



Community Vision Forums Draft Meeting Report

Saturday, February 8th, 2020
Saint John Community Center
&
Wednesday, February 12th, 2020
Brunswick Jr. High School



Good Group Decisions

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About the Meetings

On February 8, 2020 and February 12, 2020, the Town of Brunswick held meetings which provided residents an opportunity to voice their opinions about the future of the town. Both meetings covered the same topics and were open to the public. The following three questions were addressed:

- What should Brunswick look like in 10 years?
- Where should we put new development?
- How do we keep Brunswick affordable and livable?

Follow this link to find a video of the meeting held on February 8, 2020:

<http://tv3hd.brunswickme.org/Cablecast/Public/Show.aspx?ChannelID=1&ShowID=4348>

Follow this link to find a video of the meeting held on February 12, 2020:

<http://tv3hd.brunswickme.org/Cablecast/Public/Show.aspx?ChannelID=1&ShowID=4351>

Planned Agenda

SAT <u>Feb 8</u>	WED <u>Feb 12</u>
9:00	6:00 Welcome - Opening remarks and how the Forum will work
9:10	6:10 Why Plan? – The purpose and rationale for Comprehensive Planning
9:20	6:20 About Brunswick – A presentation about current demographics, land use patterns, and trends. We will also hear the results of our recent community survey.
9:40	6:40 The Big Questions – Using a variety of techniques including putting ideas on the wall and drawing on maps, we will share ideas and discuss the three questions at the top of this page.
10:20	7:20 Special Topics – Here’s an opportunity to discuss the following topics in more detail. Choose what you want to discuss most. <ul style="list-style-type: none">▪ Transportation▪ Affordable Housing▪ Public Infrastructure▪ Sustainability and Climate Adaptation

- Economic Development
- Public Buildings
- Cultural and Historic Landscape
- Natural Resources

11:00 8:00 **Adjourn** – This ends the formal program but we hope you will stay as long as you like afterwards to continue discussions with Town Staff and members of the Comprehensive Plan Update Steering Committee.

Opening Remarks

Comprehensive Plan Update Committee Chair, Larissa Darcy, opened both meetings by welcoming everyone, introducing herself, and thanking everyone on behalf of the committee and staff for attending. She stated that the meetings were community forums to envision a future for Brunswick. She presented the following three questions which would be covered in the meetings:

- What do we want Brunswick to look like in 10-20 years?
- Where do we see development?
- How do we keep Brunswick affordable and livable?

Larissa introduced Craig Freshley, author of *“The Wisdom of Group Decisions”*, and recent award winner of the 2019 American Civic Collaboration Award. She noted that the Good Group Decisions office is located in Brunswick.

Facilitator Craig Freshley noted that Marlene Flaherty of Good Group Decisions would serve as note-taker for both meetings. Craig then began to outline the Agenda with the following comments:

- We are here for a couple hours, but we invite you to stay longer to make additional comments, answer questions and continue conversations.
- We will start with a presentation on “why have a comprehensive plan” by Matt Panfil and he will share survey results.
- The bulk of our meeting will be hearing from you and answering The Three Big Questions outlined on the Agenda.
- For question one, we will ask you to write your answers on the colored pieces of paper, and then we will put them on the Green Wall to organize ideas. There may be some chaos, but that’s what we want. We want the ideas to come from you.
- For question two, we will ask you to draw on the maps on your table where you think development should be and should not be.
- For question three about affordability, we will take shout outs and address your feedback.

- Then we will break into table topics. For each topic we have a specific question for you to answer.
- We will end at 11:00 am on February 8 and 8:00 pm on February 12. Between now and then we have a jam-packed process.

Ground Rules

Craig explained the following ground rules; things to keep in mind for an effective meeting:

- **All views welcome** - We want to hear from everyone. Raise hands and let Craig call on people. In small groups, make room for everyone. Let's try hard to give everyone a chance. We want to hear all views. Use a microphone when addressing the whole group, write on materials, and you can follow up with comments via email. We don't have to agree. Speak up or submit written comments.
- **Let Craig call on people** - A reminder to raise hands. Craig might not call on you in order. Everyone gets to speak once before anyone speaks twice.
- **No decisions now** - We will not walk out of here with a decision. Agreement is for later in the process. Don't be bashful. Be creative and give wild ideas. We want to hear it all. We are just collecting ideas. We are here to learn and share ideas, not make decisions. Even if it sounds like we agree on something, nothing is final. Decisions and agreement will come later, with the town council.
- **Neutral facilitation and notes** – Craig and Marlene are neutral facilitators. They may live here, but today they are here for you. A facilitator's role is to serve the process, and of course, take notes!

Why Plan?

In both meetings, Matt Panfil began his portion of the presentation by thanking people for their time. He added that he is always impressed with townspeople's willingness to give their time and thoughts. He asked Steering Committee Members to raise their hands, and he stated the Committee and staff were excited about this process. He then began his slide show and presentation.

The Purpose and Rationale for Comprehensive Planning

Matt began by asking ‘What is a comprehensive plan?’ He asked the group ‘Who here knows what a comprehensive plan is?’ There was a show of hands. Matt then referenced his slide, and offered a more digestible definition.

“A comprehensive plan is a statement of a community’s vision for the future, a base for capital improvement, and a legally defensible foundation for community actions, policies, and regulations, especially those associated with land use.”

He noted that this process is in place so that if there is an issue, planners can refer to the comprehensive plan. Planners want this document to use as a reference. He added that the Committee wanted to come up with some action items to reach the goals. This will provide guidance for town council in how they spend their money. He encouraged the group to tell the Committee what they wanted to see.

Matt then asked the group ‘Why are we planning?’ Matt then shared that this process is a State requirement (required every 8 years). He pointed out that there are many more reasons for planning. He added that just like community members would plan and budget for home improvements, this process would serve to identify and plan for changes that the town needs. Community character shapes identity and defines how the people of Brunswick live, work, and play. He explained the process was about refining and preparing for growth. Things change and this provided a way to work on it.

He then gave some history and background of comprehensive planning in the United States.

- Washington DC 1791 was the first comprehensive community plan.
- New York City street grid - a rigid grid was established in 1811.
- Chicago - first modern plan, known for pretty drawings that helped to market and sell.
- Riverside Illinois - first suburb in the country.

He asked what these plans all have in common?

- These are all physical plans.
- Framework for managing physical growth.

He noted that our plans now address MORE issues than just the physical structure.

- Comprehensive planning is in growth management.
- Origins in the State and elsewhere are within growth management.
- Guide Use and Protection of Resources
 - Protect our resources; natural resources, finite resources like land, and financial resources.
- Align the public and local government’s vision and expectations.
 - This plan helps us prepare our Capital Improvement Plan.

- Who is writing this plan? The public.
- The Committee and staff are translators. We want your help refining this.
- The more input we have from the public the better, and your ideas are highly valued.

Matt added that comprehensive planning is becoming MORE comprehensive. Additions include marine resources, the economy, demographic changes, and others.

He also added that for Plan Brunswick, this will be a straightforward process, and outlined the following:

1. Develop a vision, goals, and objectives.
 - The Committee has been looking backward; analyzing the 2012 plan.
 - We wanted to look back, to look forward.
 - This process developed lessons to apply to the new plan.
 - We are thinking big, and then refining our ideas into action items to accomplish our objectives.
2. Review and update the Future Land Use Plan.
 - This will include Zoning Ordinances.
 - We will review, but the 2017 Zoning Ordinance Committee has done a lot of this work.
3. Develop strategies to implement the vision.
 - One of the most important things is that this becomes action.
 - We don't want it to sit on a shelf and collect dust.
 - We really want to make this plan as implementable as possible.
 - We are not there yet, but we want your help to get there.
4. Implement the plan.
 - We are just getting started with writing this new plan.
 - We appreciate your involvement as this will impact town for the next 20 years.

About Brunswick

Matt gave a presentation about current demographics, land use patterns, and trends. This presentation incorporated the results of a recent community survey.

Matt covered some interesting information about Brunswick. He added the comments below while referencing informational slides, graphics, graphs, and maps:

- The Base closing impacted population, but now we are back on track at 1% stable annual growth.
- The map notes where we have lost and gained residents.
 - Lost at Base, but gained on edges.
 - Northeast and southern rural regions, also near west-side neighborhoods.
 - We have had a net gain, after the Base set-back.
- Population projection may look dramatic, but it is not (anticipated dip is only about 20-40 people.) We may lose people but we will get them back. Projections are pretty stable.
- Household size is declining.
 - This is a national trend since the 1960's.
 - We are down now to 2.25 per household.
 - As households get smaller, how will housing need to change?
- Age distribution.
 - The older you are the more likely you are to live in coastal or rural areas.
 - Younger residents are in areas near the base.
- Interesting to note that North East and North West corners are where the population is the youngest.
- Median income: most recent from 2017 was \$58,125:
 - A 16% increase since 2010.
 - This is below Cumberland County, but above the rest of the state.
- Growth is occurring. New construction, since 2017 has seen a trend that we are going more toward the rural areas, building single family homes.

Matt then presented a series of maps showing growth areas, rural areas, and areas outside of town. He asked the group to look for pink which noted new developments since 2009. There was not much development in 2009-2010, due to recession. The town started to see some more development in 2015, and continues to see more now. Most projects have been in rural areas. Rural development has accounted for half of all development since 2009.

Matt then asked the group about the Community Survey, "Did anyone get this?" Several people raised their hands to indicate they had received the survey. Matt shared that 1500 random households were selected to receive a paper survey. Matt added that there is also an online version available. It is a lengthy survey, but input is encouraged and welcomed.

Matt then began to show survey data, noting that it was not the final data.

Survey Results

- Why do you live in Brunswick?
 - Proximity to shopping and other needs.
 - Proximity to natural views.

- Biggest threat to maintaining quality of life in Brunswick?
 - Property Taxes.
 - Lack of affordable housing.
 - Economic concerns (local).
- What type of housing do you live in?
 - Single family home.
 - Mobile home.
 - Condo.
- Perception of change in vehicular traffic:
 - More traffic, but it is not too much of a problem.
 - More traffic, and it is a noticeable inconvenience.
- How do you get to work?
 - Car (major leading response).
 - Walking.
 - Brunswick Explorer.
- Pedestrian Safety perception:
 - Pedestrians feel safer in urban areas than rural.
- Brunswick Explorer:
 - People are heavily in support of this service.
- Local Measures to reduce impact of climate change:
 - People are heavily in support of this initiative.
- Do you live in a multi-generational household?
 - “No” was the majority answer, but there are a good number of people in these households.
- Support of Affordable Housing for homeless and marginal income populations:
 - People are heavily in support of this initiative.
- Perception of redevelopment at Brunswick Landing:
 - Positive reaction to what is happening at Brunswick Landing.
 - Visitation rate isn’t super high.
- Priority if creating “Land for Brunswick’s Future Fund”:
 - Split between high and low priority.
- Support for providing services for new Mainers:
 - People are heavily in support of this initiative.

- Accessibility for physically disabled:
 - Most respondents do not think it is accessible, and there is a lot of room for improvement.

Discussion

- How many respondents were there?
 - There were 360 at the point of this data, but now we are up to almost 500 responses.
 - New data will be posted on the website.
 - A pretty good response rate.
- General boundary of growth area versus rural area?
 - (Matt will show on slide, and references the map in the back of the room).
 - The growth boundary is not static, it can change.
- Housing permits, are we counting total acreage on lots? Do you have numbers of units available?
 - 187 units over a 10-year period (in growth area) and 176 in rural areas.
 - The same number of units in each type of area, but the acreage was larger in the rural parcels

What should Brunswick look like in 10 years?

Explanation

What should we be known for? What do we want people from away to think about/relate to our town? How would we like things to look or feel? How would we like specific parts of town to look or feel? What kinds of people are there, more new Mainers, younger or older populations, more affluent, less affluent, or more diverse? What about the economy? Do we want the economy to bring more people here? Do we want manufacturing, tourism, or other things to bring more people here?

Craig stated that these ARE big questions. He asked community members to provide three answers total. Using a slide, he explained that the top question was the prompt and the questions below could help shape their thinking. He noted that the number of responses were limited so he could hear the top ideas.

All Ideas – February 8

Using a highly visual and interactive technique, participants were invited to write their ideas on pieces of paper regarding what Brunswick should look like in 10 years. The ideas were then discussed and organized on the wall. Results were as follows:

- Commerce
 - NO bedroom community, more businesses in the landing.
 - Diversity of business, housing & population.
 - More small businesses.
 - Fewer empty strip malls.
 - Diverse commerce strengthens tax base (to fund everything we want).
- Downtown
 - Beautiful downtown.
 - Known for: arts for all, music, art literature, public art, artists in residence.
 - A place for people to meet/greet each other.
 - Combination/balance of locally owned businesses downtown.
 - Known for: vibrant down-town.
 - Respecting history but welcoming change/modernization.
 - Accessible and safe downtown.
 - Denser development around Mall-Maine Street area.
 - Updating older strip malls/clean lines – ‘New England feel’ of commercial community centers.
 - Historic preservation of downtown buildings.
 - A charming well-maintained vibrant (economically) downtown.
 - In the next 10 years, most development should occur downtown and at Brunswick Landing.
 - Brunswick should conserve more land in the rural areas.
- Distinction between downtown/rural
 - Create a vibe/brand for each part of the town and celebrate the differences.
 - Clear distinction between growth and rural areas (in terms of character & development).
 - More centralized, less rural expansion.
 - Less development in rural areas.
 - Balanced growth.
 - A better-defined landscape.
- Environment
 - Healthy environment.
 - Known for: progressive climate programs.
 - Known for: conservation of natural resources.
 - Known for: being green.

- Public access to the coast and nature preserves (cross country ski trails).
- Beautiful natural resources.
- Healthy (people, economy, environment).
- Beautiful balance for all humans and all (native) animals and plants.
- Known for: access to natural resources.
- Known as the town that cut car dependency in half in 10 years.
- Known for taking real action to cut carbon emissions and become a sustainable community.
- More alternative power.
- Climate adaption leader.
- Open spaces, parks, clean sidewalks, playing fields.
- Recreation centers.
- Bike/Pet friendly and mixed-transportation
 - More public transportation.
 - Improved/increased public transport.
 - Walkable downtown with good public transportation.
 - Better pedestrian and bike infrastructure for non-recreational use to connect residential, commercial, and rural areas.
 - Narrow roads, lower speed limit.
 - Accessible: affordable, good transportation (local and inter city).
 - Pedestrian and bike friendly downtown.
 - Look or feel... bicycle friendly.
 - Brunswick should be known as a place where most people can walk or bike to most things.
 - Strong services – public transportation.
 - Known for being the best place to walk and bike on the East Coast (inspiration: Davis, California; Flagstaff, Arizona; Bend, Oregon).
 - A softening of the Base property – the central placement of that u. industrial property and airstrip at the heart of Brunswick is tough to build cohesive community plans.
 - Greener transit systems (more walking, biking, changing stations).
 - Pedestrian friendly neighborhoods.
- Civic Engagement
 - More civic participation.
 - Engage citizens.
 - Representative government.
- Affordable housing
 - Affordable to live in downtown Brunswick.
 - Community friendlier to people lacking housing.
 - Housing available for high, medium, and low income households.
 - Diverse populations with more affordable housing.

- More local jobs paying a living wage.
- More housing for low/middle income.
- Affordability.
- Maintain outside of historical homes downtown but divide inside into affordable apartments.
- Other
 - A hub of creative culture.
 - Good schools.
 - Integrate Landing into community.
 - Community oriented.
 - Vision not reaction.
 - Known for more than just Bowdoin.
- Diversity
 - Diverse: age, ethnicity.
 - More opportunity to live and work in Brunswick.
 - Known for a diverse and rich community culture.
 - Become a cultural center-increase diversity.
 - Diversity.
 - More diverse.
 - More ethnically diverse.
 - Known for: Diverse livable neighborhoods.
 - People focused.
 - Welcoming: diverse population (age, socio-economic ethnicity), mix of businesses, visitors/tourists.
 - Diverse and welcoming people economy, opinion.
 - Increased cultural and economic diversity.
 - A socially welcoming community with a mixed-use economy to bolster the inclusive growth.
 - A diverse culture.
 - Diversity in all parts of town.
 - More young people and families.
 - Younger/families.
- Welcoming
 - Welcoming to all.
 - A 4-season intelligent community, summer, fall, winter, spring.
 - Fun place to live/visit.
 - The location, quality, and appearance of “low income” housing is a huge part of the perception of being a welcoming community.
 - Friendliness.
 - Being a welcoming community.

Discussion of Ideas – February 8

Craig took comments and questions from the group that included the following:

- Would like to see kids walking and biking more to school, and less busing.
- Craig asked for a show of hands for bike friendly/pedestrian as a top 3 focus area.
 - Large show of hands - 90% felt strongly about this.
- This is tied to everything else. If there isn't affordable housing in Brunswick, it is difficult for them to walk.
- We have the topics separated, but they are VERY connected as we talk about these ideas and solutions.
- Pleased to see confirmation that the downtown is extremely important to the community.
- Looking forward to the street-scape project that will create a better lit, safer, more attractive downtown.
- This is not the time for us to sit back and bask in having a downtown full of businesses, because things change rapidly.
- Can you please read the "Other Column", so that the group can see them?
 - Craig noted that there would be time later for those observations, but offered that a volunteer could go up and move those items into the various categories.
- Interested and wondering about Brunswick being a service community for the communities around us. How does this impact this discussion? People shop here and access social services here. What are the implications of this in our plan? We are a service community:
 - This is a great point. Leads into transportation and infrastructure. Figuring out ways that people can come to Brunswick through regional transportation methods.
 - Example: it is easier for my child to take the bus to school in Portland, than it would be for him to get to Brunswick High School.
 - I was on the council in the late 2000's, and we discussed how we could be funded by other communities, because we are providing so many social services in the non-profit sector. There was some effort from the State, but not a lot of collaboration/funding. We don't collaborate well between towns, so costs are put on the locality.

All Ideas – February 12

Using a highly visual and interactive technique, participants were invited to write their ideas on pieces of paper regarding what Brunswick should look like in 10 years. The ideas were then discussed and organized on the wall. Results were as follows:

- Jobs and commerce
 - A busier airport with quality aerospace jobs.
 - Vibrant economy, strong workforce, well-paying (and plentiful) jobs.
 - Thriving small businesses.
 - Strengthen tax base via thoughtful development.
 - It should be Maine's center for Innovation and Tech Hub (Maine's Cambridge).
 - More local businesses less big corporations in Cook's Corner area.
 - Strong economy, job growth.
- Housing
 - Mixed housing development.
 - Diverse housing: low income housing, starter affordable houses, more affordable houses.
 - Tiny houses.
 - Senior housing downtown – walkable.
 - Well-designed, higher density, affordable, attractive housing developments.
 - Housing downtown more dense.
 - Work force housing.
 - Housing opportunities for all social strata and class including the marginal folks.
 - Diverse population: age, family, retirees, challenged, more non-Caucasians.
 - Diverse housing available.
- Transportation
 - Known for better managed traffic.
 - Easy to get around (public transportation).
 - Good transportation, better traffic than Cook's Corner.
 - Less traffic.
 - Traffic patterns and one-ways more user friendly and less confusing.
 - Improved public transit (Amtrak).
- Landing
 - At Brunswick Landing: less fencing, open space, nature trails.
 - More businesses, restaurants, and a recreation park at Brunswick Landing.
 - Less separation of Brunswick Landing.
 - Where are the unsafe/toxic areas? What is plan?
- Bike and PED Access
 - Walkable, easy to get around.
 - Pedestrian/bike trail connectivity in Growth area.
 - Strong bike and pedestrian infrastructure.
 - Green/sustainable community – pedestrian friendly, green spaces, sustainable solutions.

- Green space and trails (hiking & bike).
 - Dedicated bike lanes connected bike paths.
 - Close Maine Street to traffic (walking only).
- Arts and Culture
 - More art galleries and programs to draw visitors and benefit residences.
- Affordability
 - Known for: college, more affordability, access to trails, nature.
 - Affordable.
 - Everyone that works here can live here.
 - Less economic disparity, poverty.
- Other
 - Science-based decisions.
 - More beautification with trees, gardens structures, Rt. 1, downtown, parks.
 - Arts and health center.
 - Maintain/increasing own cultural resources/Bowdoin, MSMT, music Fest, senior college, movie theaters, etc. More music (like Frontier).
 - Not a bedroom community for Portland.
 - Utilize more of upper mall for community events, market to reduce congestion along lower mall.
 - Make a second Maine Street on Old Bath Road leading to and past village-like Base.
 - High quality public schools.
- Downtown
 - Vibrant commercial core.
 - A vibrant, people-friendly downtown. Walkable, open, traffic-free etc.
 - Historic college town with active Maine Street.
 - Downtown (Maine Street) should be closed to cars except parking on peripheral. Growth to be in this 'growth area' primarily not 176 units on 400 acres in rural area. Commercial development should occur at Cook's Corner and Landing primarily with more housing (affordable) within walking of CC and downtown.
 - Look feel different – more varied downtown.
 - Densely settled in town neighborhoods.
 - Beautify the downtown.
 - Vibrant downtown.
 - Vibrant downtown.
- Services
 - Regional service center, commercial, etc.
 - All services/health; shopping; working; living available within community.

- Well maintained services, infrastructure and well run.
- Compassionate
 - Compassionate community.
 - Welcoming, diverse, compassionate community.
 - Tight knit community.
 - Welcoming community.
- Diversity
 - Diverse: ages, socio-economic, education, race/ethnicity.
 - Economic equality.
 - A diverse, integrated, vibrant place.
 - Mixed used development.
 - Diversity: age background, interests.
 - Racial diversity.
- Environment and climate
 - Prepared for a changing climate.
 - Environmentally friendly.
 - An incubator for town, college, and businesses to create innovative and sustainable industries/arts/jobs.
 - No more sprawl.
 - Outdoor recreation destination.
 - Fully intact nature resources.
 - Intact biodiversity and livable human habitat.
 - Significant tracts of preserved land.
 - No sprawl.
 - People, businesses, well-being → aligned with planetary boundaries → welcoming all.
- Parking
 - Improve parking downtown.

Discussion of Ideas – February 12

Craig took comments and questions from the group that included the following:

- Ideas for sustainable development that create a place where the earth is not degraded at the cost of our economic and societal development.
- Add importance of quality public schools.
- More varied development and businesses downtown. (Bath Main Street has more variety than our Maine Street- thinking retail.)
- Traffic as a big issue, make downtown walkable!

- Happy to see comments about the Landing. We need better access to the Landing.
- Does the Explorer go to Brunswick Landing?
 - Yes, 4 trips daily.
- Encourage anyone with interest about Public Transit to join that topic table.
- We may have different ideas of what growth is and what growth should look like; we did a study in 1997 about the “cost of sprawl:”
 - Note that growth does not always have positive impacts on community as there are cost factors.
 - So we should make decisions with this in mind.
 - Offer to share this study and report.
- Parking downtown, if we want to increase retail varieties downtown we will need more parking.
- Difficulty going downtown in the summer due to traffic and parking.
- Maine Street should be closed to thru traffic.
- What is the relationship between the Landing (MidCoast Regional Redevelopment Authority) and the Town of Brunswick? Who decides what happens at the Landing?
 - The town decides a lot about zoning and what can be conducted on site.
 - There are 21 property owners there currently, including the Navy.
 - A separate re-use master plan exists that was developed after the Base closed.
 - This relationship has shifted as the economy has improved and is worth revisiting.

Where should we put new development?

Explanation

Craig told the group that they would show their ideas regarding “Where do we want to encourage/discourage growth” by physically drawing bubbles on maps.

He asked the group to generally designate areas noting the following:

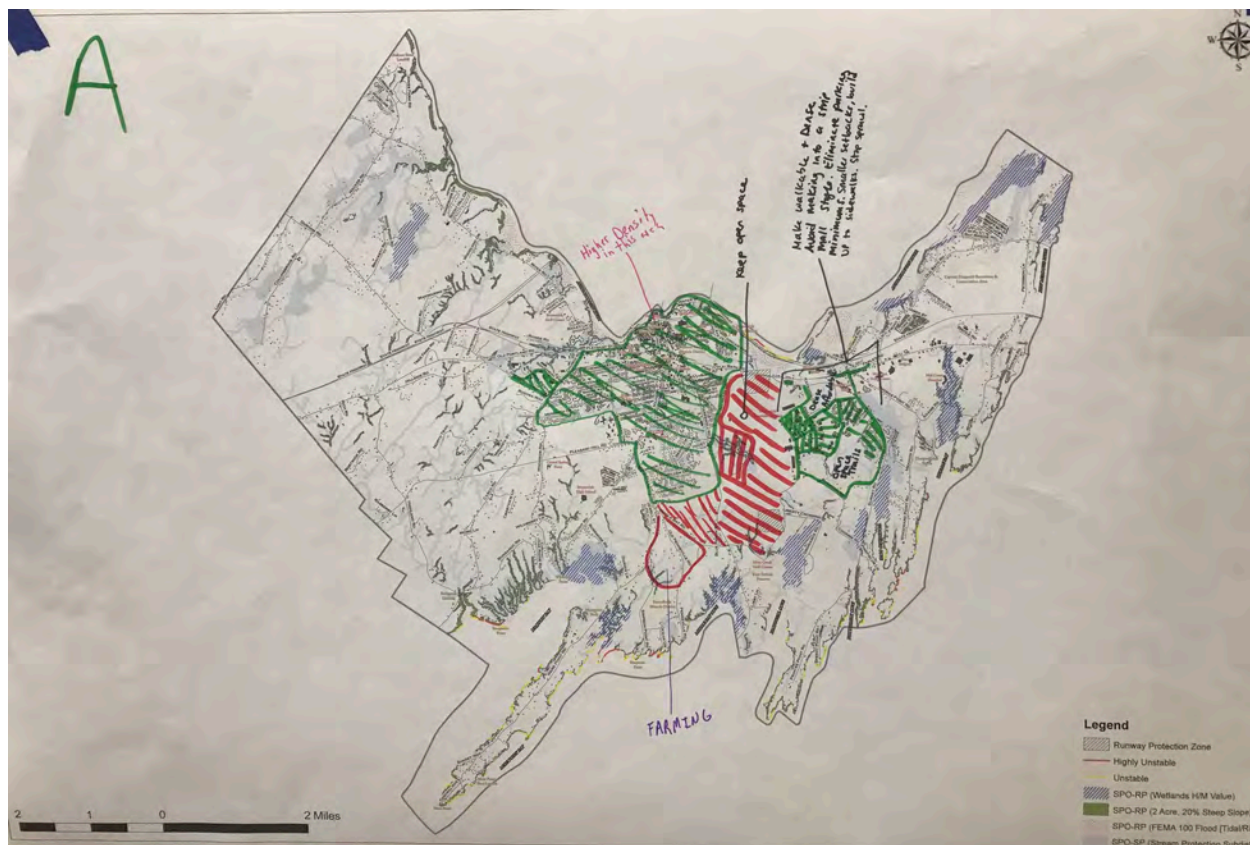
- They could mark two areas:
 - Green for development.
 - Red for no more development.
- This included BOTH commercial and residential development.
- Smaller markers were used to make notes and explanations.
- The group did NOT have to agree. There could be multiple views on the maps and things could overlap.

The small groups then took time to discuss, draw on maps, and add comments.

Craig reminded the groups that there would be time at the end of the meeting to continue discussions. He then went around to each group and held up each map - sharing a brief summary of the group's work.

Map results from both the February 8 and February 12 meetings were as follows:

Maps – February 8



Map A

Spoken comments from group:

- High density versus open space areas.
- Concerned that the Base is turning into a “strip mall” and would like more of an urban form there.

Written notes from group:

- Higher density in this area.
- Keep open space.

- Make walkable and dense. Avoid making into a strip mall style. Eliminate parking minimums. Smaller setbacks, build up to stop sprawl.
- Farming.



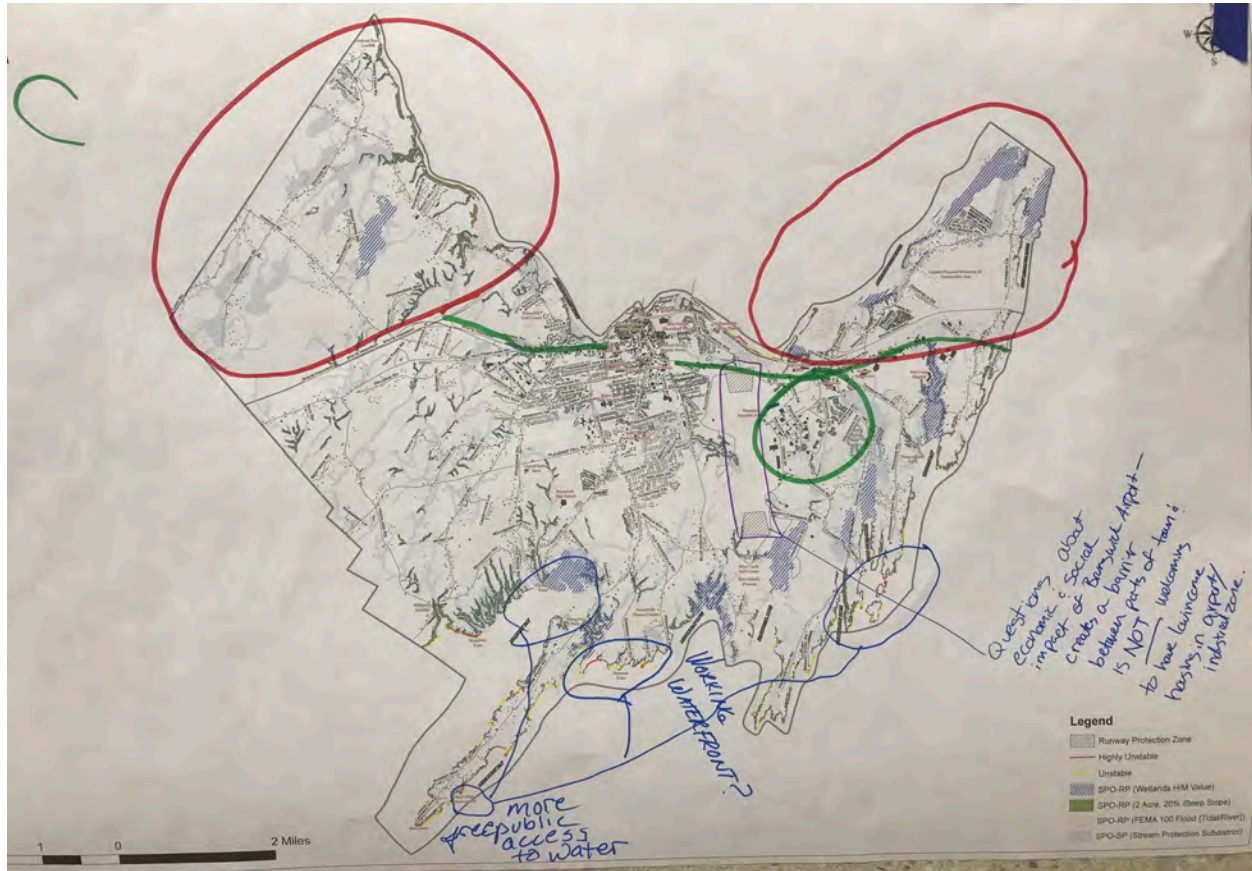
Map B

Spoken comments from group:

- Interesting perspective. Growth in the downtown and Cook's Corner.
- No growth in rural areas.

Written notes from group:

- Protect waterfront from development.



Map C

Spoken comments from group:

- We definitely see development on outer Pleasant Street, outer roads, and the Landing.
- Restrict in rural areas that have had recent growth.
- Why do we need an airport? Does it divide our community in half?
- In general, a sense that we need better waterfront access. Could we develop a working waterfront by the Landing?

Written notes from group:

- More free public access to water.
- Working water front?
- Questions about economic and social impact of Brunswick Airport – creates a barrier between parts of town and is not welcoming to have low income housing in airport/industrial zone.



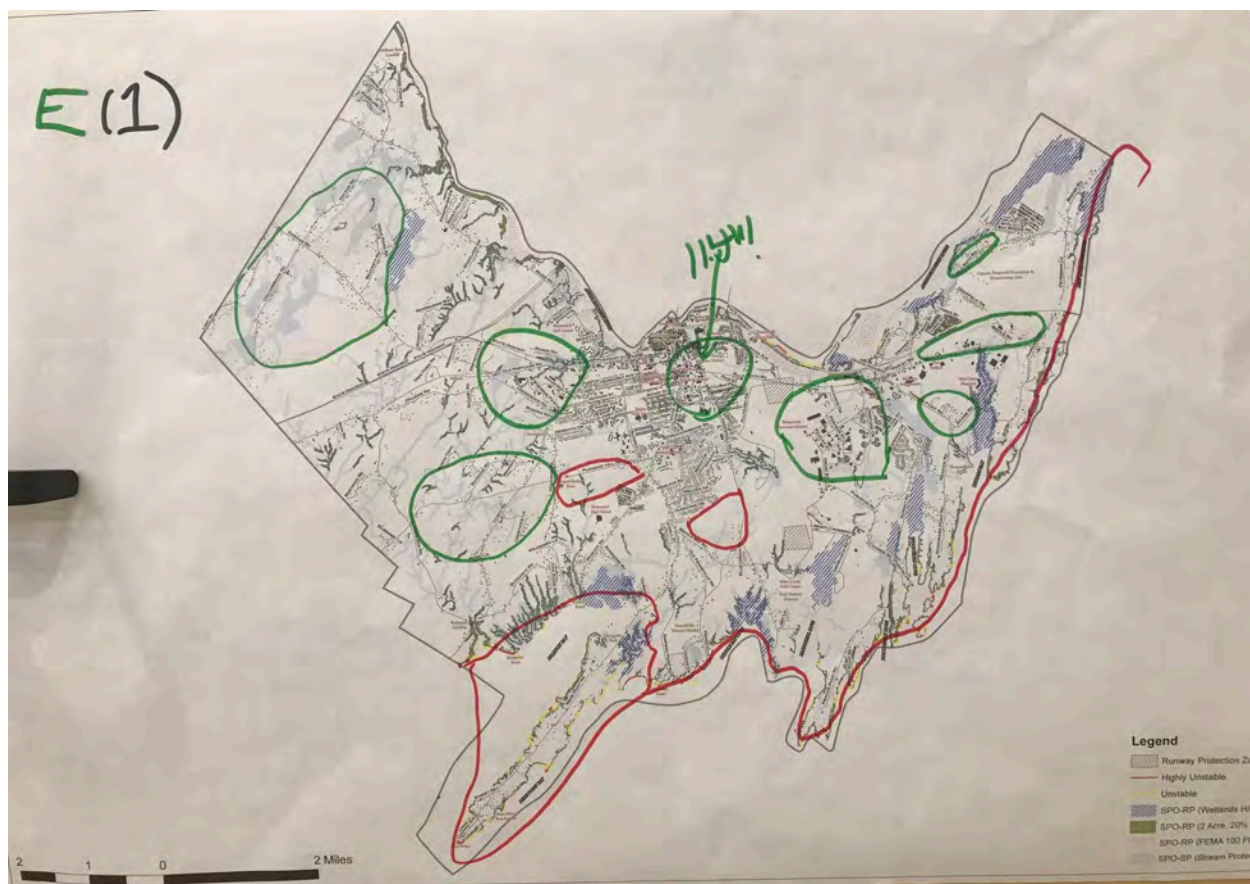
Map D

Spoken comments from group:

- Very clear delineation of growth: Downtown, Base, and Cook's Corner. Keep density downtown!
- Our growth are near the Base, we are thinking lower income/affordable housing in the corridor near the hospital.
- Gateways, you can drive right through town without seeing what we have to offer (Example: Rt.1 and other exits). How do we show off our community?

Written notes from group:

- Open space, keep density down.
- Downtown: better sidewalks, gateways, high density.
- Brunswick Landing: could have affordable housing, commercial development.



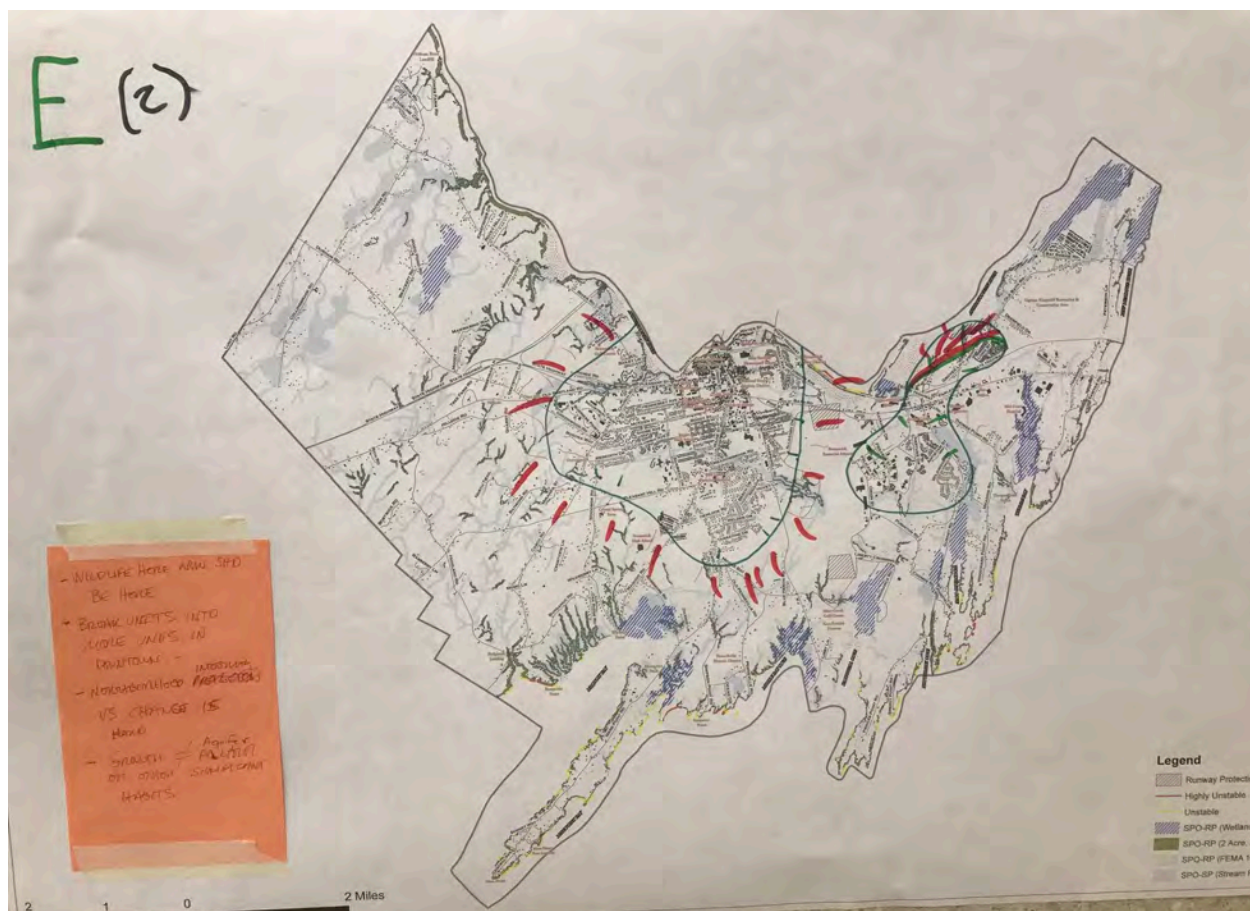
Map E (1)

Spoken comments from group:

- Growth is going to happen, unless we forbid it.
- Maintain coast.
- Infill downtown versus spreading out.
- Possible to have some growth in other areas.
- We need more places for people to live if we want people to come here.

Written notes from group:

- Infill.



Map E (2)

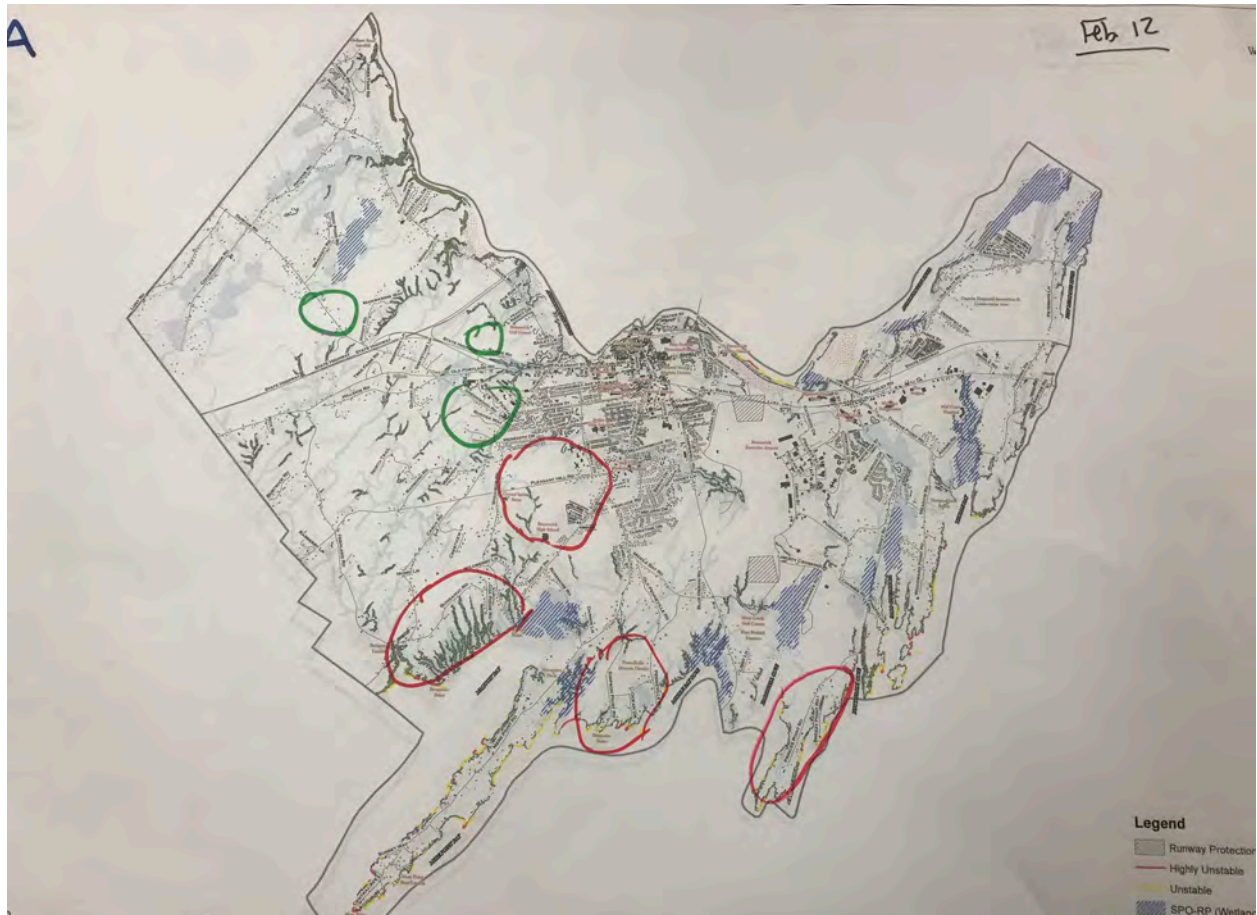
Spoken comments from group:

- Keep what we have now, here.
- Based on ordinances.
- Maintain integrity on outside of downtown buildings, but can we break buildings into smaller livable units?
- Not building on natural habitats.

Written notes from group:

- Wildlife here now should be here.
- Break units into more units in downtown.
- Neighborhood integrating versus change is hard.
- Growth does not equal aquifer on other significant habits.

Maps – February 12

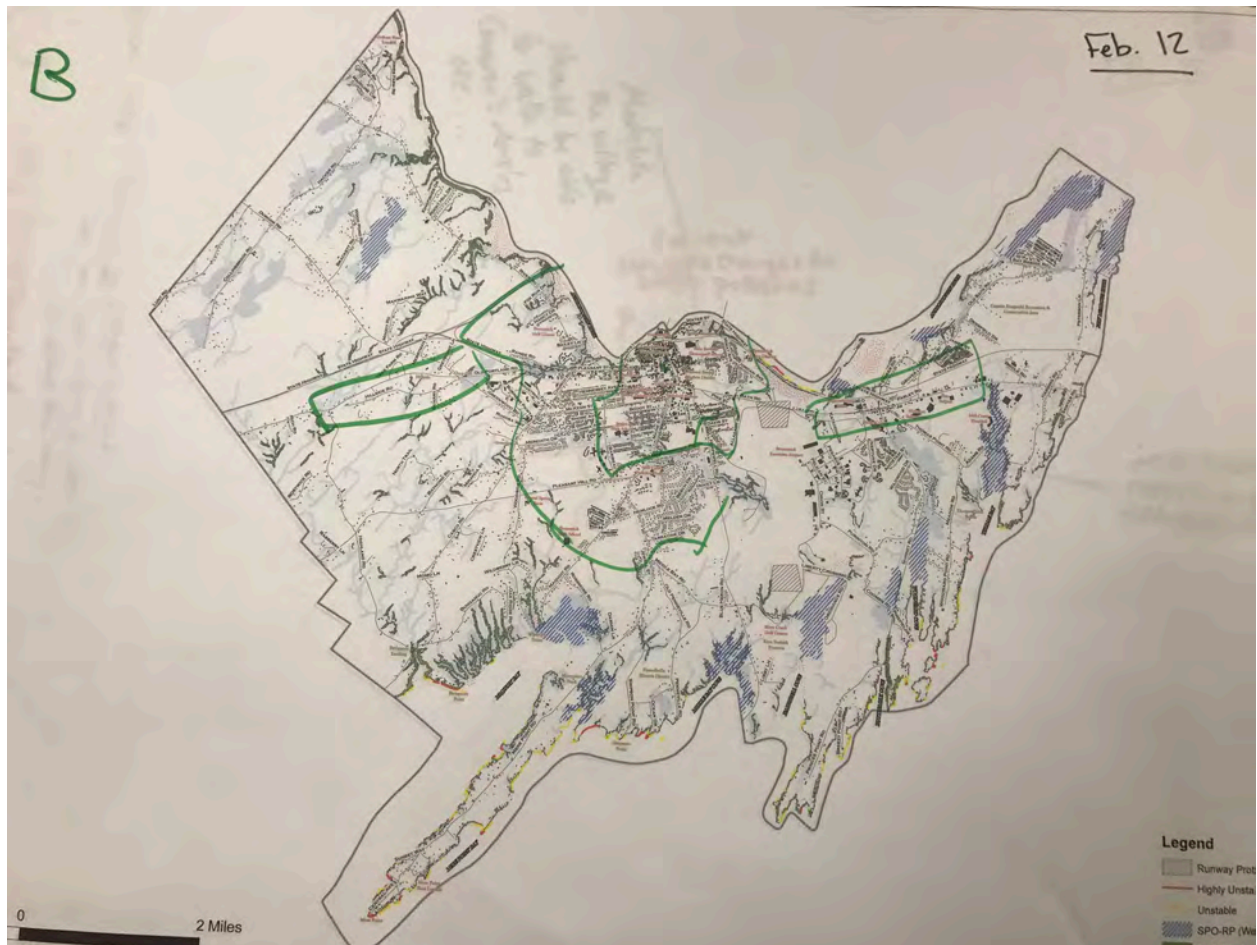


Map A

Spoken comments from group:

- Prohibit development in specific areas and discourage development in other areas.
- Red areas are already in Conservation and we need to protect.

No additional written notes from group.

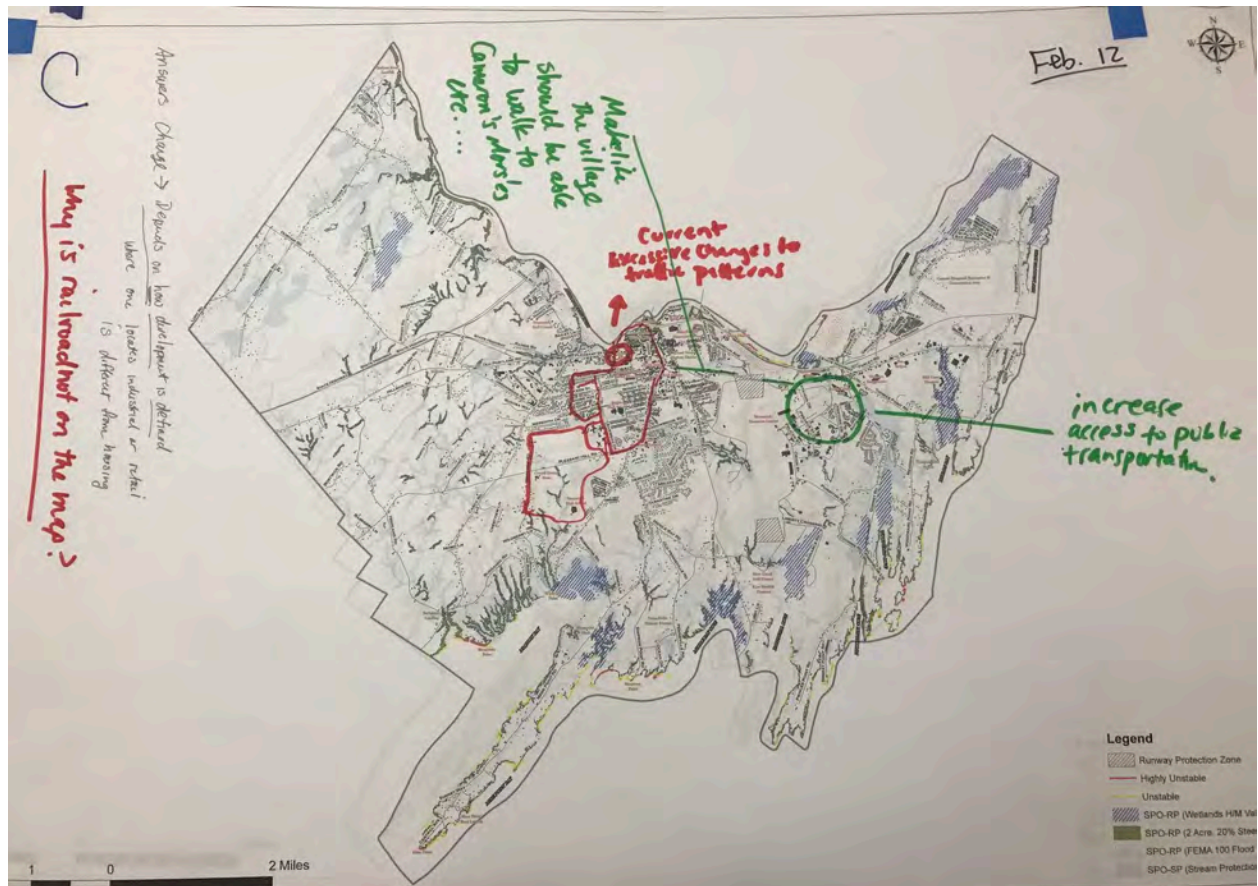


Map B

Spoken comments from group:

- Downtown area and hillside roads/Cook's Corner, let's encourage development.

No additional written notes from group.



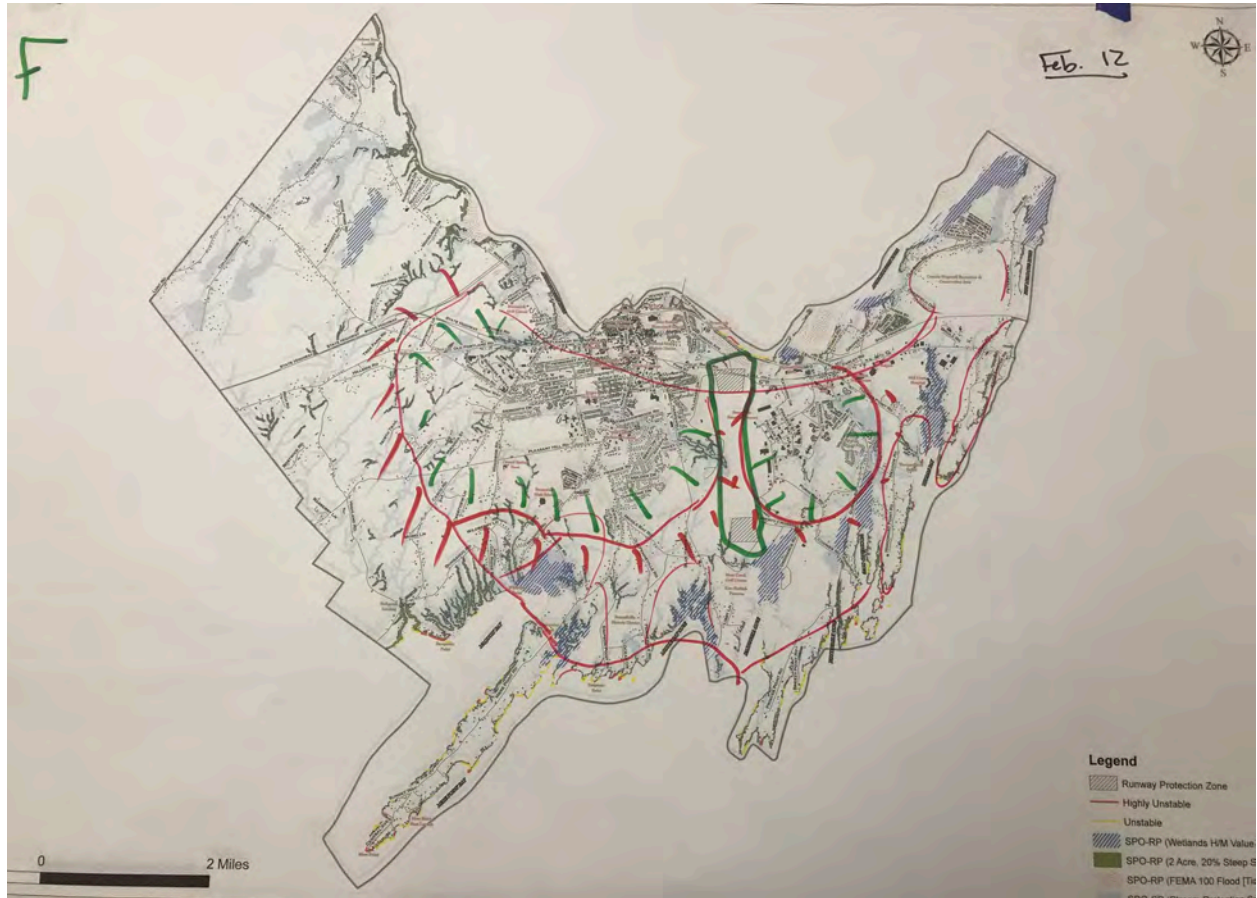
Map C

Spoken comments from group:

- No development in downtown.
- Encouraging development and public transit access in Cook's Corner areas.
- Difficult to do this activity without more specific type of development defined.

Written comments from group:

- Green dot for affordable housing.
- Answers change → depends on how development is defined. Where one located industrial or retail is different from housing.
- Why is railroad not on the map?
- Maybe the village should be able to walk to Cameron's, Morse's, etc.
- Current excessive changes to traffic patterns.
- Increase access to public transportation.



Map F

Spoken comments from group:

- Pro development in center of town, prohibited in outskirts.
- There is disagreement amongst the group.
- No development along shoreline.

No additional written notes from group.

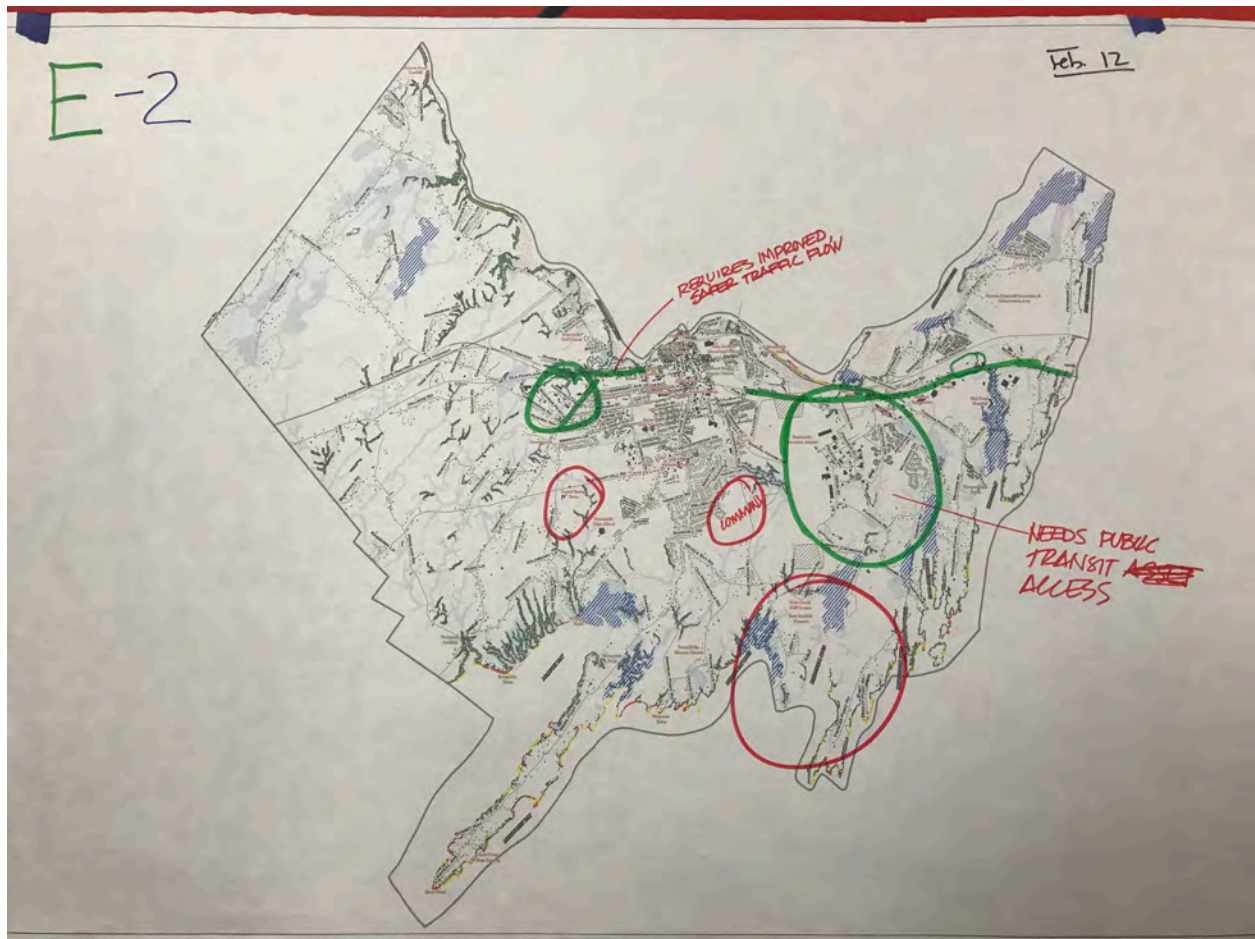


Map E (1)

Spoken comments from group:

- Trying to increase density at the train station and the neighborhoods near there.

No additional written notes from group.



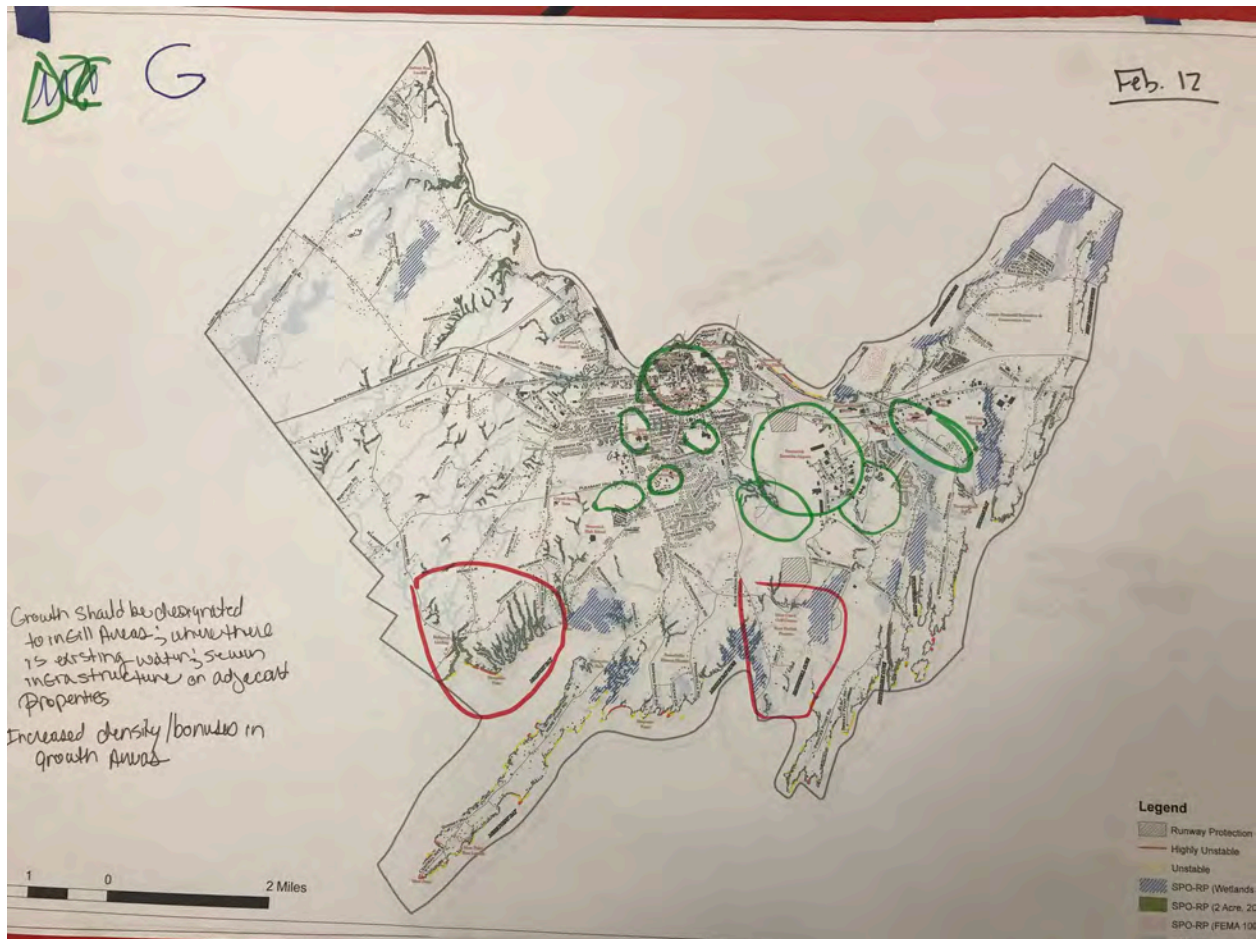
Map E (2)

Spoken comments from group:

- Improve traffic flow near industrial areas and Landing, and along Bath Road.
- Prohibit near Harpswell Cove, Commons, and Crystal Spring Farm.

Written notes from group:

- Requires improved safer traffic flow.
- Needs public transit access.



Map G

Spoken comments from group:

- Lots of pockets to encourage development.
- Prohibit in coastal areas.

No additional written notes from group.

Additional Comments on Maps from February 12

- Does development include public land? (Like boat launches, etc.?)
 - Craig cautioned the group not to get too caught up on specific language.
 - Craig instructed the group to make notes on the maps if there was something specific individuals hoped to see.
- Interesting that railroad line is not on the map.
- A lot of agreement to not develop coastal lands.

How do we keep Brunswick affordable and livable?

Craig presented the tradeoff between livability and affordability. He stated: “We want things that make Brunswick great, but we also want people to be able to both work and live here. We want it to be affordable. How do we achieve this while keeping things livable? If we swing too much toward livability, we may price ourselves out.”

Responses from both sessions were as follows.

Comments of February 8

- Ongoing conversations at the Library and churches to support and promote affordable housing.
- Allowing higher density development and planning steps to incentivize this type of development.
- Important to have open spaces (proximity to natural resources).
- Potential for regional partnerships in seeking solutions for affordable housing.
- How are we defining “affordable”? What type of affordable housing do people want?
 - One idea, able to buy a starter homes.
 - What is the sweet spot between livable and affordable?
 - Climate adaptability to be central to affordable housing plan.
 - People who work here, can’t live here due to affordability
 - Why is Brunswick not affordable? More revenue/commercial business in our community.
- Demand for housing has increased cost of buying a home.
 - The more livable the town is, the more desirable it is.

Comments of February 12

- Questioning if we ARE available now? Perhaps the word “keep” is not appropriate here.
- Wishing it was more affordable now.
- Especially for seniors. Need walk-ability and amenities, while being affordable.
 - We may need denser and smaller living places to achieve this.
- Accept higher density, to make affordable living spaces for seniors.
- More public transit to areas with housing development.
- Also need to encourage young families to live in Brunswick.
 - This is becoming more difficult as costs rise.
- How could we incentivize young people to buy homes here?
- Bigger issue about taxes in Maine.

- Comparison to other places in the nation that have both local and county taxes. Different tax rates for municipalities and counties - could impact the affordability. This would include needing to change State Legislation.
- Primary reason people are not buying or building in Brunswick is because of taxes.
- Also wanting more amenities in town.
- Bringing people to where the services are? Or could we move the services?

Special Topics

This was an opportunity to discuss the following topics in more detail. Participants chose what they wanted to discuss most, from among the following choices:

- | | |
|---|-----------------------------------|
| • Transportation | • Economic Development |
| • Affordable Housing | • Public Buildings |
| • Public Infrastructure | • Cultural and Historic Landscape |
| • Sustainability and Climate Adaptation | • Natural Resources |

Public Infrastructure

Question

- Where and what type of infrastructure improvements are necessary to maintain Brunswick's status as a desirable place to live, work, and play?

Spoken Comments – February 8

- Several topics such as sidewalks and rough winter conditions.
- People growing up here-moving-and coming back are noticing that some of the town may be looking run down as buildings are at end of lifecycle.

Spoken Comments – February 12

- None.

Written Comments – February 8

- Recreational area (within the growth area): safe place to bring children, central dog park area.
- Things have not changed in 20 years and the town looks run-down: end of life-cycle of many buildings, maintenance, need some new.
- We want a Walking Community: sidewalks need to be safe, winter, plowing sidewalks after snow, need to get around in winter.
- Village Improvements Association (VIA): ex: Richards Pond (bench to watch wildlife).
- Walkability: sidewalks to support it, destinations to walk to, safety, lighting (need adequate, safe).
- Hiring more workers to maintain infrastructure (storm drains, sidewalks, roads, etc.) would create more jobs in town, for town of Brunswick.
- Design challenge = make Brunswick so nice in winter that elder snowbirds want to stay with us.

Written Comments – February 12

- Bike/Ped infrastructure for commuting to work/errands.
- Questionable location of fire station.
- Better coastal access for hiking/swimming.
- Parking lot for skiers adjacent to Mere Creek.
- Bike/Ped Trail.
- Marked green trails and more of them.
- Better winter sports—Nordic skiing.
- Develop side streets to improve traffic on Maine Street.
- Increase (safe) bike and pedestrian access and infrastructure.
- Continued recycling (or expand).
- Add compost pickup.
- Add and update public parks and recreational areas walkable within neighborhoods.
- More diversified retail downtown and beautification efforts.

Sustainability and Climate Adaptation

Question

- How can Brunswick incorporate sustainable practices into their own operations and regulations?

- How can the town balance the urgent need to address climate change with market pressure for more development?

Spoken Comments – February 8

- There are economic opportunities in the realm - such as permeable pavement installation creating jobs.
- We need to vision what we want to become, not just hunker in and wait.
- New ideas for members of this group, such as climate mapping should be included in the zoning.

Spoken Comments – February 12

- None.

Written Comments – February 8

- Encourage development that is sustainable, e.g. infill in growth areas.
- Permeable surfaces instead of pavement.
- Give preferable regulatory treatment for sustainable activities in projects.
- Require for all development plans:
 - Climate model mapping included in zoning.
 - Waste management plans.
- Permeable pavement in all roads; reduces flooding/run-off pollution.
- Better roads = infrastructure for accessibility.
- Develop sustainability metrics for Brunswick and monitor progress with those metrics = climate action plans, Greenhouse Gas Emissions measurement/reduction).
- Town compost.
- Economic opportunities for climate resilient infrastructure.
- Coordinate regional resiliency/emergency plans with Bowdoin and surrounding towns.
- Solar powered changing stations as part of greener transit systems.

Written Comments – February 12

- Raise awareness of the sustainable development goals and what they might look like here.
- Engage indigenous communities for knowledge, input.
- Solar panels on new buildings and old buildings and heat pumps.
- Encourage more solar farms.
- Economic incentives to build affordable and low energy housing to developers.
- High density housing and development.
- Have no town-significant decisions without taking climate change into account.

- Junior High – tear down and rebuild.
- Coffin – make art studio, arts center, or apartments multi-generation. Or all three.
- Electric town vehicles.
- Investigate tidal power.
- Property tax relief for residential property who add renewable or build passive buildings.
- Develop partnership with SMCC and UMA for innovation: tech incubator.
- Make sure to include the aquaculture/agriculture industry in conversation/planning regarding effects of climate change.
- Enforce and tighten regulations on shore land, wetlands, discharges.
- Density credits for LEED-certified buildings.
- All public buildings have sustainable plan and mandate, solar panels.
- Mandate sustainable practices with new development.
- Credits for solar power and LEEDS certification.

Natural Resources

Question

- How can the town ensure that our abundant natural resources will be in the same or better shape for the next generation?

Spoken Comments – February 8

- Lots of things we can do such as zoning for new wildlife pathways as climate shifts.
- Awareness of our independent impacts on resources and taking responsibility for this, (example: cats taking out songbird population).

Spoken Comments – February 12

- None.

Written Comments – February 8

- Development responsible to non-humans.
- Education – encourage bring outdoors!
- Zoning for wildlife pathways and for species to move due to climate change.
- Incentivize avoiding wildlife areas by development.
- Promote growth in appropriate areas.
- Change current stuff (cat registration).
- Entrances knowledge about personal impact on N.R.

- Incorporate existent infrastructure into habitat protection/enhancement (i.e. rooftop gardens, beekeeping, chimney swifts, vernal pool corridor “Keepers”).
- Yes to the goal!!

Written Comments – February 12

- Facilitate development nights.
- Enhance walkability – change Maine Street to be less wide, also less development in historic rural areas.
- In-town denser development and protect the rural zone.
- Allow more in-town “in-law” units.
- Dark slices efforts needed.
- Good goal!
- Outdoor cats? How to remodel/premier environment damager.
- Dog facilities for available.
- Public ED for water quality protection “Stream fish” part on storm water.
- Pollution from farms is bottom, but urban impaired streams an issue.
- Awareness of sustainable goals.

Cultural and Historic Landscape

Question

- Our community’s rich heritage has served to shape Brunswick’s character. What are the essential components of Brunswick’s historic and cultural landscape?

Spoken Comments – February 8

- Holistic approach to question: telling more indigenous, POC, and French-Canadian stories that relate to our landscape and what we see. (Example: Stories from The Fort.)
- This will lead into how we work to preserve these spaces.
- Who are the stakeholders?
- Historical Society, library, and physical, built spaces.

Spoken Comments – February 12

- None.

Written Comments – February 8

- Preserving our architectural heritage.
- Stop destroying historic building → focus on reuse!
- Telling indigenous, POC, French Canadian stories.
- How these stories connect with our landscape.
- More integration between Bowdoin's story of Brunswick.
- Major stakeholders.
- PHC Library.
- Bowdoin.
- What role do businesses play in celebrating this history?

Written Comments – February 12

- Bowdoin College.
- The land.
- Art studios.
- Coastal Academy.
- History trail (bike/ped).
- More tours of Brunswick Landing: military history (civil airport to WWII RAF training to sub tracking to civil airport), BWK history (lost farm communities).
- Protected natural habitats, agriculture/water.

Affordable Housing

Questions

- What types of housing and where in town do you think affordable housing is needed?
- Should Brunswick address the issue through carrot (incentives) or sticks (mandatory requirements)?

Spoken Comments – February 8

- Providing more cluster type housing for multi-family units.
- Combine shopping and living.
- Increase density, to lower land costs - to provide affordable housing in each unit.
- Incentivize affordable housing. We need a reason to do this other than how much money can we get out of this?
- Restricting Air BnB's may become important.

Spoken Comments – February 12

- None.

Written Comments – February 8

- Transportation links.
- Increase housing for homeless.
- Increase density.
- Multi-family housing: cluster, inventory current Brunswick affordable housing and where located.
- Commercial and mixed-use (everywhere).
- Restrict Air BnB's and increase local landlords.
- Incentivize affordable housing: what incentives currently exist in Brunswick?
- Look at the Wellington Neighborhood of Breckenridge, CO – mixed income housing, well zoned for growth, in a tourist/resident town.

Written Comments – February 12

- The Landing (w/transportation).
- What about Air BnB?
- Use existing infrastructure.
- Recovery housing?
- A mix of carrots and sticks.
- Student housing on campus versus Maine Street.
- Zone for tiny house communities.
- Increase density and multi-family units.
- “Planned” community integrating residence and services adjacent.
- Infill lot.
- Density bonus.
- Mixed-use.
- Put “green” into code for new developments – insulation and solar.
- Our representatives to the legislature need to pass a bill allowing municipal sales tax to reduce property tax burden.
- Coffin could be redeveloped into apartments or artist studios.
- More apartment complexes downtown – Mill, above Wild Oats.
- Martin’s Point building convert to apartments (garden style).
- Ways for people to age in place.
- Require affordable housing in all major developments.
- Incentivize affordable housing in all developments.
- Affordable housing in Botany Place.
- Repurpose Base housing for affordability.

- Develop the property where the old driving range was – mixed housing.
- Permanent supportive housing (housing first).

Transportation

Question

- On foot, 2 wheels, 4 wheels, or by public transit – what does Brunswick need over the next 20 years to be the best place to live, work, and play on the Midcoast?

Spoken Comments – February 8

- None.

Spoken Comments – February 12

- None.

Written Comments – February 8

- Bike racks at new buildings.
- Walk/bike path through blueberry fields to back of High School - to bike from downtown.
- Want school kids on bikes.
- Bicycling: bike path on Maine Street. (Day parking problematic.)
- Year-round visible crosswalks.
- Solar roofs on bus stop shelters.
- More plowing of sidewalks during and immediately after storms.
- Electric vehicle charging stations.
- Solar panel bike paths to generate electricity (as in Netherlands) paths are solar, not asphalt.
- Eliminate parking minimums in zoning.
- Off road bike paths – rural and growth areas. (Meadowbrook, etc.)
- More and wider and better maintained sidewalks for pedestrians.
- Better (non-internet) access to information about public transit.
- Need more funding (Reds, Businesses) to expand local and inter-city transportation
- Expand Explorer: more stops, additional loops.
- Eliminate parking minimums!

Written Comments – February 12

- Need local transit to connect residential areas to services - hospital for instance.
- More access routes through Landing
 - Yes, please!
- More convenient public transit: increase stops, frequency, hours of operation, days of the week. Integrated with the Breeze.
- Landing signage improvements.
- Safer crosswalks.
- Safe bike and pedestrian lanes.
- More trails and bike paths on and to Landing. Complete perimeter trails.
- Brunswick Landing connector road is good – extend to Thomas Point Road and hospital.
- Bicycle and pedestrian infrastructure.
- Safe and convenient alternatives to car travel.
- “Credits” to bikers and pedestrians – decreases traffic.
- Need parking downtown and on Landing also (at Savilinx, E.G.).
- Improved shoulders to make pedestrian and biking safer throughout town.
- Roundabouts.

Public Buildings

Questions

- Looking 10 years into the future, which existing public buildings and facilities do you hope the town renovated or replaced?
- What new buildings and facilities do you hope the town added?

Spoken Comments – February 8

- None.

Spoken Comments – February 12

- None.

Written Comments – February 8

- Support library and history corner.
- What “public buildings” even exist? (inventory)
- What are current needs and wishes?

- Downtown pedestrian mall/gathering space - town hall place?
- Hockey/Ice rink.
- Fire station (downtown).
- Teen Center/People Plus exceeding capacity waiting list (growing). Need larger building/home.
- Repurpose Coffin School.
- BJHS.
- Parking: always an afterthought, time for a garage?
 - Yes, it's expensive
 - Garage combined with retail
 - Cedar Street – example of poor planning: phase II path from parking to train station is critical.

Written Comments – February 12

- Public swimming pool for all ages within the downtown area - or accessible by public transit.
- Underground parking near downtown with shuttle to restaurants/retail.
- Public market indoor/outdoor for farmers and crafters.
- BJHS.
- New Jr. High.
- Replace or fix BJHS.
- Invest in: libraries, schools, public parks recreation areas (pool).
- Reuse plan for town hall place/central ride station.
- Teen Center expansion.
- BJHS – renovate or replace please.

Economic Development

Question

- How, when, and in which areas should Brunswick's economic development efforts be focused?

Spoken Comments – February 8

- None.

Spoken Comments – February 12

- None.

Written Comments – February 8

- Development: outer Pleasant, Downtown, Brunswick Landing, Cook's Corner.
- How: Incentive programs (tax, density); training, grant programs; connect with schools to develop curricula; study-to-work programs; build images/attitudes toward trades; trade "signing bonuses"; infrastructure already here.
- Is the economic value/potential of the airport worth the central land and position it occupies?
 - Removal would be costly both financially and community identity/cohesion.
 - So might its retention.

Written Comments – February 12

- Science and innovation focused on local, state and regional needs.
- Arts/culture, non-profits, manufacturing, sustainable energy/agriculture, composites.
- Main areas:
 - Brunswick Landing
 - Timeline: now-2050
 - Goals: 2000 jobs created, potential for 10,000?
 - Cook's Corner
 - Timeline: immediately/ongoing
 - Goals: improve mall design, modernize buildings.
 - Pleasant Street
 - Timeline: now
 - Goals: attract new businesses to vacant lots, improve road, add bike lane
 - Airport
 - Timeline: now
 - Goals: air craft technician training facility with support from community college
 - Bath Road.
- Land?
- Fields/types of industry?
- Aerospace, space mission control, clean tech, renewable energy center of excellence.
- Sustainability.