

Town of Brunswick, Maine

TOWN COUNCIL

Agenda

February 2, 2026

Executive Session 5:45 P.M.

Regular Meeting 6:30 P.M.

Town Hall - Council Chambers

85 Union Street, Brunswick, Maine

The public can view the meeting in the following ways:

- In-Person: Town Hall, 85 Union Street
- Television: TV3 (Channel 3 on Comcast)
- Live Stream: <http://tv3hd.brunswickme.org/CablecastPublicSite/watch/1?channel=1>
- ZOOM: <https://us02web.zoom.us/j/82522316920?pwd=oy1YheX3A7vOjSl3gOysoWXyKisMix.1>
The Zoom attendance option is provided as a convenience to the public; however, due to technical issues or breaches of protocol, it may not always be available. If you want to ensure your comments are heard, you are advised to submit them in writing and/or attend the meeting in person.

Conflict of Interest Policy

Councilors shall declare potential conflicts at the start of the meeting or prior to any item.

Roll Call of Members/Acknowledgement Notice

Executive Session – 1 M.R.S.A § 405 (6) (C)– Acquisition of Real Property or Economic Development

Pledge of Allegiance

Adjustments to Agenda

Public Comments/Announcements:

- Non-Agenda items only
- Three minutes per speaker
- 30 Minutes for this session
- Follow Code of Conduct

MANAGER'S REPORT

- a) Snowstorm 1/25-27
- b) Capital Improvement Program (CIP) Draft #1
- c) Restoration Advisory Board (RAB) Land Use Control Open House and Meeting – February 26, 2026

PUBLIC HEARINGS

7. The Town Council will hear public comments to amend Chapter 15 – Traffic and Vehicles, including Article III – Specific Street Regulations and Article IV – Stopping, Standing, and Parking proposing Town Hall Place as a one way street, relocate an existing loading zone,

and designate parking on the north side of Town Hall Place as two-hour parking and will take any appropriate action. (Town Engineer)

PUBLIC HEARING/ACTION

NEW BUSINESS

8. The Town Council will consider “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” and will take any action. (Town Manager)

ACTION

9. The Town Council will consider setting a public hearing for February 17, 2026, to adopt zoning amendments related 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) and will take any appropriate action. (Principal Planner)

ACTION

10. The Town Council will consider setting a public hearing for February 17, 2026, to adopt “An Ordinance Authorizing Acquisition of Property at 2 Industry Road, with Total Project Costs Not to Exceed Two Million Dollars (\$2,000,000), and Further Authorizing Issuance of Bonds in a Amount not to Exceed Two Million Dollars (\$2,000,000), plus any Additional Appropriation Authorized Hereunder” and will take any appropriate action. (Assistant Town Manager and Public Works Director)

ACTION

11. The Town Council will consider appointments to the Town’s Boards and Committees and will take any appropriate action. (Appointments Committee)

ACTION

CONSENT AGENDA

- a) Minutes January 20, 2026
- b) Approval of Construction Overweight Permit for Pavement Milling and HMA Overlay State Project No. 27014.00
- c) Town Abatement
- d) Authorize the Town Treasurer to Waive Foreclosure on Certain Real Estate Tax Lien Mortgages

**INDIVIDUALS NEEDING AUXILIARY AIDS FOR EFFECTIVE COMMUNICATION
SHOULD CONTACT THE TOWN MANAGER’S OFFICE AT 725-6659 (TDD 725-5521)**

Brunswick Town Council: towncouncil@brunswickme.gov

* Download a complete agenda packet at <https://www.brunswickme.gov/agendacenter>

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**Brunswick Town Council
Council Agenda
February 2, 2026
Council Notes and Suggested Motions**

MANAGER'S REPORT

A memo and back up material are attached to the packet.

PUBLIC HEARINGS

7. **Notes:** As part of the Maine Street Streetscape Project, a grading issue between Pleasant Street and Town Hall Place required a curb extension to maintain Americans with Disabilities Act (ADA) compliance that will preserve outdoor space for adjacent businesses but will require the loss of four parking spaces. To address this parking loss, staff recommend amending Chapter 15 to establish one-way traffic, relocate the loading zone, and create five new parking spaces, with two-hour parking, on Town Hall Place consistent with downtown Maine Street. A staff memo, redlined versions of the ordinances and maps are included in the packet.

Option for the Council if they choose to vote this evening - suggested motion: Motion to suspend the Council Rules to allow the Council to vote on this item at this meeting.

Suggested motion:

Motion to adopt amendments to Chapter 15 – Traffic and Vehicles, including Article III – Specific Street Regulations and Article IV – Stopping, Standing, and Parking proposing Town Hall Place as a one-way street, relocate an existing loading zone, and designate parking on the north side of Town Hall Place as two-hour parking.

NEW BUSINESS

8. **Notes:** This item considers funding and design modifications to complete the Downtown Streetscape sidewalk on the Lemont Block of Maine Street. Due to ADA challenges caused by significant elevation changes, staff recommends a modified sidewalk design that includes a curb “bump-out,” wider sidewalk, and the change of angled parking to parallel parking. The proposal is paired with making Town Hall Place one-way with added parking to offset parking impacts. Staff recommend appropriating up to \$600,000 from the Downtown TIF to complete this work in 2026 and authorizing the Town Manager to execute necessary contracts and financing actions. A staff memo and the draft resolution are in the packet.

Suggested motion:

Motion to approve “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”.

9. **Notes:** Staff propose several zoning ordinance amendments that address minimum height requirements in GM6, GM7, and GR1; restrictions on off-street parking along Maine Street in the GM6 district; flexibility in façade materials within the Village Review Overlay; and a reduction of the discontinuance period for nonconforming uses from 36 to 24 months. The

Planning Board is generally supportive and will forward a recommendation following its January 27, 2026, hearing. A staff memo, copies of all draft amendments and a map are included in the packet.

Suggested motion:

Motion to set a public hearing for February 17, 2026, to adopt zoning amendments related 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).

10. **Notes:** This item is to set public hearing on an ordinance authorizing bonds not to exceed \$2,000,000 to acquire 2 Industry Road (1.1 acres) for the Public Works Facility Project. Although excluded from Phase 1A approval on December 1, 2025, subsequent analysis shows the acquisition would reduce overall project costs, allow continued use of existing buildings during construction, improve site layout and operations, and support future needs. The acquisition is time-sensitive due to site design impacts and the seller's financial situation. Staff recommends approval. A staff memo, bond ordinance and bond amortization estimate are included in the packet.

Suggested motion:

Motion to set a public hearing setting a public hearing for February 17, 2026, to adopt "An Ordinance Authorizing Acquisition of Property at 2 Industry Road, with Total Project Costs Not to Exceed Two Million Dollars (\$2,000,000), and Further Authorizing Issuance of Bonds in a Amount not to Exceed Two Million Dollars (\$2,000,000), plus any Additional Appropriation Authorized Hereunder".

11. **Notes:** At this time, the Appointments Committee will make nominations to fill vacancies on Town Boards and Committees. Copies of the Committee's report and corresponding applications are included in the packet.

Suggested Motion:

There is no motion required, only nominations and a vote of the Council.

CONSENT AGENDA

- a) **Approval of minutes from January 20, 2026:** A copy of the minutes are included in your packet.
- b) **Approval of Construction Overweight Permit for Pavement Milling and HMA Overlay State Project No. 27014.00:** Backup material in the packet.
- c) **Town Abatement:** See staff memo in packet.
- d) **Authorize the Town Treasurer to Waive Foreclosure on Certain Real Estate Tax Lien Mortgages:** Memo and Resolution in the packet.

Suggested motion

Motion to approve the Consent Agenda.

Suggested motion:

Motion to adjourn the meeting.