

Case 25-057

Ten Two, LLC, Subdivision

Public Comment

Stuart - February 7, 2026

To the planning board:

I am writing in opposition to the waiver proposal from the Ten Two LLC developer on Moody Road.

1. Moody Road is already a dead end road that branches onto other dead end roads: Sisters Way, Seargent Way, Crossman Drive, and Jasper Way. At present, there are multiple houses yet to be built on Crossman Drive (3 sold, 1 under construction and awaiting sale, 5 to be built), two buildable lots on Jasper Drive, and a twelve unit proposal on the other side of our property on a proposed new road. Although the plan from Ten Two is vague and doesn't seem to specify how many additional units will be built, the number of houses on Moody Road is already in excess and should not be further expanded. The waiver to permit more houses on the end of an already over-saturated, dead-end road promotes urban sprawl and undermines the town's goal to preserve the quality and character of rural areas of the town. Further, it will give a foothold to other, even less desirable proposals in the same area (e.g., Garnet Ridge, Brackett Road).
2. We have concerns about where proposed new units would be located, particularly given the number of waterways and wetlands on the proposed properties. We do not feel waivers should be granted when there are many outstanding questions about feasibility of putting in driveways and housing on these lots. As the neighbor to lot 3, we are very aware of the area in question and honestly question the feasibility of building units in what tend to be very wet areas with a lot of runoff into existing waterways and yards. Navigating placement of driveways, septic systems, and flood-resistant housing given the number of existing streams, ponds, swampy areas, and culverts would be difficult and we feel plans need to be much more finite before granting consideration to more housing in the area.
3. We want to minimize further disruption of the natural habitats located in our area. We have concerns surrounding habitat/wildlife preservation and feel the above questions need to be thoroughly answered before approving any waivers, especially on a road that is already overcapacity.

Thank you for your consideration.

Jade Stuart

103 Moody Road, Brunswick

Stadincki - February 10, 2026

Hello Matt,

My name is Sarah Stadnicki and I live on 24 Moody Road in Brunswick. I intended on attending tonight's planning board meeting in person, but due to unforeseen circumstances, I will not be there.

I do, however, strongly oppose the waiver Two Ten LLC is submitting to the board in with intention to add three additional home constructions to Moody Road.

I have lived on Moody Road for over 20 years. We were one of the first builds and over time the road has met its dwelling capacity and then some. There have been four off shoots approved for Moody Road which include Sisters Way, Sargent Lane, Crossman Drive and Jasper Road. As an avid walker who is on the road two to three times every day, I can attest to the increased traffic flow, dangerous walking conditions with no sidewalks/limited shoulder room and increased pace of those traveling the length of the road.

We are at capacity for a rural road. Approving these waivers would only set precedence for further construction off of a rural road that has already been maximally developed. This is not withstanding the environmental impact as well as the impact on resources (namely wells) used by existing residents. There is a limit for existing dwellings on a rural dead end road for good reason.

Please respect and support the rights of the existing residents of this rural dead end road and deny the waiver in question.

Fondly,

Dr. Michael and Sarah Stadnicki

Masse - February 10, 2026

Good afternoon, Members of the Brunswick Planning Board,

My name is Brenda Masse, and I reside with my family at 312 Durham Road. I am writing to you today to express our profound and growing concerns regarding the two development proposals slated for properties off Moody Road, one of which directly abuts our property.

As a family with deep, multi-generational roots in Brunswick, we have always cherished and actively participated in maintaining our town's unique character. We have witnessed firsthand the transformation of our beloved rural community over recent decades. While we recognize the need for thoughtful, sustainable growth, the current trajectory of development, particularly in our historically undeveloped zones, is alarming and unsustainable.

It is from this perspective that we respectfully, yet firmly, urge the Planning Board to deny the waivers currently being requested by the developers for these projects. These existing regulations and zoning restrictions were not arbitrarily established; they are critical safeguards designed to protect our natural environment, manage infrastructure capacity, and preserve the quality of life that defines Brunswick.

Granting these waivers will have significant and irreversible environmental consequences.

Furthermore, the anticipated increase in traffic volume from these developments on Moody Road pose a threat to safety.

We implore the Planning Board to prioritize the long-term well-being and established character of Brunswick over the short-term interests of developers. Please uphold the integrity of our town's planning process and heed the earnest pleas of your constituents, who look to you to protect what makes Brunswick special.

Thank you for your careful consideration of our family's concerns and for your dedication to our community.

Sincerely,

Brenda Masse

(On behalf of the Masse Family)

Salko - February 10, 2026

Hello Mr. James,

I hope this finds you well. My name is Jennifer Salko and my family and I have been residents of Moody Road for over 18 years. I am writing to voice my concerns regarding the waiver request on tonight's agenda which proposes to increase the number of homes on Moody Road.

Moody Road, being a rural dead end road, is at maximum capacity for the number of dwellings. Adding more to what already exists would put a strain on the resources we have.

Every time a new home is built, many of us find ourselves with well or septic issues and, because most if not all of this road is perched on ledge, building new homes requires blasting. We have many cracks in our home as a result of the repeated blasting required to build. We have also had to drill a new well as a result of the aquifer's inability to handle the additional population Moody Road has acquired over the years.

Adding more homes adds more vehicular traffic. We have quite a bit of vehicle traffic already and we also have many vehicles that travel at higher than the posted speed, thus endangering the many pedestrians who walk our road every day. Cars are bad enough but the number of construction trucks that travel the road at higher than acceptable speeds makes this quiet rural neighborhood feel unsafe for children and pets, especially.

In conclusion, it doesn't seem prudent to allow for a waiver request to add more homes on our maxed capacity rural street. I respectfully request that this waiver request be denied and that there be a permanent moratorium on future new home building on Moody Road.

Thank you for your time and consideration. I deeply appreciate it.

Respectfully yours,

Jennifer Salko

Calligrapher/Engraver

IG: @theuntamedcalligrapher

207.319.9513