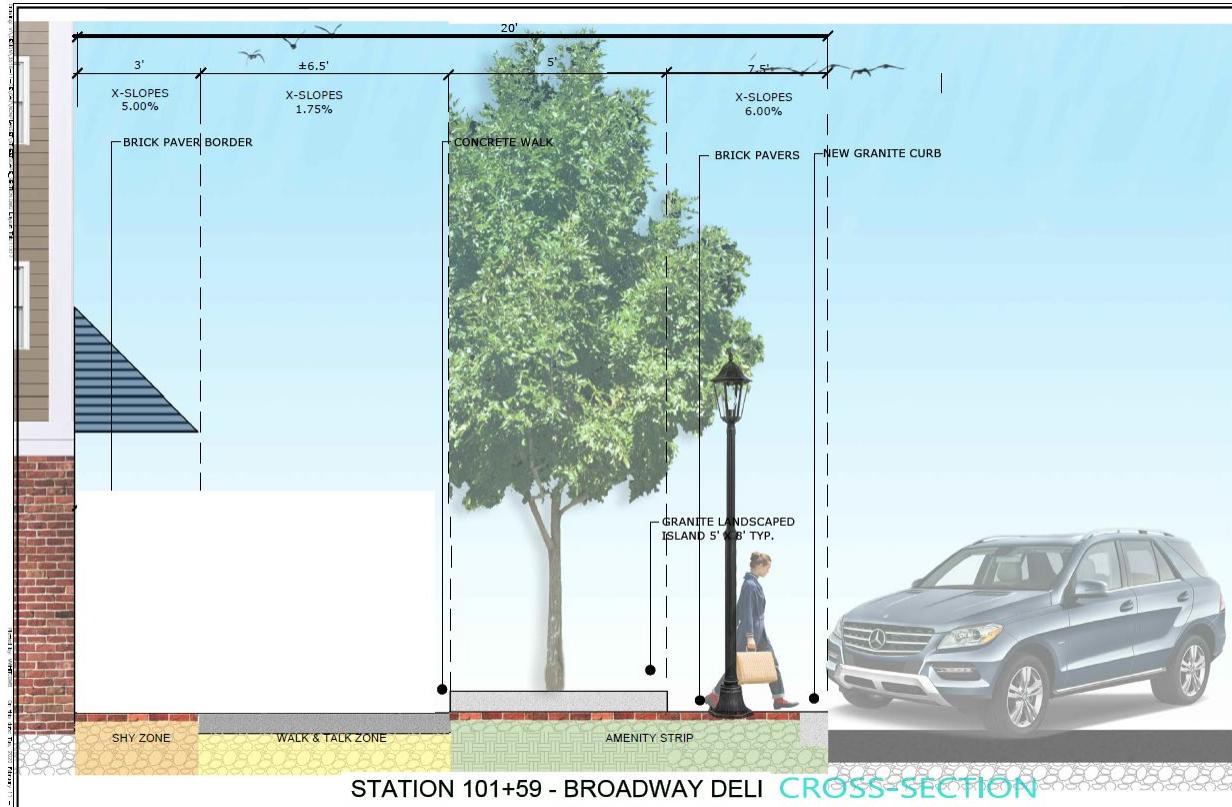
The project consultant prepared a quantity estimate for the revised design. Based on staff's experience overseeing construction of the remainder of the Streetscape Project and prevailing construction costs, staff developed a cost estimate including a conservative contingency. Staff are confident that an appropriation of \$600,000 will be more than sufficient to complete construction of the Lemont Block.

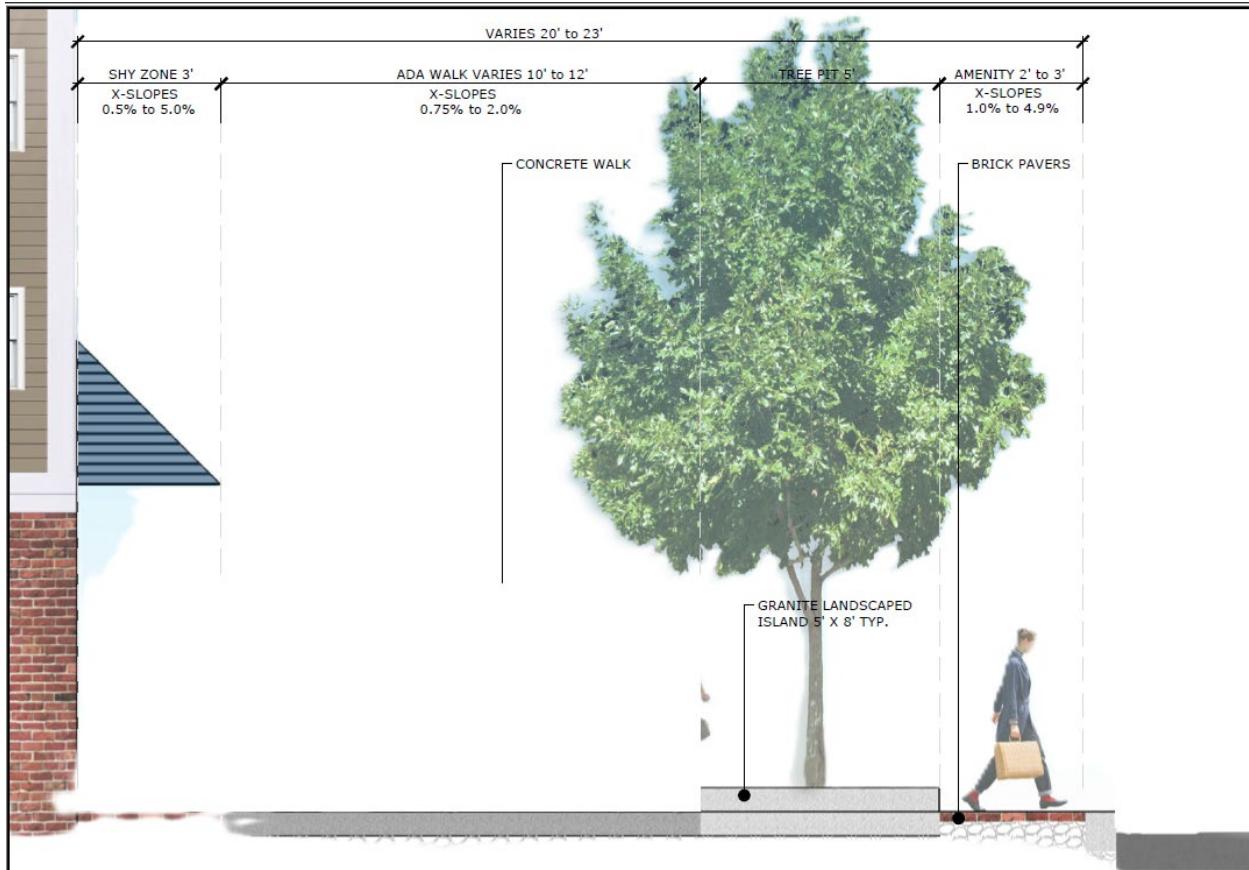
The revised Lemont Block would be advertised as part of a competitive bid process with an estimated construction date of September through October. Doing the work in the fall will help alleviate summer traffic concerns and minimize disruption to the downtown businesses' busiest season.

Attached: Photos of Existing Condition
 Conceptual Cross Section of the Original and Revised Design
 Revised Block Design Plan View



Note limited width of sidewalk to accommodate an ADA compliant path, outdoor dining area, and outdoor signage.





New Design – Note about 15 ft of space between building face and tree/well slopes back to existing grade. This more than doubles the outdoor space for possible business use, while also flattening the grades along the building face and curb line.

Lemont Block Revised Estimate - 1/15/26

Item Name	Unit	Original Qty	New Qty	Unit Cost	Cost Original	Cost New
Common Excavation	CY	160	210	\$ 125	\$ 20,000	\$ 26,250
Aggregate Base Course	CY	125	160	\$ 200	\$ 25,000	\$ 32,000
Aggregate Subbase Course	CY	30	55	\$ 180	\$ 5,400	\$ 9,900
HMA 19	Ton	8	10	\$ 270	\$ 2,160	\$ 2,700
HMA 12.5	Ton	5	8	\$ 275	\$ 1,375	\$ 2,200
HMA Hand Placed	Ton	5	6	\$ 280	\$ 1,400	\$ 1,680
Tack Coat	Gal	5	8	\$ 20	\$ 100	\$ 160
12" Pipe	LF	0	75	\$ 200	\$ -	\$ 15,000
Adjust Drainage	Ea	4	4	\$ 1,800	\$ 7,200	\$ 7,200
Catch Basin	Ea	1	1	\$ 6,000	\$ 6,000	\$ 6,000
Reinforced Concrete Sidewalk	SY	137	200	\$ 210	\$ 28,770	\$ 42,000
Brick Sidewalks Bituminous Base	SY	200	200	\$ 230	\$ 46,000	\$ 46,000
Curb Ramp	Ea	4	4	\$ 1,500	\$ 6,000	\$ 6,000
Vertical Curb Type 1	LF	155	170	\$ 110	\$ 17,050	\$ 18,700
Vertical Curb Type 1 Circular	LF	55	55	\$ 155	\$ 8,525	\$ 8,525
Terminal Curb Tpe 1	Ea	5	5	\$ 700	\$ 3,500	\$ 3,500
Terminal Curbe Type 1 Circular	Ea	3	3	\$ 1,000	\$ 3,000	\$ 3,000
Structural Stability Soil	CY	8	8	\$ 550	\$ 4,400	\$ 4,400
Large Tree	Ea	3	3	\$ 3,500	\$ 10,500	\$ 10,500
Remove Tree	Ea	3	3	\$ 500	\$ 1,500	\$ 1,500
Remove Stump	Ea	3	3	\$ 1,800	\$ 5,400	\$ 5,400
Precast Concrete Junction Box	Ea	2	2	\$ 2,200	\$ 4,400	\$ 4,400
Pavement Marking	SF	135	25	\$ 5	\$ 675	\$ 125
Remove Pavement Marking	SF	125	40	\$ 5	\$ 625	\$ 200
Relocate Pedestrian Light Pole	Ea	2	2	\$ 1,500	\$ 3,000	\$ 3,000
Raised Grainte Pit	Ea	3	3	\$ 7,000	\$ 21,000	\$ 21,000
Remove and Reset Existing Sign	Ea	3	3	\$ 225	\$ 675	\$ 675
Electrical Work	Lump	1	1	\$ 35,000	\$ 35,000	\$ 35,000
Traffic Control	Lump	1	1	\$ 15,000	\$ 15,000	\$ 15,000
Flaggers	Hr	480	480	\$ 85	\$ 40,800	\$ 40,800
Mobilization	Lump	1	1	\$ 40,000	\$ 40,000	\$ 40,000
				Sum \$	\$ 364,455	\$ 412,815
				25% Contingency \$	\$ 104,864	\$ 116,954
				QA Testing & Construction Services \$	\$ 55,000	\$ 55,000
				Total \$	\$ 524,319	\$ 584,769

Estimate prepared by town staff based on original design qty and revised design qty

Primary costs increases: additional excavation, base material, and concrete sidewalk vol

Unit prices based on unit rates of original contract with estimated cost escalators