



**Town of Brunswick, Maine**

**COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE**

85 UNION STREET, BRUNSWICK, ME 04011

**COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE**

**AGENDA BRUNSWICK TOWN HALL**

**85 UNION STREET**

**COUNCIL CHAMBERS**

**TUESDAY, OCTOBER 5, 2021**

**6:30 PM – 8:30 PM**

**THERE IS AN OPPORTUNITY TO ATTEND THIS MEETING IN PERSON OR VIEW THE MEETING VIA ZOOM**

***HOW TO WATCH AND COMMENT VIA ZOOM***

<https://www.brunswickme.org/313/Brunswick-Cable-TV3>

*COMMENTS ARE ALLOWED DURING THE PUBLIC COMMENT PERIOD, DURING PUBLIC HEARINGS, AND ON OTHER ITEMS AND MATTERS AT THE DISCRETION OF THE COMMITTEE CHAIR. PUBLIC COMMENTS MUST BE SUBMITTED THROUGH THE ZOOM PLATFORM BY "RAISING YOUR HAND" AND BEING ACKNOWLEDGED BY THE HOST OR BY ENTERING QUESTIONS IN THE Q&A CHAT.*

**ALL VOTES TO BE TAKEN VIA ROLL CALL**

- 1. Roll Call of Members**
- 2. Public Comment**
- 3. Review Subcommittee A Recommendations from 2008 Natural Resources Policy Area 2008**
- 4. Review Subcommittee A Questions for Community Expert Meetings**
- 5. Future Meeting Dates**
  - a. November 2, 2021 (Conflict with Elections?)
- 6. Other Business**
- 7. Adjourn**

## 2008 Comprehensive Plan Update - Action Review

Action #	Action	Recommendation for Update	Notes
<b>Policy Area 6: Protect Significant Open Space and Natural Resources and Provide Outdoor Recreational Opportunities</b>			
<b>Key Objective 1</b>	<b>Ensure that the reuse of BNAS is consistent with Brunswick's overall natural resource values.</b>		
Key Action 1	Work with Redevelopment Authority and Navy-hired environmental consultants to identify and inventory natural resources on BNAS property to coordinate the protection of significant local and regional natural resources.	Keep, but update.	All existing inventories should be updated and identify any and complete and missing inventories. Once identified, all local and regional natural resources should be field verified.
<b>Key Objective 2</b>	<b>Limit growth outside the growth boundary relative to growth inside the boundary.</b>		
Key Action 1	Limit the number of residential building permits issued for new dwelling units in the Rural Area to one-third of total permits issued town-wide. This same action appears in Policy 3, Objective 1, Action 2, serving both objectives.	Keep, but update new implementable growth management policies based on additional research and best practices.	Strict enforcement of such a policy requires direction to do so from Town Council. Replace fractional / proportional goal and look for other means to more strictly implement growth management policies.
<b>Key Objective 3</b>	<b>Improve mechanisms for protecting high value open space and natural resources.</b>		
Key Action 1	Provide assistance to the newly established Land for Brunswick's Future Board to oversee identification and prioritization of high value open space and natural resources to be protected.	Remove, but recommend the creation of a similar type of land banking system for conservation, affordable housing, municipal facilities, etc. Implement a process to frequently review and update potential lands for acquisition. Improve communication and coordination with local land trusts and non-profits.	Land for Brunswick's Future Board never became operational.
Key Action 2	Promote ways to protect important open space and habitats in the Rural Area through Open Space Developments, Rural Brunswick Smart Growth developments or other mechanisms that protect important open space and habitat.	Keep intent, but revise to require or enhance incentives to use the Open Space Development provisions. Expand list of Open Space Development protections. Explore cap on non-Open Space Development dwelling units.	Side Note (Tied to Growth Management): Explore open space minimum requirements for Growth Area residential subdivisions).

Key Action 3	Revise the zoning ordinance to ensure that land with high resource value is preserved in development process.	Ensure that the zoning ordinance is kept up to date with best practices for the preservation of land with high resource value.	
Action 4	Obtain funding for the Land for Brunswick's Future Board to protect priority high value parcels.	Remove.	See above Key Objective 3, Key Action 1.
Action 5	Enact an open space impact fee that reflects the impact of new development and the associated need for protected open space.	Revise to recommend consideration of a payment-in-lieu fee for Rural Area developers that do not propose a zoning ordinance-complaint Open Space Development.	Impact fee may be the incorrect terminology for such a fee.
Action 6	Plan for open space and parks in both the Growth and Rural areas.	Remove, language is more oriented to being an objective, not an action.	
<b>Key Objective 4 Protect natural resources from harmful development activities.</b>			
Key Action 1	Continue to monitor the quality of waters – rivers, streams, coastal, and aquifers. Consider adding additional water quality monitoring as necessary to assess the drinking water and marine resource condition of these waters and adopt policies to ensure their protection.	Continue to communicate and collaborate with the Brunswick-Topsham Water District (BTWD) when possible. Ensure adequate water supply for all residents (ex: Bay Bridge Estates). Identify options to assist in well water quality testing. Make it easier for residents to dispose of toxic materials that may end up being illegally dumped and contaminate local water supply. Work with regional partners.	Consider making improving water quality as its own objective.
Action 2	Continue to protect unfragmented forested blocks from development through a comprehensive effort to work with landowners on a voluntary basis and by adopting ordinance standards for mitigation as needed.	Expand to include better preservation of forested areas regardless of location. Review zoning ordinance standards and explore best practices for tree preservation ordinances.	

Action 3	Consider adopting ordinance provisions stricter than current state regulations to protect vernal pools and wetlands including provisions that require in-kind or fee-based mitigation as part of the development process where these resources are harmed.	Undecided. Need more clarity to understand if the Town should explore stricter standards than the State. Make sure that we are not duplicating State efforts.	Consider making various environmental "impact" fees to fund conservation and preservation its own objective.
Action 4	Require long-term protection of streams, wetlands and vernal pools, contiguous to new development, as part of the development process by requiring effective notification of protected status of these resources to homeowners through deed and covenant provisions.	Undecided. Need more clarity as to how regulations can be applied to properties not requesting development review. Research other regulatory tools that may achieve the same intent.	
Action 5	Include the cumulative effects of light pollution along with the other factors considered as part of the development process.	Revise to discuss the research and implementatopm of best practices to prevent light pollution.	Consider the context and that a one size fits all ordinance may not be applicable.
<b>Key Objective 5</b>	<b>Provide adequate recreational facilities for current and future needs.</b>		
Key Action 1	Amend the existing recreation impact fee methodology for new residential development that reflects the impact of such development and costs associated with providing additional recreational facilities.	Review with 2008 Policy Area 2: Require Long Range Planning for Municipal Facilities Including Replacement and Expansion / New Policy Area: Public Facilities and Services	
Key Action 2	Identify and obtain facilities for recreation on BNAS property that can best meet the needs of the community. Update the <i>2004 Brunswick Bicycle and Pedestrian Improvement Plan</i> to incorporate access to BNAS.		
Action 3	Implement the specific priority recommendations of the <i>2002 Parks, Recreation and Open Space Plan</i> for the expansion of recreational facilities.		
Action 4	Support and implement the <i>2004 Bicycle and Pedestrian Improvement Plan</i> for a system of interconnected trails and pathways through public/private partnerships.		
<b>Additional Objective 6</b>	<b>Protect and maintain our cultural and scenic open space resources.</b>		

Key Action 1	Preserve the historic, archaeological and burial sites identified in the <i>2002 Parks, Recreation and Open Space Plan</i> as part of development process. Develop process to identify additional perishable assets impacted by development.	Review with 2008 Policy Area 2: Require Long Range Planning for Municipal Facilities Including Replacement and Expansion / New Policy Area: Cultural, Historic, and Social Resources	
Action 2	Identify and preserve scenic assets including gateways to Brunswick.		
Action 3	Maintain existing public water access points and acquire new water access when feasible.		
Action 4	Prepare a concept plan for the Androscoggin River Corridor for recreational purposes.		
<b>Additional Objective 7</b>	<b>Set protection goals for identified significant natural resources.</b>		
Action 1	Continue to inventory these resources so as to be scientifically accurate and appropriate for long-term planning with appropriate public review.	Keep.	
Action 2	Cooperate with adjoining towns to place prioritization process in a regional context.	Broaden to include other regional, state, and federal entities, including non-profits.	
Action 3	Inform the public about these resources using the Town website and other means.	Keep.	
Action 4	Develop management standards for each significant resource.	Identify financial resources to add staff or hire consultants to complete these activities.	
Action 5	Continue to monitor populations of indicator wildlife species for the significant terrestrial and aquatic habitats.		
Action 6	Continue to actively manage town-owned forest and other natural resources.	Keep, but move to New Policy Area: Conservation / Preservation / Open Space / Climate Change.	
<b>Performance Targets</b>			
1	A website or publication is available to identify all Town high value open space areas by 2009.		
2	All new subdivisions in the Rural Area are Open Space or Rural Smart Growth Developments or use some other mechanism that protects important open space or habitat by 2012.		

3	Not more than one-third of new residential dwelling units shall be built outside the Growth Boundary by 2015 and not more than one-quarter of the total between 2015 and 2020.		
4	The number of miles of public, interconnected trails will increase by 20% by 2015.		
5	Wildlife surveys will show positive gains or will remain the same when compared to base-line data.		
6	Water quality in streams, rivers, and coastal waters will remain the same or improve.		
7	The Land for Brunswick's Future Board will have secured acreage and/or easements to protect resources.		

**Comprehensive Plan Update Steering Committee Natural Resource Discussion Questions**

1. What resources, currently untapped by the Town, are available to assist in the inventorying, monitoring, and preservation and conservation of valuable open space and natural resources? Are there existing resources and methods in use by the Town that can be improved?
2. How can we further improve protections for valuable open space and natural resources within the Growth Area without deterring quality infill development, especially affordable and workforce housing?
3. Outside of an artificial limit on the number of dwelling units built in the Rural Area, what are other methods and best practices for attracting new development to the Growth Area?
4. Should the Zoning Ordinance's Open Space Development option be mandatory within the Rural Area? If not made mandatory, can the Town generate an "open space" payment in lieu fee for developers that do not elect to use the Open Space Development standards?
5. Should the Zoning Ordinance's Open Space Development option be expanded into the Growth Area? If not, should a different type of program be implemented that requires some level of open space / community gathering places?
6. What are the various types of land banking systems? Which is best suited for the Town to acquire properties not only for conservation, but affordable housing, municipal facilities, etc.?
7. How can the Town better protect valuable forested areas?
8. Should the Town implement a tree preservation ordinance?
9. Should the Town implement new landscaping standards, especially those related to native landscaping practices?
10. What municipal, state, and federal entities can the Town partner with for the preservation and conservation of valuable open space and natural resources?
11. How can the Town assist residents with private wells in maintaining a safe and plentiful supply of drinking water?
12. What valuable natural resources are insufficiently protected by the state and/or Town rules and regulations? Beyond what currently exists, should Town regulations be stricter than any state natural resource regulations?
13. How can the Town best minimize light pollution?
14. How can the Town better educate residents and guests about the importance of natural resource preservation and conservation?