

Town of Brunswick, Maine

Consent Agenda

a)

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Draft
TOWN COUNCIL
Minutes
February 2, 2026
Executive Session 5:45 P.M.
Regular Meeting 6:30 P.M.

Present: Richard Ellis, James Ecker, Corinne Perreault, Kim Anderson, Jennifer Hicks, Ramona Thieme, Steve Weems, Kathy Wilson, and Nathan MacDonald.

Councilors Absent: None

Town Staff Present: Julia Henze, Town Manager; Jay Astle, Assistant Town Manager; Fran Smith, Town Clerk; Sally Costello, Director of Economic Development; Trey Crews, Town Engineer; Chrissy Adamowicz, Project Manager; Ryan Leighton, Public Works Director; James Dealaman, Principal Planner; Julie Erdman, Director of Planning and Development; and video crew.

Chair MacDonald called the meeting to order and asked if the meeting was properly noticed.

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

Councilor Wilson moved, Councilor Ecker seconded, to go into executive session per 1 M.R.S.A § 405 (6) (C)– Acquisition of Real Property or Economic Development. The motion carried with nine (9) yeas.

Meeting Resumed:

Chair MacDonald resumed the meeting and asked for the Pledge of Allegiance.

Adjustments to Agenda

Remove Item 10

Public Comments/Announcements: *(This item was discussed at 6:34 p.m.)*

Councilor Ellis received calls from constituents regarding water issues at Bay Bridge Park and attended a community forum with the Legacy owners for residents. Since then, several areas have been without water. Many people are having issues with water and damage to their homes due to the installation of new water lines and meters.

Councilor Thieme encouraged citizens to complete the Hawthorne School survey, emphasizing the importance of broad participation. Chair MacDonald also contributed to the discussion.

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Shaun Hogan asked about extending Katahdin Drive and housing needs assessments being done. Is there a plan to do this? He expressed his disapproval of the Housing Committee giving \$193,000 to the Wilbur Woods developers, since they are considering an application from the developer.

Carolyn Eklund thanked the Councilors for their dedication to various town projects. Despite differences in opinion, she noted the Council's willingness to listen. She urged citizens to remain strong and spoke out against the actions of ICE.

Jim Trusiani discussed the central fire station project and its progress with Developers Collaborative. He cited examples where he believed the project was not proceeding correctly and addressed the town's involvement.

Poppy Arford, speaking as a neighbor, shared concerns she heard from asylum seekers who are afraid to go to work due to fears of being detained. She asked if anything can be done to support these individuals.

Jennifer Navarro expressed support for ICE and advocated for maintaining governance in Brunswick. She raised public safety concerns regarding Thomas Point Road near Tedford Shelter, highlighting the need to repair potholes and ensure fire hydrants are cleaned.

MANAGER'S REPORT (*This item was discussed at 6:56 p.m.*)

a) Snowstorm 1/25-27

Manager Henze provided this update and responded to questions from Councilor Ellis.

b) Capital Improvement Program (CIP) Draft #1

Manager Henze provided this update.

c) Restoration Advisory Board (RAB) Land Use Control Open House and Meeting – February 26, 2026

Manager Henze provided this update and responded to questions from Councilor Hicks.

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)** (*This item was discussed at 7:05 p.m.*)

Chair MacDonald opened the public hearing.

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Engineer Crews introduced this item, and responded to questions from Councilor Ellis, Councilor Hicks, and Councilor Thieme.

Director Costello spoke regarding this item.

Members of the public who spoke:

Jim Trusiani

Jennifer Navarro

Chair MacDonald closed the public hearing

The Council supporting voting tonight by waiving the Council rules.

MOTION:

Councilor Hicks moved, Councilor Thieme seconded, 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.

Councilor Ecker, Councilor Perreault, Councilor Ellis, Councilor Wilson, Chair MacDonald, and Councilor Weems speaking or asking questions to which Engineer Crews and Manager Henze responded.

VOTE MOTION:

Councilor Hicks moved, Councilor Thieme seconded, 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. The motion carried with eight (8) yeas. Councilor Wilson was opposed.

(A copy of the ordinance will be attached to the permanent record.)

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) *(This item was discussed at 7:30 p.m.)*

Manager Henze introduced this item and responded to questions from Councilor Ellis and Councilor Hicks.

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Councilor Perreault asked questions to which Engineer Crews responded.

Councilor Hicks, Councilor Perreault, and Councilor Ecker spoke regarding this item.

Jennifer Navarro spoke regarding this item.

Councilor Weems and Councilor Ellis asked questions to which Manager Henze responded.

Chair MacDonald asked questions to which Engineer Crew responded.

Chair MacDonald moved, Councilor Weems seconded, 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”. The motion carried with nine (9) yeas.

(A copy of the adopted resolution will be attached to the permanent record.)

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) *(This item was discussed at 7:53 p.m.)*

Planner Dealaman introduced this item and responded to questions from Councilor Weems, Councilor Ecker, Councilor Hicks, and Councilor Thieme.

Councilor Wilson moved, Councilor Weems seconded, 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). The motion carried with nine (9) yeas.

10. (REMOVED) 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)

This item was removed from the agenda at the beginning of the meeting.

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11. The Town Council will consider appointments to the Town's Boards and Committees and will take any appropriate action. (Appointments Committee) (This item was discussed at 8:12 p.m.)

Councilor Anderson provided the following nomination:

Maurice Dionne, Jr-reappointment- 1 alternate member - 3-year term to begin on January 12, 2026, and to expire on January 12, 2029

The Council supported this appointment unanimously.

CONSENT AGENDA (This item was discussed at 8:12 p.m.)

- 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 Lein Mortgages**

Councilor Ecker moved, Councilor Wilson seconded, to approve the Consent Agenda. The motion carried with nine (9) yeas.

Councilor Wilson moved, Councilor Ellis seconded, Motion to adjourn the meeting. The motion carried with nine (9) yeas.

The meeting adjourned at 8:14 p.m.

PLEASE NOTE: THESE MINUTES ARE ACTION MINUTES. THE ENTIRE MEETING CAN BE VIEWED AT WWW.BRUNSWICKME.GOV.



*Frances M. Smith
Town Clerk*

February 17, 2026
Date of Approval

Council Chair

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Town of Brunswick, Maine

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b)

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materials

Town of Brunswick, Maine

OFFICE OF THE TOWN CLERK

SPECIAL AMUSEMENT MEMORANDUM

TO: Town Council
FROM: Town Clerk's Office
DATE: January 28, 2026
SUBJECT: New Special Amusement Request for Brunswick Golf Club

The Town Clerk's Office has received an application for a new special amusement license from the following applicant(s). Please consider this request for the Consent Agenda for the February 17, 2026 , council meeting.

LLC Name: Brunswick Golf Club

D/B/A: Brunswick Golf Club

Address: 165 River Rd

Applicant: Jeffrey F. Hersom

Special Amusement Request

Town of Brunswick
Town Clerk's Office

To: Chief Stewart

January 21, 2026

I / disapprove the recommendation of this new application for a new municipal Special Amusement License:

Business Name: Brunswick Golf Club

D/B/A: Brunswick Golf Club

Address: 165 River Rd

Reasons for Disapproval:

1. _____

2. _____

3. _____



Police Chief or Designee

Date: 01-27-2026



Special Amusement License Application

85 Union Street | Brunswick, Maine 04011 | Tel: (207) 725-6658 | Fax: (207) 725-6663

www.brunswickme.gov

New License

License Renewal

License Expiration: 12-25

Fee: \$200 (\$150 Permit Fee & \$50 Inspection/Application Fee.)

If more than 2 inspections are required, an additional \$25 per inspection.

Name & Contact Information

Business Name: Brunswick Golf Club

Corporation Name:

Business Address: 165 River Rd. Brunswick, Me. 04011

Mailing Address: 165 River Rd. Brunswick, Me. 04011

Business Phone Number: 207-725-8224

Contact Person: Mary Roma

Contact's Phone Number: 207-252-9067

Email Address: mary@brunswickgolfclub.com

Applicant's Signature: M

Date: 1/13/26

▪ Town of Brunswick Codes Department must inspect the business location before a Special Amusement License will be granted. Please schedule a date and time with them after completing this application. (207) 725-6651

▪ Special Amusement license will run concurrently with State of Maine Liquor Expiration date.

See Questions on Page 2

Town Clerk Use Only:

Inspection Passed Y / N Date: 1/22/26 Inspection Passed Y / N Date: _____

Date Received: JAN 20 2026 Paid Fee: \$ 200 Cash / Credit / Check # 8243

Mailed or Issued Date: _____

Clerk Notes: _____

The activities, locations, and times listed below need to be specific, as this is what the Town Council would approve.

1. Describe in detail the kind and nature of entertainment:

Live music - mostly outside - DJ's & guitarist
ac-gi

2. Describe in detail the room(s) or outdoor space to be used under this license:

On rare occ. may be in event room, other times outside
on the grass or on deck.

3. During what days and hours will your live entertainment occur?

Varies - mostly weekends 5p- 10p latest

4. Did the Town Council place any specific restrictions on your license over the past three years? If so, what were those restrictions?

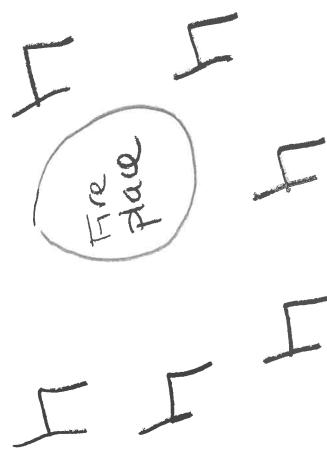
NO

Diagram

Please indicate where Special Amusement will take place within the property. Indicate where the front and emergency exits are located and where the bar is placed. Use a separate sheet if necessary.

See attached sheets

Outside



Event Room

smoking

Event | Room

Four simple line drawings of circles, each with a small irregular shape attached to the left side. The first circle is a simple outline. The second circle has a small, dark, irregular shape attached to its left side. The third circle has a similar small, dark, irregular shape attached to its left side. The fourth circle is a simple outline.

A vertical column of five hand-drawn circles, each with a small, irregular mark on its upper left side.

A vertical column of five hand-drawn circles, each with a small, irregular mark on its upper left side.

A hand-drawn diagram of a rectangular room. On the left side, there is a door represented by a rectangle with a smaller rectangle inside, labeled "bedoor". On the right side, there is a window represented by a rectangle with a smaller rectangle inside, labeled "bedoor". The top and bottom edges of the room are labeled "bedoor".

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Exit

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Town of Brunswick, Maine

Consent Agenda

c) - No Back Up

Material

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