

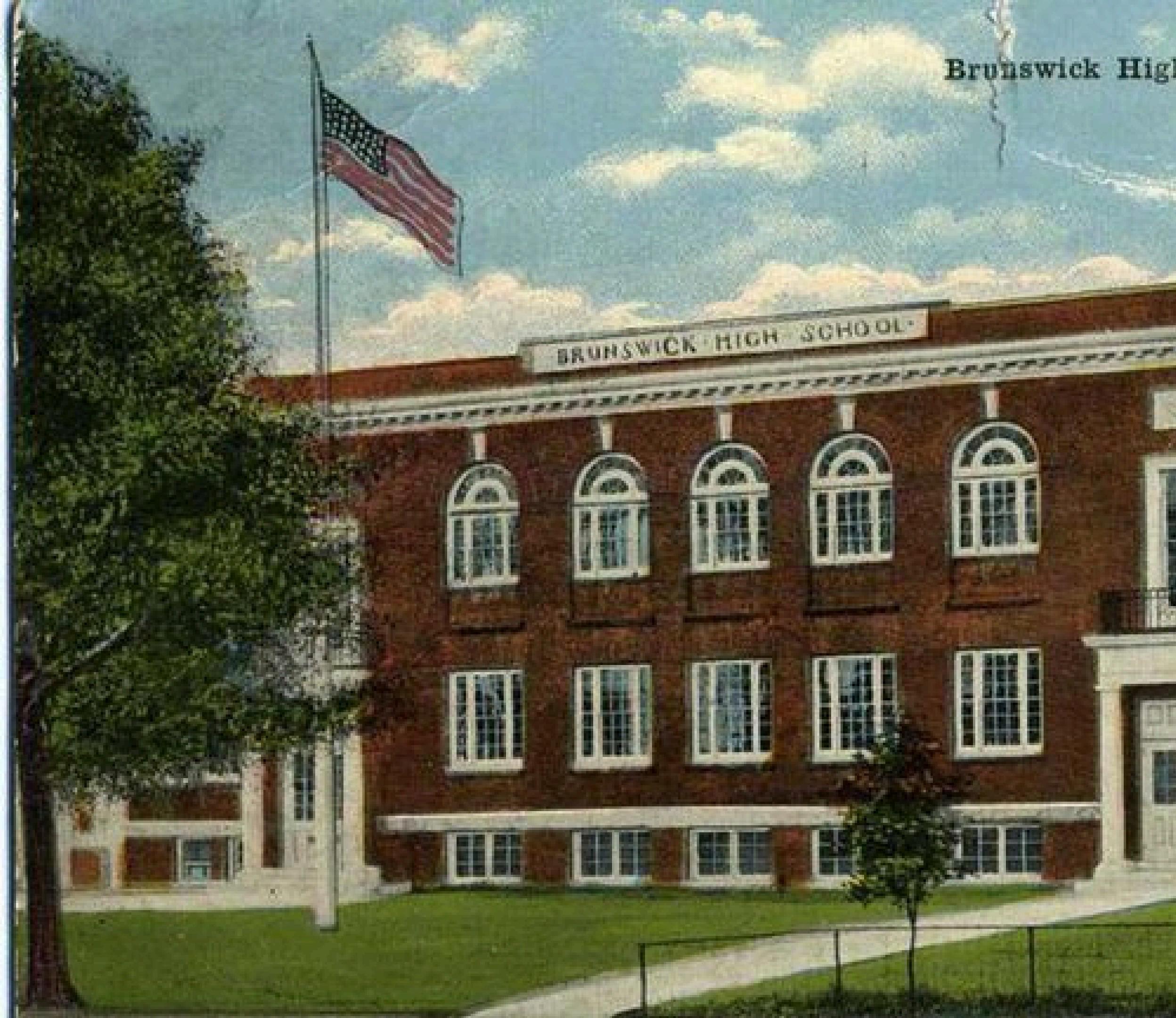


Hawthorne School

Brunswick
maine



Town Council Presentation
June 16, 2025

A photograph of a two-story brick building with a white stone base and trim. The building features several arched windows on the upper level and a row of smaller windows on the lower level. A white stone entrance porch is visible on the right side. A flagpole stands in the foreground to the left, with the American flag flying. The sky is overcast with large, puffy clouds.

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.

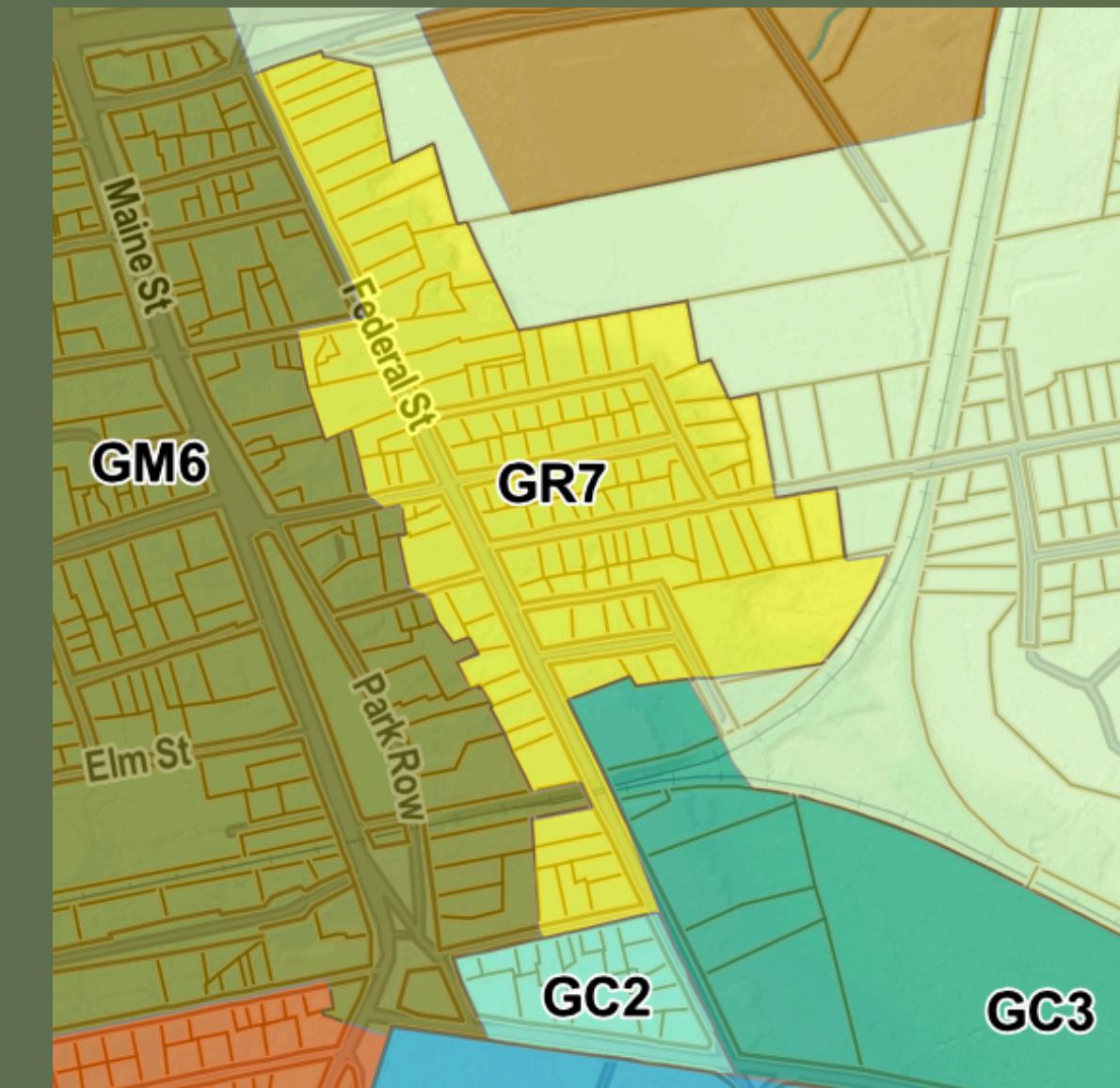
District standards are intended to continue to accommodate a mix of residential uses at a maximum density of five (5) dwelling units per acre. Very limited nonresidential uses are permitted as conditional uses, while protecting and enhancing the established neighborhood.

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.



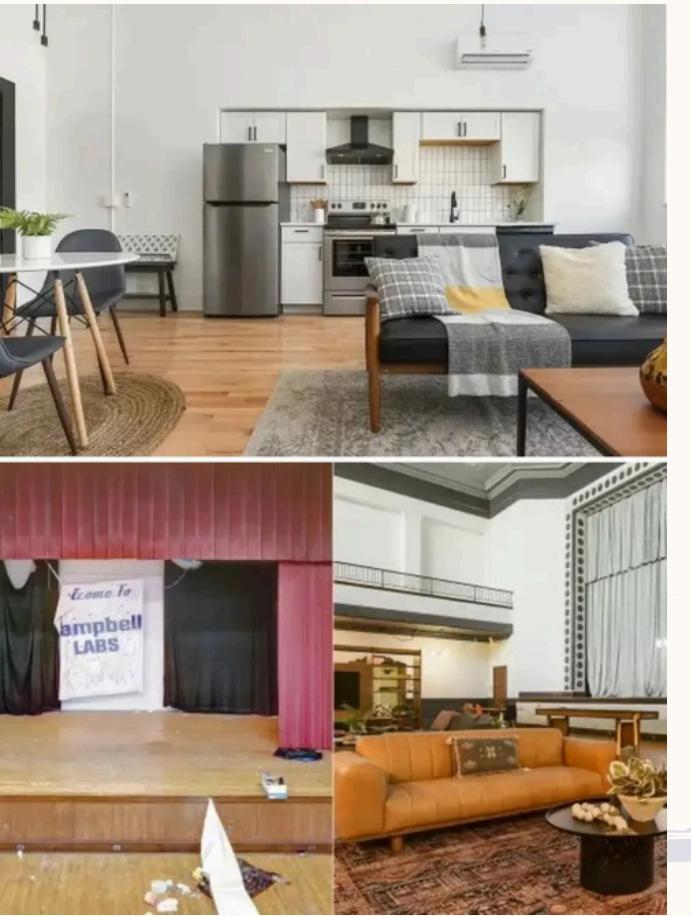
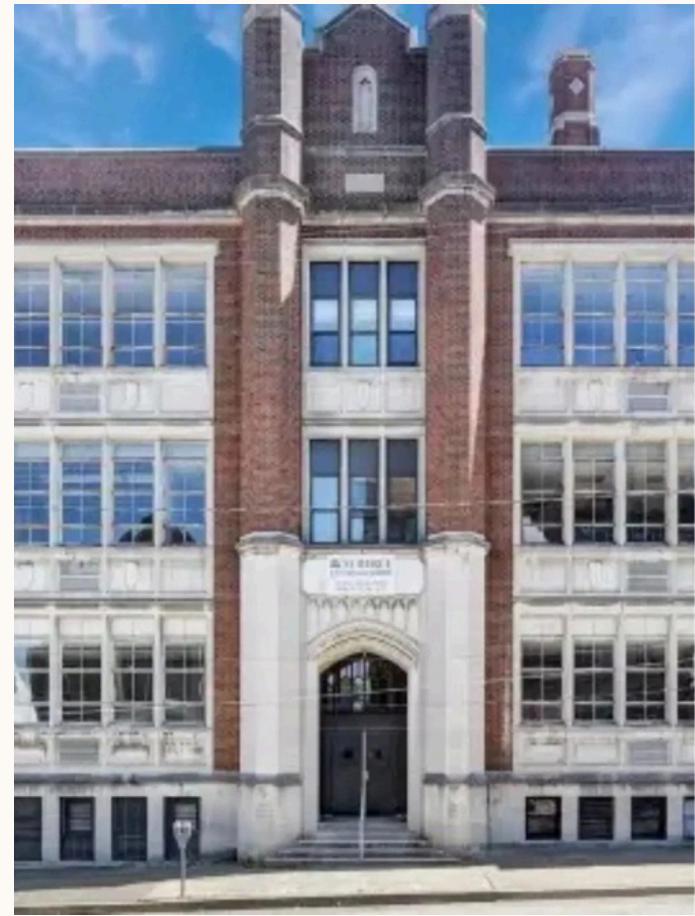
Pejepscot History



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

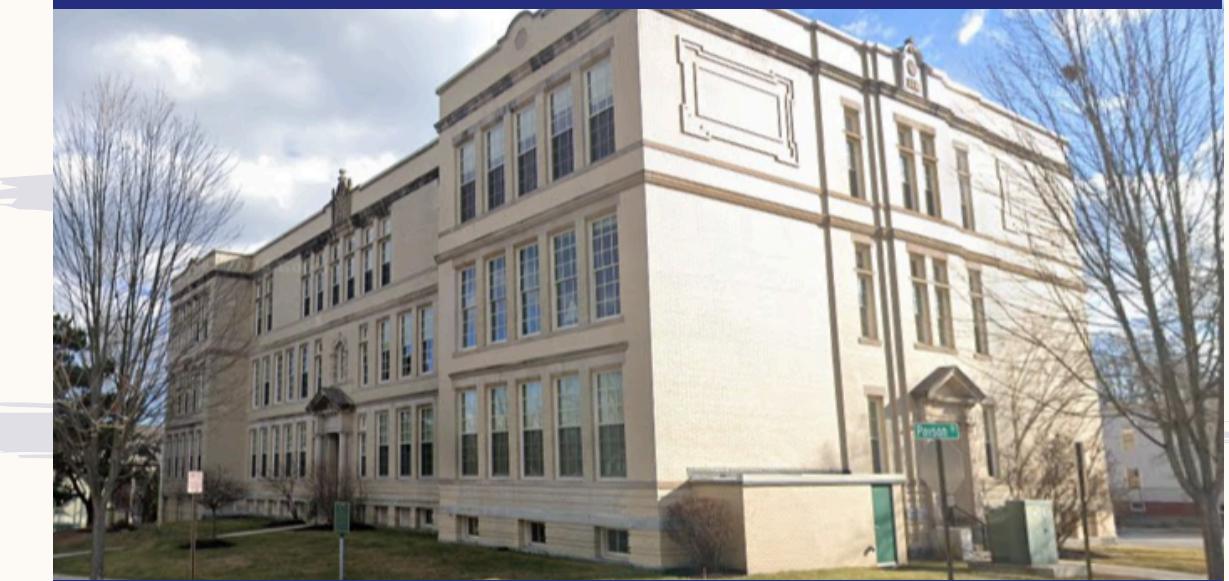
Examples of Adaptive Reuse of school buildings in Maine

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)

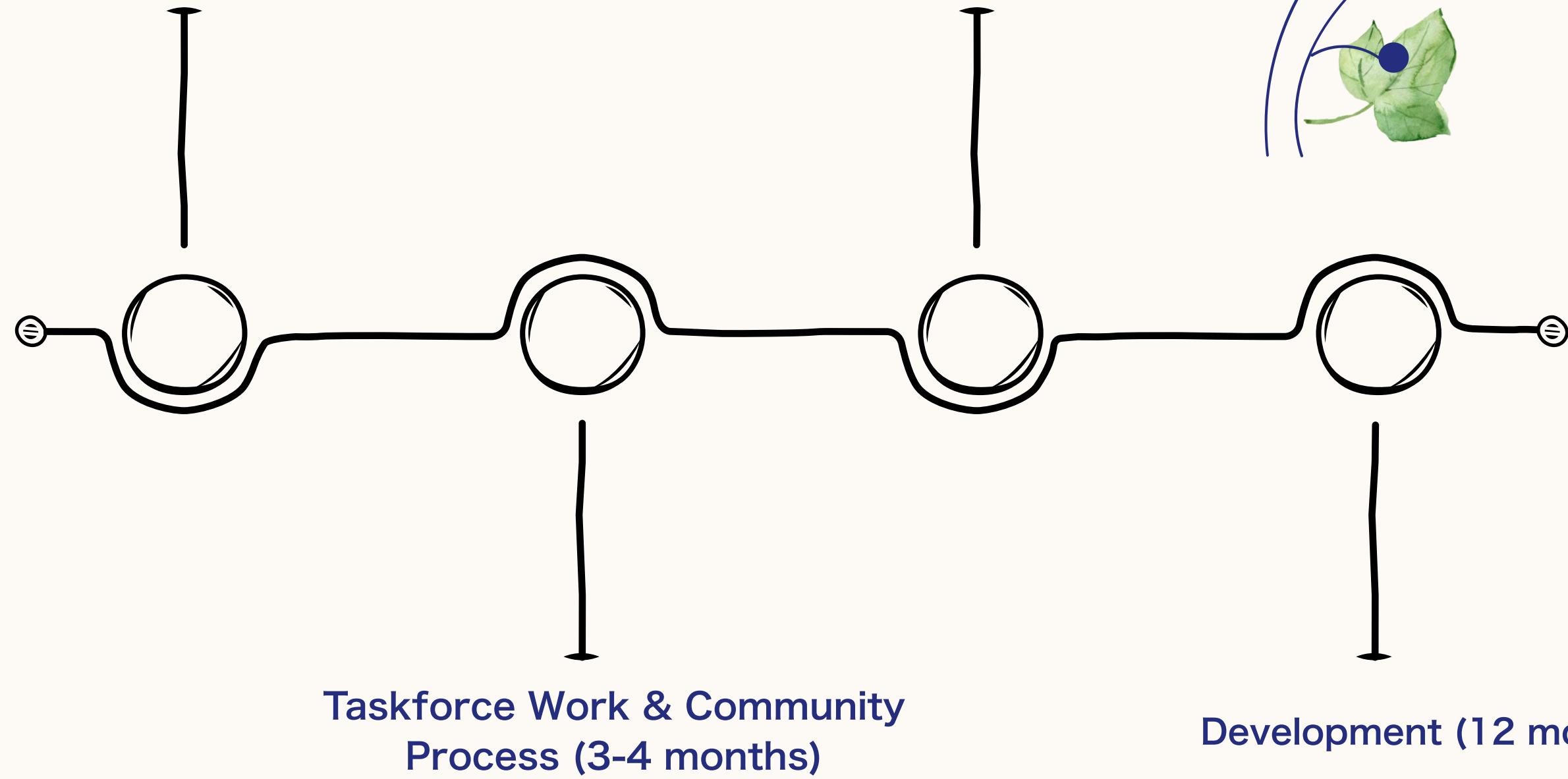
- Redevelopment activities/site work building improvements construction
- Certificate of Occupancy



Town Process: 12-18 months
Construction: 12 months

Timeline

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



Project Timeline:

- 16 months to PSDA closing
- 12 months - construction

QUESTIONS

