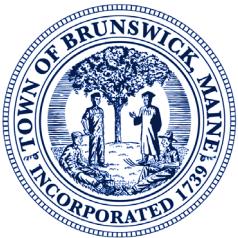


Town of Brunswick, Maine

Item 13

Back up
materials



Town of Brunswick, Maine

INCORPORATED 1739

ECONOMIC & COMMUNITY DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-2418

TELEPHONE 207-721-0292

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MEMORANDUM

TO: Town Council

FROM: Chrissy Adamowicz, Economic and Community Development Project Manager

SUBJECT: Setting a Public Hearing for a Community Development Block Grant Public Infrastructure Application for the Blueberry Fields Cooperative

DATE: February 17, 2026

In the summer of 2024, the Town Council awarded the Blueberry Fields Cooperative (BFC) \$800,000 in grants to match funds from Maine Housing and the Genesis Fund to purchase the land that the community is situated on. This coordinated public-private partnership provided the financial support necessary for the residents to acquire the Linnhaven Mobile Home Park and form a housing cooperative that will help to maintain and preserve long-term affordability of the mobile home park. This targeted investment by the Town supports the affordable housing goals set by the Town.

Blueberry Fields Cooperative has 266 septic systems serving 304 residents. Of these septic systems, 80% of the tanks and 90% of the leach fields, are believed to date to the 1950s. These systems are more than twice as old as their expected life span, and pose a risk to public health and Maquoit Bay.

There is an opportunity to connect BFC to the Brunswick Sewer District (BSD) line that serves Maquoit Road. The Town, in collaboration with the Environmental Protection Agency and consulting firm Horsley-Witten, are pursuing funding sources to pay for converting the wastewater septic systems to public sewer. This action supports the goals of Sector 5 – Natural Resources, Land Use, and Food Systems of the Town’s Climate Action Plan (2024). The Community Development Block Grant, Public Infrastructure fund (CDBG PI) is one of the sources being pursued in this effort. The Town submitted a letter of intent to DECD and was invited to apply for this source, which is only available in even years.

Staff are ready to apply to the CDBG PI Program with BSD, which is due on March 13, 2026. The application for funding is for \$1,000,000 and will be used along with other sources to construct sewer lines that will serve BFC. These funds require no match from the Town. As part of the CDBG application requirements, the Town must hold a public hearing on the project.

Therefore, staff requests that the Town Council hold a public hearing on March 2, 2026, to approve a CDBG PI grant application for \$1,000,000 to support the construction of sewer lines to BFC, that will serve 304 residents, protect public health, and Maquoit Bay.

Executive Summary: Brunswick Bay

This report discusses potential opportunities, challenges, and options available to improve the wastewater infrastructure of Brunswick Bay Cooperative in Brunswick, Maine.

Needs and Challenges

Brunswick Bay Cooperative has a total of 58 housing units and 40 septic systems. Sixteen systems are believed to be original to the 1960s and 70s. These systems may fail at any time. They pose risks to public health as well as to the significant environmental resources present in Maquoit Bay.

Potential Options

Replace Onsite Septic Systems	Connect to the Sewer
<ul style="list-style-type: none">Construction Costs: \$900K to replace original systems, \$1.97M to replace allEst. Lifecycle Costs (all): \$2.1MAdvantages<ul style="list-style-type: none">Could be completed over timeNo sewer usage fee (lower O&M)Concerns<ul style="list-style-type: none">Continues to leach nitrogenFuture legislation could require costlier systemsBBC is responsible for the infrastructureFewer sources of funding to support	<ul style="list-style-type: none">Construction Costs: \$1.5M for gravity, \$2.6M for low-pressure systems (LPS)Est. Lifespan Costs: \$1.9M for gravity, \$3.0M for LPSAdvantages<ul style="list-style-type: none">BSD will maintain most of the infrastructure (gravity connection only)Nitrogen is removed from Maquoit Bay watershedMore sources of funding to supportConcerns<ul style="list-style-type: none">May require loans/financing; grant funding is uncertainOngoing sewer usage fee (higher O&M)

Lifecycle Cost Analysis

Item	Onsite Systems (Replace All)	Gravity Sewer System	Low-Pressure Sewer System
Construction Costs	\$1,967,650	\$1,481,125	\$2,636,500
Annual O&M Cost	\$9,833	\$36,727	\$67,927
Repairs over 20 years	\$133,000	\$15,000	\$15,000
O&M Present Worth (P/A, 1.5%, 20)	\$168,900	\$630,600	\$1,166,300
Salvage Value (20 years)	\$172,575	\$347,625	\$777,150
Total Present Worth Cost	\$1,964,325	\$1,869,225	\$3,040,650

Funding and Financing Options

Opportunity	Financial Details	Deadline	Other Notes
Congressionally Directed Spending	Uncertain – all grant	Spring 2026 – TBD	Town works with congressional reps
Maine Infrastructure Adaptation Fund	Up to \$3M grant, 5% match	Applications will open in late March 2026	Focus is on climate resilience
CDBG Public Infrastructure (PI), Housing Assistance (HA)	PI: \$1M grant, 25% match HA: \$500k grant, 20% match	PI: Spring 2026 – TBD HA: LOI due March 20, 2026	PI for sewer, HA for septic
Maine SRF	Low interest loan with principal forgiveness	Preliminary application in April, Intended Use Plan over summer	
Connection Fee	Low/no interest loan or grant for connection	When project is advancing	BSD board discretion

Executive Summary: Blueberry Fields

This report discusses potential opportunities, challenges, and options available to improve the wastewater infrastructure of the Blueberry Fields Cooperative in Brunswick, Maine.

Needs and Challenges

The cooperative currently has 266 septic systems. Most of these are individual systems serving one house, but some are shared. Of the existing systems, 80% of the septic tanks and 90% of the leaching fields are believed to date to the 1950s when the property was developed. While most of the systems appear to be in good condition, they are well over twice as old as their expected lifespan. They pose risks to public health as well as to the significant environmental resources present in Maquoit Bay.

Potential Options

Onsite Septic Systems	Sewer Connection
<ul style="list-style-type: none">Est. Lifespan Costs: \$9.9MAdvantages<ul style="list-style-type: none">Could be completed over timeNo sewer usage fee (lower O&M)Concerns<ul style="list-style-type: none">Continues to leach nitrogenFuture legislation could require costlier systemsBFC is responsible for the infrastructureFewer sources of funding to support	<ul style="list-style-type: none">Est. Lifespan Costs: Gravity - \$7.6M; low pressure - \$11MAdvantages<ul style="list-style-type: none">BSD will maintain most of the infrastructure (gravity connection only)Nitrogen is removed from Maquoit Bay watershedMore sources of funding to supportConcerns<ul style="list-style-type: none">May require loans/financing; grant funding is uncertainOngoing sewer usage fee

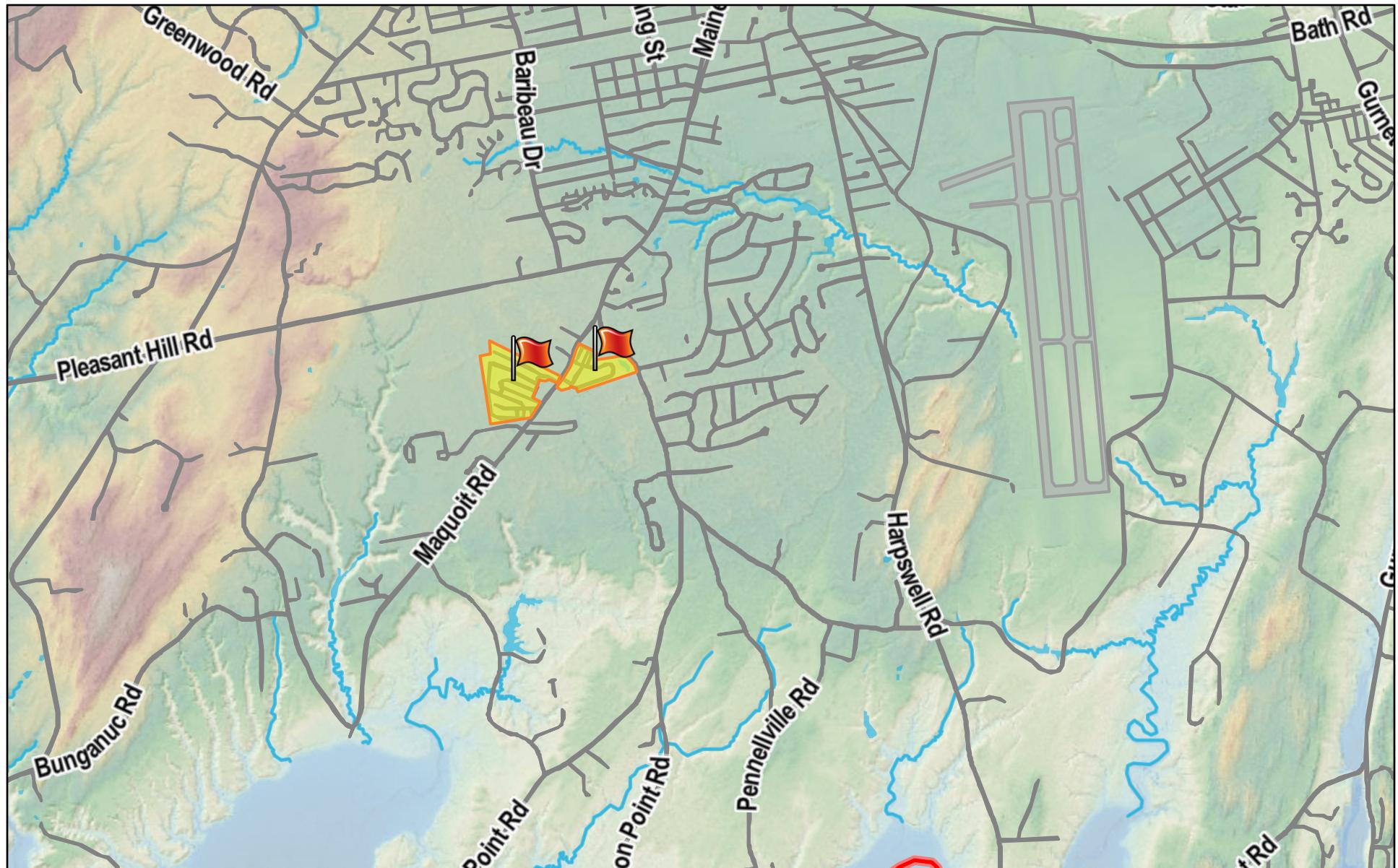
Lifecycle Cost Analysis

Item	Onsite Septic	Gravity Sewer	Low-Pressure Sewer
Construction Costs	\$9,500,000	\$7,116,000	\$10,546,000
Repairs over 20 years	\$644,000	\$72,500	\$72,500
O&M over 20 years	\$601,000	\$1,832,000	\$3,890,600
Salvage Value (20 years)	\$833,625	\$1,390,500	\$3,108,600
Total Present Worth Cost	\$9,911,375	\$7,630,000	\$11,400,500

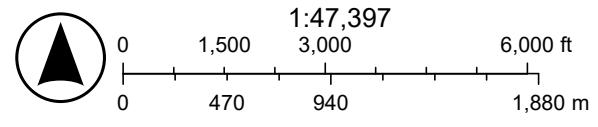
Funding and Financing Options

Opportunity	Financial Details	Deadline	Other Notes
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Maine SRF	Low interest loan with principal forgiveness	Preliminary application in April, Intended Use Plan over summer	
Connection Fee	Low/no interest loan or grant for connection	When project is advancing	Up to the discretion of the BSD board

Blueberry Fields Cooperative Location



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Basemap prepared by the GIS Administrator, Town of Brunswick, Maine.