

Town of Brunswick, Maine

TOWN COUNCIL

Agenda

February 17, 2026

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/86437839081?pwd=8ayySVagKb6Yb2f5FUouCRS02nuVtz.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

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) Financial Reports
- b) Bridge Remembrance Project
- c) Hawthorne School Redevelopment Task Force Update
- d) Budget/Capital Improvement Program (CIP)
- e) Passing of Stan Gerzofsky

PUBLIC HEARINGS

12. The Town Council will hear public comments 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)

HEARING/ACTION

NEW BUSINESS

13. The Town Council will consider setting a public hearing for Monday, March 2, 2026, to approve a Community Development Block Grant, Public Infrastructure Fund (CDBG PI) application for \$1,000,000 to support the construction of sewer lines to Blueberry Fields Cooperative (BFC) and will take any appropriate action. (Economic Development Director)
ACTION
14. The Town Council will consider setting a public hearing for Monday, March 2, 2026, to adopt zoning text amendments to Appendix A, Section 4.13 related to off-premises business directory signage and will take any appropriate action. (Principal Planner)
ACTION
15. The Town Council will consider a “Resolution regarding LD 1829: An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density” and will take any appropriate action. (Planning & Development Director)
ACTION
16. The Town Council will consider establishing the number of 2026-2027 shellfish licenses in accordance with Chapter 11 Marine Activities, Structures and Ways, Section 140 – Issuance of Annual Limits on Licenses and will take any appropriate action. (Shellfish Committee)
ACTION

CONSENT AGENDA

- a) Minutes of February 2, 2026
- b) Special Amusement for Brunswick Golf Club, 165 River Road
- c) Appointment of Voter Registration Appeals Board

**INDIVIDUALS NEEDING AUXILIARY AIDS FOR EFFECTIVE COMMUNICATION
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Brunswick Town Council: towncouncil@brunswickme.gov

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**Brunswick Town Council
Council Agenda
February 17, 2026
Council Notes and Suggested Motions**

MANAGER'S REPORT

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

PUBLIC HEARINGS

12. **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 unanimously found that the proposed amendments are compatible with the Town's Comprehensive Plan. A staff memo, copies of all draft amendments and a map 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 adopted 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).

NEW BUSINESS

13. **Notes:** In 2024, the Town supported Blueberry Fields Cooperative (BFC) to have resident ownership and long-term affordability at Linnhaven Mobile Home Park. BFC serves 304 residents through 266 septic systems, most dating to the 1950s and beyond their expected lifespan, posing risks to public health and Maquoit Bay. The Town, in coordination with the Brunswick Sewer District and the Environmental Protection Agency, is pursuing funding to help connect BFC to the sewer line on Maquoit Road, including a \$1,000,000 Community Development Block Grant–Public Infrastructure application due March 13, 2026, which requires no Town match but does require a public hearing. A staff memo, Executive Summary, and a map are included in the packet.

Suggested motion:

Motion to set a public hearing for Monday, March 2, 2026, to approve a Community Development Block Grant, Public Infrastructure Fund (CDBG PI) application for \$1,000,000 to support the construction of sewer lines to Blueberry Fields Cooperative (BFC).

14. **Notes:** Staff are proposing zoning ordinance amendments to allow limited off-premises business directory signage in locations such as industrial parks, where multiple businesses lack frontage on commercial corridors. While off-premises signs are generally prohibited to reduce visual clutter and driver distraction, consolidated directory signage could improve wayfinding and reduce the need for larger signs on building facades. The Planning Board

reviewed the proposal at a January 27 workshop and was generally supportive; a public hearing is scheduled for February 10. The draft amendments clarify that off-premises business directory signs would be subject to the same size and height standards as multi-tenant signs and are intended to support local businesses while maintaining orderly signage consistent with the Comprehensive Plan. A staff memo and draft zoning amendment are in the packet

Suggested motion:

Motion to set a public hearing for Monday, March 2, 2026, to adopt zoning text amendments to Appendix A, Section 4.13 related to off-premises business directory signage.

15. **Notes:** In response to LD 1829, a state omnibus housing bill enacted in June 2025, staff are presenting a draft resolution for Council consideration. While the Town supports efforts to increase housing supply, LD 1829 raises concerns regarding infrastructure capacity and funding, limitations on local growth management tools, increased administrative burdens, restrictions on impact fees, and impacts on locally adopted comprehensive plans and home rule authority. If adopted, the resolution would be shared with the Legislature as part of a coalition of southern Maine communities seeking corrective legislative action and additional state support. A staff memo, draft resolution and a copy of LD1829 are included in the packet.

Suggested motion:

Motion to adopt a “Resolution regarding LD 1829: An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density”.

16. **Notes:** The process for setting license numbers, outlined in Chapter 11, Section 140, is based on harvestable stock, average daily harvest, and annual harvest days. The Shellfish Committee reviewed data and recommended the following for the 2026-27 licensing year:
- 68 Commercial licenses (60 resident, 7 nonresident, 1 bushel)
 - 9 Student licenses (8 resident, 1 nonresident, two-bushel limit)
 - 2 Student Apprentice licenses (1 resident, 1 nonresident)
 - Unlimited recreational licenses (10% for nonresidents)
 - Unlimited day licenses (no residency restrictions)

Last year’s numbers:

- 68 Commercial licenses (60 resident, 7 nonresident, 1 bushel)
- 10 Student licenses (9 resident, 1 nonresident, two-bushel limit)
- Unlimited recreational licenses (10% for nonresidents)
- Unlimited day licenses (no residency restrictions)

A memo from Clerk Smith, Chapter 11, Section 140, and a memo from the Coastal Resources Manager are in the packet.

Suggested motion:

Motion to approve the recommended following items for the 2026-27 licensing year:

- 68 Commercial licenses (60 resident, 7 nonresident, 1 Bushel)
- 9 Student licenses (8 resident, 1 nonresident, two-bushel limit)
- 2 Student Apprentice licenses (1 resident, 1 nonresident)
- Unlimited recreational licenses (10% for nonresidents)

- Unlimited day licenses (no residency restrictions)

CONSENT AGENDA

- a) **Approval of minutes from February 2, 2026:** A copy of the minutes are included in your packet.
- b) **Renewal Special Amusement License for Brunswick Golf Club, 165 River Road. -**
Application is in the packet. Staff recommend this license.
- c) **Appointment of Board of Registration Appeals:** A requirement of state election law is for the municipal officer to appoint a three-member Voter Registration Appeals Board, made up with nominations from the local Democrat and Republican Parties, along with a third member nominated by the Town Clerk. The nominations are Chris Thacker (R), Sandy Updegraph (D), and Elin Gould (Town Clerk's nomination).

Suggested motion

Motion to approve the Consent Agenda.

Suggested motion:

Motion to adjourn the meeting.