



# Hawthorne School



Town Council Presentation  
June 16, 2025





Brunswick High School, Brunswick, Maine.

# Parcel Info

## Building

- Originally Brunswick High School
- Rebuilt in 1916 after 1915 fire.
- Colonial Revival architecture
- Became Brunswick Elementary in 1937.

## Site

- Located at Federal and Green Sts.
- Growth Residential 7
- $0.62 + 0.23 = 0.85$  Acres

Part of Federal  
Street Historic  
District

# GR 7

The Growth Residential 7 (GR7) District applies to that part of the area designated as Town Core in the Comprehensive Plan, encompassing most of the Federal Street neighborhood.

The neighborhood is also covered by the Village Review Overlay (VRO) Zone and contains a portion of the National Register of Historic Places-designated Federal Street Historic District.

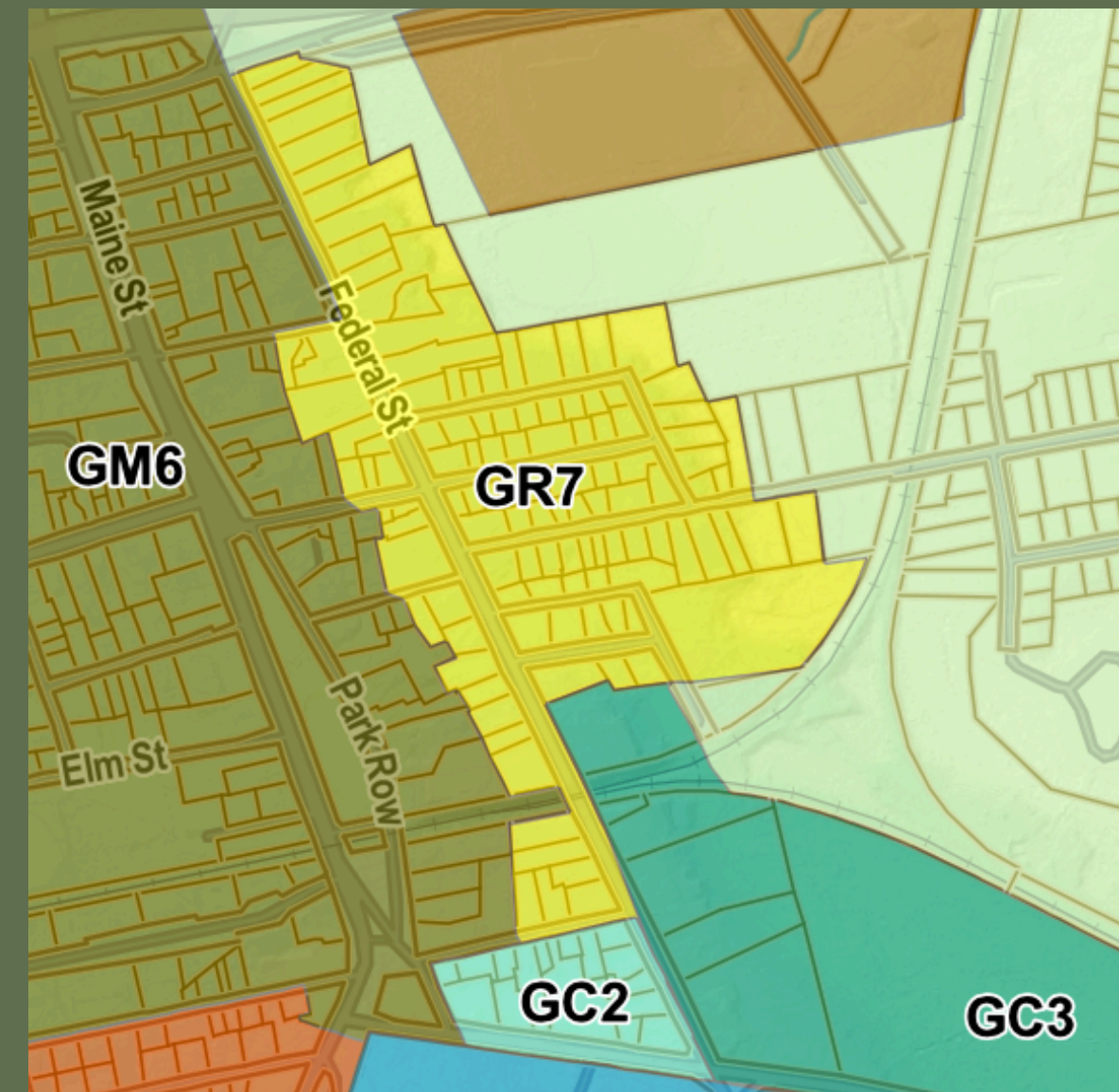
District standards are intended to continue to accommodate a mix of residential uses at a maximum density of five (5) dwelling units per acre. Very limited nonresidential uses are permitted as conditional uses, while protecting and enhancing the established neighborhood.

## Permitted Uses

- Single and Multi-family Homes
- Assisted/Congregate Living
- Small Daycare
- Municipal Facility
- School
- Park or Conservation Area
- Urban Agriculture
- Neighborhood Store
- Minor Utility Facility
- Accessory Apartment
- Bed and Breakfast
- Home Occupation
- Parking Facility
- Recreation Facility
- Accessory Renewable Energy Facility

## Conditional Uses

- Large Daycare
- Homeless Shelter (apartment style)
- Religious Institution
- Plant Nursery
- Principal Use Renewable Energy Facility
- Major Utility





# Opportunities to Enhance the Block

- Restore historic lawn and green space
- Eliminate eyesores
- Improve traffic flow
- Provide quality housing

# Quick Stats

- 8 minute walk to Hannaford
- 9 minute walk to Brunswick Station
- 10 minute walk to Kate Furbish Elementary School





### Pejepscot History Center:

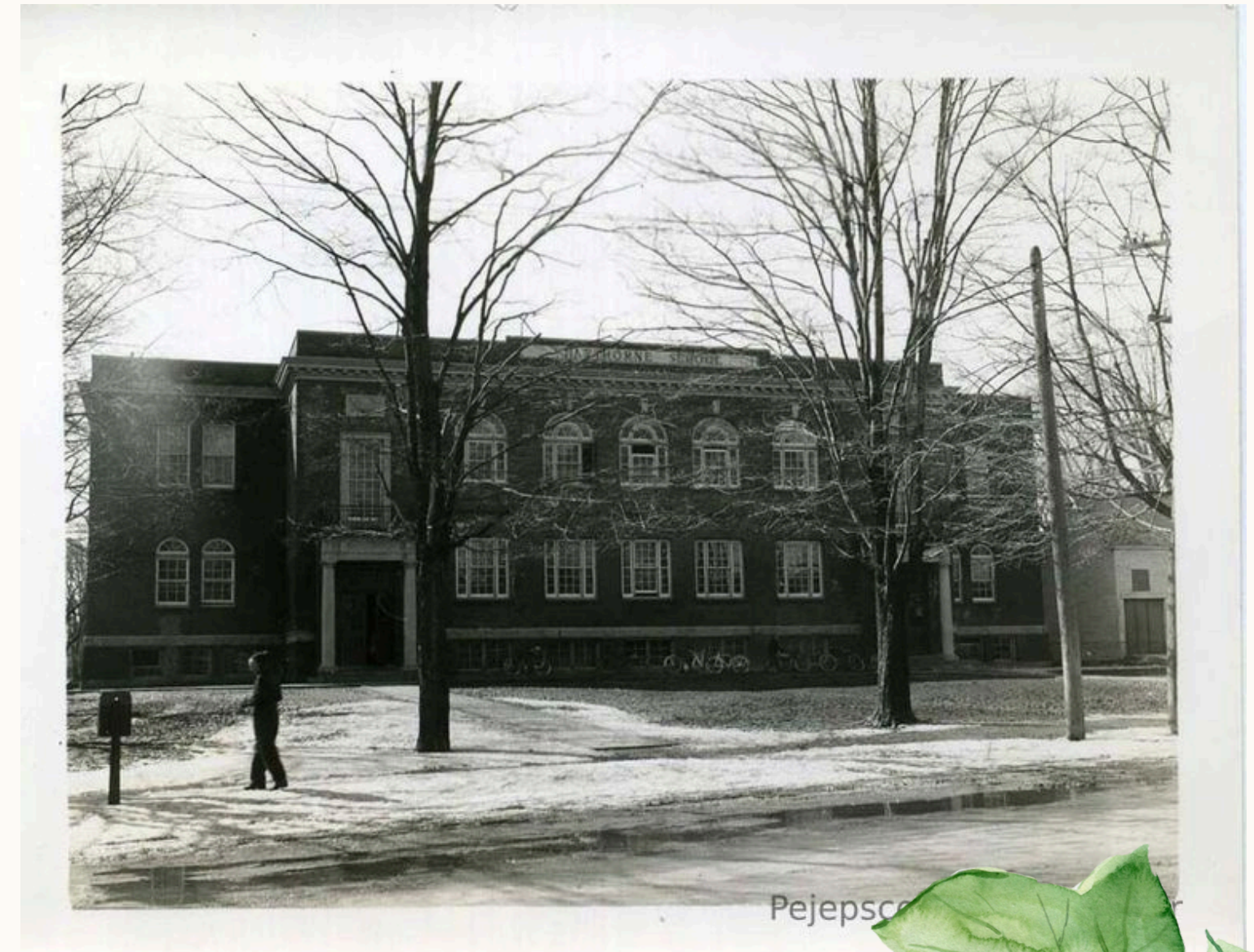
A black and white photo of a unidentified boy pulling a cart on (unpaved) Federal Street, in front of the Brunswick High School building at the corner of Federal and Green Streets. This building was the third high school building built at that location.

This photo was taken after the high school was rebuilt, following a fire, in 1915. It was used as the high school until 1937, when the new building opened on Spring & McKeen streets. It then became Hawthorne School until June 2009 when it closed--it now (2012) houses the offices of the Brunswick School Department.





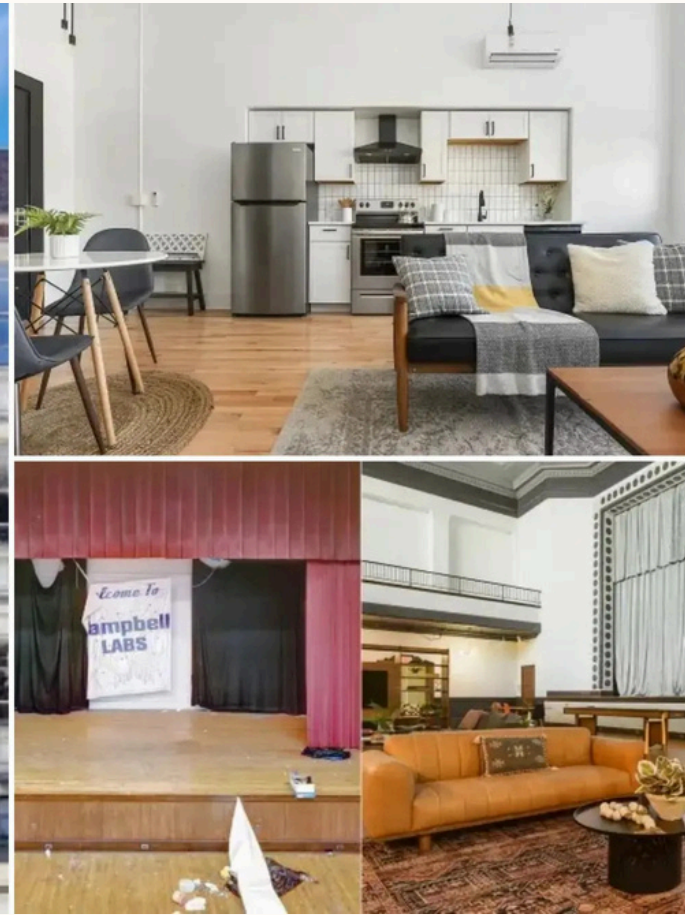
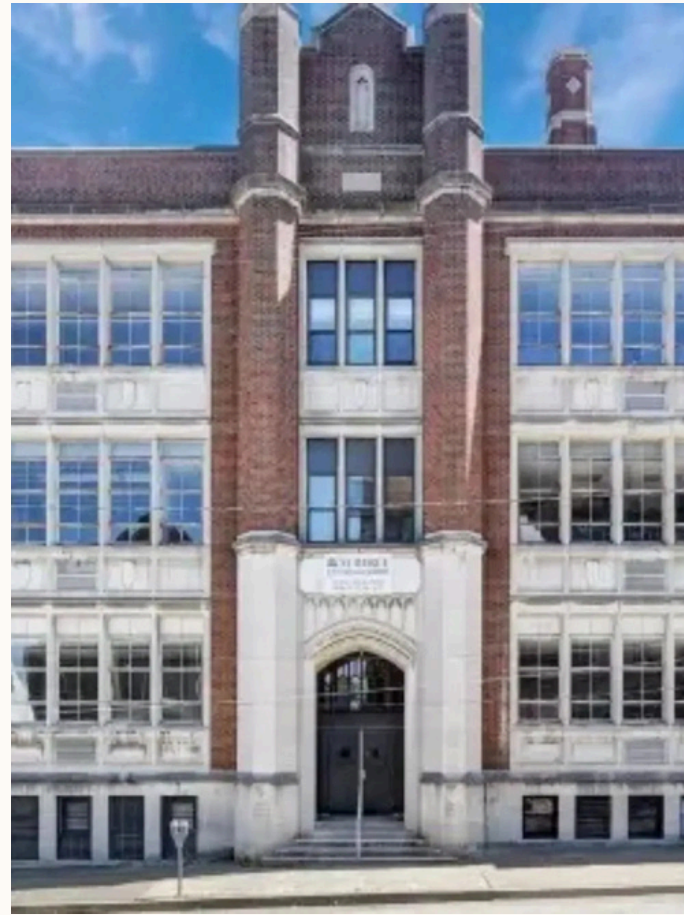
# More Pejepscot History Center Photos











# Potential Uses

Subsidized Housing  
Market Rate Housing  
Senior Housing  
Affordable Housing  
Luxury Housing  
Daycare  
School  
Municipal Building  
Bed & Breakfast  
Neighborhood Store

Common



# Examples of Adaptive Reuse of school buildings in Maine

Reed School, Portland, ME



Childcare Facility and Eight Market Rate Housing Units

Nathan Clifford School, Portland, ME



22 Market Rate Apartments

Plummer School, Falmouth, ME



34 Market Rate Senior Housing Units



# Proposed Process

1

Community Process:

(3-4 months)

- Establish the Hawthorn School Redevelopment Taskforce
- Conduct community workshop
- Issue RFP, Evaluate proposals
- Make Recommendation to Council

2

Pre-development Activities

(1 Year)

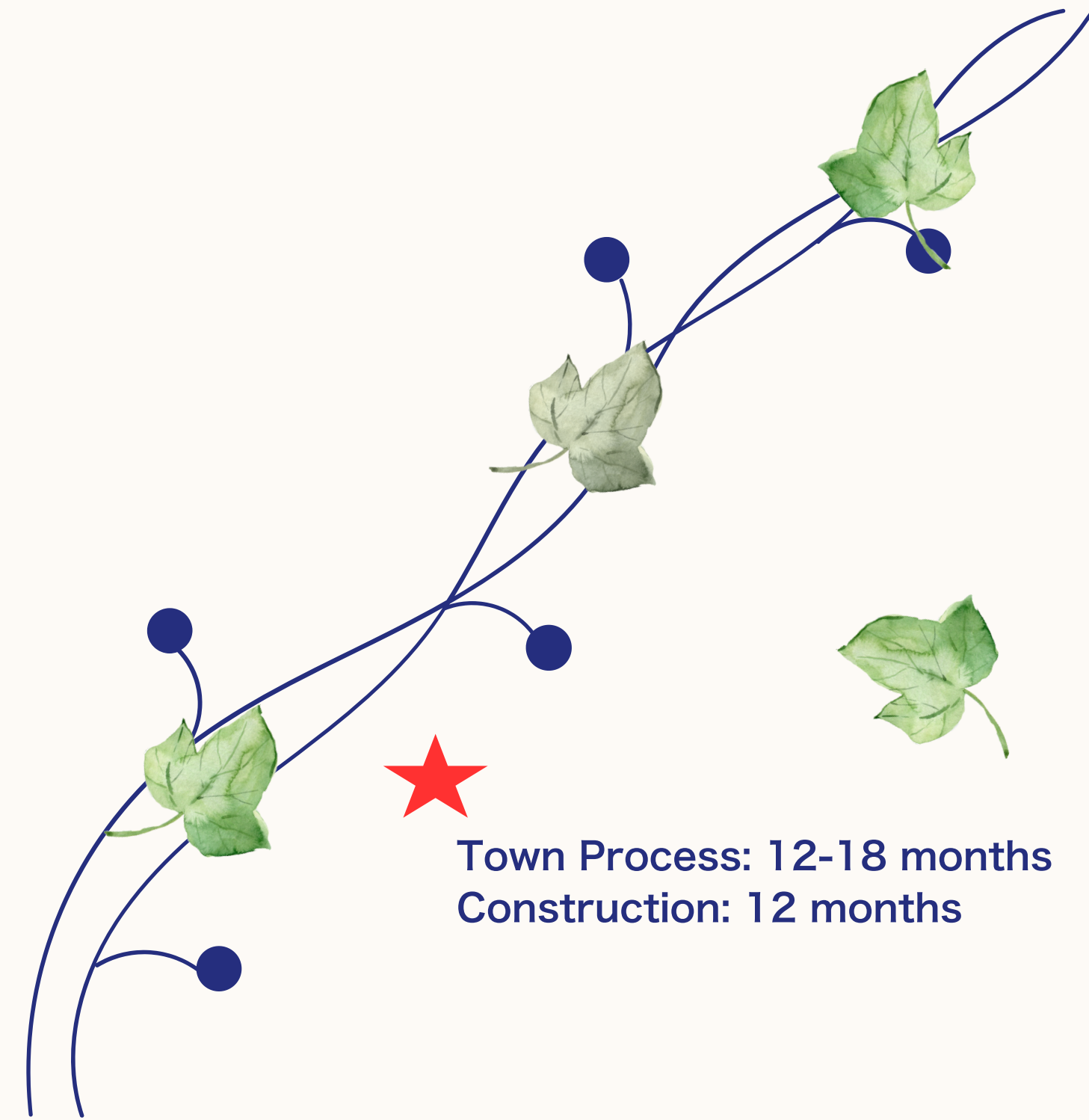
- Negotiate a Purchase, Sale, & Development Agreement
- Developer to meet PSDA requirements: secure project financing, develop design and construction documents, obtain historic approvals (if using tax credits), planning and development process/entitlements, permitting, etc.
- Grant Applications/other
- Legal work

3

Construction

(1 Year)

- Redevelopment activities/site work building improvements construction
- Certificate of Occupancy

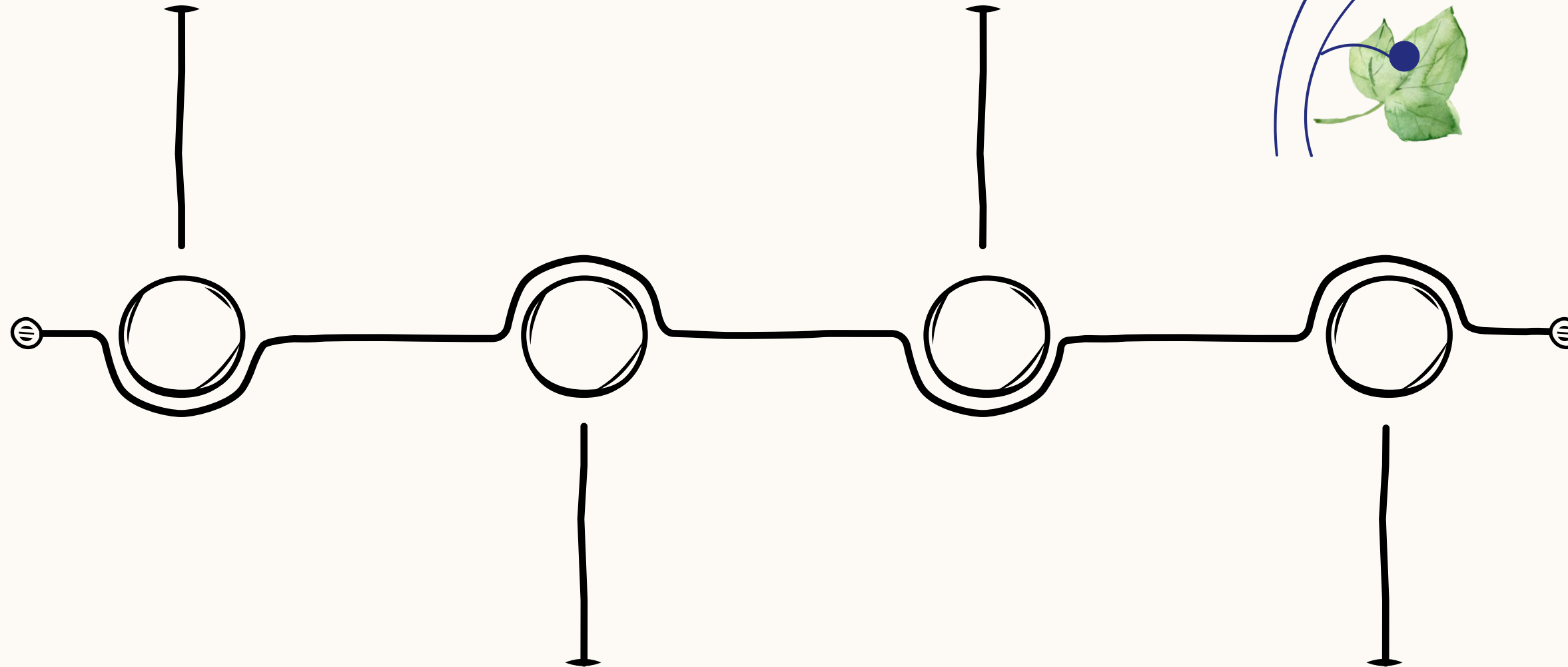




# Timeline

Town formally accepts building  
from Brunswick School  
Department (anticipated Town  
Council Action aJune 16, 2025)

Predevelopment (12 months)



**Project Timeline:**

- 16 months to PSDA closing
- 12 months - construction



# QUESTIONS

