



Town of Brunswick, Maine
Incorporated 1739

Brunswick Fire Department
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"Working Today for a Safer Tomorrow"

KENNETH A. BRILLANT
Fire Chief



JAMES MILLSON
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JOSH SHEAN
Deputy Chief Fire Prevention

MEMORANDUM

To: Town of Brunswick, Planning Board
From: Deputy Chief Josh Shean
Date: February 10, 2026
RE: Case 25-057, Ten Two LLC Subdivision

Case 25-057, Ten Two LLC Subdivision proposes a three-lot subdivision on Moody Road. Moody Road currently exceeds the maximum number of units served by a dead-end road as defined by Town Ordinance Chapter 14, Article VI, Section 14-187, Design Standards.

The Fire Department has supported waiver requests with requirements for vehicle turnarounds and/or cisterns to be included as part of the projects. These options are not practical due to the location of the proposed subdivision, and no site improvements are included as part of the subdivision plan.

The Fire Department is willing to approve the waiver request with the requirement that any residential structures built on the subdivision of Map 10, Lot 10 be required to install a residential automatic sprinkler system designed to the standards of the currently adopted edition of the National Fire Protection Association (NFPA) 13R Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies.

The requirement for automatic residential sprinkler systems should be included in the subdivision deeds to maintain the requirement in perpetuity.