



Town of Brunswick, Maine
DOWNTOWN BRUNSWICK AND OUTER
PLEASANT STREET CORRIDOR
MASTER PLAN IMPLEMENTATION COMMITTEE
85 UNION STREET, BRUNSWICK, ME 04011

MEETING AGENDA
TUESDAY, MAY 7, 2019; 5:00 PM
TOWN HALL, ROOM 206
85 UNION STREET

Margo Knight, Chair
Citizen-at-Large

Jane Millett
Councilor – District 6

Kathy Wilson
Councilor – At Large

Andrew Hill
Resident – Downtown

Debora King
BDA Member

Deirdra Perry
Business Owner – Downtown

Vacant
Creative Economy/Non-profit

Toby Tarpinian
Citizen at Large

Vacant
Resident – Pleasant Street

Thomas Barter, Vice Chair
Business Owner – Pleasant Street

1. Introductions
2. Acceptance of February 5th & April 2nd meeting summaries
3. Responses from BBPAC and Rec Commission to our request for collaboration
4. MPIC Priorities and Next Steps
 - a. Create list of priorities/issues to send to MDOT and request meeting
5. Town budget process
 - a. Email to Town Council from MPIC supporting specific budget items in 2019-20 budget.
 - b. Report from 5/2/19 budget hearing
6. Upcoming meetings:
 - a. June 4, 2019?
 - b. June 25, 2019; 5:30 pm

Downtown Brunswick and Outer Pleasant Street Corridor Master Plan Implementation Committee Meeting Minutes

2/5/19

I. In Attendance:

Tom Barter (Vice Chair), Margo Knight (Chair), Deb King, Matt Panfil (Director, Planning and Development), Toby Tarpinian, Kathy Wilson. *Absent: Andrew Hill, Jane Millet, Dee Perry*

II. Approval of January 8, 2019 Meeting Summary

III. 2019-2020 Planning Workshop Continued:

Chair Margo Knight opened the workshop and recapped the purpose: to finalize a list of MPIC priorities, partners and next steps for 2019-2020, based on the first-cut work the committee did at their January 8 workshop. Going by the Plan's geographic divisions, each Committee member presented the priorities for their division.

Downtown Business District, Toby Tarpinian

Priority: Sidewalks; Partners: Town; Next Steps: Support current plan for complete overhaul of sidewalks on Maine Street (from Mill Street to Station Avenue) in 2020; give input on design.

Priority: Pedestrian-activated flashing crosswalks on Maine Street; Partners: Town, BPAC, MDOT; Next Steps: Consult with BPAC on the status of downtown crosswalks in their priorities; consult MDOT on best crosswalk designs for pedestrian safety in the downtown; research crosswalk designs in Route 1 downtowns in Maine.

The committee discussed other priorities. Matt Panfil (Planning) reported that the consultant has submitted its preliminary findings and designs for the parking deck study to Town staff and is working on the final draft. Deb King reported that the BDA has secured funding to replace the glass panes in the street lamps downtown which will make the area more attractive. She also reported that the BDA is investigating sources for additional funds for continuing the façade improvement program that was originally funded by the Brunswick Development Corporation.

Inner Pleasant Street, Deb King

Priority: Banner program; Partners: BDA, Town; Next Steps: BDA has funding to install decorative banners on light posts on inner Pleasant Street and they have started the design process.

The committee also discussed the recommendation in the plan of creating a gathering place at the old entrance to Curtis Memorial Library on Pleasant Street. Deb King agreed to contact Liz Doucett about this idea.

Outer Pleasant Street, Kathy Wilson

Priority: Pedestrian crossings; Partners: Town, BPAC, MDOT; Next Steps: Contact BPAC to coordinate approach to MDOT; invite MDOT to a meeting with MPIC, BPAC, Town staff, and other interested parties to discuss this and other pedestrian safety/traffic movement issues in Town.

Priority: Visual quality/design guidelines for business owners; Partners: Town, Planning Department and Planning Board, business owners; Next Steps: Work with Matt and the Planning Board about creating design guidelines for outer Pleasant Street or include reference to such guidelines in the Town's update of the Comprehensive Plan. The committee is concerned about the number of empty lots and defunct businesses on the street and what new owners would be able to build on them. The committee also recognizes that this priority must fit in with the Planning Board's priorities.

Pleasant Street Transition Zone, Tom Barter

Priority: Visual quality/design guidelines (see above, Outer Pleasant Street)

Priority: Advocate for traffic circle at Stanwood/Mill/Pleasant intersection; Partners: MDOT, Town, BPAC; Next Steps: invite MDOT to a meeting with MPIC, BPAC, Town staff, and other interested parties to discuss this and other pedestrian safety/traffic movement issues in Town.

Mall District, Jane Millett (absent)

Priority: Defining appropriate uses for the Mall; Partners: Parks and Recreation Department, Farmer's Market, BDA; Next Steps: Deb King reported on an upcoming meeting of the Farmer's Market organization, Tom Farrell (director of Parks and Rec), Jane Millett (Downtown Councilor), and BDA about the use of the Mall by the Farmer's Market.

Priority: Designating the Mall and the surrounding sidewalks as a no-smoking zone; Partners: Parks and Recreation Department; Mid Coast Hospital Community Health Services; Brunswick Police; Next Steps: Follow-up with Tom Farrell and Melissa Fochesato (Mid Coast) to work with them next steps to make this happen. Key components are working with the Police Department to define appropriate wording for signs to be posted around the Mall and to identify funding for those signs.

Androscoggin River District, Andrew Hill (absent)

Priority: Pedestrian access to Fort Andross; Partners: Town, MDOT; Next Steps: Work with Town and MDOT to identify traffic light sequencing and other strategies to make it safer for pedestrians to cross the Route 1 overpass to and from Fort Andross on Maine Street. This may also have benefits for pedestrians going to the 250th Anniversary Park. Matt reported that major changes to that intersection are on hold until the final determination on the upgrade or replacement of the Frank Wood Bridge between Brunswick and Topsham.

Priority: Increased pedestrian access to the river side of Mill Street, including crosswalks and sidewalks; Partners: Town, MDOT; Parks and Recreation; BPAC; Riverwalk Committee; Next Steps: Consult with the partners to determine best next steps.

The committee also discussed the recommendation in the plan to make the Route 1 overpass more attractive with benches and planters. We agreed to contact the Village Improvement Association, since they are responsible for the plantings on Maine Street downtown.

Deb reported on visioning meetings that she had attended in Bath as they prepare for their comprehensive plan update. The city invited citizens to several workshops. A local facilitator led the meetings and the results will be incorporated in the city's plans. We agreed that that kind of process and input is critical for major efforts, as it was in the development of the Downtown Brunswick and Outer Pleasant Street Master Plan in 2010-11. We also agreed to pursue that kind of effort and input for MPIC's priorities.

The committee agreed to meet again in March and Matt offered to contact MDOT to invite a representative to the meeting. He also invited the committee to a presentation by Randall Arendt, a Brunswick citizen and author of a classic planning reference, *Rural by Design*, at 7:00 p.m. on Tuesday, March 5.

Before the committee adjourned, we reviewed assignments for the next meeting:

Deb will contact Liz Doucett about the library's plans for the north entrance.

Margo will contact BPAC about a joint meeting, Tom Farrell about the smoking ordinance, and VIA about plantings on the Route 1 overpass.

Minutes submitted by: Margo Knight

MPIC
Workshop Summary
March 19, 2019

Attending: Tom Barter (Vice Chair), Andrew Hill, Deb King, Margo Knight (Chair), Jane Millett, Matt Panfil (Director, Planning and Development), Dee Perry, Kathy Wilson; Absent: Toby Tarpinian
Guests: Ryan Barnes (Town Engineer); BBPAC members Page Brown and Annee Tara, John Eldridge (Town Manager)

Margo Knight opened the workshop and started introductions of the committee. The committee agreed to put off accepting the Feb. 5 workshop summary until the next meeting.

Margo recapped the purpose of the meeting and thanked Ryan Barnes, Town Engineer, for coming to give input of an engineering perspective on the top priorities of the committee. He responded to the priorities by geographic area.

Downtown Business District: Dee Perry

Priority: Sidewalks Ryan reported that the project for Maine Street sidewalk replacement from the Route 1 overpass to the railroad tracks will be presented in the proposed CIP budget this spring. John Eldridge confirmed that the Town will determine the worst spots that need to be repaired this year and then put together a package to bid out.

Priority: Pedestrian Safety/Crosswalks To the question of pedestrian-activated lighted crosswalks for Maine Street, Ryan said that MDOT has to approve all pedestrian crossings and that a lighted crosswalk may be viable in that part of Maine Street.

Margo asked about the possibility of changing the traffic pattern on that section of Maine Street to two traffic lanes, one each way, and a turning lane in the middle. Ryan said that there is a possibility of competing left-hand turns in the turning lane. He also reported that the traffic volume is higher on that section of Maine Street than the other towns where we had observed similar traffic patterns.

Ryan also reported that MDOT is reviewing the traffic movement on the Route 1 overpass (the Pool Table) and is considering allowing a left-hand turn from Mill Street to Maine Street.

Inner Pleasant Street: Deb King

Priority: Banners Deb reported on the proposed banner program for that area. The thought is that it would be a good environment for banners since the traffic movement is slower on Pleasant Street in those blocks and it is a one-way entry into downtown, which lends itself to highlighting downtown activities and features. BDA is taking the lead on this project.

Priority: Gathering places Deb talked to Curtis Memorial Library Director Liz Doucett about creating a gathering space on the library's Pleasant Street lawn in front of the original library door. Liz said that they selected the Middle Street side of the building to create gathering spaces because of visibility and larger space, but she would be willing to investigate something on the Pleasant Street side.

Outer Pleasant Street: Kathy Wilson

Priority: Pedestrian crossings and sidewalks Kathy spoke about her observations of pedestrians and the sidewalk conditions on outer Pleasant Street. Ryan said that there are no intersections in that area that easily fit the MDOT guidelines for crosswalks. Installing them would be expensive.

Kathy also suggested banning parking on the street in that area to help with visibility when turning on to Pleasant Street.

Kathy also raised the recommendation in the Master Plan to re-route drivers on I-295 who are traveling to Bath and beyond to the Topsham exit. This might alleviate the seasonal traffic jams on Pleasant and Mill streets and make it easier for drivers and pedestrians to access businesses on Pleasant Street. MDOT would have to approve this change.

Pleasant Street Transition Zone: Tom Barter

Priority: Pedestrian crossings and safety Tom raised the idea of a traffic circle at the Stanwood/Mill/Pleasant intersection in addition to making inner Pleasant Street two-way. Ryan reported that MDOT has reviewed the circle possibility and that there is too much traffic volume for a circle – 28,000 cars daily. One result would be that drivers from Stanwood would not have a gap in the traffic to enter the circle. MDOT is still working on ways to address the intersection and will schedule another public hearing to share their plan. The committee asked that the Town provide wide notice of the public hearing for interested parties. Regarding the addition of crosswalks, Ryan said that MDOT guidelines make it difficult to add them to the intersections, however MDOT is proposing adding a crosswalk at Mill and Pleasant.

Androsscogin River District: Andrew Hill

Priority: Pedestrian crossings from Mill to Fort Andross Andrew described the confusing pedestrian route from Maine and Mill streets across the Route 1 overpass to Fort Andross, that crosses four roads and entrance ramps with varying crosswalk controls. Ryan said that the Town is working with MDOT on the “Pool Table” configuration. He also mentioned the Riverwalk project, a proposed pedestrian loop through Topsham and Brunswick from the Frank Wood bridge to the swinging bridge, which will improve pedestrian access on Mill Street.

Margo also described how the Mill Street River Park is only accessible safely by car because of the lack of pedestrian crossings and a sidewalk on that side of Mill Street. She suggested contacting the Recreation Commission about their plans/thoughts for access.

Mall District: Jane Millett

Priority: Mall use priorities Jane reported on a Town committee that is working with the Farmers Market to address wear and tear on the Mall. She said that it is going well, but that there is need for a committee to address all the uses and users of the Mall.

Margo reported her conversation with Tom Farrell, director of Parks and Recreation, about developing a no-smoking policy for Town parks and the Mall, including the adjoining sidewalks. Tom said that the Commission is addressing the issue at their April 17 meeting and invited an MPIC representative to help develop the wording of the policy. Kathy Wilson volunteered.

Committee members and guests asked how to advocate for our priorities despite the MDOT guidelines. Margo asked Ryan about the possibility of inviting an MDOT representative to a joint meeting of Town committees to hear our concerns. Ryan said that to address our concerns, several MDOT experts would have to attend. He suggested that providing a list of targeted questions might get a better response in writing.

Margo thanked Ryan for his time and information and suggested that MPIC take another look at their priority list at their next meeting on April 2, 2019.

The meeting was adjourned.