



Town of Brunswick, Maine

DEPARTMENT OF PLANNING & DEVELOPMENT

**Planning Board Meeting Agenda  
Brunswick Town Hall  
85 Union Street – Council Chambers  
Tuesday, February 10, 2026 @ 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. 26-005 – Off-Premises Signage – Zoning Text Amendment:** 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 amendments are proposed in Sections 4.13 and would facilitate allowing off-premises business directory signage.
2. **Case No. 25-057 – Ten Two LLC Subdivision – Waiver Request:** The Planning Board will review and act upon a **Street Design Standard Waiver Request** application submitted by Little River Land Survey on behalf of the property owner, Ten Two, LLC, for a three-lot subdivision. The proposed development exceeds the maximum allowable number of units to be served on a dead-end road. 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**.
3. **Case No. 25-057 – Ten Two LLC Subdivision – Sketch Plan:** The Planning Board will review and act upon 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 proposed development exceeds the maximum allowable number of units to be served on a dead-end road. 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**.
4. **Case No. 25-059 – MaineHealth Mid Coast Cancer Center Renovation:** The Planning Board will review and act upon a **Site Plan Amendment** application submitted by Pine Tree Engineering on behalf of the property owner, Mid

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Coast Health Services, for two one-story additions and the renovation of the existing building and parking area. The subject property is located at 81 Medical Center Drive (Map 45, Lot 32, 32-1) and within the **Growth Mixed-Use 8 (GM8) Zoning District, and the Shoreland Protection Overlay (SPO), Shoreland Protection Overlay – Stream Protection (SPO-SP), Shoreland Protection Overlay – Resource Protection (SPO-RP), Rural Protection Stormwater Management Overlay (RPSMO), Flood Protection Overlay (FPO), Wetland Protection Overlay (WPO), and Cook's Corner Overlay (CCO) subdistricts.** Development is proposed in the **Growth Mixed-Use 8 (GM8) Zoning District and Cook's Corner Overlay (CCO).**

5. Adjourn