

**From:** [Katie Anderson](#)  
**To:** [James Dealaman](#)  
**Subject:** Woodside Road Construction  
**Date:** Saturday, June 7, 2025 3:12:38 PM

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Hello,

I am emailing about the proposed development on Woodside Road that is going before the Planning Board on Tuesday. I live at/own 118 Columbia Ave in Brunswick and am a teacher at Brunswick Junior High School.

In short, I am against any further development in this area.

Firstly, our schools are at capacity. We as a town do not have the educational infrastructure to support any further housing developments that would increase the number of children we need to serve. I do understand we have a housing shortage across the state. Until we have increased our capacity to provide pre-K, daycare and K-12 services we should not be considering expanding the Brunswick population further (in any area of town). I am sure conversations with Superintendent Potenziano can provide further info on this and I encourage you to take some time to explore our falling down junior high or newly built but already overcrowded Kate Furbish, and consider the chain reaction that this development and its residents would have.

Secondly, our road/traffic infrastructure in that area does not allow for further development. We already have extreme traffic congestion on Church Street and at the Church/McKeen intersection at various times of day. Woodside Road was not created to provide for this large of a population increase and traffic.

Thirdly, we have already recently sacrificed greenspace in this area for a large scale development on McKeen Street. I do not see it as beneficial for the current residents to further impact their community by destroying more greenspace, while also creating more overcrowding and traffic.

Fourthly, the logging operation that conveniently destroyed any trace of habitat or vernal pools was extremely negatively impactful to the surrounding community. Access to Brunswick Landtrust trails was destroyed. Wildlife habitat disrupted and destroyed. This is not the same as building developments on a former military base that no one had access to for many years anyways, or in an area of town already developed for heavy traffic. This is much beloved land that we regularly enjoy and frequent for its lack of development. These are neighborhoods that we enjoy just the way they are presently, and do not want to change through increased traffic or development.

I sincerely hope that the town takes to opinions and wishes of its residents into consideration before allowing further development in this area. I support any policy change that needs to be made to make this kind of development prohibited. Please let me know if there is anything I can do to further support this.

Katie Anderson  
118 Columbia Ave

**From:** [Meghan Roberts](#)  
**To:** [James Dealaman](#)  
**Subject:** Re: proposed development off of Woodside Drive  
**Date:** Saturday, June 7, 2025 7:02:07 PM

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With apologies for the addendum, I will also note: the developer has incorrectly labeled the houses in the Arrowhead neighborhood. They have odd numbers, but that side of the street is all even numbers.

On Sat, Jun 7, 2025 at 6:53 PM Meghan Roberts <[meghankroberts@gmail.com](mailto:meghankroberts@gmail.com)> wrote:  
Hello,

My name is Meghan Roberts and I own a home in Brunswick at 20 Arrowhead Dr. I have reviewed the proposed development plan submitted for land off of Woodside Road and have a number of concerns about the proposal and have listed them in order of concern.

1. Increased traffic in an area with many small children. The proposed development would add 122 homes with roads connecting to Woodside Road and Arrowhead Drive. This will be very unsafe. Children frequently bike and play along Arrowhead Drive. The relatively steep downhill slope of the road can result in cars driving too fast (please see a recent accident where someone misjudged the curve of the road and wiped out a neighbor's mailbox), but it is currently mitigated by a sense of neighborly responsibility.

If drivers are simply passing through, I am sure they will drive much more quickly — exactly as they already do on Woodside Road. The development should not be allowed to connect to Arrowhead Drive.

At a minimum, the town should install speed bumps. They will be far more effective than signs warning drivers to slow down. In a neighborhood with such a high population of small children, the town should prioritize their right to walk, play, and ride bikes in their neighborhood safely.

2. Continued logging. The proposed plan does not clearly situate the townhomes within the existing lot, but there is a fairly steep grade to the property and, as someone who owns property beneath it, I have serious concerns about how many trees they will leave standing. There are already problems with drainage and flooding in the area around the creek separating our neighborhood from the proposed development. Cutting down a significant number of trees on that hillside will make them far worse.

3. Privacy. Which direction will the development face? Will the developer take any steps to maintain trees to protect the privacy of the townhouse residents as well as those in the Arrowhead neighborhood? The proposed sketch shows depressingly few trees, but I'm sure that townhouse residents would prefer to look out onto trees — I know that I would.

If you have more precise information about where exactly the development will be placed or

that addresses any of my concerns, I would very much appreciate it if you could share.

Thank you very much.

All the best,  
Meghan Roberts

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**From:** [Ben Brewster](#)  
**To:** [James Dealaman](#)  
**Subject:** Feedback regarding townhome development  
**Date:** Saturday, June 7, 2025 9:14:26 PM

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Hi there,

We are unfortunately unable to make this Tuesday's planning board meeting, but my wife (Becky) and I would like to express some concern regarding the subdivision plans to build 122 town homes behind Arrowhead Dr.

For context, Becky and I recently bought and moved into a home on Meredith Drive. Additionally, we welcomed our first baby boy into our family in late March. A large reason we decided to buy in this neighborhood was the minimal car traffic and abundance of children playing outdoors in the neighborhood, coupled with the fact we were welcoming our first kid into our family.

With this new development, we are concerned about the connection of a road to Arrowhead which will significantly increase car traffic and make it much less safe for kids playing in the neighborhood.

We are also concerned about the loss of wooded land and access to the trails.

Thank you for considering our feedback.

Best,

Ben and Becky

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**From:** [Aaron Temple](#)  
**To:** [James Dealaman](#)  
**Subject:** Woodside Road Development  
**Date:** Saturday, June 7, 2025 9:18:16 PM

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To whom it may concern,

I am reaching out to express my concerns regarding the new residential development for the property located on Woodside Road, which directly borders the Arrowhead Drive neighborhood, where I reside at 6 Parsons Farm Road.

Currently, a significant amount of surface water runoff flows onto my property and flows towards an existing 15-inch drainage pipe which extends beneath my lawn from said property to a catch basin located at the front of my property, near the street. This system currently struggles to handle the substantial volume of water. During the springtime and with heavy rains, the volume of water from the property is too much for the current pipe to handle. Frequently, my shed and portion of my lawn are under standing water. I am concerned that any changes to the land's grading or drainage patterns as a result of the new construction could substantially exacerbate this existing water management issue, potentially leading to increased flooding and erosion on my property. The sump pump in my basement struggles to keep up at times to meet the demands of the groundwater, this is a significant concern. I am interested in understanding how this development will manage stormwater runoff to prevent any further negative impacts on the neighboring properties.

Additionally, I would like to inquire about the specific measures that will be taken to ensure adequate privacy between our properties once the new development is completed. With the new construction being adjacent to my property line, it is important for me to understand how this development will affect the existing boundaries and what safeguards, such as landscaping, fencing, or setbacks, will be implemented to provide a reasonable level of my family's privacy and minimize any visual intrusion.

Thank you for taking the time to address these important concerns. I would appreciate it if you could provide information on how these issues are being addressed in the development plans. I look forward to hearing from you and discussing this matter further.

Aaron Temple  
6 Parsons Farm Road  
[Bhamfire5@gmail.com](mailto:Bhamfire5@gmail.com)  
207-319-3556

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**From:** [bradandmonya@comcast.net](mailto:bradandmonya@comcast.net)  
**To:** [James Dealaman](mailto:James.Dealaman@BrunswickME.us)  
**Subject:** Proposed Development off Woodside Road in Brunswick  
**Date:** Saturday, June 7, 2025 10:39:03 PM

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Hello,

I won't be able to make the Planning Board Workshop on Tuesday, but wanted to raise a concern I have about the additional 122 families who would be driving on Woodside Road and in our neighborhood (Arrowhead, Parsons Farm Road, Meredith and Iriquois). Traffic on Woodside Road is already busy, and we ride our bicycles on that road. I'm also nervous about having residents of the townhomes driving through our neighborhood, as there are always a good number of young children outside, often playing in or near the street.

Thank you for taking these concerns into consideration.

Monya Robertson

(2 Parsons Farm Road, Brunswick)

**From:** [brett.joslin](#)  
**To:** [Julie Erdman](#); [towncouncil@brunswickme.org](#); [Dave Watson](#); [aking@brunswickme.org](#); [Sande Updegraph](#); [Jennifer Hicks](#); [Nathaniel Shed](#); [Steve Weems](#); [James Ecker](#); [Nathan Macdonald](#)  
**Cc:** [Ashley Rougeau](#); [henze@brunswickme.org](#); [Jay Astle](#); [Deb Young](#); [Ryan Leighton](#); [Frank Pottle](#); [Lyric Deagle](#); [Brenda Poplaski](#); [Branden Perreault](#); [Derryen Plante](#); [Assess](#); [Taylor Burns](#); [Angela Bradstreet](#); [Nancy Pinette](#); [Victoria Baron](#); [TOB-Engineering](#); [info@brunswickhousing.org](#); [angela@btl.org](#); [kristi@btl.org](#); [info@hhltmaine.org](#); [development@hhltmaine.org](#); [matt@hhltmaine.org](#); [emma@hhltmaine.org](#); [brandon@hhltmaine.org](#); [editor@timesrecord.com](#); [letters@timesrecord.com](#); [news@pressherald.com](#); [letterstotheaditor@pressherald.com](#); [features@pressherald.com](#); [letterstotheaditor@pressherald.com](#); [news@centralmaine.com](#); [news@bangordailynews.com](#); [newscenter@wcsh6.com](#); [newsdirector@wcsh6.com](#); [TellMeMore@mainepublic.org](#); [comments@mainepublic.org](#); [talk@mainepublic.org](#)  
**Subject:** Woodside Development  
**Date:** Saturday, June 7, 2025 11:05:33 AM  
**Attachments:** [2942.pdf](#)

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Julie and Council,

I'm writing you because of the development on Woodside rd. My property is directly across the street from this project and is the exact width of this development. This proposed project entrance is directly in front of my front door living room window and bedroom. This is a 122 units that require overflow parking. So I'm going to have a city across the exacting across the street. Let call it an average of two cars per unit, 244 vehicles on a daily basis looking at the front of my house, shining their headlights lights, and invading my privacy. Privacy and property side is why I chose this house to begin with. In addition we are the cross street from Church and Pleasant Hill where some people do 50+ mph down my road. There are people and animals on this road and the neighbors all like to walk it. This project will add an additional element of congestion and traffic.

I urge you and even beg you to STOP the over development in Brunswick and this project all together. The questions I ask is are you impacted in this same way in your home. Are you ok with hundreds of people staring at your home every day? Are you ok with your life being turned upside down? Last are you ok with disturbing and destroying your neighbors lives? Is there such thing as kindness and compassion from the Brunswick town development organization? This is a rural part of Brunswick keep it that way. Brunswick does not need to be Portland. This town does not have to be overdeveloped to ne great, have character, and be beautiful.

I moved here from a place that this exact thing happened. I warn you this will not turn out good for our beautiful town and the peoples pocket that live within.

I asking for everyone help to stop this. You are impacting more than just the neighbors here.

Brett Joslin & Ashley Rougeau  
48 Woodside rd. Brunswick

**From:** [sandy molinari](#)  
**To:** [James Dealaman](#)  
**Subject:** CONDO'S off WOODSIDE RD  
**Date:** Sunday, June 8, 2025 11:05:30 AM

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122 units??? That could be up to 244 more people, more traffic clogging up Woodside and Pleasant Hill Rd...not to mention Pleasant St and Church Rd!!

Thank you!! Please fight this!!! Our beautiful town is changing and not necessarily for the good!!

Respectfully,  
S.A. Molinari

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**From:** [Bernadette Fanning](#)  
**To:** [James Dealaman](#)  
**Subject:** New development abutting Arrowhead Drive ( Woodside Road subdivision)  
**Date:** Sunday, June 8, 2025 12:36:20 PM

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We live at 24 Arrowhead Drive. We have lived here for 34 years. We are very concerned about the proposed development going in behind us.

1. The stream runs behind us, and the land is eroding on our property because of it. We are concerned about the flow of water, the run off and what further erosion it will cause. What will the developer do to correct this problem from getting worse? Very concerned about flooding in our backyard.
2. The proposed townhouse changes the dynamics of the surrounding neighborhood. Example is the look of the development going in and abutting those homes on McKeen, all over the town.
3. Another huge concern is the traffic it will place on Arrowhead Drive. This is a neighborhood with little children. To add more traffic onto Arrowhead is extremely dangerous. Why does there need to be an exit road onto Arrowhead? Why isn't the road incorporated with the road into the development on Woodside? Arrowhead is the only way to enter and exit our development. We don't see why the same thing can't be done in this new development. We don't need more traffic on this road.
4. How will this new development ( all the new developments going in Brunswick) do to our water supply and sewer system?

Thank you for taking the time to read our email.  
Mr.&Mrs. Joseph Fanning

[Sent from Yahoo Mail for iPad](#)

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**From:** [Olivia Griset](#)  
**To:** [James Dealaman](#)  
**Subject:** Public Comment Case Number 25-023 Woodside Rd. Subdivision  
**Date:** Sunday, June 8, 2025 3:01:38 PM  
**Attachments:** [Griset Planning board letter June 8 2025.pdf](#)

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Good afternoon Jimmy,

My name is Olivia Griset and I live at 31 Woodside Rd. in Brunswick-- here are my comments for the work session meeting Tuesday night at 6:00 pm on Case Number 25-023 Woodside Rd. Subdivision. I have also attached the letter as a pdf.

Thank you, feel free to reach out to me if you have any questions.

207-232-6964, [ogriset@gmail.com](mailto:ogriset@gmail.com)

Thank you!

June 8, 2025

Planning Board  
Town of Brunswick  
Via email to [jdealaman@brunswickme.gov](mailto:jdealaman@brunswickme.gov)

Re: Case No. 25-023 – “Woodside Road Subdivision”

Dear Planning Board:

I am writing to comment on the “Sketch Plan Application for Townhome Development Woodside Road; Tax Map 22, Lots 9 & 180”, which is item 3 on your agenda for June 10. When I heard about the meeting, I wanted to attend, but could not because the timing conflicts with our daughters’ final middle school concert of the year. Please accept these written comments for now – and I hope you will give the public more opportunities to comment on this application, if it moves forward.

My family lives at 31 Woodside Road, in a house that dates back to 1796. We live within 125 feet of the site where this development is proposed. Along with other family members, we also own and manage the house next door (37 Woodside Road). This house is immediately adjacent to the proposed development site, and is rented to another local family. This section of Woodside Road – running from the historic Growstow School at Church Road, to *National Register of Historic Places*-listed Crystal Spring Farm on Pleasant Hill Road – is quiet, and mostly wooded, with the built environment generally consisting of one-story and two-story single-family homes with gabled roof profiles. We hear our neighbor’s roosters at dawn, spring peepers in the evening, and coyotes at night.

We live just beyond the farthest-out streetlight in our section of town, with no sidewalk. This is Growstown, a special place with its own unique identity, distinct from downtown or the former base.

We are very concerned about the proposed development described in the application provided in the Board agenda materials. It would destroy the character of the local landscape, because it is so inconsistent and incompatible with the scale, nature, and architectural style of our neighborhood and existing single-family or two-family homes. Brunswick has nothing like the size, mass, or design of structures proposed in this application, especially in this neighborhood.

The design depicted in the application shows generic, monolithic blocks – completely unrelated to and inconsistent with the local landscape, which lacks any residential structures of this scale and nature. There are no flat-roofed or flat-faced residential buildings in this part of town, and no apartment buildings or condominiums on Woodside Road. The relationship of materials, texture and color of the building façade is not visually compatible with that of the predominant materials traditionally used in the area such as brick, clapboard and shingles, and the design lacks appropriate wall plane projections or recesses.

The density is also completely inconsistent with the local landscape. When looking at the developers plan it looks like they are suggesting putting in up to 28 units in as much linear footage as the one-acre parcel at 37 Woodside road. Can you imagine how much that is going to change the feeling of this neighborhood for existing landowners?

Traffic safety will be compromised by the additional vehicle trips created by this development, especially on Woodside Road and the surrounding road network. Woodside Road lacks sidewalks or broad shoulders. I am concerned that this project will harm the safety of walkers, bicyclists, and our children, and many others, going to school, as well as the risk of other motor vehicle collisions.

Portions of the site near Woodside Road feature significant outcrops of exposed ledge. Developing the site to the extent proposed in the application will add significant impervious surfaces to the site. I am concerned that this project's construction and subsequent use will channel water, runoff, and pollution downhill toward the existing homes and neighborhoods to its north.

The local topography means that much of this water then flows into Mere Brook (which is officially “impaired” under the federal Clean Water Act thanks to the pollution it already holds) and then into Harpswell Cove. Other portions flow south into Maquoit Bay. None of these places can handle the additional burden of this project, especially while the bay is still recovering from the uncontrolled PFAS spill last year. These waters are already

suffering from significant existing pollution, which affects our town in many ways including clamming and other folks involved in our working waterfront. This project will only exacerbate stormwater runoff from impervious cover, worsening pollution in these waters. According to the Maine Department of Environmental Protection:

Stormwater runoff from impervious cover (IC) is likely the largest source of pollution to Mere Brook. Stormwater falling on roads, roofs and parking lots in developed areas flows quickly off impervious surfaces, carrying dirt, oils, metals, and other pollutants, and sending high volumes of flow to the nearest section of the stream.

According to DEP, we need *less* impervious surfaces in these watersheds, not more – but this project will take Brunswick in exactly the wrong direction.

If the developer proposes to remove ledge by blasting or through heavy equipment, there is so much ledge in close proximity to existing inhabited dwellings that this could create a safety hazard. The application shows that the developer plans to fill in various existing wetlands, on the grounds that they are somehow “not significant” – try telling that to the spring peepers and salamanders.

The application also fails to depict existing trails crossing the site which are used by many people to access Brunswick-Topsham Land Trust’s Crystal Spring Farm preserve.

I am sorry that I could not attend this meeting in person. I really hope you will consider my concerns. I know that we aren’t alone – even if not many people have heard about this yet, those who have are very worried. Please protect us from this proposal to destroy the fabric of our neighborhood.

-Olivia Griset  
Resident 31 Woodside Rd Brunswick Maine

**From:** [Kimberly Cox](#)  
**To:** [James Dealaman](#)  
**Subject:** Re: Case No. 25-023 Woodside Road Subdivision  
**Date:** Sunday, June 8, 2025 4:29:37 PM

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Dear Jimmy:

Please share these comments with the Planning Board. I am writing as a tenant living in a single-family home directly next to the site where a large housing complex is being proposed. I hope you won't dismiss my comments just because I'm a tenant. I have lived in this house with my family since February 2017. I believe everyone in town has a voice that counts. I want to express my deep concern about this development and how it will affect my family's home and safety, and the peaceful character of our neighborhood.

One of my biggest worries is that heavy construction work will damage our house. The blasting, excavation, and large equipment operating so close to where I live could cause vibrations or shifts in the ground that crack the foundation or walls of this older home. I'm also concerned about air, water and noise pollution during and after construction. They tell me they're planning to fill in the swamp that extends onto the lot where we live – how's that going to work?

The current site is wooded and peaceful, providing shade, a buffer from the road, and a sense of nature that is one of the main reasons I moved here. I came to this area from the Portland area, to get away from the crowded, noisy, and overbuilt urban environment, where I lived in a big apartment complex not unlike the proposed development. This proposal would take that forested area and replace it with a towering wall of buildings, bright lights at night, and a constant flow of traffic. It would completely change the landscape and atmosphere of our neighborhood.

I am also very concerned about traffic. The roads here are not designed for the volume of cars a large apartment complex would bring. I have three kids and I worry that it will become more dangerous for my children and other walkers and bikers that go down woodside road and will cause delays and accidents.

I chose this neighborhood for my family specifically because of its quiet, small-town feel. I ask that you seriously consider the impact this development would have on the people who already live here, including existing tenants.

Please do not move forward with this project.

Sincerely,  
Kimberly Cox

**From:** [Barbara Snapp](#)  
**To:** [James Dealaman](#)  
**Subject:** Comments for June 10 Planning Board meeting: Townhome Development plan  
**Date:** Sunday, June 8, 2025 5:41:02 PM

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Dear Planning Board:

I am writing to comment on the “Sketch Plan Application for Townhome Development Woodside Road; Tax Map 22, Lots 9 & 180”, which is item 3 on your agenda for June 10. Unfortunately, I am out of town and unable to attend the meeting. This email states my concerns.

I live in the Willow Grove community and access the BTLT preserve by walking down Arrowhead to a trail that cuts across the narrow property that is the location for this proposed development. It was upsetting enough to see the wanton damage done by clear-cutting the parcel, but this proposal adds insult to injury.

Of most concern is the high density proposed. 122 units is 5-10 times more than this narrow parcel can sustainably support. Runoff from the loss of permeable terrain will add considerable pollution to local creeks and bays. With space for 200 automobiles, traffic will be increased substantially, making Woodside Road more dangerous than it already is given its lack of sidewalks. A connection to Arrowhead will add so much traffic to that neighborhood that it will alter the quiet character that exists there now.

Proposed changes to the terrain will have an impact on the local ecology that could be considerably lessened with a more modest development. The impact would be not just on the narrow parcel itself, but also on the organisms that inhabit the adjacent preserve. Changes in distribution, movement and behavior of animals will be especially affected. Brunswick has made preservation of this area a top priority. To allow such a large development is counter to that historical effort.

This project would also place an urban density and style of development in a semi-rural environment - totally out of character with the surrounding neighborhoods. Based on the map provided in the sketch plan, there are 21 sites in the Arrowhead community along the length of the development parcel - 18 of them with homes indicated. A plan that placed 20 homes in a staggered fashion along Lots 9 and 180 would create a neighborhood more in keeping with the adjacent community - and retain some open space around the ephemeral wetlands that are home to many amphibians and other organisms each spring. Although the proposed plan would allow access to the BTLT preserve, a more modest development might allow access that is less intrusive to the new neighborhood.

I urge the Planning Board to take its time with this proposal, allow for plenty of public input as the application is considered, and do some research on the impacts that a development of this scale will have on the neighboring community, the local traffic, and the environment.

Sincerely, Barbara Snapp  
84 Willow Grove Rd, Brunswick, Maine

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**From:** [Cassandra Cook](#)  
**To:** [James Dealaman](#)  
**Subject:** Woodside Subdivision: Comments  
**Date:** Monday, June 9, 2025 12:48:26 PM  
**Attachments:** [Concerns about Woodside Subdivision.pdf](#)

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Pasted below and attached in a PDF is a letter summarizing my concerns about the Woodside Subdivision in advance of the meeting on June 10th. Thank you for considering my input.

My name is Cassandra Cook and I live at 1 Windorf Cir, Brunswick. I am writing concerning the plan submitted for the Woodside Road Subdivision. The development as proposed raises a number of serious concerns for me and fellow neighbors who live in the vicinity. Below are three key concerns:

- 1) **Traffic and Safety:** 122 units is a lot of units in a concentrated space!
  - a. What will this do to the area traffic, especially on Woodside Road and Church Road, which is how most people would go if they wanted to access Route 1 or 295?
    - As it is now, Church Road backs up at the light where it hits Pleasant Street so that you cannot go through the light on one cycle. (It's not just a matter of adding a few more minutes to someone's commute it also results in more idling cars which impacts the environment.)
    - The 4-way stop at Church Road and McKeen will also become backed up and may result in more people taking Greenwood Road to Route 1 in one direction or to Palmer road in the other which is a high density area and raises safety concerns for the families there.
    - Bicycling on Church Road is already a dicey proposition as there is not a good shoulder. With the increased traffic this will only get worse. This is also a safety concern.
  - b. Other infrastructure concerns:
    - Ability of current town infrastructure to absorb the increase in residents (i.e., School, Water, and Sewer systems, Garbage collection, mail delivery, etc.).

## 2) **Aesthetics:**

Aesthetically, this does not fit into the look of Brunswick. This looks like it belongs somewhere in Portland or in Brooklyn, NY. These are three story buildings with flat roofs and monolithic fronts and the density of the development is significantly higher than the area.

- Brunswick's appeal in part is that it is a town with charm and character that is typical of Maine/New England. This development does not meet that criteria.  
*Even the Navy in developing the McKeen Street Landing housing in 1960 took these considerations into account.*

## 3) **Storm Run-off:**

- Creation of Storm Detention pools? In reading about Detention Pools they have a number of disadvantages:

**Disadvantages** <https://info.wesslerengineering.com/blog/stormwater-basins->

*detention-retention-ponds*

- Requires a large amount of space.
- Does not improve water quality.
- Can become a mosquito breeding ground.

By including Storm Detention the developer clearly sees this as a problem. If what is installed is not sufficient the water could flood into Thornton Oaks. This seems possible since they are not that large for an area that already has water issues.

Will there be any filtration of the water? This could lead to greater ground contamination with run off from driveways (oil, ac fluids, road salt, etc.).

These are just a few of my concerns. **I urge the planning committee to reject this proposal.**  
Thank you for your consideration.

**From:** [Bill Tivenan](#)  
**To:** [James Dealaman](#)  
**Subject:** Public comment on Case No. 25-023 Woodside Road Subdivision  
**Date:** Monday, June 9, 2025 2:51:14 PM

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Bill Tivenan  
1 Windorf Circle  
Brunswick  
[billtivenan@gmail.com](mailto:billtivenan@gmail.com)

Planning Board  
Town of Brunswick  
[jdealaman@brunswickme.gov](mailto:jdealaman@brunswickme.gov)

#### Public comment on Case No. 25-023 Woodside Road Subdivision

Dear Planning Board:

My name is Bill Tivenan. I live at 1 Windorf Circle, Brunswick. I am writing to provide public comments on the "Woodside Road Subdivision" application on the Planning Board agenda for the June 10 meeting.

My wife and I live on Windorf Circle which adjoins the back of Thornton Oaks housing and the forested town lands behind Jade Health which both abut the proposed subdivision. We love living in Brunswick and especially in our part of the McKean St Landing. Yet we understand the need for sensible solutions to the housing crisis in Maine.

I am concerned about the lack of "community awareness" within the subdivision proposal. How can we take this proposal seriously when the existing neighborhood – home sizes, appearance, character and density (it's in the woods!) differs so greatly from the proposed subdivision? These proposed buildings look like brownstones from a city far away. My concerns regarding the proposal's construction (do these homes burn fossil fuel?) Noise pollution in wooded quiet areas, the strain on the town's services and the flooding that will occur even with the developer's assurances that it won't.

I am hopeful that now is the time to make right decisions about how our community moves forward with sensible development.

The Brunswick Climate Action Plan sets forth several strategies to consider for such large developments. To name a few –

2.2.3. Explore options to deter and restrict the construction of large fossil fuel burning facilities.

6.3.2. Encourage the creation of neighborhoods that cluster a diversity of housing types within walking distance of goods and services and in connection to public transportation.

We are a growing town with many families and a sizable senior population. The subdivision proposal adjoins several other areas that will be impacted such as: Arrowhead, McKeen Street Landing, Thornton Oaks, Woodside. In addition to all the townspeople who visit the woods and paths through both land trust and town property. Everyday I see dog walkers, people exercising, hikers/ramblers and those taking part in any number of activities going into the woods at the entrance behind Jade Health. Please consider the people from Thornton Oaks who generally don't follow these types of proceedings. They will feel the burdens (noise, foot traffic, water displacement etc) of a subdivision next door more than most of us (and probably without complaint).

Yet I am optimistic that we can all work together for common sense decisions that do not compromise the quality of life we so dearly enjoy in our community.

Sincerely,  
Bill Tivenan

**From:** Laura Grunze Franz <grunze\_la@hotmail.com>  
**Sent:** Monday, June 9, 2025 9:54 PM  
**To:** James Dealaman  
**Subject:** Woodside Road Development

Dear Brunswick Planning Board,

I am writing to express deep concerns regarding the Woodside townhouse development that is being presented at the meeting tomorrow. I ask that the board please vote this development down.

I am a current resident of Brunswick and have lived here for 19 years. My husband and I are raising our children here, who attend Brunswick Public schools. We love Brunswick, but we are seeing a wonderful town quickly become over populated and under resourced. I want to trust that the Planning Board is making sustainable decisions for our wonderful town, but it is feeling like developments are popping up all over and we cannot sustain this growth. Our schools are filling quickly. Our hospitals, family care practices, and therapy offices are crowded with very long waits. The recent closing of the hospital in Waterville is putting even more pressure on our Midcoast hospital campus. Our roads are a disaster. Our traffic patterns are terrible. We don't have enough water. Brunswick can't support the water needs on the Landing, so Bath has to provide their water. This isn't a town that is prepared for growth; we are struggling to care for the people who are already here. Just because we have land doesn't mean we can take on more people.

I hope and pray that this board is looking clearly at what Brunswick and its infrastructure can actually handle. Please don't overwhelm our town with so many developments and people that our quality of life goes down, or that the town's infrastructure collapses.

Thank you for considering my concerns. I'm sorry I cannot make this meeting, my kids have their end of year choral concert at the same time as the meeting. The music program in Brunswick is top notch. One of the many reasons I love it here.

Warm regards,  
Laura Grunze Franz  
10 Thompson Street

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**From:** [Caroline Zimmerman](#)  
**To:** [James Dealaman](#)  
**Subject:** Public Comment on proposed development of townhomes off of Woodside Road  
**Date:** Tuesday, June 10, 2025 7:49:30 AM

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Mr. Dealaman and Brunswick Planning Board members,

Thank you for the opportunity to provide written comments on the proposal to develop 122 townhomes off of Woodside Road. My name is Caroline Zimmerman, and my family and I have lived in the Arrowhead neighborhood since 2010. We have enjoyed living in this neighborhood and started our family here. We have a child in the Brunswick schools, and plan to live here throughout his school years and beyond.

The primary concern that I would like to share is around the proposal to have a roadway connecting the Arrowhead neighborhood to the new development. I read in the June 10 Planning Board Memorandum that staff supported vehicular access through the Arrowhead neighborhood. I would be interested to better understand the benefit of joining the neighborhoods via roadway for vehicles, since the proposed entrance to the new neighborhood is very close to the top of Arrowhead Road. If the access to our neighborhood were off of another road and helped to create a significantly different access opportunity for this development; I could better understand why adding a connector could be beneficial. However, the downside and risks associated with having our neighborhood used solely as a 'cut through' to the townhome units seems more significant than the benefit of having a second entrance, on the same road, ~500 feet away from the primary one

Additionally, we have ~90 homes in the Arrowhead neighborhood; however the new development has quite a few more, at 122 units. Currently our neighborhood is safe for walking and biking for children, pets and families, and with a significant increase in traffic I am concerned about pedestrian safety.

However, I do support a pedestrian connector adjoining the neighborhoods, and re-connecting our neighborhood to the existing trail system. That would be a community benefit to both neighborhoods by increasing walkability and safe pedestrian access to both neighborhoods.

Thank you so much for your consideration,

Caroline Zimmerman

16 Meredith Drive

**From:** [Nathan Hintze](#)  
**To:** [James Dealaman](#); [Matthew James](#); [Julie Erdman](#)  
**Cc:** [Steve Weems](#); [brunswickneighborhood1](#)  
**Subject:** Woodside Road Subdivision  
**Date:** Tuesday, June 10, 2025 9:58:08 AM

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Dear Planning Board,

My name is Nathan Hintze, and I live at 28 Arrowhead Drive. I am writing to provide public comments regarding the “Woodside Road Subdivision” application on the Planning Board agenda for the June 10 meeting.

I have lived at 28 Arrowhead Drive since 2008. One of the reasons we moved here was the quiet and safe nature of the neighborhood. This area is filled with families, and you often see children riding their bikes up and down the street or people walking around the loop. The fact that there is only one road in and out of the neighborhood is a huge benefit; we always know who is supposed to be here. There aren’t cars just passing through. On Halloween, the streets are packed with kids—families drive to the neighborhood and park at the top of the street because they know their children won’t get lost. Access to the trails on the Woodside property has also been a delightful bonus. The amount of wildlife is truly a treasure.

Many of my concerns about the proposed development fall into four main areas:

1. Safety Concerns Regarding Increased Traffic on Arrowhead Drive

I am concerned that this new development does not fit with the current Arrowhead/Meredith community. The proposed development includes 122 units, whereas the Arrowhead/Meredith area currently has a combined total of 88 homes. In comparison to surrounding areas, this is an extremely large development for such a small space. The idea of connecting this development to Arrowhead Drive is a non-starter for me and many others in the neighborhood. How is it that one developer can make this decision? The residents of Arrowhead/Meredith—who pay taxes—should have a strong voice in this matter.

Cars already travel too fast on Arrowhead Drive, which is a winding road, (the proposed road on the development is almost completely straight I can only imagine how fast they’ll be going). Adding nearly 50 homes connecting to Arrowhead will increase the

number of drivers speeding downhill or trying to gain momentum as they ascend the hill. Out of the 88 homes in the neighborhood, at least 60 have children, making additional traffic a significant safety hazard. With this increase in traffic, it may only be a matter of time before a child is critically injured.

## 2. Safety Concerns About Woodside Road

Similar to Arrowhead Drive, people drive far too fast on Woodside Road, which is a hilly, winding road, with no shoulder, that is supposed to have a 30 mph limit – I never see BPD checking for speed. Adding over 200 cars to this road daily is dangerous. Particularly concerning is the section of Woodside Road between Pleasant Hill and Church (North), where the proposed new street would blindside drivers coming up a steep incline. Daily there is heavy traffic on Woodside Road, which increases exponentially on Saturday mornings in the summer with all the traffic to the Crystal Springs Farm Farmers Market. Car accidents will happen.

Recently, I watched the debate about the paving project on Middle Bay, where safety was a recurring theme. I urge you to learn from that discussion and require upgrades to Woodside Road before this project commences—this should include wider shoulders and bike lanes. Do not make such improvements an afterthought.

## 3. Concerns About Flooding Near Wetlands

My home sits between Wetland #5 and Wetland #6, and I also have the “man-made/enhanced ditchline” on my property, which I believe falls more under the MDEP Jurisdictional Stream category. I am extremely concerned about potential flooding as a result of this new development. That area is already wet, and the water table near my property line is only one to two feet deep. Where will all that additional water go? Currently, my jurisdictional stream is at the top of its banks during heavy rainfall. Any increase in water flow will cause flooding on my property. This issue must be addressed before approving the subdivision.

## 4. Scaling Back the Scope of Development

I understand that the Planning Board has received numerous comments from the Brunswick community, and I hope you will listen and act on our concerns. While I am not anti-development, I strongly support thoughtful development. It does not seem reasonable for the Woodside development to contain 40% more homes than the current combined total in the Arrowhead/Meredith area. I respectfully request that the Planning Board scale back the scope of this development to better align with the surrounding communities.

The Town Council often speaks about the “environment,” but I question what that truly means when we continue to develop the few remaining healthy forests in Brunswick proper. A development of this size and scope cannot possibly align with the town’s climate change initiatives. I appreciate that there is green space in this development, there needs to be more.

#### Conclusion

Because this meeting conflicts with the Harriet Beecher Stowe Elementary School ice cream social, I will be unable to attend. Nonetheless, I hope that you hear our concerns and act in support of keeping our families and properties safe.

Sincerely,  
Nathan Hintze  
28 Arrowhead Drive  
Brunswick, ME 04011

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Nathan Hintze  
Phone: 307-349-2504

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**From:** [Kacy Hintze](#)  
**To:** [James Dealaman](#)  
**Cc:** [Steve Weems](#)  
**Subject:** Woodside Subdivision Workshop  
**Date:** Tuesday, June 10, 2025 10:38:10 AM

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Hi Jimmy,

I wanted to send along my public comments on the proposed Woodside subdivision ahead of tonight's meeting in case there is not an opportunity for public comment during the workshop. I am planning to attend, but am unfamiliar with the format.

When I saw the agenda item published late last week, I took note of some of the thoughtful inclusion in the proposal, but also have serious concerns about others. So, while I appreciate the developer's attempt to preserve some green spaces, maintain connectivity to the trails, and not fill in and build over all of the precious wetlands, I have great concerns in two areas: 1) traffic and how that will impact safety and 2) water, runoff, and wetlands management and how that will impact the existing homes, property and the environment.

To my first point, this subdivision proposes adding 122 new units and allowing access to them through Arrowhead Drive. The current Arrowhead Drive neighborhood — encompassing Iroquois Circle, Parsons Farm Rd, Arrowhead Dr, and Meredith St — has a total of 88 homes in it. This new subdivision would effectively add close to 140% of our current traffic load on narrow streets full of pedestrians, cyclists, and children. My home is on a straighter section of Arrowhead Drive where many drivers decide to accelerate. I have witnessed close encounters, including one just last week with a construction crew that was working on my driveway and a school bus. I have two disabled children and adding more traffic to our road is a huge concern for me. I hope that the planning board will strongly consider the safety of all of our children when making decisions to double and triple the traffic on these small, local roads. Adding hundreds of construction vehicles and then hundreds of residential vehicles to our small road is a terrifying prospect to me.

My second concern with this proposed subdivision is the water— what will happen to all of the water running down from the wetlands that are currently there but this developer proposes to either fill or build on top of? I'm not a wetland scientist, but I think it still needs to go somewhere. I read the Longview Partners Wetland Delineation Report that the developer had done before the logging operation last June - it mentions several features that retain sheet flow runoff or are habitat for wood frogs and salamanders. The Brunswick Topsham Land Trust trail named The Wetlands Trail is straight out my back door just on the other side of this 288'-wide parcel placing the land trust wetlands just up hill from my property less than 400' away in all likelihood. This runoff still needs to go somewhere and there's good potential that it will cause damage to surrounding properties if we are not vigilant in our assessment of the volume and direction of the water displaced by so much disruption to the natural habitat. Please look long and hard at the wetlands report or conduct an independent one, indicating how wet it is in these woods and think about how much damage will be done by removing trees and soil to

stuff in the maximum allowable structures and all of the impermeable surfaces that come along with those.

Thank you for hearing my concerns and allowing the residents who will be most impacted by this project a voice, though this will have farther reaching impacts in our town well beyond those in my neighborhood.

Sincerely,  
Kacy Hintze  
28 Arrowhead Dr

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\* \* \* \* \*

Kacy Hintze  
[kacy.hintze@gmail.com](mailto:kacy.hintze@gmail.com)  
207.406.0063

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**From:** [Michael Franz](#)  
**To:** [James Dealaman](#)  
**Subject:** Townhome Development Woodside Road  
**Date:** Tuesday, June 10, 2025 11:22:46 AM

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Dear Planning Board,

I am writing to comment on the “Sketch Plan Application for Townhome Development Woodside Road; Tax Map 22, Lots 9 & 180”, which is item 3 on your agenda for June 10.

In general, I am supportive of more housing (the existing market is truly out of control) and more opportunities for people to join our community (I welcome New Mainers, in particular). I am hopeful, however, that increased development comes with consideration of downstream pressures on our community. Are new developments considered alongside subsequent pressures on our school system, our water supply, and our infrastructure? A developer will not consider these, but our community should.

I know others will raise questions about changes to the surrounding neighborhood and about aesthetic concerns over the design plans. These are important and should be considered. I ask primarily whether the Board feels confident that any new development will be met with new investments in our schools, our roads, and in the protection of our environment and natural resources.

Thank you for your service to our town and to our fellow neighbors.

Mike Franz  
10 Thompson St.  
Brunswick  
(Resident of Brunswick for 19 years)

**From:** [Linda D. Spence](#)  
**To:** [James Dealaman](#)  
**Subject:** Opposition to Woodside Development  
**Date:** Tuesday, June 10, 2025 3:09:33 PM

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Hello, I'm writing in opposition to the proposed development off Woodside Road. I am concerned because of the added stress of such a high density project on the town's infrastructure including roads, water, and sewer. Additionally, the impact on the schools would be dramatic, increasing the school population therefore requiring more teachers, resources, buses, and bus drivers. For years, I lived in Massachusetts and have seen firsthand the results these types of developments have had on small towns. They do not increase the tax base substantially and indeed can become a drain on town finances. I urge you to consider this proposal carefully and to think about what is truly best for the residents of Brunswick. One of the reasons I moved to Brunswick was for the green open spaces and the lack of high density townhomes. This development will be to the detriment of this community.

Sincerely,  
Linda D. Spence  
16 Willow Grove Rd, Brunswick, ME 04011

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## STEVEN WEEMS

44 THOMPSON STREET, BRUNSWICK, ME 04011-3026  
[207] 729-7624 (office and home) [207] 751-9437 (cell) [slweems@gmail.com](mailto:slweems@gmail.com) (email)

## M E M O R A N D U M

To: Brunswick Planning Board cc: Julie Erdman, James Dealaman  
From: Steve Weems  
Date: June 10, 2025  
Subject: Woodside Road Subdivision – Workshop – Case No. 25-023

These are preliminary, summary comments, submitted as a resident of Brunswick District 7, in which this project is located. Although I serve as the District 7 Town Councilor and have official responsibilities in that role, the thoughts expressed herein are those of an individual who considers himself a neighbor of the residents in the nearby area of the proposed Woodside Road Subdivision and other people living all over Brunswick who care about our town.

I observed with great consternation the liquidation harvesting operation conducted on this site a year ago. Clearly this was a precursor of a subdivision application, and the nature of that operation made me apprehensive about what would follow. These fears are being realized.

The subdivision development proposal that has been filed, for sketch plan review, has the same “shock and awe” character as the timbering operation. Although professionally presented, and designed to satisfy certain physical technicalities (e.g., impervious surface limitations, open-space requirements), in my opinion it is grossly inappropriate for the neighborhood area (section of town, zone) that would be affected. If the work was not done well, and the likely consequences were not so negative, it might be possible to pass off this proposal as an unserious aberration. One can only hope this proposal has been put forth to establish a bargaining position.

As presented, the scale is too massive, the buildings and architecture are completely out of synch with the character of the neighborhood, and the traffic and related public safety ramifications are immense. Although technically in Brunswick's growth zone, this development proposal needs to be scaled down substantially for any reasonable person to judge it compatible with the surrounding area, or even the whole town, for that matter.

One key question for the owner would be: "Would you propose this in Harpswell?" If yes, "What do you think would happen?" If no, then "Why are you proposing this scale and type of development in this neighborhood?" These questions don't need to be answered; they are meant to engender reflection on the nature of this development proposal, in the context of where it is.

As noted, these are preliminary thoughts. I hesitate to speak out so bluntly at this stage in the process, but the nature of the application compels me to do so. I think approving it as submitted, as unlikely as this may be, would be a travesty. This said, a more collaborative process may still be possible. I hope so.

**From:** [Erin Baltes](#)  
**To:** [James Dealaman](#)  
**Subject:** Comments regarding proposed Woodside Road development  
**Date:** Tuesday, June 10, 2025 3:44:18 PM

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Good afternoon, and thank you to the Town Planning Board for its communications about the proposed Woodside Road development.

My name is Erin Baltes, and I am a resident of 20 Meredith Drive in the Arrowhead Drive neighborhood adjacent to this parcel. My husband and daughter and I have lived here for nearly 14 years.

I understand that the Town Planning Board has already received many questions and concerns regarding the 122-unit townhouse development being eyed for this property, and my family and I share many of those concerns, including:

- the connection of another road to our neighborhood, which could affect traffic as well as pedestrian and biker safety;
- the aesthetics and “fit” of the units in relation to the rest of this area; and,
- the impact on the Brunswick Topsham Land Trust trail system.

While each of these are valid and create uncertainty in our community, it seems like they're also the most easily mitigated with design changes and plan modifications.

However, I believe the largest impacts to be more concerning, and hope that the Planning Board will slow this plan and carefully consider these, with more opportunity for public feedback, prior to advancing the project.

- **The environmental impacts and water displacement.** As you must have heard from my neighbors, there is already a water management challenge in our Arrowhead Drive neighborhood. The destruction of forest and wetlands on this parcel does not help, and I can only imagine that it will create additional water in the BTLT easement-protected property. The necessary impervious surfaces of the proposed development are likely to worsen this effect, with water runoff flooding basements, affecting road quality, and damaging property and property values.
- **The quality of Woodside Road is not equipped to handle the increased traffic that this development would generate.** Woodside Road is already a throughway in town, helping residents cut across “the back way” to get from Pleasant Hill Road to Church Road and then 295, and, in reverse, is a short and popular way to access Crystal Spring Farm. It seems susceptible to speeding given its role as a connector, yet because of its many turns, this portion of Woodside Road lacks visibility. At the same time, it's commonly used for walking,

jogging, and biking, since it is so proximal to other routes, the BTLT trails, and our town's bucolic farmland and hilly training routes, and already lacks adequate shoulders for these purposes. Adding a 122-unit development, with an expected 2-car per unit occupancy *plus* guests, suggests that this property will contribute significantly to the traffic on Woodside. (I think of how frequently cars go in and out of this neighborhood, which is only about 85 or 90 units!) Accommodating a new neighborhood of this size would put added pressure on Woodside Road, including the intersection of Woodside and Church (where there are already lots of speeders and limited visibility, not to mention the Growstown Schoolhouse, which attracts occasional visitors, including school-aged groups). My *guess* is that increased traffic like this would have a ripple effect across these intersections and may require the town to consider additional interventions. *At that point, we are really turning this part of Brunswick into a larger, busier part of town, instead of keeping it a gateway to our more rural areas.* While the proposed development is approved as a residential growth area, I do not believe that this kind of ripple effect is the kind of residential growth that Brunswick has in mind.

Finally, I hope the Planning Board will ask lots of questions about how the developer plans to make these homes reasonably affordable. While I understand that bolstering the housing stock in town is, by default, a positive for home affordability, I hope that if the plans progress, we can at least welcome a new neighborhood that supports young families, older residents, and those on modest incomes to tap into the housing market and make Brunswick more accessible for families like mine – and so many of the others who live in the Arrowhead Drive neighborhood.

Thank you for your time and consideration.

Erin Baltes  
20 Meredith Drive  
(207) 249-8694 (cell)

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Margaret Griset  
13 Arrowhead Drive Brunswick, ME 04011  
mgriset@gmail.com

06/10/2025

Planning Board  
Town of Brunswick  
Sent by email to [jdealaman@brunswickme.gov](mailto:jdealaman@brunswickme.gov)

**Public comment on Case No. 25-023 Woodside Road Subdivision**

Dear Planning Board:

My name is Margaret Griset. I live at 13 Arrowhead Drive. I am writing to provide public comment on the “Woodside Road Subdivision” application on the Planning Board agenda for the June 10 meeting.

I have lived on Arrowhead Drive for almost 5 years. My family and I value the sense of safety and community our neighborhood provides. We know we are entering the neighborhood on warm evenings when we hear the spring peepers singing. Children feel safe riding their bikes around the closed neighborhood loop. Access to the trail system in the woods behind the neighborhood allows our family to enjoy connection with nature and has provided a safe and healthy venue for physical exercise right at our doorstep. When the prospective developer destroyed a large tract of land behind our neighborhood with no advance notice and no development proposal submitted, my family was devastated by the loss.

Allowing a housing development of such magnitude on this small hill would significantly increase the traffic flow through our neighborhood and have serious negative impacts on neighborhood safety, including the safety of its more than 30 children.

To name only a few of my concerns- I am concerned about the environmental impacts of attempting to fill wetlands, the increases in light and noise pollution, the significant decrease in safety, and the architectural inconsistency with local structures. I am seriously concerned that the drastic increase in impervious surfaces would exacerbate the already increasing flooding in the neighborhood. My basement has flooded more significantly since the logging and the development would only further increase the flood frequency and severity.

Additionally, the parking lots at Kate Furbish and Harriet Beecher Stowe elementary schools are already over capacity on a regular basis. If the schools themselves could somehow handle the massive influx of students that 122 townhomes would cause, the school parking lots could not support the increased student population. Neither could the school buses support the addition without increases in buses and drivers.

Please do not approve this proposed development. It is a move in the wrong direction for Brunswick.

Sincerely,  
Margaret Griset

**From:** [Scott Alexander](#)  
**To:** [James Dealaman](#)  
**Subject:** Wyley Enterprises developement on Woodside Road  
**Date:** Tuesday, June 10, 2025 5:34:21 PM

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Hello,

I just received a "Development Alert!" today that instructed people to contact you before the Town Hall tonight. This all seems very questionable. You have provided an extremely poorly put together paper just hours before a town meeting, stating a plan to construct a 122 home housing complex in a rural area where you plan to fill in wetlands. I am certain that all of the individuals living on Woodside Road between Church Road and Pleasant Hill road and on Arrowhead Drive will understandably be concerned. The people in this community deserve better communications, assurance that this is legal, and documentation provided by impartial parties. I do not support the unprofessional handling of this matter.

Alexander Family of Woodside Road

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**From:** [Matthew Kingle](#)  
**To:** [James Dealaman](#)  
**Cc:** [Steve Weems](#); [Matthew Kingle](#)  
**Subject:** comments re: proposed development by Wyley Enterprises, LLC off Woodside Road  
**Date:** Wednesday, June 11, 2025 10:17:49 AM

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June 11, 2025

Jimmy Dealaman  
Principal Planner  
Town of Brunswick  
85 Union Street  
Brunswick, ME 04011

Dear Mr. Dealaman,

My name is Matthew Kingle and I live with my family at 10 Iroquois Circle in Brunswick. I'm writing to offer comments regarding the proposed development of 122 townhome units off Woodside Road in the property adjoining the Arrowhead neighborhood where we have lived since 2005. I understand there was a workshop yesterday at Town Hall. Work obligations prevented me from attending or sending comments until this morning.

I'm also copying Steve Weems, my District 7 town councilor, on this email.

While I have many reservations about the design, location, size and intention of the proposed development, I also respect that the landowner has the right to exercise their property rights. I strongly believe that Brunswick needs more housing even if the proposed development, at first glance, does not include any affordable housing units--a major unmet need throughout southern and midcoast Maine. And I also have concerns over the filling in of vernal pools on the site, but I also understand that state and local authorities have determined these sites as "non-significant."

Given my other reservations, **I do have two significant comments about the proposed development.** Both flow from living in this neighborhood for 20 years and raising my two children here. I also speak with some experience about planning and environmental issues. I currently serve on the [advisory council for the Brunswick-Topsham Land Trust](#), and have been teaching [environmental studies and history at Bowdoin College](#) for 25 years. I'm presently director of the [ES Program at Bowdoin](#). (Note: I'm writing as a private citizen and not speaking on behalf of either BTLT or Bowdoin College)

**Comment #1: request for public access to BTLT trails on the parcel north of Crystal Spring Farm and abutting the former Dionne Farm from the new development.** For decades, residents of the Arrowhead neighborhood have enjoyed access to the extensive trail network in the "Crystal Spring North" properties that abutted the parcel now under development. My hope is that the developer and the town would provide for public access to

these trails in perpetuity. Trail connectivity is a growing challenge in Brunswick, yet our extensive protected town and land trust properties are some of the key amenities that make living here so attractive. With planned expansion of trails and community programming at Dionne Farm, plus the ongoing popularity of the Saturday farmer's market at Crystal Spring Farm, providing trail access would both benefit residents in the new development as well as honor past access enjoyed by at least a generation of Arrowhead residents. It would be a "win-win" for the developer, the expanded neighborhood, and the town.

**Comment #2: request for careful consideration of increased vehicular traffic along Woodside Road as well as in the Arrowhead neighborhood and taking necessary steps to insure public safety.** Based on the flyer I received in my mailbox yesterday, it seems that the new development would have its only entry point along Woodside Road. Given the number of proposed units (122) and additional parking spaces (80), this development would put increased pressure on an already heavily traveled road with limited sightlines, almost no shoulder, and flanked by many residential homes. Speeding is commonplace along Woodside; many drivers use it as a shortcut from Pleasant Hill Road to Church Road on their way to I-295 or Route 1. Additionally, according to the map on the flyer, the development would also connect at the lower end of Arrowhead, thereby increasing traffic through our neighborhood. This is also concerning: there are numerous families with small children as well as elderly residents and many pets. Increased traffic from a major housing development without adequate safeguards could post a significant public safety hazard.

Having taught many students who now serve as planners across the country, plus many others who are active in local government and non-governmental organizations devoted to land use, I know you have a challenging job. I appreciate your work on behalf of our community.

***Would you please reply to my concerns at your earliest convenience?*** And would you also let me know of other opportunities to participate in the planning process with this development?

Many thanks for your time, and best wishes,

Matthew Klingle  
10 Iroquois Circle  
Brunswick, ME 04011  
207-751-0389 (cell)

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\*\*\*\*\*  
Matthew Klingle  
[mklinge@gmail.com](mailto:mklinge@gmail.com)

**From:** [Kacy Hintze](#)  
**To:** [James Dealaman](#)  
**Cc:** [Steve Weems](#)  
**Subject:** Planning Board Follow up - Woodside Subdivision  
**Date:** Wednesday, June 11, 2025 10:40:15 AM

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Hi Jimmy,

I wanted to follow up with some comments for the Planning Board after last night's workshop on the Woodside Road Subdivision application. Thank you, again, for allowing the public comment and facilitating open discussion with community members and the planning committee and staff.

I wanted to expand on a couple of the comments of frustration from neighbors about how this process began last year in case the board is not aware. Perhaps you will recall, last June the developer--without notice to any residents--conducted essentially his initial site work under the auspices of a forestry operation or liquidation harvest. Many neighbors highlighted that this is not in the spirit of our proper planning and development protocols, but since an FON is entirely under the jurisdiction of the state forest department, there was no way to stop the destruction of the wetland habitat on the property.

My suspicions about that forestry operation being directed at the destruction of the wetland habitat is now confirmed since the developers wetlands report has been made public and the blue flagging that I observed surrounding the vernal pool behind my house was marked in that report (wetland #5). That blue flagging was, in fact, the wetlands delineation as I had suspected and was demarking the vernal pool that was very active last spring--I have a video from April 6, 2024 of the symphony of wood frog activity that was so loud in my yard that I felt compelled to capture it on video. Disappointingly, three months to the day later (June 6, 2024) I captured a video of the logger's vehicles of destruction heading straight for those blue flags to cut down everything in and around that wetland vernal pool.

Lastly, I did want to highlight that we have not yet received written notice of the application of subdivision and we are definitely a direct abutter to this property--I know of at least three additional neighbors who have not received notice either, however, we know of at least four families that have received two written notifications. I believe that this is outside of the requirements of our ordinance and demonstrates that perhaps the resources of the town are insufficient to support our current residents and we should thoughtfully consider such a dramatic addition to the current population through this aggressive subdivision proposal.

I was encouraged to hear that the board will be visiting the property and will observe the results of the site work that was already conducted. Many of the neighbors mentioned that they would welcome the board on their property, so please feel free to wander over during the tour. I'd be happy to coordinate with the neighborhood if you would like official clearance on that.

Thank you for sharing these comments with the board and continuing to encourage an open

dialogue.

Best,  
Kacy Hintze  
28 Arrowhead Dr

--  
\* \* \* \* \*

Kacy Hintze  
[kacy\\_hintze@gmail.com](mailto:kacy_hintze@gmail.com)  
207.406.0063

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**From:** [Julie Erdman](#)  
**To:** [Nathan Hintze](#)  
**Cc:** [James Dealaman](#); [Steve Weems](#); [Julia Henze](#); [brunswickneighborhood1](#)  
**Subject:** RE: Concern Regarding Lack of Abutter Notification for Woodside Development Workshop  
**Date:** Wednesday, June 11, 2025 10:49:59 AM  
**Attachments:** [image001.png](#)

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Good Morning,

The Woodside development received a lot of important feedback last night from the Planning Board, numerous members of the public that attended the workshop, and via the public comment that was received by email prior to the meeting. I believe it was the right decision not to postpone the workshop. The developer and his team will reflect on the information that they received last night and decide what changes they want to make and how they would like to proceed. At this time, I don't know when the project will be back before the board.

I am unable to tell you why you have not yet received a notice of the Woodside application; I can only say that you are on the list of abutters that was mailed a notice. The abutter notification information is available to the public and can be reviewed in our office. Again, the meeting last night was a pre-development workshop (not sketch or final plan review) which does not require notice under the ordinance. Notification of the workshop via email was completed as a courtesy to those who attended the public meeting last year.

I recommend that everyone interested in following this project sign up for Planning Board email notifications through [Notify Me](#). The Woodside development will require mailed abutter notifications again upon receipt of a final plan application, scheduling of a public hearing with Planning Board for final plan review, and the scheduling of a site visit.

Thank you for sharing your concerns with me.

Best Regards,

**Julie Erdman**  
**Director**  
**Planning and Development**  
P: (207) 721-4022  
E: [jerdman@brunswickme.gov](mailto:jerdman@brunswickme.gov)

**Brunswick**  
maine  
85 Union Street  
Brunswick | ME 04011  
[www.brunswickme.gov](http://www.brunswickme.gov)



privacy or confidentiality.

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**From:** Nathan Hintze <nathanhintze@gmail.com>  
**Sent:** Wednesday, June 11, 2025 9:14 AM  
**To:** Julie Erdman <jerdman@brunswickme.gov>  
**Cc:** James Dealaman <jdealaman@brunswickme.gov>; Steve Weems <sweems@brunswickme.gov>; Julia Henze <jhenze@brunswickme.gov>; brunswickneighborhood1 <brunswickneighborhood@gmail.com>  
**Subject:** Re: Concern Regarding Lack of Abutter Notification for Woodside Development Workshop

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Good morning Ms. Erdman,

I'm writing again, to express my disappointment that the meeting was still held yesterday, without giving abutters proper notice of the meeting or completion of the development application.

As of 9am today, I have yet to receive notice from the town.

Currently, you are not following your own ordinance as you stated above that you must follow.

I know many of my neighbors have not received proper notice as well. I have encouraged all of them to reach out to you to express their frustration.

This does not give me confidence in you or your team that this process will be fair or transparent, when from the start you don't follow your own ordinance.

I strongly suggest that you review your list of abutters and your mailing practices.

In the meantime, I suggest that you put a hold on everything related to this development until you can be sure that you have followed your ordinance and given proper notice to the abutters.

Best,  
Nathan

On Tue, Jun 10, 2025 at 10:10 AM Nathan Hintze <[nathanhintze@gmail.com](mailto:nathanhintze@gmail.com)> wrote:

Hello again Ms. Erdman,

I do find it ironic that providing little notice does not seem to be a concern when it comes to giving abutters enough time to learn about the meeting. So far, this process has failed to alleviate any of my concerns and feels incredibly rushed. I know that 26 Arrowhead, 27 Arrowhead, 8 Arrowhead, and 37 Woodside all received two notices—it might be worth double-checking the mailing list. Indubitably, some abutters will only learn about the meeting when they return home from work, and I don't believe this should be considered a best practice.

The Arrowhead/Meredith community will continue to do our best to ensure our neighbors are informed.

Sincerely,  
Nathan

On Tue, Jun 10, 2025 at 9:31 AM Julie Erdman <[jerdman@brunswickme.gov](mailto:jerdman@brunswickme.gov)> wrote:

Good Morning,

Upon reviewing the abutter list, there were 62 individual notices that went out last week (and two duplicates due to multi-property ownership). I do not feel comfortable cancelling with so little notice as inevitably some people will attend to speak. We have received 14 emails with public comment thus far.

I will reiterate that this is only an initial workshop. There will be ample opportunities for public comment throughout the course of development review – there will be a Staff Review Committee meeting and a Planning Board meeting for Sketch Plan and the same for Final Plan Review. Staff intend to request a site visit which would be noticed and open to the public and additional meetings can be added if staff or the board deem it necessary. We also welcome emails with public comment anytime throughout this process, and those emails are shared with the Planning Board.

I hope this provides some assurance that the Planning Department is striving to keep the development review process as open and transparent as possible.

Best Regards,

**Julie Erdman**  
**Director**  
**Planning and Development**  
P: (207) 721-4022  
E: [jerdman@brunswickme.gov](mailto:jerdman@brunswickme.gov)



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**From:** Nathan Hintze <[nathanhintze@gmail.com](mailto:nathanhintze@gmail.com)>  
**Sent:** Tuesday, June 10, 2025 8:29 AM  
**To:** Julie Erdman <[jerdman@brunswickme.gov](mailto:jerdman@brunswickme.gov)>  
**Cc:** James Dealaman <[jdealaman@brunswickme.gov](mailto:jdealaman@brunswickme.gov)>; Steve Weems <[sweems@brunswickme.gov](mailto:sweems@brunswickme.gov)>; Julia Henze <[jhenze@brunswickme.gov](mailto:jhenze@brunswickme.gov)>; brunswickneighborhood1 <[brunswickneighborhood@gmail.com](mailto:brunswickneighborhood@gmail.com)>  
**Subject:** Re: Concern Regarding Lack of Abutter Notification for Woodside Development Workshop

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ms. Erdman,

Thank you for the response. As of this morning, I have yet to receive any notice from the town about the receipt of application. Half of the abutters have received two notices and half have received nothing.

Misstatements and mistakes only create additional stress to a community that is already anxious about the safety of their family and property due to this huge development proposal.

I again ask that this meeting is delayed until you can be sure all abutters have received proper notice so that they can attend all meetings that directly affect their homes and family.

Best,  
Nathan

On Mon, Jun 9, 2025 at 10:08 AM Julie Erdman <[jerdman@brunswickme.gov](mailto:jerdman@brunswickme.gov)> wrote:

Good Morning Mr. Hintze,

Our ordinance requires that we send out abutter notifications upon receipt of a complete development review application as well as notice of any public hearings that are scheduled. The notice that was mailed last Thursday was notice provided to indicate an application was received. I do not like to deviate from the requirements of the ordinance, however, given the controversy around the timber harvesting that took place on this parcel last year and that I have a list of emails of those that attended last June's public meeting, I took it upon myself to email those that expressed an interest in the development of this parcel regarding the workshop tomorrow.

It is not required, nor is it typical for this office to send out notification of a workshop. My email on Friday stated that abutters would receive mailed notice of the workshop, and that was a misstatement, as the notice that went out was for the receipt of the application only. I apologize for that miscommunication. The mailed notice was sent on Thursday so if it has not been received yet, it should be received today. The Woodside project will need to come before the Planning Board for Sketch Plan and Final Plan review; the workshop is just a preliminary meeting to get initial feedback from the Board. I intend to keep the notification distance the same as what the ordinance dictates, but I would advise those that would like to receive email notifications regarding future Planning Board agendas to sign up for the listserv on [Notify Me](#).

Please let me know if you have further questions.

Best Regards,

**Julie Erdman**  
**Director**  
**Planning and Development**  
P: (207) 721-4022  
E: [jerdman@brunswickme.gov](mailto:jerdman@brunswickme.gov)

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[www.brunswickme.gov](http://www.brunswickme.gov)



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**From:** Nathan Hintze <[nathanhintze@gmail.com](mailto:nathanhintze@gmail.com)>  
**Sent:** Monday, June 9, 2025 9:30 AM

**To:** Julie Erdman <[jerdman@brunswickme.gov](mailto:jerdman@brunswickme.gov)>; James Dealaman <[jdealaman@brunswickme.gov](mailto:jdealaman@brunswickme.gov)>; Steve Weems <[sweems@brunswickme.gov](mailto:sweems@brunswickme.gov)>; Julia Henze <[jhenze@brunswickme.gov](mailto:jhenze@brunswickme.gov)>  
**Cc:** brunswickneighborhood1 <[brunswickneighborhood@gmail.com](mailto:brunswickneighborhood@gmail.com)>  
**Subject:** Concern Regarding Lack of Abutter Notification for Woodside Development Workshop

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Dear Mr. Dealaman, Ms. Erdman, Manager Henze, and Councilor Weems,

I'm writing this morning to express my concern regarding the lack of adequate notice to abutters in the Arrowhead Drive neighborhood about the Woodside Development Workshop scheduled for Tuesday, June 10th at 6:00 PM.

Some neighbors, received the email below from Ms. Erdman, which mentions that abutters would receive notice. However, as of 9:00 AM on Monday, June 9th, the majority of abutters have not received any such notification from the Town. The rushed nature of this meeting creates the risk that abutters will not have adequate time to participate or prepare a response. I noticed that the Town's policy regarding public meeting notifications

((<https://www.brunswickme.gov/DocumentCenter/View/9790/Meeting-Notice-Requirements-Policy-PDF>) suggests 48 hours as the minimum standard for notifying the public about upcoming meetings. While I am uncertain if this guideline applies specifically to abutter notifications, I believe it should, if it does not currently. This project will have an enormous impact on the Arrowhead/Meredith neighborhoods and it should not be rushed.

I would argue that the public—and specifically abutters—have not been properly notified of this meeting. Therefore, I request that this agenda item be removed from tomorrow's schedule and rescheduled for next month, allowing for adequate notice to abutters.

Additionally, since this proposal involves making Arrowhead Drive a through street to the new development, I believe that all residents of Arrowhead Drive—regardless of their proximity within 300 feet—and those residing along Meredith Road should also be considered abutters. The increased traffic and potential safety hazards will significantly impact their homes and quality of life.

Could you please provide more information as to why abutters have yet to be notified

about a workshop that is now less than 40 hours away?

Thank you in advance for your attention to this matter.

Best,  
Nathan Hintze  
28 Arrowhead Drive  
307-349-2504

**From:** Julie Erdman <[jerdman@brunswickme.gov](mailto:jerdman@brunswickme.gov)>

**Date:** June 6, 2025 at 3:07:57 PM EDT

**Cc:** Matthew James <[mjames@brunswickme.gov](mailto:mjames@brunswickme.gov)>, James Dealaman <[jdealaman@brunswickme.gov](mailto:jdealaman@brunswickme.gov)>

**Subject: Planning Board Workshop Tuesday, 6/10**

Good Afternoon,

I am writing to notify you of a scheduled Planning Board workshop that will take place during the Board's regular meeting this coming Tuesday, June 10<sup>th</sup> at 6pm. The workshop is to review preliminary plans for a 122-unit subdivision proposed by Wyley Enterprises LLC for the property located on Map 22, Lots 9 and 180 off Woodside Road. You are receiving this notice because you participated in the public meeting held last June regarding timber harvesting on the same parcel. All abutters within 300 ft of the development will receive a mailed notice regarding the workshop. If you wish to follow this project and be notified of any future meeting agendas that the development might be added to, please register for [NotifyMe](#).

You can view Tuesday's agenda and packet items here: [Planning Board Packet](#)

Please let me know if you have any questions.

Best Regards,

**Julie Erdman**  
**Director**  
**Planning and Development**  
P: (207) 721-4022  
E: [jerdman@brunswickme.gov](mailto:jerdman@brunswickme.gov)

85 Union Street  
Brunswick | ME 04011  
[www.brunswickme.gov](http://www.brunswickme.gov)

**From:** [James Dealaman](#)  
**To:** [Matthew James](#)  
**Subject:** FW: proposed development off of Woodside Drive  
**Date:** Thursday, June 12, 2025 9:41:56 AM  
**Attachments:** [image001.png](#)

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**From:** Meghan Roberts <[meghankroberts@gmail.com](mailto:meghankroberts@gmail.com)>  
**Sent:** Wednesday, June 11, 2025 1:39 PM  
**To:** James Dealaman <[jdealaman@brunswickme.gov](mailto:jdealaman@brunswickme.gov)>; Matthew James <[cmjames@brunswickme.gov](mailto:cmjames@brunswickme.gov)>  
**Subject:** Re: proposed development off of Woodside Drive

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Dear Jimmy and Matthew,

Thank you for all of the information you shared at last night's workshop. I wanted to follow up on the discussion of connecting Arrowhead Dr to the new development, because I was surprised to learn that suggestion had come from the town planning office. I would urge you to respect the precedent set by the previous two rejections of such a proposal and to *not* connect Arrowhead Dr to the development.

More generally, I understand that it is your job to work with the developer and to help guide their project and, as Jimmy stated, to appreciate that there are many opinions about development. But I hope that you will more proactively solicit feedback from Woodside/Arrowhead residents so that you have *both* sides of the issue before making additional recommendations to the developer. I would very much appreciate it if you could share any specific mechanisms that residents can use to give feedback in between public meetings.

Thank you very much for any information you can provide, and I'm happy to talk further at any point.

All the best,  
Meghan

On Mon, Jun 9, 2025 at 2:36 PM James Dealaman <[jdealaman@brunswickme.gov](mailto:jdealaman@brunswickme.gov)> wrote:

I'm writing to confirm that your comments are received and have been saved to the project file. Your comments will be included in the application packet and will be shared with the Planning Board.

If you have any questions, please reach out to the reviewing planner Matthew James at:  
[mjames@brunswickme.gov](mailto:mjames@brunswickme.gov)

Thank you,

-Jimmy

**Jimmy Dealaman, AICP**  
**Principal Planner**  
**Planning and Development**  
P: (207) 721-4026  
E: [jdealaman@brunswickme.gov](mailto:jdealaman@brunswickme.gov)



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**From:** Meghan Roberts <[meghankroberts@gmail.com](mailto:meghankroberts@gmail.com)>  
**Sent:** Saturday, June 7, 2025 7:02 PM  
**To:** James Dealaman <[jdealaman@brunswickme.gov](mailto:jdealaman@brunswickme.gov)>  
**Subject:** Re: proposed development off of Woodside Drive

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With apologies for the addendum, I will also note: the developer has incorrectly labeled the houses in the Arrowhead neighborhood. They have odd numbers, but that side of the street is all even numbers.

On Sat, Jun 7, 2025 at 6:53 PM Meghan Roberts <[meghankroberts@gmail.com](mailto:meghankroberts@gmail.com)> wrote:

Hello,

My name is Meghan Roberts and I own a home in Brunswick at 20 Arrowhead Dr. I have reviewed the proposed development plan submitted for land off of Woodside Road and have a number of concerns about the proposal and have listed them in order of concern.

1. Increased traffic in an area with many small children. The proposed development would add 122 homes with roads connecting to Woodside Road and Arrowhead Drive. This will

be very unsafe. Children frequently bike and play along Arrowhead Drive. The relatively steep downhill slope of the road can result in cars driving too fast (please see a recent accident where someone misjudged the curve of the road and wiped out a neighbor's mailbox), but it is currently mitigated by a sense of neighborly responsibility.

If drivers are simply passing through, I am sure they will drive much more quickly — exactly as they already do on Woodside Road. The development should not be allowed to connect to Arrowhead Drive.

At a minimum, the town should install speed bumps. They will be far more effective than signs warning drivers to slow down. In a neighborhood with such a high population of small children, the town should prioritize their right to walk, play, and ride bikes in their neighborhood **safely**.

2. Continued logging. The proposed plan does not clearly situate the townhomes within the existing lot, but there is a fairly steep grade to the property and, as someone who owns property beneath it, I have serious concerns about how many trees they will leave standing. There are already problems with drainage and flooding in the area around the creek separating our neighborhood from the proposed development. Cutting down a significant number of trees on that hillside will make them far worse.

3. Privacy. Which direction will the development face? Will the developer take any steps to maintain trees to protect the privacy of the townhouse residents as well as those in the Arrowhead neighborhood? The proposed sketch shows depressingly few trees, but I'm sure that townhouse residents would prefer to look out onto trees — I know that I would.

If you have more precise information about where exactly the development will be placed or that addresses any of my concerns, I would very much appreciate it if you could share.

Thank you very much.

All the best,  
Meghan Roberts

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**From:** [Kate Boak](#)  
**To:** [James Dealaman](#)  
**Subject:** Concerns about proposed development on Woodside Rd  
**Date:** Friday, June 13, 2025 9:09:35 AM

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I've just been made aware of the proposed plan to add 122 townhouses on Woodside Road.

We've lived in Brunswick for 10+ years now, and have noticed a **significant** uptick in traffic since new housing developments have been built. Pleasant St, Main Street and Cooks Corner in particular are a nightmare to navigate during morning and evening commutes. The new development on McKeen street is an eyesore and a nuisance for the neighborhood - it's just not an appropriately sized development for its in-town location.

Brunswick simply cannot handle another development of this size - our schools and our streets are not prepared for this rapid population growth. Please turn down this proposal. Thank you.

Kate Boak  
7 Baxter Lane  
Brunswick

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**From:** [James Dealaman](#)  
**To:** [Matthew James](#)  
**Subject:** FW: Concerns about proposed development on Woodside Rd  
**Date:** Friday, June 13, 2025 9:35:48 AM

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**From:** Kate Boak <[maineboaks@gmail.com](mailto:maineboaks@gmail.com)>  
**Sent:** Friday, June 13, 2025 9:09 AM  
**To:** James Dealaman <[jdealaman@brunswickme.gov](mailto:jdealaman@brunswickme.gov)>  
**Subject:** Concerns about proposed development on Woodside Rd

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I've just been made aware of the proposed plan to add 122 townhouses on Woodside Road.

We've lived in Brunswick for 10+ years now, and have noticed a **significant** uptick in traffic since new housing developments have been built. Pleasant St, Main Street and Cooks Corner in particular are a nightmare to navigate during morning and evening commutes. The new development on McKeen street is an eyesore and a nuisance for the neighborhood - it's just not an appropriately sized development for its in-town location.

Brunswick simply cannot handle another development of this size - our schools and our streets are not prepared for this rapid population growth. Please turn down this proposal.

Thank you.

Kate Boak  
7 Baxter Lane  
Brunswick

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**From:** [Lourdes Sanchez](#)  
**To:** [Matthew James](#)  
**Cc:** [Julie Erdman](#); [James Dealaman](#)  
**Subject:** FW: Growth plan for Woodside Road  
**Date:** Tuesday, September 9, 2025 10:48:36 AM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

**From:** Barbara Snapp <snappbd@gmail.com>  
**Sent:** Tuesday, September 9, 2025 10:36 AM  
**To:** Plan Brunswick <planbrunswick@brunswickme.gov>  
**Subject:** Growth plan for Woodside Road

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While I am not opposed to some development in the area east of Woodside Road, I feel that high density development would make a substantial negative impact on the surrounding neighborhoods and conserved areas. Limited residential development fits this area much better.

Bottom line: I urge you to support a limited development designation for the area east of Woodside Road.

Barbara Snapp.

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From: [Jenice Baldwin](#)  
To: [Plan Brunswick](#)  
Subject: [RE: Woodside area](#)  
Date: Wednesday, October 1, 2025 2:21:56 PM

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-----Original Message-----

From: Jen Baldwin <jalicebaldwin@yahoo.com>  
Sent: Wednesday, October 1, 2025 2:28 PM  
To: Plan Brunswick <planbrunswick@brunswickme.gov>  
Subject: Woodside area

Hello,

I live in the Arrowhead development and am very concerned with the housing that is being built next to me. The option of limited growth for the area is so much more in line with what this community needs, as it is outside of town. Sustaining the traffic and population increase in this area will negatively impact this area and cause safety concerns as well. Please do not accept an unlimited growth plan to happen here.

Thank you so much.

Jen Baldwin Mackey

**Grant Provost**

42 Arrowhead Drive

Brunswick, ME 04011

October 3, 2025

**Brunswick Planning Board**

Town of Brunswick

85 Union Street

Brunswick, ME 04011

**RE: Opposition to the Proposed Woodside Townhouse Development (Case 25-033)**

Dear Members of the Planning Board,

I am writing as a resident of Arrowhead Drive and a father of two young children (ages 8 and 5) to respectfully express my strong opposition to the proposed development of 122 townhouses adjacent to our neighborhood, referred to as the Woodside Private Street Development.

As someone who chose this community for its residential character, family-friendly environment, and sense of safety, I am deeply concerned about the long-term consequences of this proposal.

The proposed development is fundamentally incompatible with the existing neighborhood. The surrounding area is composed of single-family homes that reflect a thoughtful, low-density residential design. The addition of high-density, three-story townhouses will drastically disrupt the architectural continuity of the neighborhood, undermining the visual and cultural identity that residents have built and maintained over decades.

The construction of dense, multi-unit structures adjacent to single-family homes could materially reduce property values for current residents. Many of us have invested significantly in our homes, both financially and emotionally, based on the expectation of long-term neighborhood stability. The influx of a large, unaesthetic, high-density project jeopardizes that investment and sets a precedent that may dissuade future homebuyers from choosing Brunswick.

The proposed roadway connecting the new development to Arrowhead Drive poses a serious threat to public safety. Our neighborhood currently supports a quiet, low-traffic environment ideal for walking, biking, and child play. A significant increase in cut-through traffic will inevitably lead to heightened risk — especially for young children like mine who walk and ride to nearby bus stops and parks. The town has a responsibility to protect safe, livable spaces for families already living here.

Our area already experiences seasonal stormwater overflow, and the addition of 122 new units — with associated driveways, rooftops, and roads — will substantially increase impervious surface area. Unless major upgrades are made, this could overwhelm existing drainage systems and cause direct flooding or runoff onto neighboring properties. To approve this project without a robust, peer-reviewed stormwater mitigation plan would be irresponsible.

Even if this proposal meets Brunswick's current technical or zoning requirements, the Planning Board has both the authority and the obligation to evaluate broader impacts on neighborhood character, public safety, and environmental sustainability. There is precedent across Maine towns for Planning Boards to deny or require major revisions to developments that are inconsistent with the spirit and intent of the comprehensive plan, even when they technically meet land use guidelines.

This is not merely a procedural decision — it is a values-based one. The board's first responsibility is to existing Brunswick residents, not out-of-town developers or investment groups seeking to maximize unit count at the expense of neighborhood livability. Approving this project without addressing its scale and incompatibility would send a message that resident voices — particularly those of families with young children — are secondary to developer interests.

At minimum, the Planning Board should consider:

- Requiring a significant reduction in unit count and building height
- Prohibiting new roads connecting to existing neighborhoods
- Mandating a full, independent traffic and stormwater impact study
- Holding additional public hearings to fully assess community concerns

I urge the Planning Board to act in defense of the integrity, safety, and livability of Brunswick's neighborhoods. As a father and homeowner, I believe this is not only your right, but your duty.

Respectfully,  
Grant Provost  
42 Arrowhead Drive  
Brunswick, ME 04011

Good morning Julie,

I thought I would give you an update on my thought regarding my property on Woodside Rd, The last meeting we held with all the neighbors was quite interesting to say the least, after the last two meetings we had with the neighbors its quite obvious that they do not want anything built on the land, which is impossible unless they purchase.

First I need to clarify some false news regarding timing of the tree work we had done, attached is the complete wetland survey, including all the vernal pool information, please pay attention the pictures included in the report, does the property look logged? the vernal pool / wetland study was completed in the months of March, April and May of 2024 — the logging happened two months later, the timing was on purpose as my 40 years of development experience told me to nip the vernal pool and wetland issues at the bud, we all know how people feel about disturbing wetlands, as I am also, believe it or not, concerned about the environment, but after listening to my neighbors rant the other day its obvious they do not care about the wetland for vernal pools, they just plain and simple do not want anything on the property. The wetland study was professionally prepared by a reputable third party local company, also quite thorough

As for my thoughts regarding density, as we all know construction cost have tripled in the past 5 years, land has also gone way up, in my world, in order for any development or any property to make sense the developer must max out the allowable density, maxing the density's the only way to make the expenses / risk worth doing - therefore we will be going for the maximum allowable density

Building design — unfortunately for the town and area, we will be changing the design to a more traditional look, also going from the 3 to 6 townhome style to either traditional duplexes or single family lots -both of these options will include 12 unit apartment buildings down on the far lower end as to keep in with the max allowable density, as explained above. This will also keep the project more in line with your ordinances regarding keeping the style with the surrounding areas. This is unfortunate, I was very, very confident that the modern town home style would go over quite well as I have seen it done in other parts of the country in rural settings just like Woodside rd in Brunswick, they would sell like hotcakes, but if the towns people desire to stay behind the times , so be it-. Thus again is the same as the wetland issues, the neighbors do not care about the design, and again , they just do not want anything on the property, period .

FYI — ALL of my past projects we have had abutter opposition,, every one of these projects, after a few years go by and things settle down, neighbors go visit neighbors, kids play with the kids in the new neighborhood and then come to me and say why did we fight you on this , it's wonderful

Trails to land trust — I would like to talk with the land trust regarding trail locations, as I am quite adamant about keeping trail connections complete - they will have as many as they desire

More false news to clarify — I have lived in southern Maine for 64 years with the last 21 years in Harpswell Me,, then the past 1.5 years In FL and GA, I am quite passionate regarding Maine , its people and its land, I have done many developments in the state of Maine, specifically Portland ,South Portland, Cape Elizabeth areas, Hundreds of homes and condominiums, I care deeply regarding how my developments come out, we will be coming to the town with professionalism, transparency, crossing all T's , dotting all I's — we will be abiding to your zoning to the letter along with abiding, to the letter, with all local, state and federal rules and regs regarding development practices

— please, though this approval process if their are any questions or concerns you or any one else have regarding my project please get a hold of me directly. My phone number is 207-837-4144. You have my email,

Also, please share this email with anyone you like

thank you very much for your help , time and energy you have spent

regards,

Joel FitzPatrick

**From:** [Peter Stricklett](#)  
**To:** [Matthew James](#)  
**Subject:** Woodside Road Subdivision  
**Date:** Monday, February 9, 2026 12:36:48 PM

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Hello James,

I recently received a notice pertaining to the Woodside project. I am requesting an electronic copy of the project plans. I live at the end of Arrowhead Drive and I am greatly concerned about the developer's desire to allow access to Arrowhead Drive. If this is still proposed, I would like to express my opposition to this plan. I can think of no quicker way of destroying the atmosphere and character of our neighborhood than allowing an additional 10 to 20 fold increase in motor vehicle usage. Giving priority to a company which purchased the property for less than my house is worth is unconscionable.

I hope that the town of Brunswick has more respect for those families that currently live on Arrowhead and oppose this aspect of the proposal. I look forward to seeing the current plans.

Best regards,

Peter Stricklett  
51 Arrowhead Drive

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**From:** [Barbara Snapp](#)  
**To:** [Matthew James](#)  
**Subject:** Wyley Enterprises plans for developing the woods off Woodside Road and south of Arrowhead Drive  
**Date:** Tuesday, February 10, 2026 9:04:34 PM

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I am writing to express my continued concern about the extent of development proposed for the narrow strip of land between Arrowhead Rd and preserved land held by Brunswick-Topsham Land Trust. I urge the staff review committee to consider the following points in making their decision/recommendation.

1. The density of the proposed development will cause substantial additions to traffic on Woodside and Arrowhead, impacting both the quality of life (for Arrowhead in particular) and the safety of pedestrians (on Woodside in particular) and incurring increased costs for road maintenance by the Town.
2. The density of the proposed development is 50% higher along the Arrowhead property line than in that portion of the Arrowhead development. 28 single homes and 16 apartments are shown on the Arrowhead property line of the development plan compared to 21 on or near the abutting property line in the Arrowhead community. The increased density plus traffic connection into Arrowhead will negatively impact that neighborhood without any benefit coming to the already established neighborhood.
3. The density of the proposed development will have a major impact on the local ecology. Drainage issues for surrounding properties may not be fully alleviated by implementation of the proposed plans. The high number of homes and activity that comes with it will interfere with the local animals that live in existing woodlands and others that inhabit the adjacent preserve. Although each vernal pool has been deemed not to be a significant vernal pool, the sum total of potential amphibian breeding in all of the temporary pools on this property is not insignificant to the local ecosystem. Development induced changes in distribution, movement and behavior of animals will be substantial. Brunswick has made preservation of natural habitats and wildlife this area a top priority. To allow high-density development is counter to that historic effort.
4. Granted the Town has a housing shortage. But that does not excuse degrading the ambiance of adjacent property owners to the extent proposed. The placement of the apartment buildings next to the Arrowhead connection seems designed to aim the 100 cars proposed for those units directly at Arrowhead. Why not place the apartments near Woodside and a few of the homes where the apartments are currently placed? And why not reduce the number of single homes to a level more consistent with the adjacent neighborhood? Reducing the number of homes to 30 or so would be more in line with existing developments than the 45 proposed.

Thank you for considering these issues.

Barbara Snapp

84 Willow Grove Rd  
Brunswick, ME

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**From:** [brett joslin](#)  
**To:** [Matthew James](#)  
**Cc:** [brunswickneighborhood1](#); [Ashley Rougeau](#)  
**Subject:** FORMAL OBJECTION: Woodside Road Subdivision – Immediate Action Required  
**Date:** Tuesday, February 10, 2026 10:02:22 PM

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**To:** The Brunswick Planning Board, Town Council, and Town Planner

**Re:** Proposed Major Subdivision by Wyley Enterprises, LLC – Woodside Road

To the Members of the Planning Board:

I am writing this letter with extreme frustration and profound concern regarding the proposed "Woodside Road Subdivision" currently under Sketch Plan Review. I live directly across the street from this site. Let me be clear: this development does not belong here, and the current plans are an insult to the existing residents of this neighborhood.

This location marks the beginning of the rural section of Brunswick. Yet, looking at the plans submitted by Sebago Technics on behalf of Wyley Enterprises, it is obvious the objective is to maximize every single square inch of this skinny lot to cram in as many people as possible. This is not "development"; it is the destruction of our neighborhood's character for the sake of an out-of-town developer's profit margins.

### **Scheduling Cowardice**

It is frankly cowardly that you have scheduled the meeting for this project during hours when most of the affected residents are at work. You know full well that the working people of this town cannot drop everything to attend. This feels like a deliberate tactic to silence opposition and push this project through while the neighborhood is busy earning a living. You are hoping we won't show up, but we are watching.

### **Hypocrisy of the Board**

It is easy for you to sit in that room and approve this destruction when you don't have to live with the consequences. If this monstrosity were being built across the street from your homes—if it were your front windows being blasted by headlights and your yards being flooded—you would have a major problem with it. You would vote this down in a heartbeat if it affected your quality of life. But since it is our neighborhood being sacrificed and not yours, you seem perfectly content to look the other way.

It appears the Planning Board cares not an ounce for the people who actually live here. Your focus seems entirely on expanding the township and increasing the population, regardless of the cost to current taxpayers. Overdevelopment like this inevitably strains our resources and support systems, which comes back to hit us—the existing homeowners—harder in our taxes. Why is the Town favoring a single business entity over an entire neighborhood of voters and

taxpayers? It is us or them. Which do you choose?

Furthermore, the developer has already demonstrated a lack of respect for this Town's requests. It is my understanding the Township asked for green space along the road, yet the plans show a layout that ignores this to maximize lot count. This project needs to end. The developer needs to walk away.

**My property is already suffering damages.** Since the contractor cleared the land, I have experienced significantly more water runoff in my yard than in any years past. If this is the result of preliminary clearing, the full build-out will be catastrophic. Additionally, the proposed entrance and density will result in headlights from hundreds of vehicle trips shining directly into my front windows at all hours of the night.

Regarding the infrastructure, the traffic study conducted was bogus—performed over a couple of days during a slow time of year. Woodside Road cannot handle an entire new neighborhood's worth of traffic, and relying on flawed data to approve this is gross negligence.

**No one in our neighborhood wants this project.** However, if the Planning Board intends to ignore the will of the residents and push this through, I demand the following mitigations be made a condition of approval:

1. **A Physical Barrier:** Construction of a substantial wall along the frontage of my property.
2. **Visual Screening:** Heavy, mature landscaping to block light pollution.
3. **Stormwater Control:** An aggressive water runoff system specifically designed to prevent flow onto my property.

Be advised that I am prepared to retain an attorney to fight both the Township and the developer should this project proceed without these protections and without addressing the severe runoff issues already created.

Do not destroy our rural part of town by rubber-stamping this ill-conceived, high-density sprawl.

Sincerely,

Brett Joslin  
48 Woodside Rd  
Brunswick ME, 04011  
732-778-5797