



**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, MARCH 3, 2020, 6:30 PM**

- 1. Roll Call of Members**
- 2. Pledge of Allegiance**
- 3. Public Comment**
- 4. Review Share Your Vision Community Workshop Draft Meeting Report**
- 5. Community Survey Update**
- 6. 2008 Comprehensive Plan Update Report Subcommittee Update**
- 7. Meeting Summaries**
  - a. December 3, 2019 Meeting – Draft 2
  - b. January 7, 2020 Meeting – Draft 2
  - c. January 15, 2020 Meeting – Draft 2
  - d. February 4, 2020 Meeting – Draft 1
- 8. Other Business**



Community Vision Forums  
Draft Meeting Report

Saturday, February 8th, 2020  
Saint John Community Center  
&  
Wednesday, February 12<sup>th</sup>, 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 <b>Welcome</b> - Opening remarks and how the Forum will work
9:10	6:10 <b>Why Plan?</b> – The purpose and rationale for Comprehensive Planning
9:20	6:20 <b>About Brunswick</b> – 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 <b>The Big Questions</b> – 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 <b>Special Topics</b> – 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"><li>▪ Transportation</li><li>▪ Affordable Housing</li><li>▪ Public Infrastructure</li><li>▪ Sustainability and Climate Adaptation</li></ul>

- 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 that 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 Commnite 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

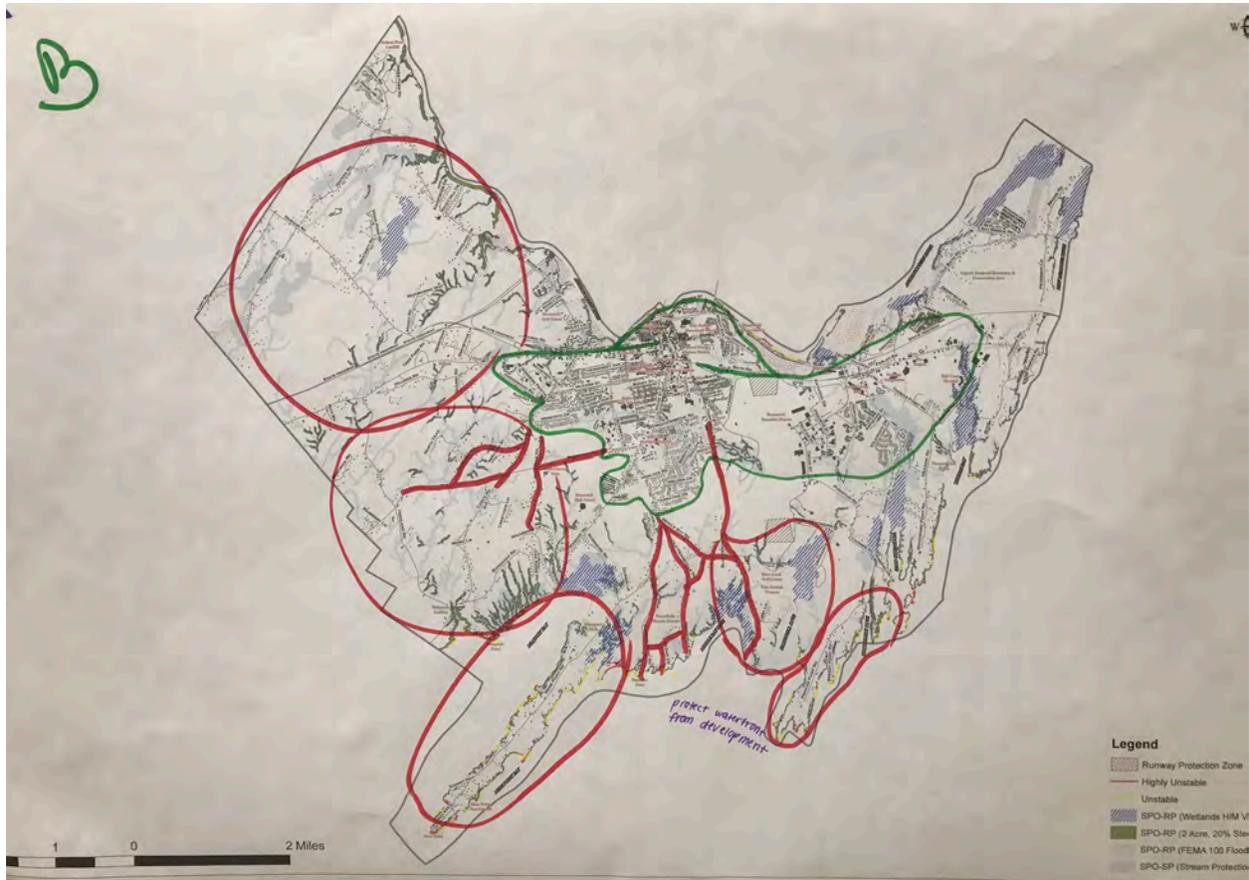
Spoken comments from group:

- 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.



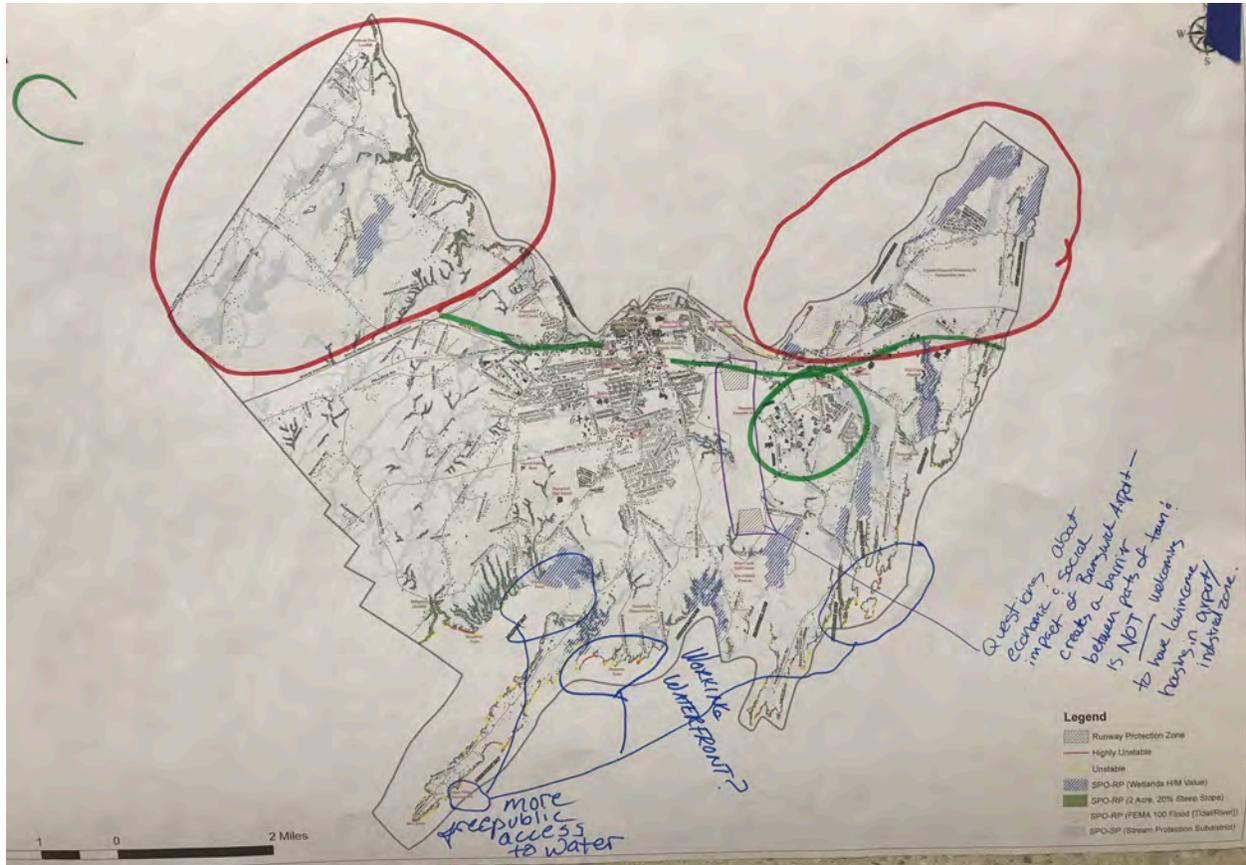
## Map B

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.



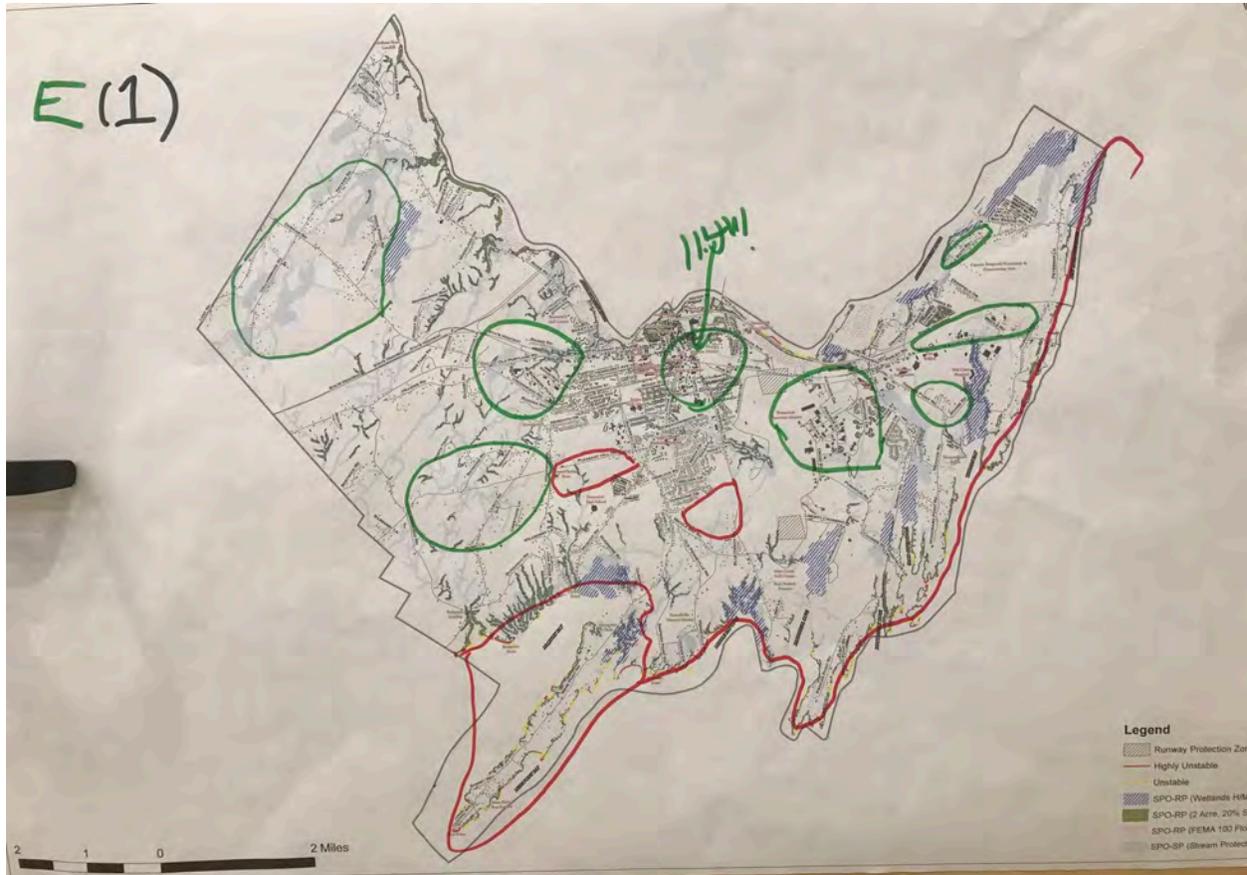
## Map D

### 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.



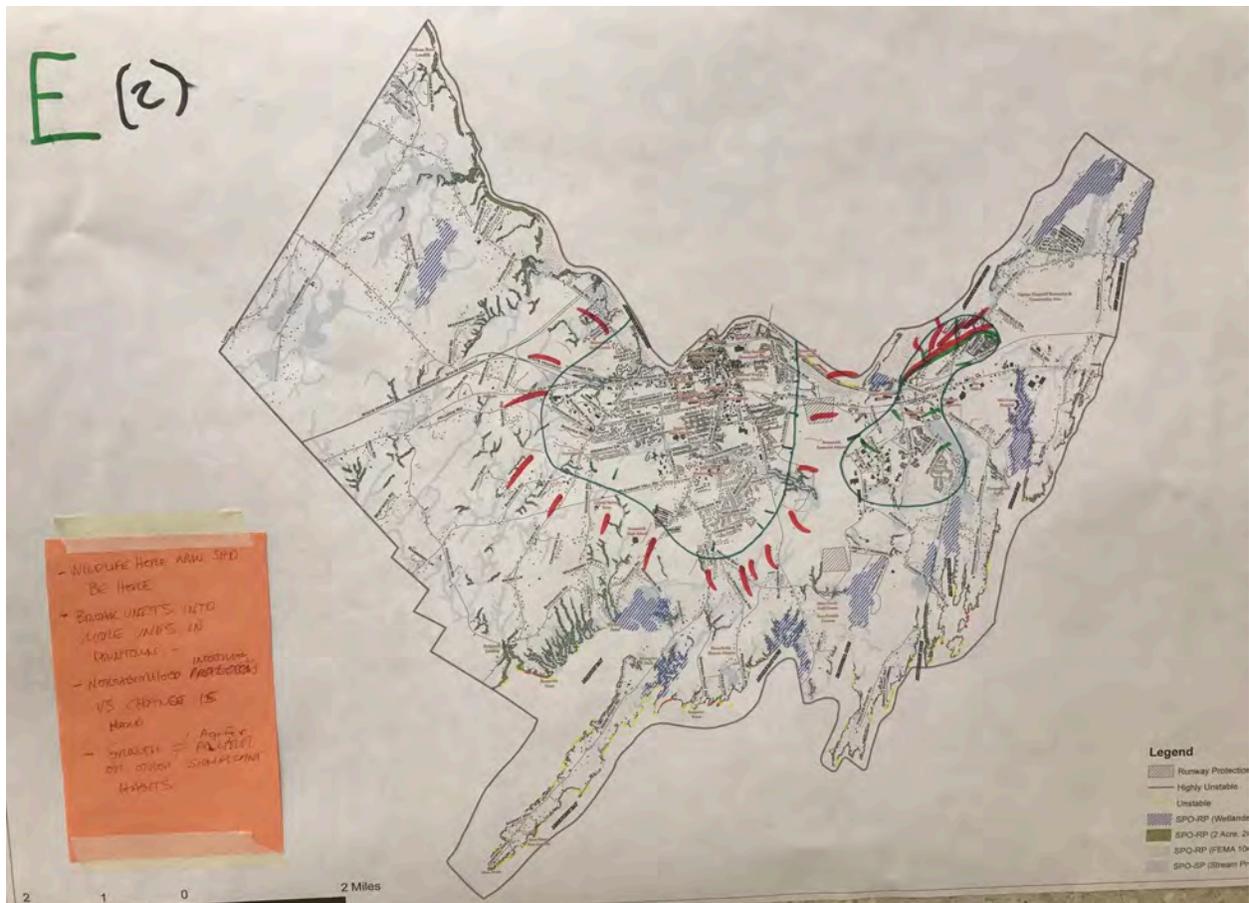
## Map E (1)

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)

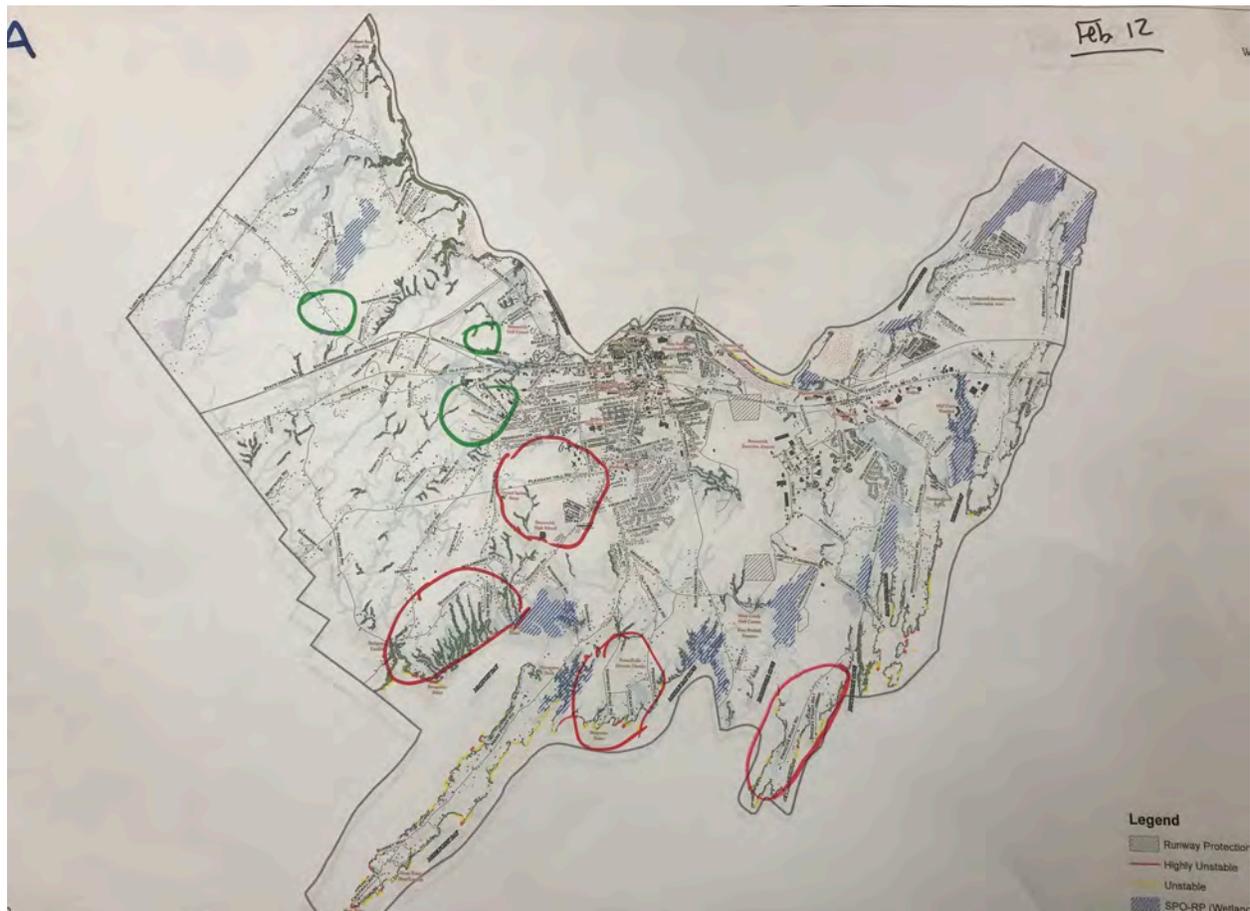
### Spoken comments from group:

- 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

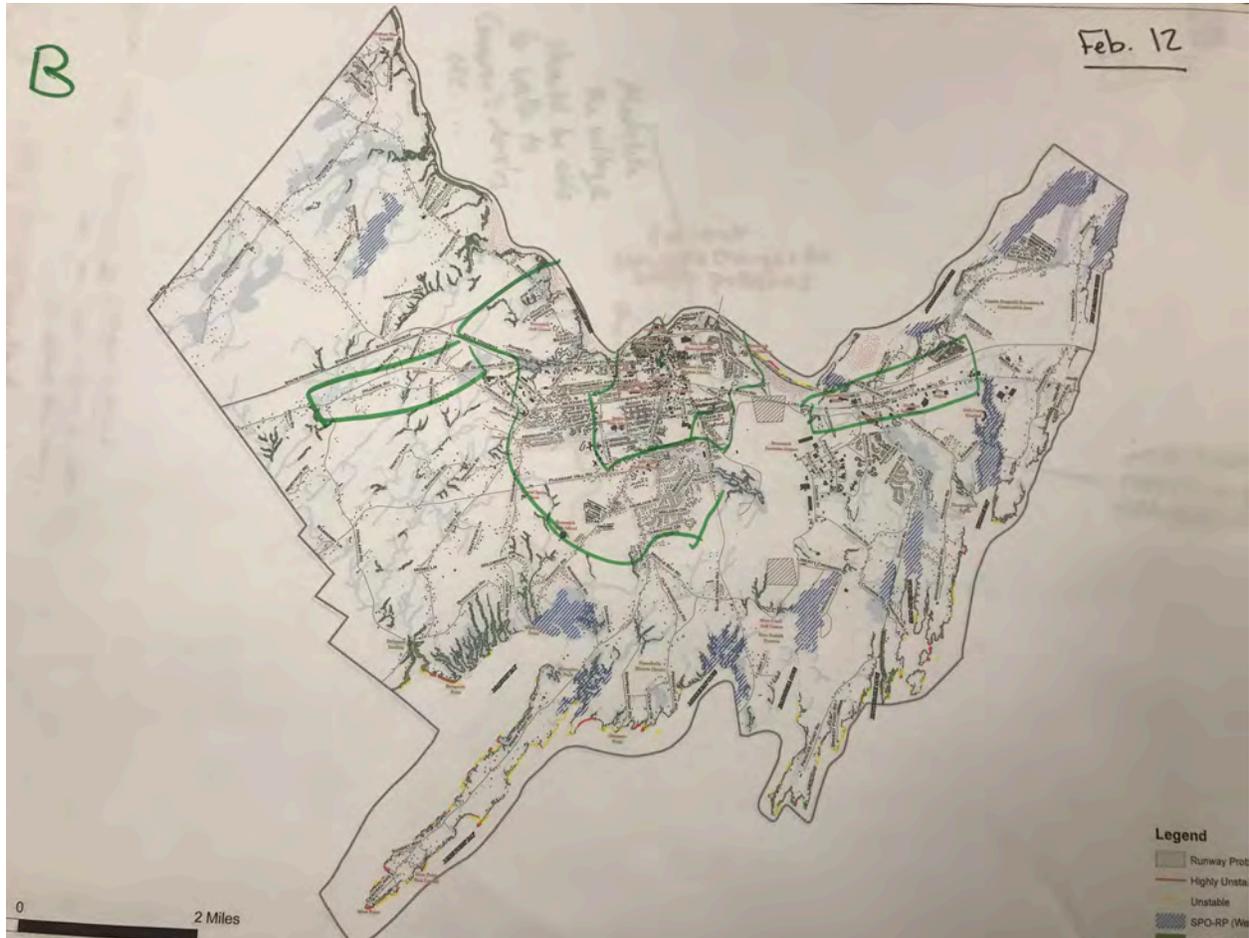


### Map A

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.*

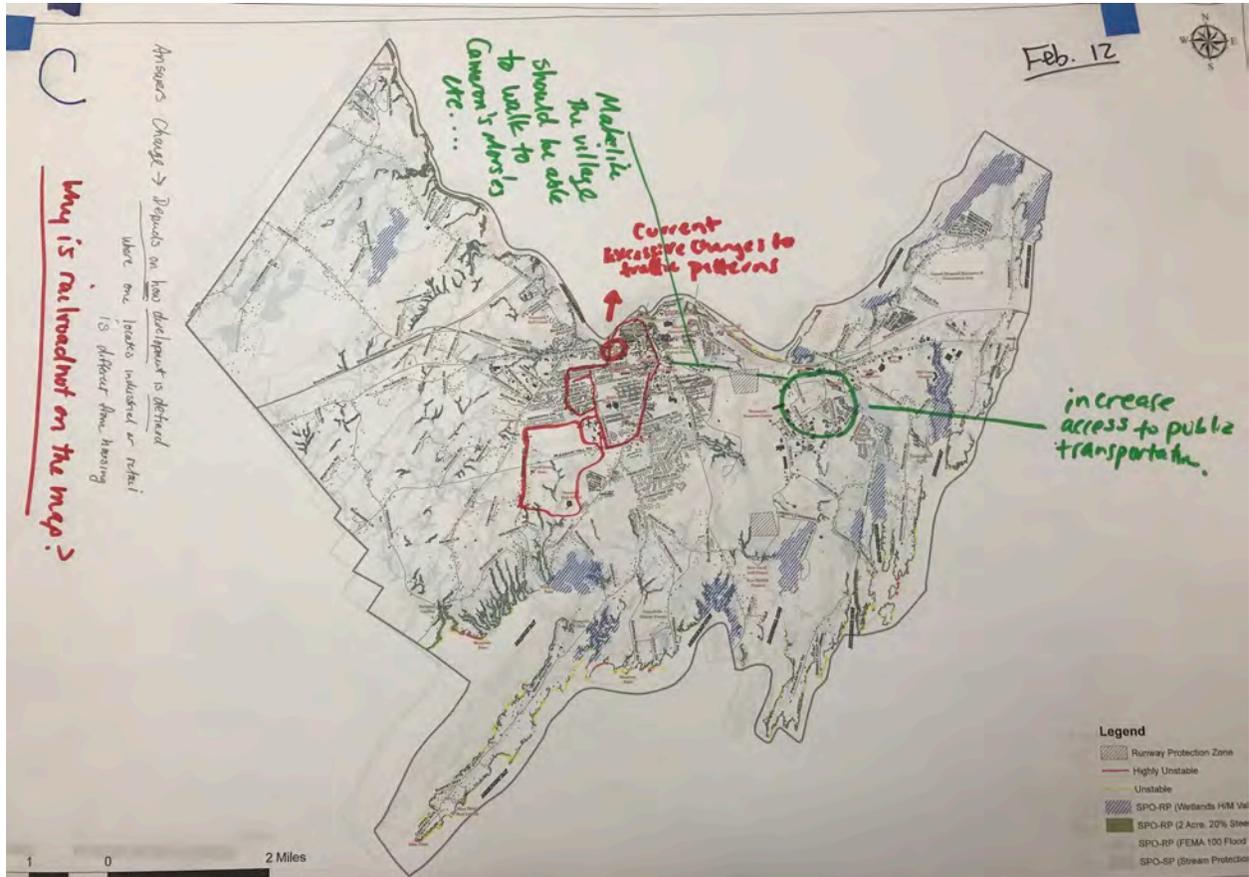


## Map B

Spoken comments from group:

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

*No additional written notes from group.*



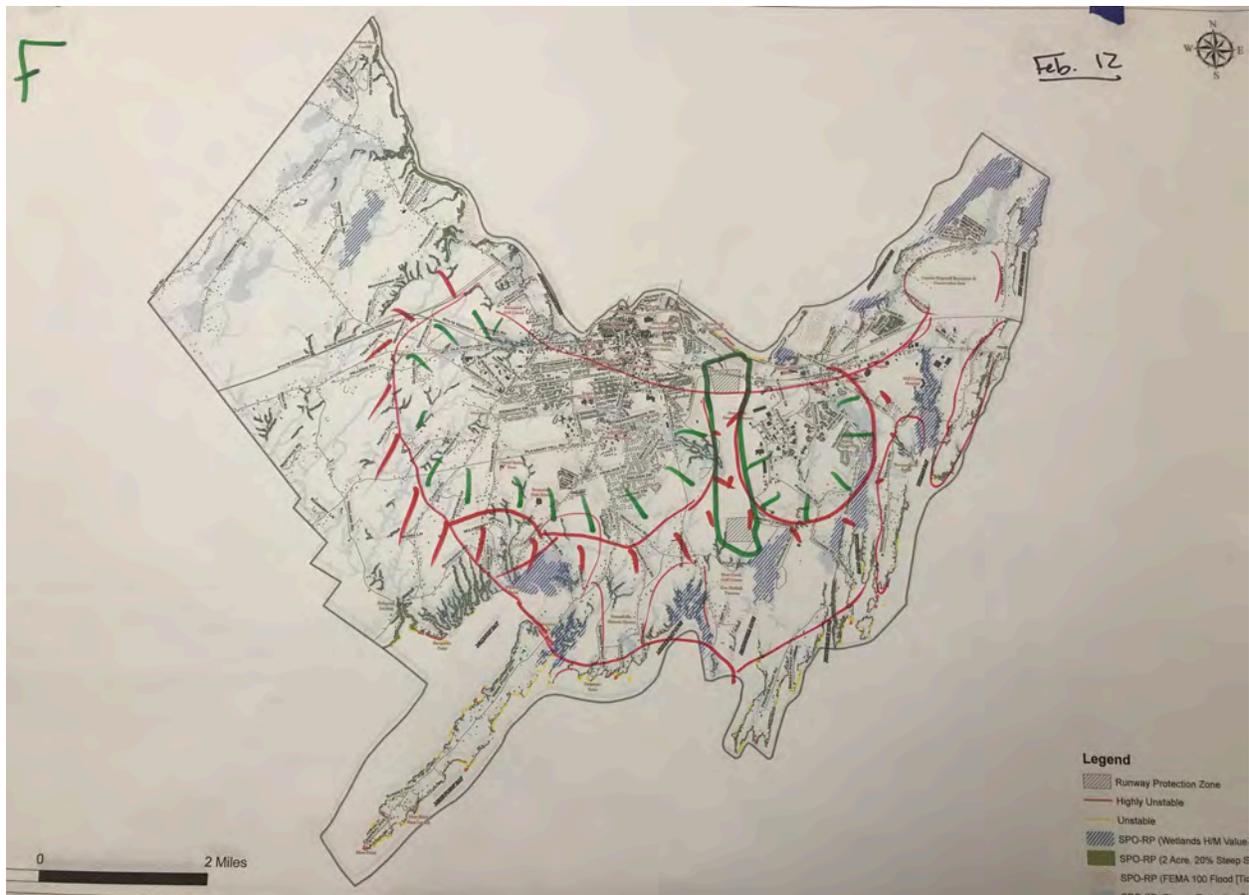
## Map C

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.

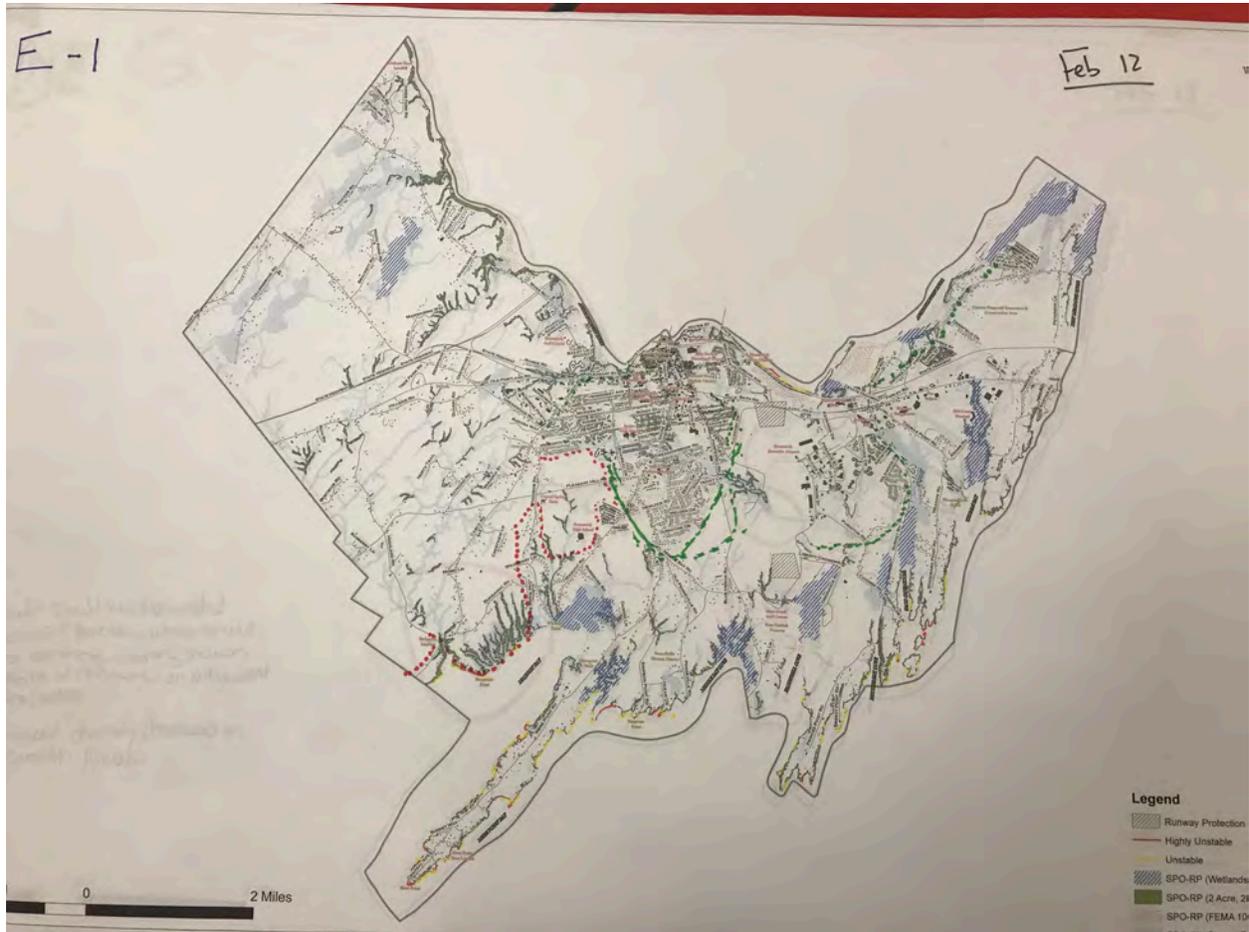


## Map F

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.*

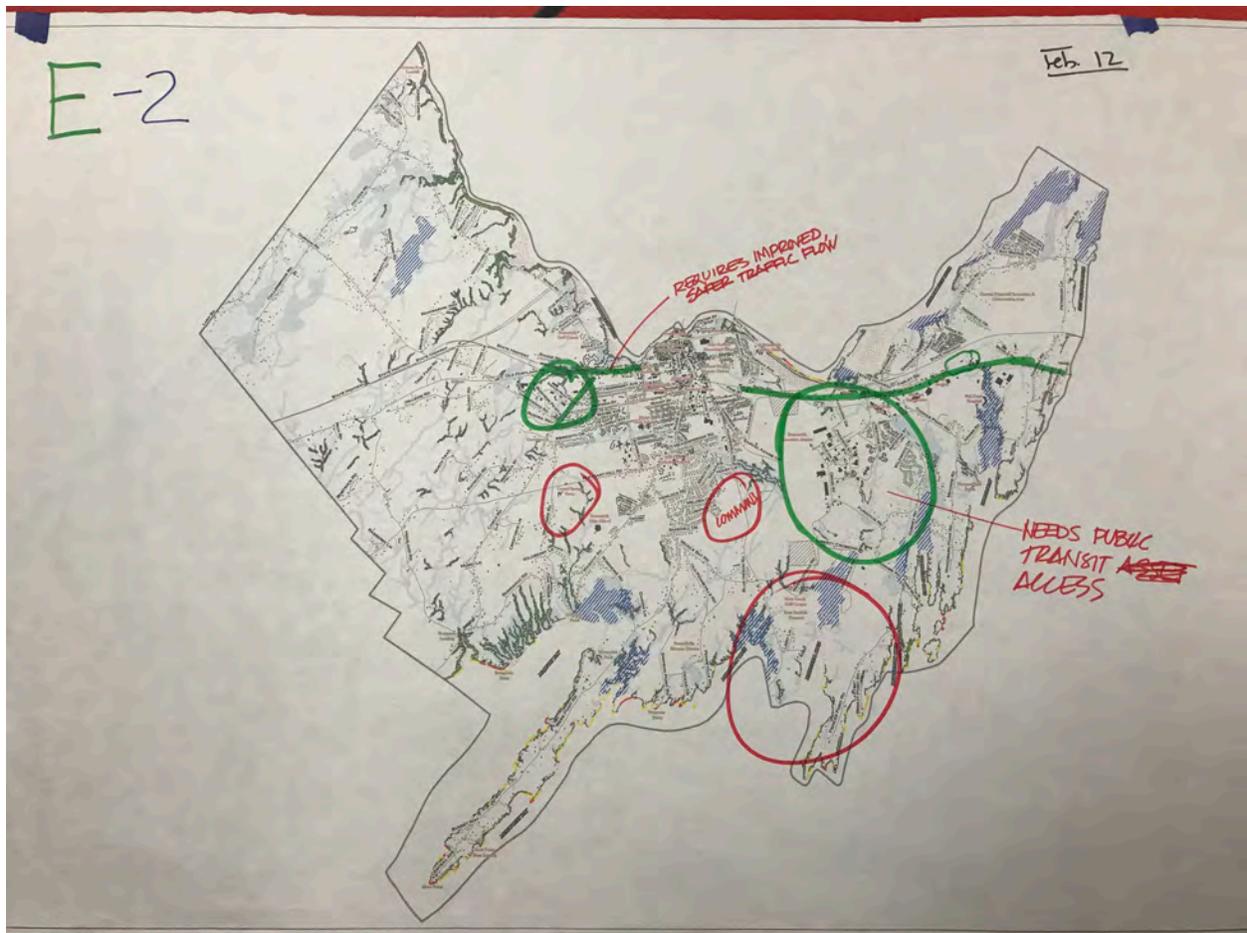


### Map E (1)

Spoken comments from group:

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

*No additional written notes from group.*



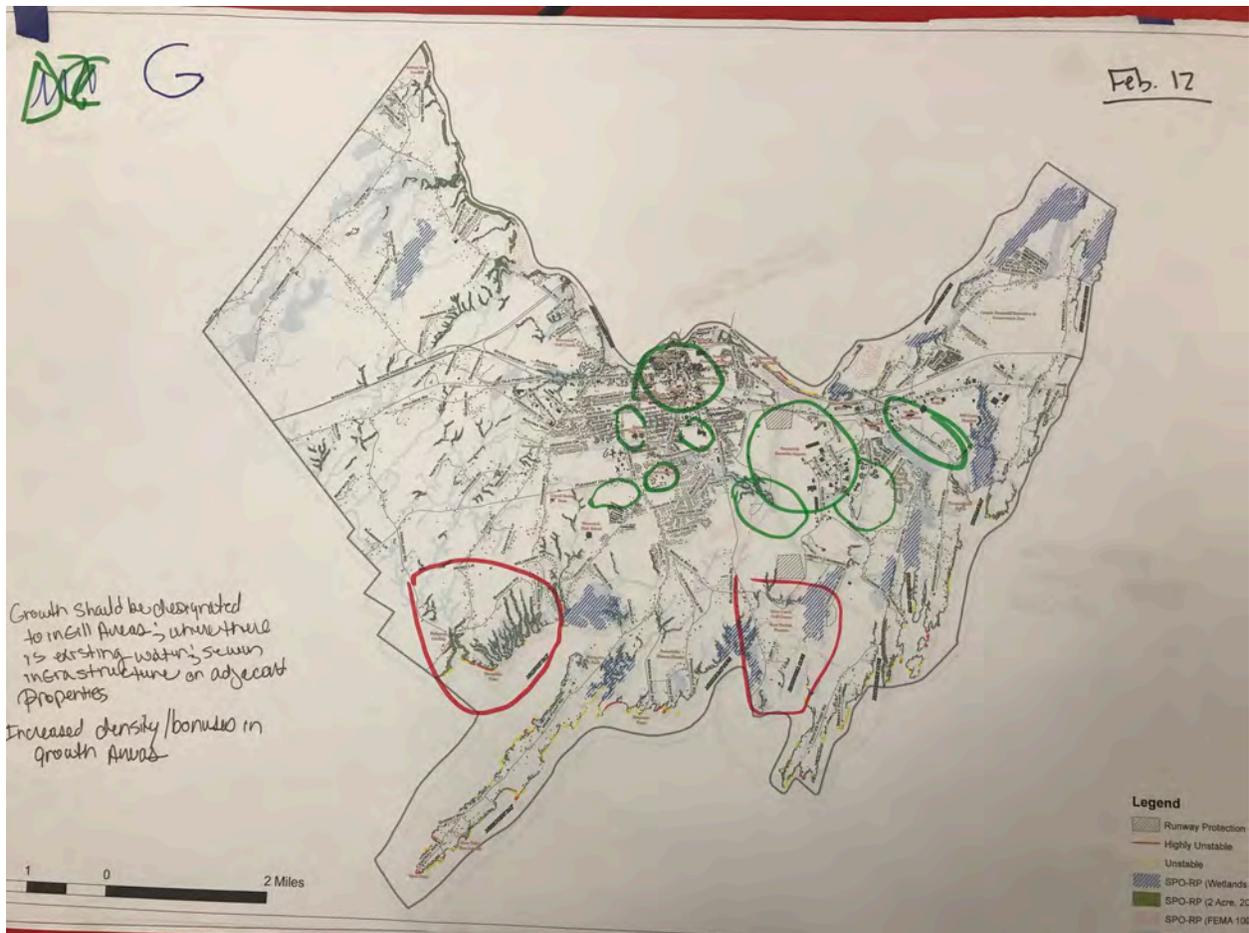
## Map E (2)

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
- Affordable Housing
- Public Infrastructure
- Sustainability and Climate Adaptation
- Economic Development
- Public Buildings
- Cultural and Historic Landscape
- 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 charging 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.

## Closing Remarks

- At the end of each meeting Craig thanked everyone for coming, personally - to the committee, Larissa, and Matt.
- Larissa thanked everyone for their input and noted that other events and discussions would be happening at Curtis Memorial Library. Larissa welcomed people to stay.
- Craig reminded those who were staying that they could add notes to ANY of the materials/activities in the room.
- The meetings adjourned at 11:00 am on February 8 and 6:00 pm on February 12. Members of the community were welcomed to stay after adjournment to continue discussions.

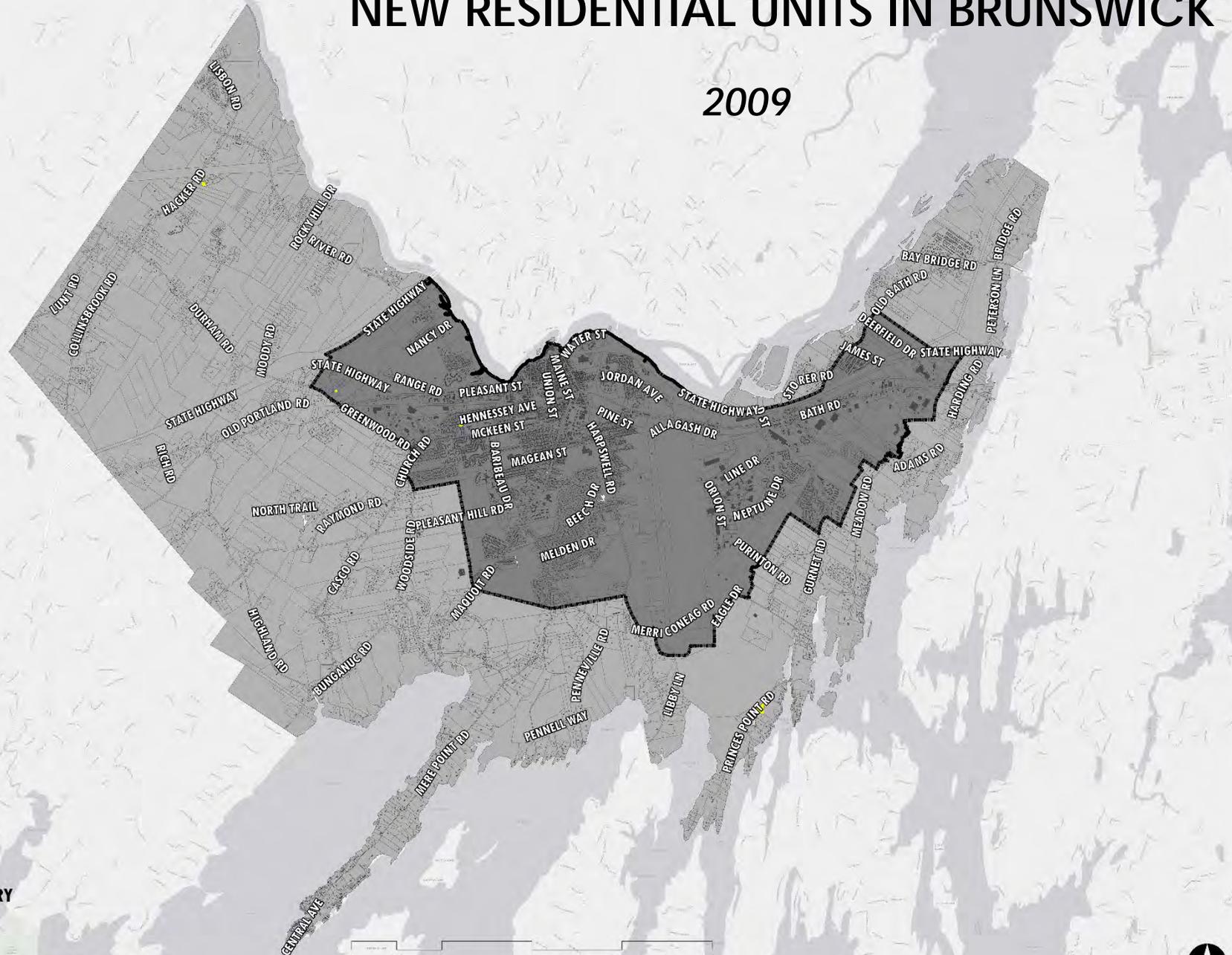
# plan brunswick

**NEW RESIDENTIAL DWELLING UNITS IN BRUNSWICK: 2009-2019**



# NEW RESIDENTIAL UNITS IN BRUNSWICK

2009



- LEGEND**
- GROWTH BOUNDARY
  - GROWTH AREA
  - RURAL AREA
  - SITE OF NEW RESIDENTIAL CONSTRUCTION

**GROWTH AREA:**  
SINGLE-FAMILY UNITS: 3  
SINGLE-FAMILY ACRES: 1.27

**RURAL AREA:**  
SINGLE-FAMILY UNITS: 2  
SINGLE-FAMILY ACRES: 5.57

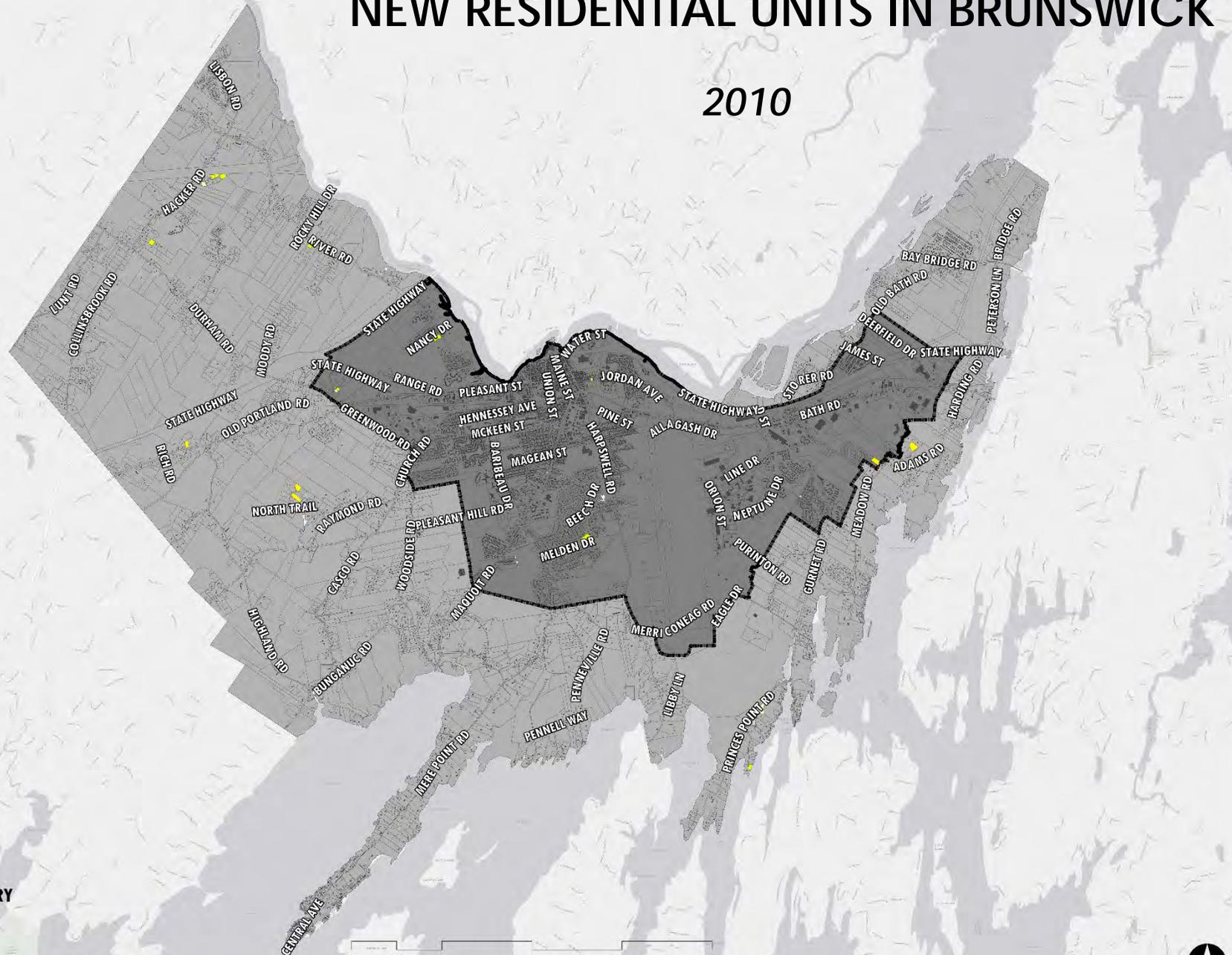
**TOTALS:**  
UNITS: 5  
ACRES: 6.84





# NEW RESIDENTIAL UNITS IN BRUNSWICK

## 2010



**GROWTH AREA:**  
 SINGLE-FAMILY UNITS: 7  
 SINGLE-FAMILY ACRES: 7.44

**CONDO UNITS:** 2

**RURAL AREA:**  
 SINGLE-FAMILY UNITS: 11  
 SINGLE-FAMILY ACRES: 22.13

**TOTALS:**  
 UNITS: 20  
 ACRES: 29.57

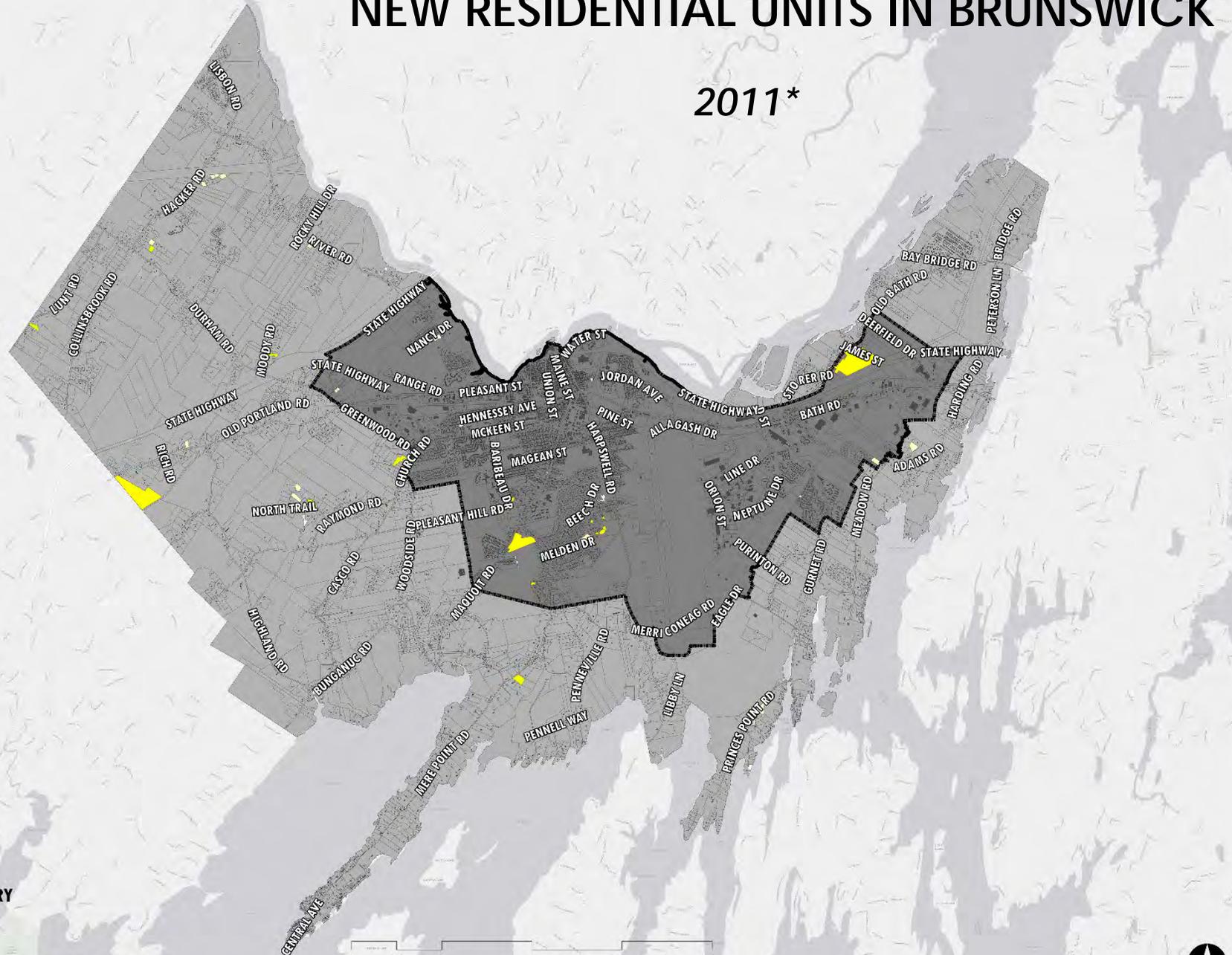
- LEGEND**
- GROWTH BOUNDARY
  - GROWTH AREA
  - RURAL AREA
  - SITE OF NEW RESIDENTIAL CONSTRUCTION





# NEW RESIDENTIAL UNITS IN BRUNSWICK

2011\*



**LEGEND**

- GROWTH BOUNDARY
- GROWTH AREA
- RURAL AREA
- SITE OF NEW RESIDENTIAL CONSTRUCTION

**GROWTH AREA:**  
 SINGLE-FAMILY UNITS: 7  
 SINGLE-FAMILY ACRES: 5.69

MOBILE HOME UNITS: 2

**RURAL AREA:**  
 SINGLE-FAMILY UNITS: 8  
 SINGLE-FAMILY ACRES: 68.82

MOBILE HOME UNITS: 1

**TOTALS:**  
 UNITS: 18  
 ACRES: 74.51

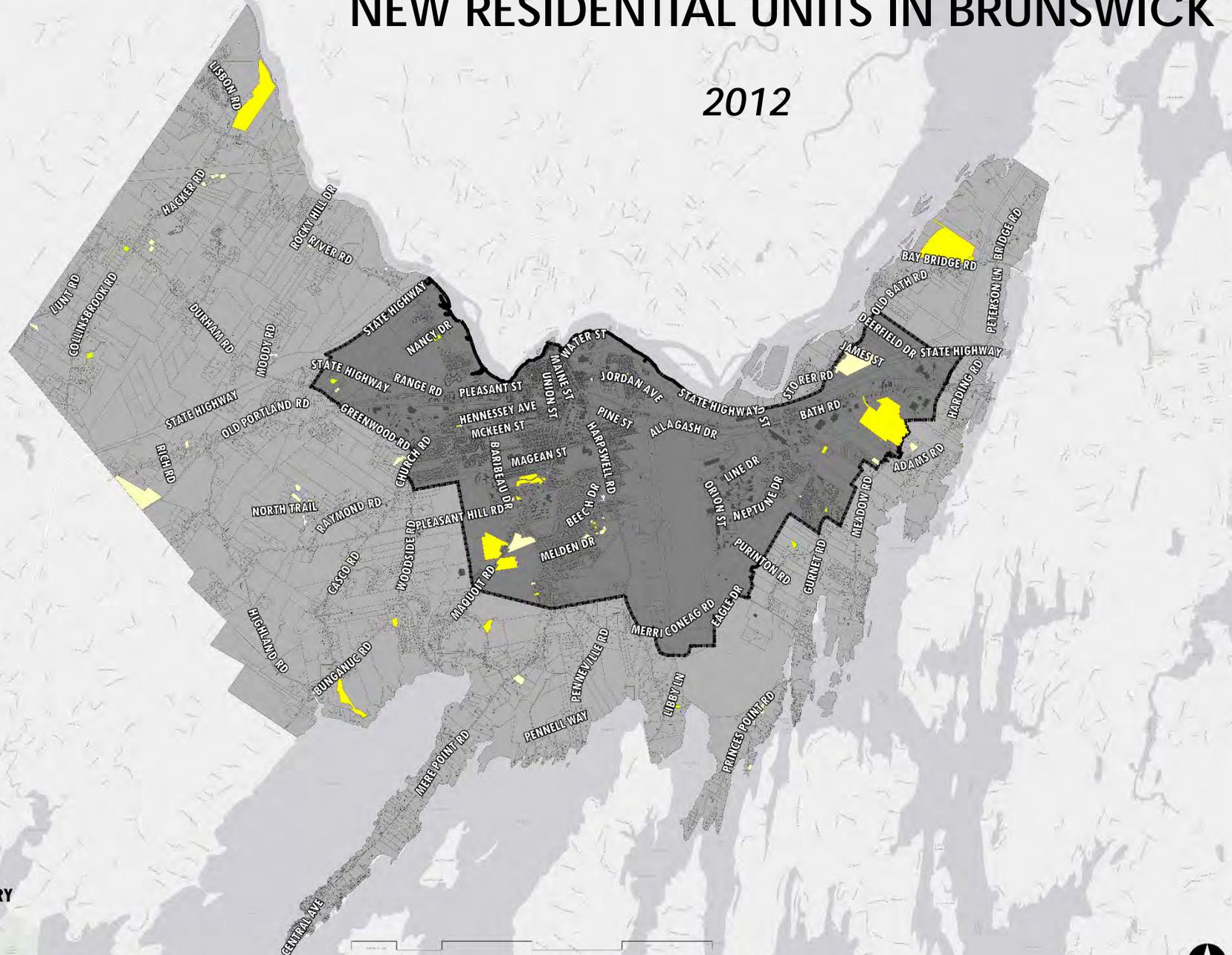
*\* POST-2011, NEW RESIDENTIAL CONSTRUCTION WAS IMPACTED BY THE CLOSURE OF THE BRUNSWICK NAVAL AIR STATION (BNAS) WHICH RESULTED IN 702 EXISTING MILITARY "FAMILY" HOUSING UNITS PUT ON THE MARKET, AS WELL AS AN ESTIMATED 1,600 PRIVATELY OWNED OR LEASED UNITS OUTSIDE OF THE BASE AND WITHIN THE GREATER BRUNSWICK AREA (10 MILE RADIUS OF BNAS) THAT WERE OCCUPIED BY MILITARY PERSONNEL AND THEIR FAMILIES.*





# NEW RESIDENTIAL UNITS IN BRUNSWICK

2012



- LEGEND**
- GROWTH BOUNDARY
  - GROWTH AREA
  - RURAL AREA
  - SITE OF NEW RESIDENTIAL CONSTRUCTION

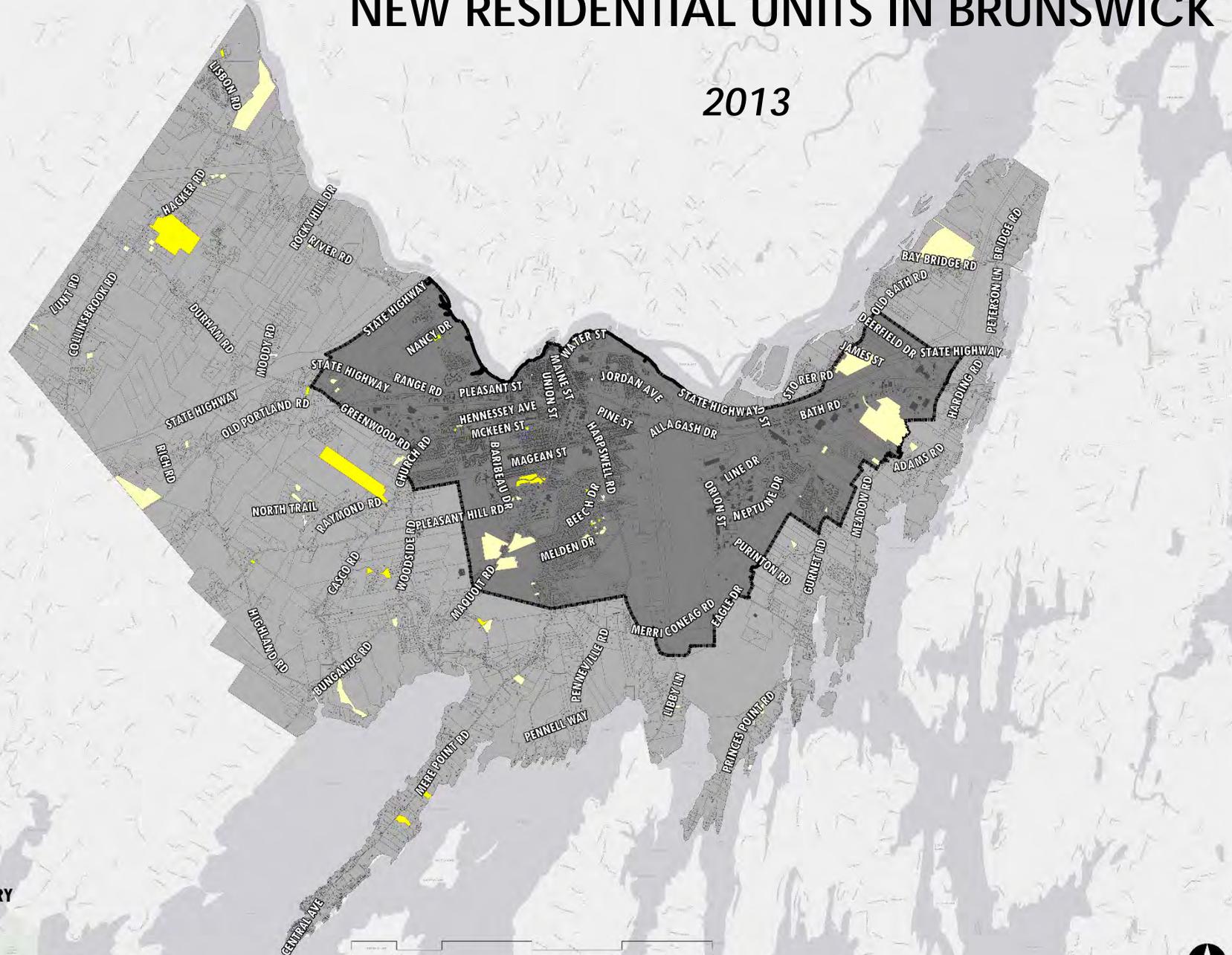
<b>GROWTH AREA:</b>	
SINGLE-FAMILY UNITS:	9
SINGLE-FAMILY ACRES:	6.91
<b>CONDO UNITS:</b>	9
<b>MOBILE HOME UNITS:</b>	5
<b>RURAL AREA:</b>	
SINGLE-FAMILY UNITS:	8
SINGLE-FAMILY ACRES:	41.92
<b>MOBILE HOME UNITS:</b>	5
<b>TOTALS:</b>	
UNITS:	36
ACRES:	48.82





# NEW RESIDENTIAL UNITS IN BRUNSWICK

## 2013



- LEGEND**
- GROWTH BOUNDARY
  - GROWTH AREA
  - RURAL AREA
  - SITE OF NEW RESIDENTIAL CONSTRUCTION

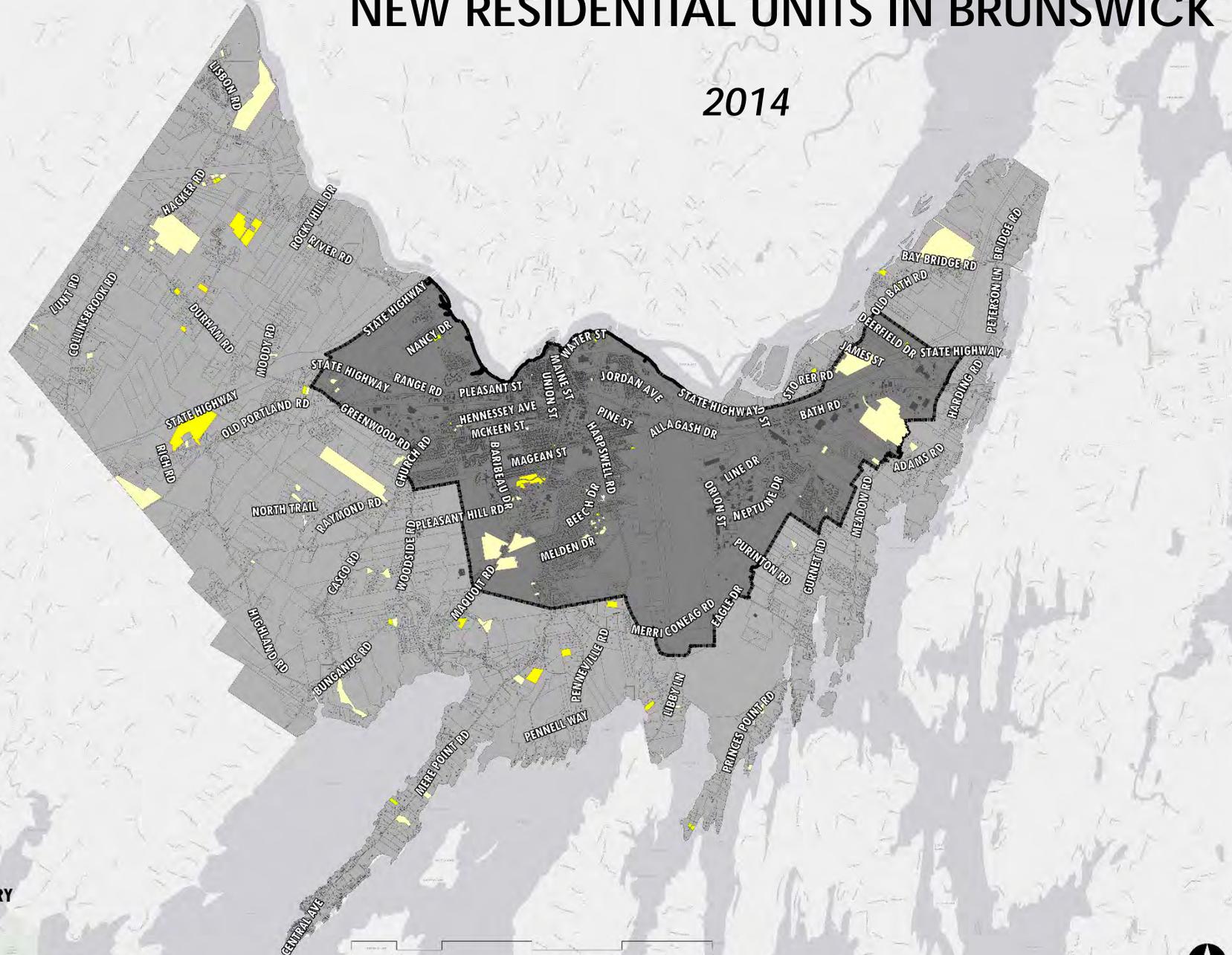
<b>GROWTH AREA:</b>	
SINGLE-FAMILY UNITS:	6
SINGLE-FAMILY ACRES:	3.29
<b>CONDO UNITS:</b>	6
<b>MOBILE HOME UNITS:</b>	1
<b>RURAL AREA:</b>	
SINGLE-FAMILY UNITS:	8
SINGLE-FAMILY ACRES:	106.29
<b>CONDO UNITS:</b>	1
<b>MOBILE HOME UNITS:</b>	1
<b>MOBILE HOME ACRES:</b>	1.01
<b>TOTALS:</b>	
<b>UNITS:</b>	23
<b>ACRES:</b>	110.59





# NEW RESIDENTIAL UNITS IN BRUNSWICK

## 2014



- LEGEND**
- GROWTH BOUNDARY
  - GROWTH AREA
  - RURAL AREA
  - SITE OF NEW RESIDENTIAL CONSTRUCTION

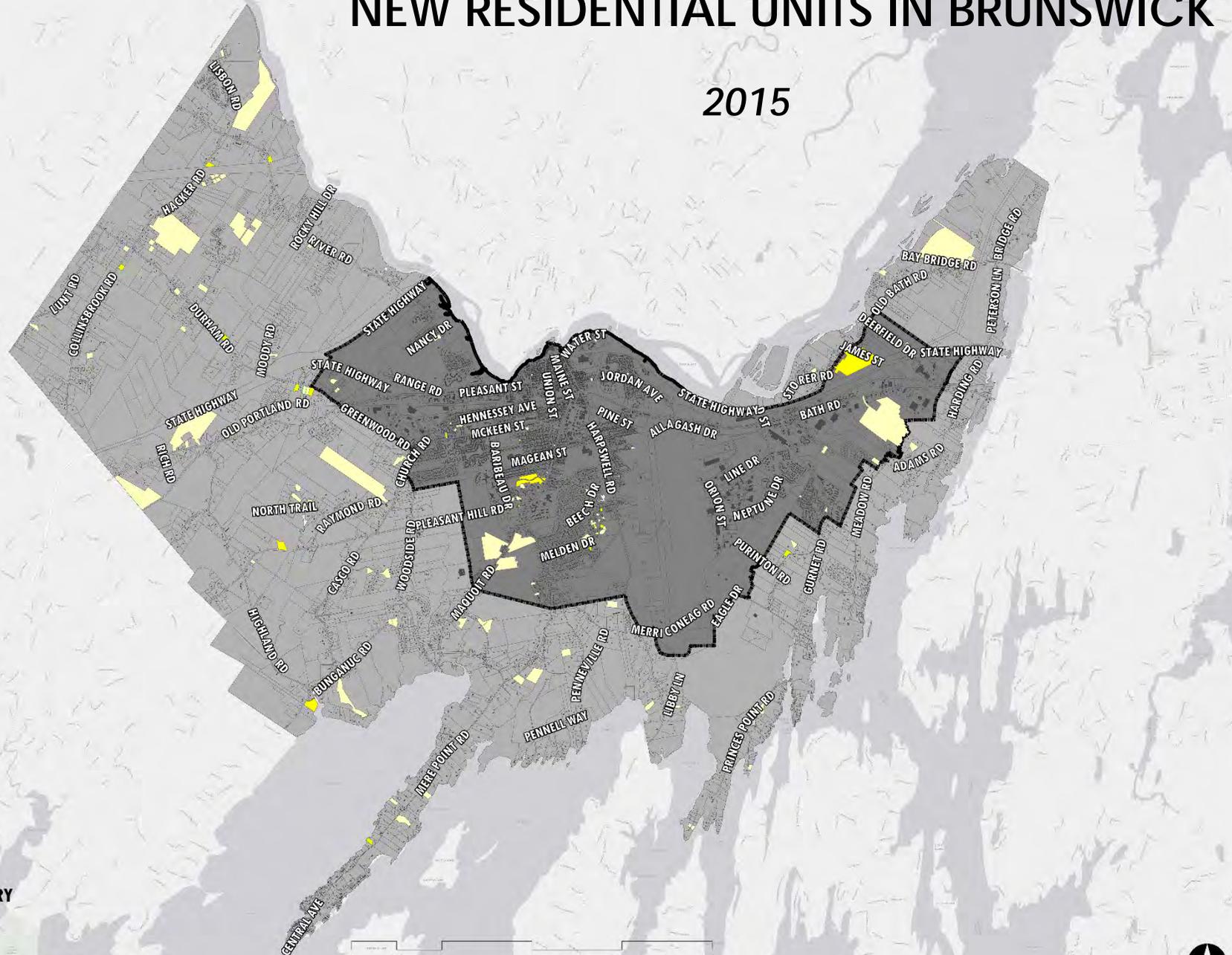
<b>GROWTH AREA:</b>	
SINGLE-FAMILY UNITS:	8
SINGLE-FAMILY ACRES:	4.98
<b>CONDO UNITS:</b>	9
<b>RURAL AREA:</b>	
SINGLE-FAMILY UNITS:	17
SINGLE-FAMILY ACRES:	80.98
<b>MOBILE HOME UNITS:</b>	4
MOBILE HOME ACRES:	15.54
<b>TOTALS:</b>	
UNITS:	38
ACRES:	101.50





# NEW RESIDENTIAL UNITS IN BRUNSWICK

2015



- LEGEND**
- GROWTH BOUNDARY
  - GROWTH AREA
  - RURAL AREA
  - SITE OF NEW RESIDENTIAL CONSTRUCTION

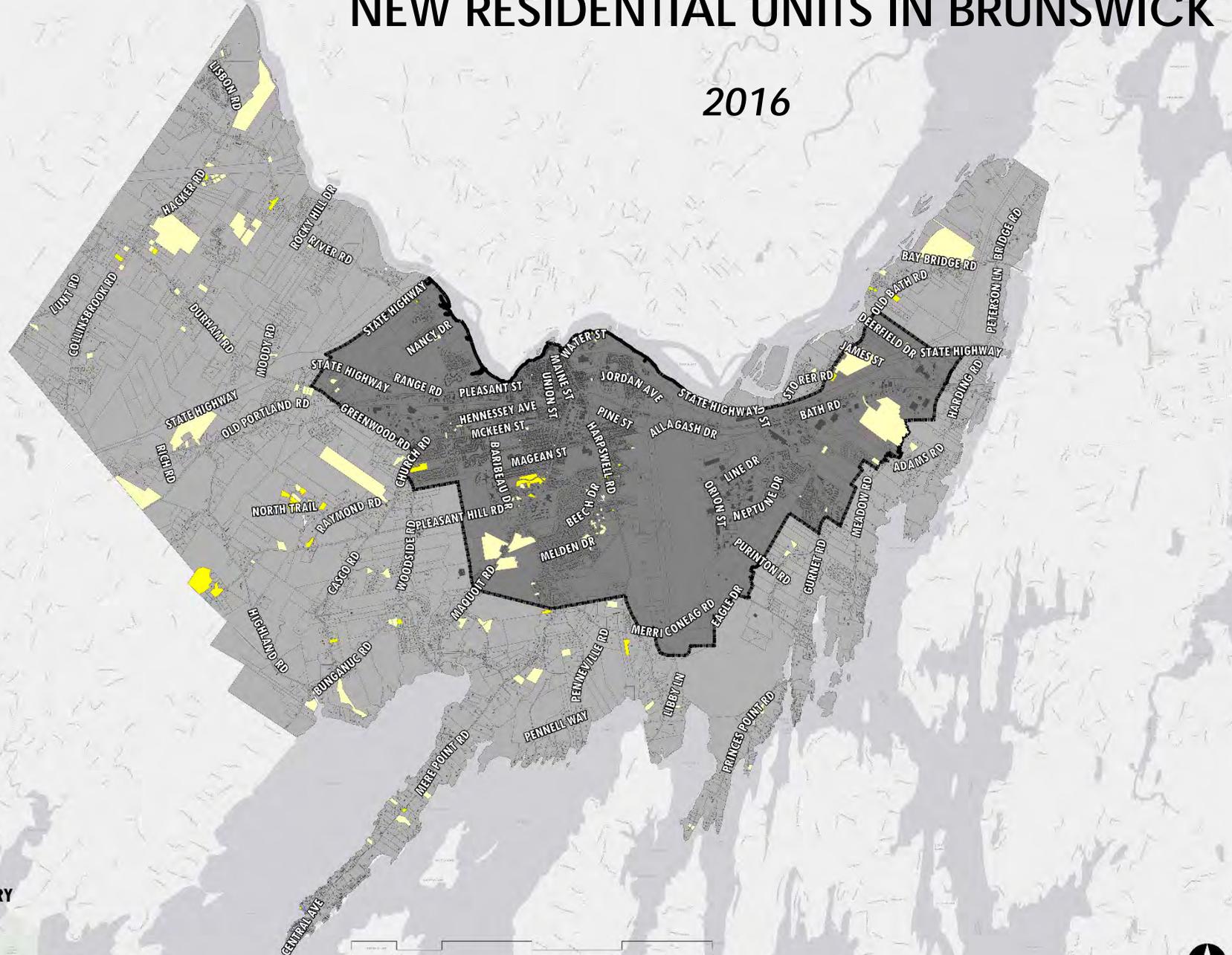
<b>GROWTH AREA:</b>	
SINGLE-FAMILY UNITS:	7
SINGLE-FAMILY ACRES:	3.95
<b>CONDO UNITS:</b>	7
<b>MOBILE HOME UNITS:</b>	1
<b>RURAL AREA:</b>	
SINGLE-FAMILY UNITS:	7
SINGLE-FAMILY ACRES:	17.03
<b>MOBILE HOME UNITS:</b>	1
<b>MOBILE HOME ACRES:</b>	1.86
<b>TOTALS:</b>	
UNITS:	23
ACRES:	22.84





# NEW RESIDENTIAL UNITS IN BRUNSWICK

## 2016



- LEGEND**
- GROWTH BOUNDARY
  - GROWTH AREA
  - RURAL AREA
  - SITE OF NEW RESIDENTIAL CONSTRUCTION

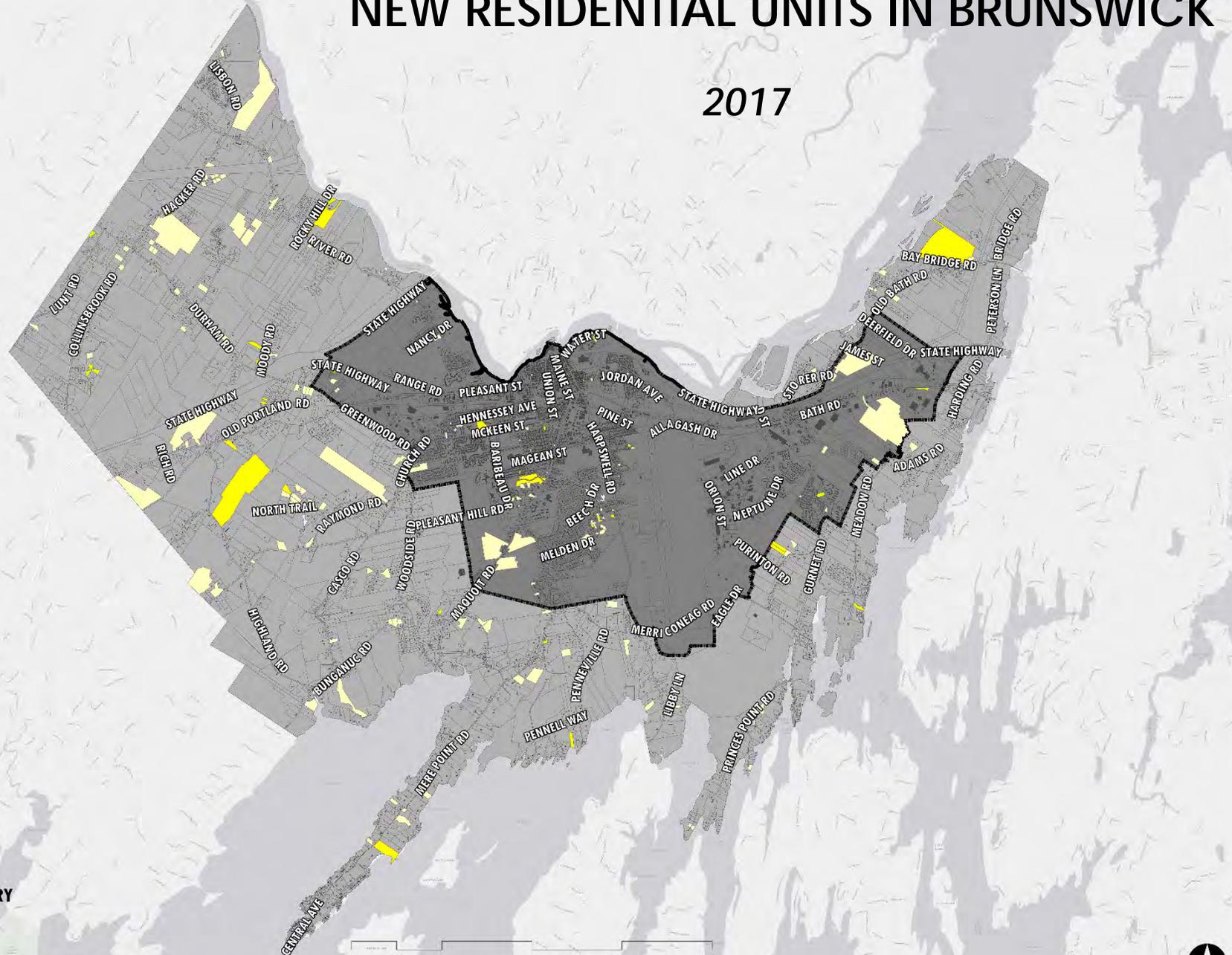
<b>GROWTH AREA:</b>	
SINGLE-FAMILY UNITS:	6
SINGLE-FAMILY ACRES:	11.85
<b>CONDO UNITS:</b>	3
<b>MOBILE HOME UNITS:</b>	1
<b>RURAL AREA:</b>	
SINGLE-FAMILY UNITS:	21
SINGLE-FAMILY ACRES:	59.33
<b>MOBILE HOME UNITS:</b>	1
<b>MOBILE HOME ACRES:</b>	2.05
<b>TOTALS:</b>	
<b>UNITS:</b>	32
<b>ACRES:</b>	73.24





# NEW RESIDENTIAL UNITS IN BRUNSWICK

2017



**LEGEND**  
[Dark Grey Box] GROWTH BOUNDARY  
[Light Grey Box] GROWTH AREA  
[Light Grey Box] RURAL AREA  
[Yellow Box] SITE OF NEW RESIDENTIAL CONSTRUCTION

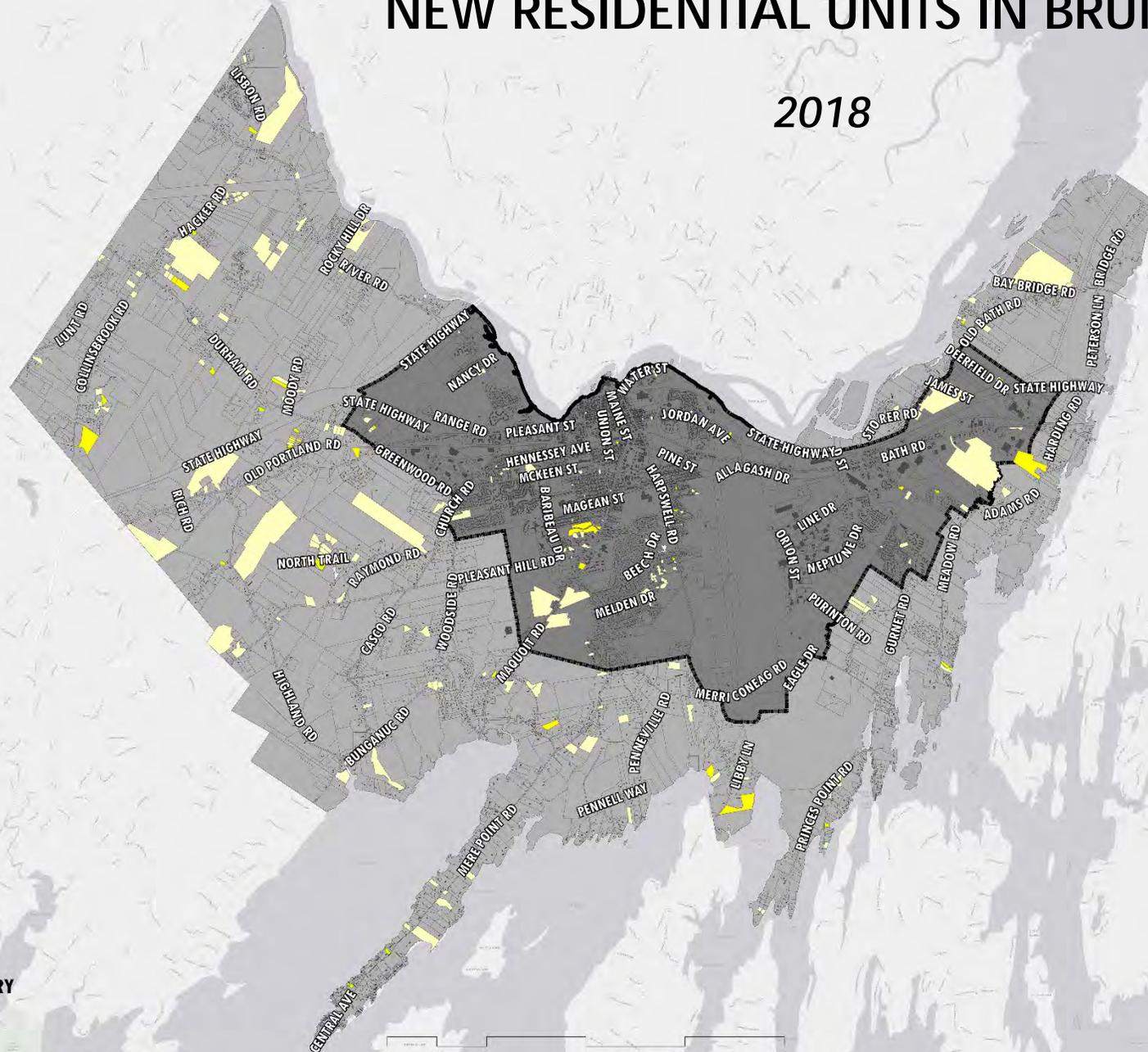
<b>GROWTH AREA:</b>	
SINGLE-FAMILY UNITS:	12
SINGLE-FAMILY ACRES:	7.92
<b>TWO-FAMILY UNITS:</b>	4
TWO-FAMILY ACRES:	0.45
<b>CONDO UNITS:</b>	14
<b>RURAL AREA:</b>	
SINGLE-FAMILY UNITS:	16
SINGLE-FAMILY ACRES:	174.42
<b>TWO-FAMILY UNITS:</b>	2
TWO-FAMILY ACRES:	4.59
<b>CONDO UNITS:</b>	1
<b>MOBILE HOME UNITS:</b>	2
MOBILE HOME ACRES:	1.01
<b>TOTALS:</b>	
UNITS:	51
ACRES:	188.39





# NEW RESIDENTIAL UNITS IN BRUNSWICK

2018



<b>GROWTH AREA:</b>	
SINGLE-FAMILY UNITS:	20
SINGLE-FAMILY ACRES:	17.95
<b>MULTI-FAMILY UNITS:</b>	24
MULTI-FAMILY ACRES:	0.43
<b>CONDO UNITS:</b>	2
<b>RURAL AREA:</b>	
SINGLE-FAMILY UNITS:	28
SINGLE-FAMILY ACRES:	118.18
<b>TOTALS:</b>	
UNITS:	74
ACRES:	136.56

**LEGEND**

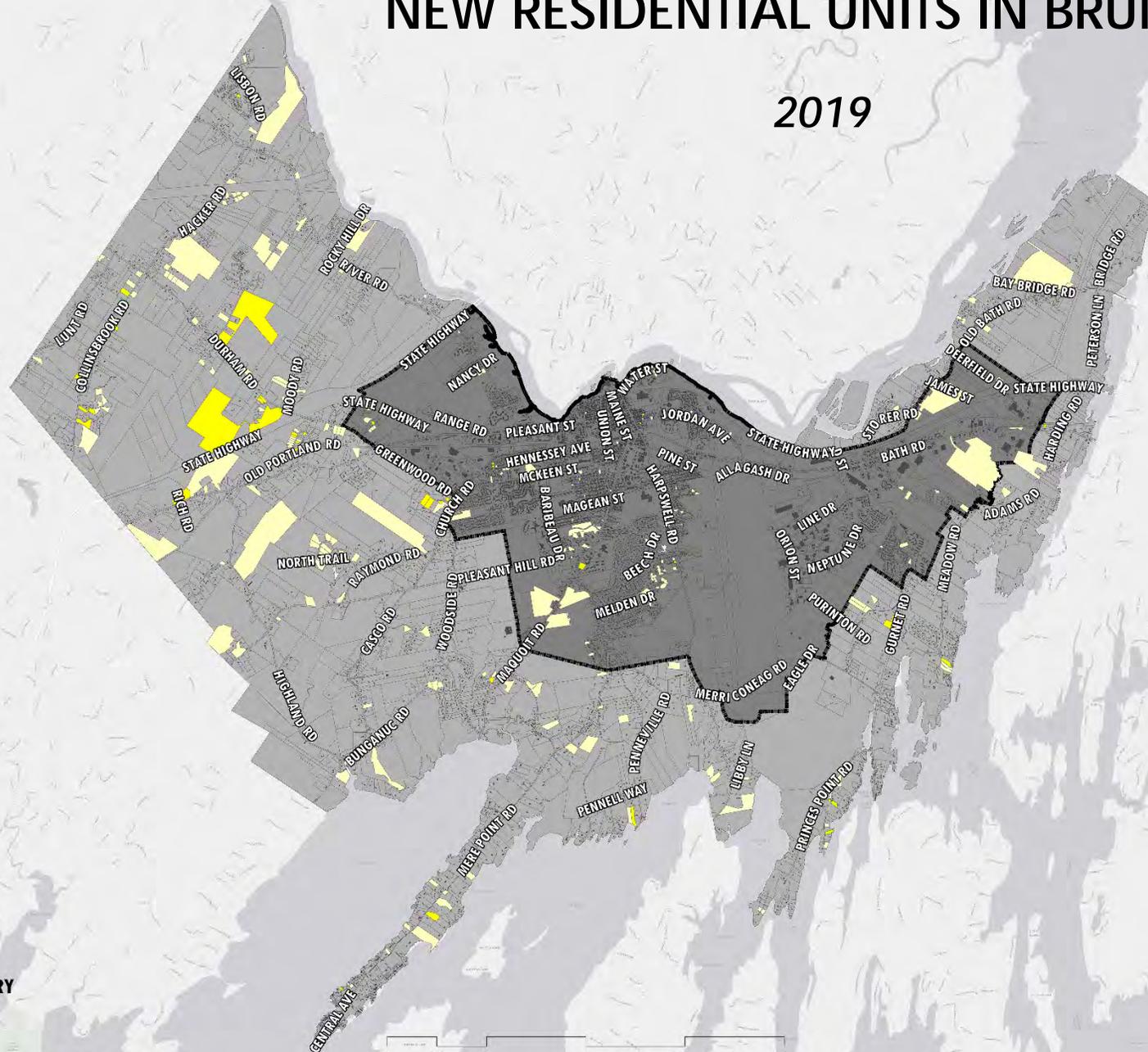
- GROWTH BOUNDARY
- GROWTH AREA
- RURAL AREA
- SITE OF NEW RESIDENTIAL CONSTRUCTION





# NEW RESIDENTIAL UNITS IN BRUNSWICK

2019



- LEGEND**
- GROWTH BOUNDARY
  - GROWTH AREA
  - RURAL AREA
  - SITE OF NEW RESIDENTIAL CONSTRUCTION

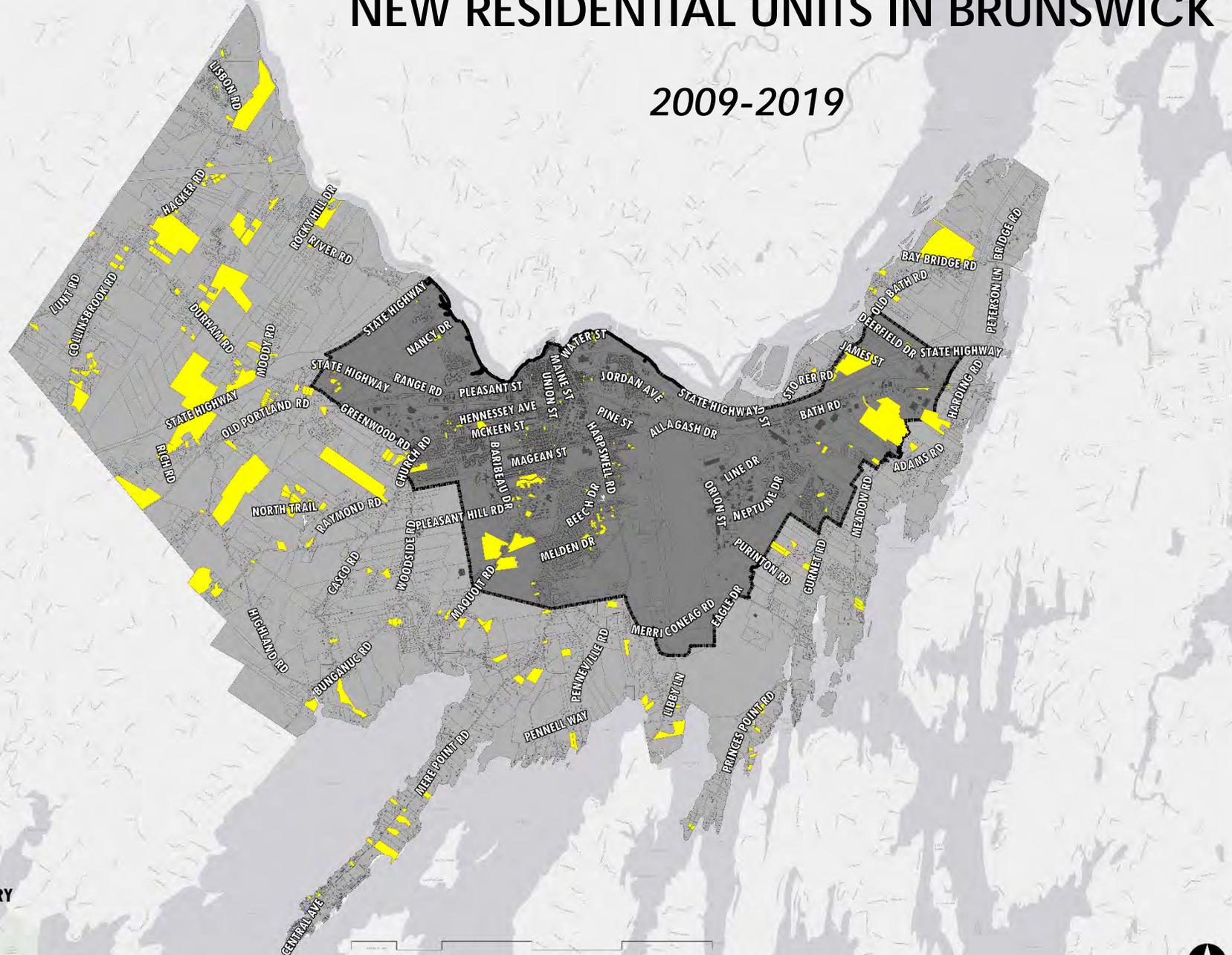
<b>GROWTH AREA:</b>	
SINGLE-FAMILY UNITS:	10
SINGLE-FAMILY ACRES:	2.77
<b>TWO-FAMILY UNITS:</b>	2
TWO-FAMILY ACRES:	0.14
<b>RURAL AREA:</b>	
SINGLE-FAMILY UNITS:	29
SINGLE-FAMILY ACRES:	389.49
<b>MOBILE HOME UNITS:</b>	2
MOBILE HOME ACRES:	7.39
<b>TOTALS:</b>	
UNITS:	43
ACRES:	399.80





# NEW RESIDENTIAL UNITS IN BRUNSWICK

## 2009-2019



**LEGEND**

- GROWTH BOUNDARY
- GROWTH AREA
- RURAL AREA
- SITE OF NEW RESIDENTIAL CONSTRUCTION

<b>GROWTH AREA:</b>	
SINGLE-FAMILY UNITS:	95
SINGLE-FAMILY ACRES:	74.02
TWO-FAMILY UNITS:	6
TWO-FAMILY ACRES:	0.59
MULTI-FAMILY UNITS:	24
MULTI-FAMILY ACRES:	0.43
CONDO UNITS:	52
MOBILE HOME UNITS:	10
<b>RURAL AREA:</b>	
SINGLE-FAMILY UNITS:	155
SINGLE-FAMILY ACRES:	1,084.15
TWO-FAMILY UNITS:	2
TWO-FAMILY ACRES:	4.59
CONDO UNITS:	2
MOBILE HOME UNITS:	17
MOBILE HOME ACRES:	28.87





# NEW RESIDENTIAL UNITS IN BRUNSWICK

## 2009-2019 GROWTH DATA COMPARISON TO 2008 PLAN PROJECTIONS

ACTUAL GROWTH AREA TOTAL UNITS (2009-2019):

187 (51.5% OF TOTAL)

GROWTH AREA UNITS PROJECTION (2010-2020)

334 (33.4% OF TOTAL)

DIFFERENCE IN ACTUAL VS. PROJECTED NEW UNITS IN GROWTH AREA:

- 147

ACTUAL RURAL AREA TOTAL UNITS (2009-2019):

176 (48.5% OF TOTAL)

RURAL AREA UNITS PROJECTIONS (2010-2020):

666 (66.6% OF TOTAL)

DIFFERENCE IN ACTUAL VS. PROJECT NEW UNITS IN RURAL AREA:

-490

ACTUAL TOTAL UNITS (2009-2019):

363

TOTAL UNITS PROJECTED:

1,000

DIFFERENCE IN ACTUAL VS. PROJECTED % OF NEW UNITS:

18.1% INCREASE IN PROPORTION OF GROWTH AREA UNITS PROJECTED  
(18.1% DECREASE IN PROPORTION OF RURAL AREA UNITS PROJECTED)

*\* POST-2011, NEW RESIDENTIAL CONSTRUCTION WAS IMPACTED BY THE CLOSURE OF THE BRUNSWICK NAVAL AIR STATION (BNAS) WHICH RESULTED IN 702 EXISTING MILITARY "FAMILY" HOUSING UNITS PUT ON THE MARKET, AS WELL AS AN ESTIMATED 1,600 PRIVATELY OWNED OR LEASED UNITS OUTSIDE OF THE BASE AND WITHIN THE GREATER BRUNSWICK AREA (10 MILE RADIUS OF BNAS) THAT WERE OCCUPIED BY MILITARY PERSONNEL AND THEIR FAMILIES.*



# NEW RESIDENTIAL UNITS IN BRUNSWICK

## 2009-2019: DENSITY ANALYSIS

### GROWTH AREA:

SINGLE-FAMILY UNITS:	95
SINGLE-FAMILY ACRES:	74.02
TWO-FAMILY UNITS:	6
TWO-FAMILY ACRES:	0.59

MULTI-FAMILY UNITS:	24
MULTI-FAMILY ACRES:	0.43

CONDO UNITS:	52
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MOBILE HOME UNITS:	10
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### RURAL AREA:

SINGLE-FAMILY UNITS:	155
SINGLE-FAMILY ACRES:	1,084.15

TWO-FAMILY UNITS:	2
TWO-FAMILY ACRES:	4.59

CONDO UNITS:	2
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MOBILE HOME UNITS:	17
MOBILE HOME ACRES:	28.87

### GROWTH AREA DENSITY (DUs/ACRE):

SINGLE-FAMILY:	1.28
TWO-FAMILY:	10.17
MULTI-FAMILY:	55.81
CONDO:	N/A*
MOBILE HOME:	N/A*

### RURAL AREA DENSITY (DUs/ACRE):

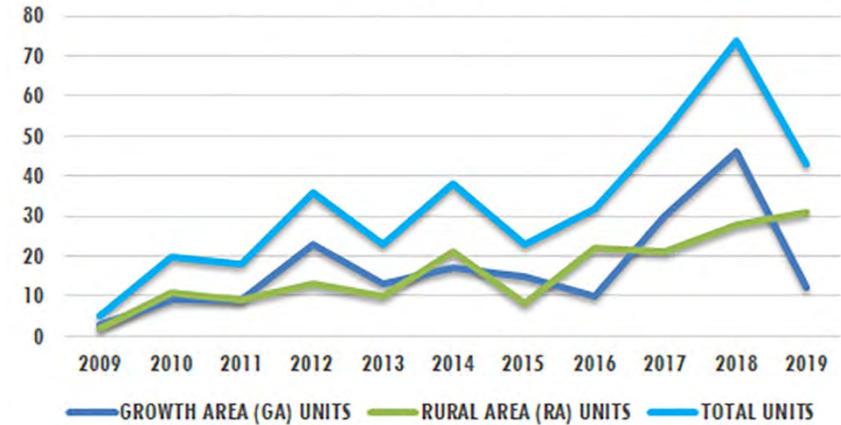
SINGLE-FAMILY:	0.14
TWO-FAMILY:	0.44
CONDO:	N/A*
MOBILE HOME:	0.59

### TOTAL DENSITY (DUs/ACRE):

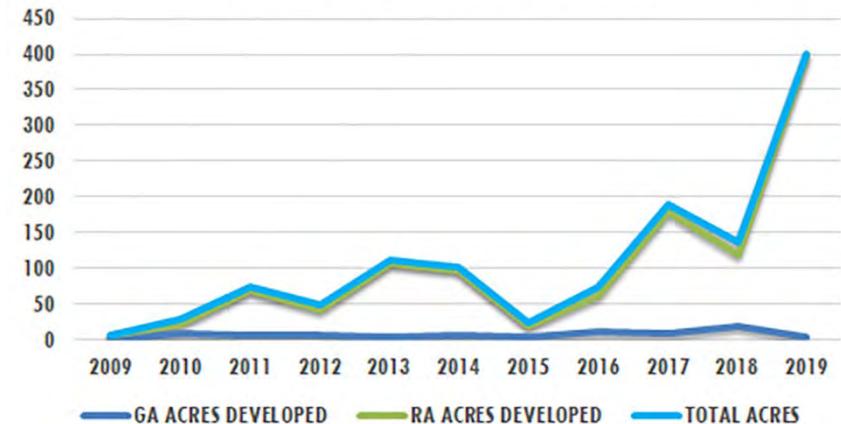
SINGLE-FAMILY:	0.30
TWO-FAMILY:	1.54
MULTI-FAMILY:	55.81
CONDO:	N/A*
MOBILE HOME:	0.94

*\* NEW CONDO OR MOBILE HOME UNITS WERE PART OF A LARGER, PREVIOUSLY APPROVED, PROJECT. NO NEW LAND AREA WAS DEVELOPED AS PART OF THEIR CONSTRUCTION.*

### NEW RESIDENTIAL DWELLING UNITS



### ACREAGE SUBJECT TO NEW RESIDENTIAL DEVELOPMENT



**TOWN OF BRUNSWICK COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE  
MEETING SUMMARY – DRAFT 2  
DECEMBER 3, 2019**

**MEMBERS PRESENT:** Larissa Darcy (Steering Committee Chair), Catherine Ferdinand, Fred Koerber, Alison Harris, Elizabeth Kohler, Marcy McGuire, Jacqueline Sartoris, and Christopher Watkinson (Town Council, District 5)

**MEMBERS ABSENT:** John Perreault (Town Council Chair, District 4), Anthony Sachs, Sande Updegraph (Planning Board), and Kathy Wilson (Town Council, At Large)

**STAFF PRESENT:** Matt Panfil, Director of Planning and Development  
Laurel Margerum

A meeting of the Town of Brunswick Comprehensive Plan Update Steering Committee was held on Tuesday, December 3, 2019, in the Town Hall Council Chambers, 85 Union Street. Steering Committee Chair, Larissa Darcy, called the meeting to order at 6:30 PM.

The Steering Committee began the meeting by discussing the 2008 Comprehensive Plan Update (“2008 Plan”) Report. Referencing a draft handout of a review of Policy Area 1 from the 2008 Plan, Matt Panfil stated that the vision for the report is no longer a single spreadsheet with notations, but rather a lengthier document including an executive summary, in-depth review of each proposed action item, and a spreadsheet summarizing the status of each item. In regards to Policy Area 1 and its focus on maintaining and financially supporting a quality public education system, Matt stated that many of the action items were not associated with a comprehensive plan in the traditional sense that they are not tied to land use and growth management, but focus on the School Department’s academic and programming goals such as test scores and class sizes. Matt introduced Shawn Lambert, Brunswick School Department Assistant Superintendent, to discuss Policy Area 1 of the 2008 Plan and how the School Department does its long range planning.

Shawn stated that in regards to long range planning, the School Department references the 2008 Plan in various policies, but it is not thought of as their guiding document. The School Department’s primary guiding documents is “Brunswick Believes: A Strategic Framework for Our Schools 2016-2021.” The School Department is conducting a search for a new Superintendent. Once hired, it is anticipated that the new Superintendent will have a significant influence on updating the next strategic planning document. In response to the 2008 Plan action items of which Matt requested the School Department’s help in responding, Shawn believes that they will be able to provide the information in a timely manner. Shawn stated that he would ask the School Board at their next meeting for their level of comfort with including questions about the Town’s public schools on the forthcoming Community Survey. Shawn also stated that he anticipates two (2) members of

the School Board, Teresa Gillis and Celina Harrison, will attend future Comprehensive Plan Update meetings.

Chair Darcy asked if the referenced items have been discussed at previous School Board meetings to which Shawn responded that they have discussed the Comprehensive Plan Update generally in regards to participation, but not specific items from the 2008 Plan. Matt Panfil explained the Comprehensive Plan Update to Shawn in more detail, and Chair Darcy provided an estimated project timeline of each of the three (3) phases of the update process. It was agreed that the School Board would make a decision on Community Survey questions as quickly as possible and Shawn would work with staff over the next few weeks to respond to the incomplete action items.

Councilor Watkinson asked if it was realistic for the School Board to make a decision regarding the inclusion of questions on the Community Survey at their next meeting. Shawn responded that the topic could be put on the next meeting's agenda.

Fred Koerber asked if the School Department could provide an idea as to the future of the location of the REAL School. Shawn responded that he did not have an immediate answer, but there will be a conversation amongst the Board regarding the matter.

At the request of Chair Darcy, Matt provided a status update for the 2008 Comprehensive Plan Update Report. Matt stated that he was beginning to format a draft of the report and that he had fallen behind schedule and anticipated the report being completed at the end of December instead of mid-December as initially indicated.

Jacqueline Sartoris asked if the School Board will be reviewing the 2008 Plan Policy Area 1 action items. Shawn responded that the School Board will decide on the issue of the Community Survey questions, but that the School Department administration will be providing the data for the action item status updates. Jacqueline suggested that at the very least, the School Board should have access to the 2008 Plan to familiarize themselves with how it relates to their organization. Jacqueline stated that she wants to make sure that all of the other Town's boards and committees are aware of the ongoing Comprehensive Plan Update process and review the status of the action items from the 2008 Plan. Matt stated that he will be spending time in January attending board and committee meetings to provide an update and inform them of the upcoming events. Chair Darcy added that as the new update is prepared, the boards and committees will have further opportunity to meet with the Steering Committee to provide new objectives and action items and to review action items that should be carried over from the 2008 Plan into the new update. Jacqueline asked that the website and social media information be shared with all of the Town boards and committees.

Catherine Ferdinand asked about staff's plan for the updating of inventories required by the State. Matt stated that for some of the inventories the State data is incomplete and it will be necessary for staff to do further research and analysis. He continued that in some cases, staff will use the State inventories and provide analysis, but not much additional research will be required.

Chair Darcy moved to the next item on the agenda and solicited input from the Steering Committee about the Community Survey. Alison Harris stated that Questions 58 and 59 were duplicate and she provided other edits to the cover letter and survey.

Elizabeth Kohler suggested that the demographic questions be relocated from the beginning of the survey to the end.

Jacqueline asked to make sure it was clear that responses to the demographic questions were optional for respondents. Councilor Watkinson mentioned that there is a statement in the letter regarding skipping questions, but agreed it would be helpful to include a reminder on the survey document. Jacqueline also asked for clarification as to whether or not the survey was intended just for residents or if people who work in Brunswick would also have an opportunity to respond. Matt stated that the mailed paper survey would only go to Brunswick residents because the survey pool included only Brunswick addresses, but anyone, resident or not, would be able to respond to the digital survey. Jacqueline provided some additional edits that would clarify the issue. Alison and Elizabeth recommended that an option for “not applicable” be added to Question 5.

Catherine suggested that Question 48 be relocated to be with the demographic questions. She mentioned that the word “feelings” is used quite often in the survey and suggested that it be replaced with a word such as “opinions.” She suggested that a change be made to Question 49 because “recreational facilities” and “parks and open space” can have quite different meanings. She also recommended that Question 58 be reworded to better frame the question to try to get more information from the respondent. Multiple Steering Committee members agreed that questions pertaining to Brunswick Landing should try to get input that will help the Comprehensive Plan Update make recommendations to better integrate the Landing into the community. It was decided that there would be questions about Brunswick Landing pertaining to respondents’ knowledge of the Landing, how frequently they may visit it, and how they perceive its physical and urban design characteristics. Catherine asked the Steering Committee for their opinions on including questions regarding potential future Town facilities. Matt stated that it may be difficult and that he worried that including potential facilities that have yet to be thoroughly discussed by the Town Council may mislead respondents into thinking that there are concrete plans for potential projects.

Jacqueline suggested a question be added to the survey regarding vehicular traffic. Matt agreed to draft a question pertaining to how traffic has changed since the 2008 Plan. Elizabeth suggested an edit for Question 5 pertaining to working outside the home and asked the purpose of including the question. Matt responded that the question is helpful in identifying commuting patterns that ultimately may be helpful for planning public transportation and how people view their investment in time to be able to live in the Town.

Marcy McGuire suggested that the questions pertaining to bicyclist and pedestrian safety should be edited to ask about the perception of safety separately for the Rural and Growth areas as the type of biking and pedestrian activities varies greatly in each area. Matt stated

that he has already made those changes to the digital survey and he will update the paper survey accordingly.

Elizabeth suggested clarifying what the term “new Mainers” means in Question 54. Matt agreed that a change was necessary as he was informed by someone at the Launch Party that it is viewed by some as a negative term. Several suggestions were made to clarify the intent of the question. Elizabeth also suggested edits to the question pertaining to the American with Disabilities Act as respondents may not be too familiar with the technicalities of the Act, but would be able to respond to their perception of how easy or difficult it is for a person with a physical disability to move about the Town.

Jacqueline suggested that Questions 28 through 34 be edited as it groups trails and other human-centered recreation with habitat preservation when there is a notable difference and some people may feel there is sufficient trails, but not enough habitat preservation. Catherine pointed out that these questions were from the survey conducted in 2008 and one of staff’s goals was to maintain some of the same questions in order to be able to track changes in public opinion over time. Jacqueline suggested that a statement or question could be placed in front of those questions to address her concerns. Matt stated that he was having a hard time coming up with new language on the spot, but he would incorporate any changes if someone could assist in drafting the language. Jacqueline added that Question 48 should also recognize the difference between recreational opportunities and intact natural resources. Matt noted that he would make a change.

Catherine suggested adding “agriculture” or “agriculture and forestry” as an option for Question 49.

Chair Darcy suggested staff evaluate whether or not starting questions on a negative to positive spectrum is a best practice for a survey. Matt noted that he would consult with other staff members regarding any potential negative / positive bias as a result of the sequence of potential responses.

Matt encouraged Steering Committee members to email him if anyone had specific language they had in mind for any of their suggestions.

The Steering Committee proceeded on to discussing upcoming community workshops and events at the Morrell Meeting Room at Curtis Memorial Library in February. Matt stated that he has confirmed the availability of Craig Freshley from Good Group Decisions to facilitate two (2) community workshops in February. Prior to the community workshops, Craig has suggested that he meet with the Steering Committee to discuss their expectations for the workshops. Matt asked the Steering Committee if they would prefer to meet with Craig at their next regularly scheduled meeting or in a separate special meeting of a time, date, and place to be determined. He added that he scheduled two (2) separate workshops, one on a weeknight and the other on a weekend, in order to accommodate residents’ busy schedules. The same material will be covered at each workshop, but residents will have an option as to which workshop they would like to attend. Craig is temporarily holding Saturday, February 8, 2020 for the weekend event. Matt asked the Steering Committee for

feedback on that specific date and for a preferred time and location for February 8 as well as a preferred weeknight date. Matt suggested the Brunswick High School (BHS) cafeteria for one of the meetings based on previous positive input he has received about the quality of the acoustics, but requested input from the Steering Committee. The Steering Committee agreed that they preferred Wednesday, February 5 or Thursday, February 6 for the weeknight meeting and that the BHS cafeteria would be an acceptable location. The other location recommended by the Steering Committee was the Recreation Center at Brunswick Landing for the Saturday, February 8 workshop. It was agreed that the preferred hours for the weeknight were from 6:00 – 9:00 PM and 9:00 AM – 12:00 PM on the weekend. If the Recreation Center is unavailable on Saturday, February 8, backup locations include reusing the BHS cafeteria or St. John’s Community Center.

Catherine suggested that the workshops be recorded for TV3.

Fred suggested that staff check to make sure that there are no other conflicting events at BHS near the time of the workshop.

Matt then summarized the Steering Committee’s use of the Morrell Meeting Room in February 2020. Unfortunately, the Collaboratory was unavailable, but the Steering Committee will be able to place exhibits on the walls of the meeting room for the month and also host three (3) presentations on the evenings of February 5, 19, and 20 from 6:00 – 7:30 PM. Matt stated that he and Chair Darcy had a chance to briefly discuss potential topics and suggested an overview of Plan Brunswick, climate change, and housing for the three (3) different nights. The thinking behind the suggestions was that based on initial input from the public, climate change and housing are two (2) of their most important priorities.

Elizabeth asked for the overall goal of the presentations. Matt answered that there are multiple ways that these presentations can be organized. One is to identify an expert or interesting speaker to give a presentation followed by time for questions and answers and another option is to have a panel discussion that allows for a back and forth between the panel and guests. Alison suggested that the climate change presentation include Bowdoin College and other municipalities that have already prepared climate action plans. Councilor Watkinson suggested including local business owners that incorporate sustainable business practices. Jacqueline stated her concern that climate change is being lumped in with other environmental protection issues and it is not recognized as also being a land use issue. Focusing on climate change as an energy issue alone ignores the bigger picture that climate change issues are driven by land use decisions so that should be represented in the presentation. Catherine added that the Steering Commission should be cautious in stating there are clear specific priorities already as they may change as the update process continues.

Jacqueline asked for the data as to how many people attended the Launch Party and how many households will be mailed the survey. Matt responded that the survey will be mailed to 1,500 households and Laurel Margerum stated that approximately 500 people participated in the priority voting exhibit at the Launch Party. Chair Darcy stated that

based on the survey response deadline, there should be more public opinion data available prior to the community workshops.

In addition to the presentations, Matt mentioned the possibility of recruiting student volunteers that can be at the library at certain times to explain to people the exhibits on display in the meeting room.

Chair Darcy stated how pleased she was with the turnout and level of participation at the Launch Party on November 5. She asked Laurel to provide an update on the data gathered from the event. Referencing a handout, Laurel summarized that the topic priority “dot voting” results and comments from the idea board revealed that environmental protection issues were first, followed by bicycle and pedestrian issues, growth and character of development, and housing. A more detailed analysis of popular subtopics is included in the document. Laurel also identified the specific topics pertaining to land use issues. Jacqueline asked for the data and analysis to be posted to the website as soon as possible. Matt stated that he hoped to update the website by the end of the week. Several members of the Steering Committee expressed their pleasure at how many residents attended and actively participated in the event.

Chair Darcy opened the meeting for public comment. There was no public comment.

In regards to meeting summaries, Matt stated that moving forward he will include a “Draft 1” in the packet for members to review and provide comments to him and he will then make changes and provide a “Draft 2” document for the Steering Committee to vote. As such, there were no meeting summaries ready for a vote at the meeting.

Under other business, Alison announced that there would be a climate change rally Friday, December 6, at 12:00 PM at the Town Mall.

Councilor Watkinson asked for the next Steering Committee meeting date. Chair Darcy responded the next scheduled meeting is Tuesday, January 7, 2020 at 6:30 PM in the Town Hall Council Chambers.

Chair Darcy adjourned the meeting at 8:45 PM.

**TOWN OF BRUNSWICK COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE  
MEETING SUMMARY – DRAFT 2  
JANUARY 7, 2020**

**MEMBERS PRESENT:** Larissa Darcy (Steering Committee Chair), Catherine Ferdinand, Fred Koerber, Alison Harris, Elizabeth Kohler, Marcy McGuire, John Perreault (Town Council Chair, District 4), Jacqueline Sartoris, Sande Updegraph (Planning Board), Christopher Watkinson (Town Council, District 5), and Kathy Wilson (Town Council, At Large)

**MEMBERS ABSENT:** Anthony Sachs

**STAFF PRESENT:** Matt Panfil, Director of Planning and Development  
Laurel Margerum

A meeting of the Town of Brunswick Comprehensive Plan Update Steering Committee was held on Tuesday, January 7, 2020, in the Town Hall Council Chambers, 85 Union Street. Steering Committee Chair, Larissa Darcy, called the meeting to order at 6:30 PM.

Larissa Darcy requested a change to the agenda to allow for public comment at the start of the meeting rather than at the end. The Steering Committee agreed to this request.

Susan Hayward, Brunswick resident, commented that she attended the Plan Brunswick launch party event on November 5, 2019 and that she previously served on the City of Lewiston Land Use Planning Committee. She stated that she is interested in the Comprehensive Plan Update process as it is different from her experience in Lewiston.

Juka Zolas, Brunswick resident, commented that she had moved away from Brunswick but returned last September. She is a member of the Recycling and Sustainability Committee and is trying to learn more about the Town since she has returned. She also attended the launch party event and is interested in the Comprehensive Plan Update.

The Steering Committee then discussed the upcoming community workshops. Matt Panfil provided an update regarding the dates, times, and locations for the workshops. The first workshop will be held at the Brunswick High School Cafeteria from 6:00 PM to 9:00 PM on Thursday, February 6, 2020. The second workshop will be held at St. John's Community Center from 9:00 AM to 12:00 PM on Saturday, February 8. The same material will be covered at each of the meetings, but by offering two different dates, he is hopeful that residents will be able to find a time to accommodate their busy schedules. Larissa Darcy added that these workshops will be the visioning sessions in which the community can share their vision for the Town over the next ten, fifteen, or twenty years and she encourages residents to attend.

Matt Panfil stated that Craig Freshley from Good Group Decisions will be facilitating the workshops. There is a pre-workshop meeting with Craig on Wednesday, January 15, 2020

at 6:30 PM and any interested Steering Committee members are invited to attend, although it is not mandatory. Matt added that he estimated approximately 100 people would attend each workshop which would make it suitable for small group discussions. He asked for suggestions from the Steering Committee.

Alison Harris suggested that Craig will have suggestions as how to organize the event at the upcoming pre-workshop meeting on January 15. Larissa Darcy agreed and stated that she anticipates a turnover of visitors throughout the workshops with not every visitor being there for its entire duration. Jacqueline Sartoris asked for clarification as to the anticipated timing of the workshops and whether people are expected to commit to the entire block of time or if they can drop-in for a shorter period of time and still participate. She prefers that people who can only participate for a short period can come in and still provide meaningful participation. Larissa stated that she also prefers the ability for residents to visit and contribute for whatever time they have available. Matt Panfil stated that the Steering Committee will ask Craig for suggestions as to how schedule the time to allow for visits of various durations.

Susan Hayward asked if there was a place on the website, [planbrunswick.org](http://planbrunswick.org), where people who cannot attend the community workshops can provide comments. Larissa Darcy responded that there is an online survey on the website and a quick poll section with periodically-changing questions. Matt Panfil added that comments can be provided via the Steering Committee's various social media accounts, which can be found by searching for "planbrunswickme."

The Steering Committee then discussed ideas for exhibits, maps, and other documents for the Wednesday, February 5, 2020 presentation at the Curtis Memorial Library and the February 6 and 8 community workshops. The Steering Committee also discussed other potential exhibits as the Library has allowed the Steering Committee to display exhibits on the walls of the Morrell Meeting Room for the month of February.

Catherine Ferdinand suggested the exhibits be as visually-oriented as possible by including maps, charts, and other graphics. Matt Panfil stated that he also prefers to provide information visually and will work on making the exhibits attractive and informative. Jacqueline Sartoris suggested a map she had previously provided regarding wildlife fragmentation be included in the exhibits.

The Steering Committee then discussed the format of the three (3) presentations that will be held at the Library in February. Jacqueline Sartoris mentioned that the schools will be off the week of February 17 which means that more people will be out of Town that week and will not have the opportunity to participate in the climate change or housing presentations. Matt Panfil responded that those dates were assigned to us by the Library and that he was unsure if he would be able to reschedule them. Jacqueline added that she felt that the Steering Committee has moved from having a broad focus on environmental issues to a narrower focus on climate change at the cost of addressing natural resources. She asked if it was possible to add another presentation. Matt stated that he would look into scheduling another night for a presentation, but it may require further notice as the

Morrell Meeting Room is frequently booked. Matt added that another topic that was considered based on initial community feedback was bicycle and pedestrian improvements, but the Brunswick Bicycle and Pedestrian Advisory Committee is in the middle of updating their Bicycle and Pedestrian Improvement Plan and they have four (4) separate public meetings scheduled throughout January and February.

Jacqueline Sartoris asked who would be speaking at the climate change and housing presentations. Matt Panfil stated that the speakers are to be determined and he is open for suggestions from the Steering Committee. He expressed an interest in having a representative from Portland or South Portland participate as those two communities have been some of the most proactive in regards to addressing climate change. In addition to a panelist from the municipal community, his other ideas included a member of the business community and the scientific community. For the housing presentation, Marcy McGuire stated that there are multiple groups in the community and region working to address affordable housing issues that may want to participate in the presentation. These groups include St. Paul, First Parish, Maine Housing Report, and the Quality Housing Coalition from Portland. Marcy added that she recently spoke with John Hodge from the Brunswick Housing Authority and he expressed a need for more subsidized housing in the community and he would be a good addition to the housing panel. She then emphasized the need for a good moderator for the panel discussions. Jacqueline recommended her spouse, and current Town Councilor, Stephen Walker, to be a member of the climate change panel as he is included in most of the major publications on climate change in Maine, represents Maine Coast Heritage Trust, and is on one of the Governor's subcommittees on climate change. Matt added that a faculty member or student from Bowdoin may also make a good panelist. Jacqueline also suggested Mark Battle, faculty member from Bowdoin. Elizabeth Kohler suggested a member of the academic community participate as a panelist and stated that the climate change discussion be framed in a way that relates to planning and the Comprehensive Plan Update. She added that the panel should include women.

Councilor Watkinson stated that he had social media posts ready for publishing once the participants are finalized.

Elizabeth Kohler suggested a high school student participate as a panelist. Matt Panfil stated that he would be in contact with Rick Wilson from the high school to discuss the possibilities. Councilor Wilson agreed that having youth involvement is important and she noticed a high level of youth participation at the launch party. Jacqueline Sartoris made a suggestion that Elizabeth Hertz be considered for the panel as she is experienced in transportation and climate change issues.

In regards to the February 5, 2020 presentation at the Morrell Meeting Room, Matt Panfil suggested an open-house format that would allow for residents to interact with Steering Committee members. Chair Darcy stated that a format similar to the launch party would be appropriate. Matt added that the data gathered from the launch party can be shared at the presentation. Alison Harris agreed that the meeting should allow for interactive activities and discussions. Catherine Ferdinand stated her belief that the presentation should be educational and not just focused on soliciting public input. There should be display

materials on what a plan is and what a plan is not, policy issues that have been addressed by other comprehensive plans, and the topics included in a comprehensive plan. Matt stated that a series of posters covering the basics of comprehensive planning could be part of the month-long display in the Morrell Meeting Room. Alison agreed that there should be an exhibit as to how a comprehensive plan is developed.

Sande Updegraph suggested that the Steering Committee hold an event on March 3 at the same time and location as the Maine Presidential Primary. Matt Panfil stated that it might be possible to display results of the community survey and workshops at the March 3 event.

Juka Zolas asked the Steering Committee if they would invite the Brunswick High School and Bowdoin students to participate in the various community events. Larissa Darcy stated that the students will be welcome and that a Bowdoin faculty member and/or student may be on the climate change panel. Matt Panfil added that the Department of Planning and Development works with a Bowdoin Fellow every year and last year's fellow researched the state of agriculture in Town and his work is anticipated to be included in the Comprehensive Plan Update. It is anticipated that the 2020 Bowdoin Fellow will also participate in the update process. He added that the Department of Planning and Development occasionally works with the environmental studies program on implementing projects in Town. Jacqueline Sartoris suggested Matt contact Bowdoin faculty to offer to collaborate with Bowdoin students on various projects. Matt stated that he would contact Eileen Johnson regarding potential projects this year. He added that last year the Department of Planning and Development worked with Bowdoin students on a traffic calming project at the intersection of Bath and Sills Roads.

Jacqueline Sartoris suggested an idea for a poster that explains why planning and zoning matters to the average resident. Elizabeth Kohler suggested that the February 5 event allow for residents to choose what they would like to do based on their familiarity with comprehensive planning as some residents may want to learn the basics while others may want to talk about a specific issue with members of the Steering Committee.

Susan Hayward asked about the Town's historic preservation efforts. Matt Panfil stated that there is a Village Review Board (VRB), but it is not a state-certified historic preservation committee. The VRB is a design review board with a bend toward historic preservation. The VRB is close to adopting an update to their design guidelines. Fred Koerber added that the 2017 Zoning Ordinance Rewrite addressed historic and cultural assets, but a broader consideration may be required.

Alison Harris asked if the Steering Committee was bound to keep the eight (8) policy areas adopted by the 2008 Comprehensive Plan Update. Matt Panfil responded in the negative.

Chair Darcy summarized that the February 5 event should have educational and interactive components that allow for public input. She asked for volunteers to help prepare for the event. Matt suggested interested members email him if they want to assist in the preparation.

Juka Zolas asked if the Steering Committee uses the newspaper to let people know about their activities because she was unaware of its existence until the launch party. Chair Darcy stated that Steering Committee was only formed in August 2019 and the launch party was its first public event. She added that the Steering Committee does look for multiple ways such as airing meetings on TV3, social media, website, and handouts to make themselves known to the community. Sande Updegraph suggested the use of a sandwich board at Town Hall to inform the public about upcoming events. Councilor Wilson suggested contacting the local radio station to advertise the events.

Jacqueline Sartoris asked if there is an updated map with an inventory of historically and archaeologically significant sites that can be included for the community workshops and other events. Fred Koerber responded that several years ago the State Planning Office had a list of the sites that Maine Historic Preservation has designated as pre-historic and historic archaeological sites within the Town. Matt Panfil added that the State provides the Town with a map of sites, but it is not of high quality resolution. Fred commented that in order to protect the sites they should only be shown as being located within a general area.

Chair Darcy began discussing outreach efforts to Town boards, commissions, and committees. A representative of the School Department met with the Steering Committee in December and Matt Panfil has a list of groups that he will be presenting to throughout the month of January in order to update the groups on the status of the Comprehensive Plan Update and to encourage members to participate in the February events. Matt stated that he anticipates the Steering Committee will be returning to these groups in the spring for their assistance in developing action items once a draft vision and goals are established.

The Steering Committee discussed potential promotional products to raise awareness of the Comprehensive Plan Update. Matt Panfil stated that he will be ordering updated half-sheet handouts with the February schedule of events. He asked if the Steering Committee would like to order coasters with the Plan Brunswick website and social media accounts to be distributed by local restaurants and cafes. The Steering Committee responded in the affirmative. The Steering Committee declined to order t-shirts, but suggested ordering name tags with the Plan Brunswick logo. Councilor Wilson suggested ordering a banner to be displayed across Maine Street. Matt stated that he would research the cost of name tags and banners. Jacqueline Sartoris suggested posting handouts at local businesses and Town Council Chair Perreault suggested having handouts included in takeout orders from local restaurants. Sande Updegraph suggested providing handouts at the upcoming Brunswick Downtown Association (BDA) annual meeting. Jacqueline Sartoris suggested handouts be provided to Brunswick students.

Matt Panfil then distributed a draft 2008 Comprehensive Plan Update. He stated that he anticipates the draft will be refined over time, but it is now ready for an initial review. The Steering Committee discussed the various ways to provide and consolidate their feedback. They also decided to try to provide a first round of comments and edits to Matt prior to the next regularly scheduled meeting on February 4, 2020.

The second draft of the October 1 and October 29, 2019 minutes were approved.

Chair Darcy adjourned the meeting at 8:35 PM.

**TOWN OF BRUNSWICK COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE  
MEETING SUMMARY – DRAFT 2  
JANUARY 15, 2020**

*--- This Meeting Was for the Purposes of Planning the February 6 and February 8, 2020 ---  
Community Workshops and Steering Committee Member Attendance Was Optional*

**MEMBERS PRESENT:** Larissa Darcy (Steering Committee Chair), Catherine Ferdinand, Alison Harris, Fred Koerber, Marcy McGuire, Sande Updegraph (Planning Board), and Kathy Wilson (Town Council, At Large)

**MEMBERS ABSENT:** Elizabeth Kohler, John Perreault (Town Council Chair, District 4), Anthony Sachs, Jacqueline Sartoris, and Christopher Watkinson (Town Council, District 5)

**STAFF PRESENT:** Matt Panfil, Director of Planning and Development

**ALSO PRESENT:** Craig Freshley and Markos Miller, Good Group Decisions

A meeting of the Town of Brunswick Comprehensive Plan Update Steering Committee was held on Wednesday, January 15, 2020, in the Town Hall Council Chambers, 85 Union Street. Steering Committee Chair, Larissa Darcy, called the meeting to order at 6:30 PM. She explained that the purpose of the meeting is to meet with Craig Freshley and Markos Miller from Good Group Decisions to prepare for the February 6 and February 8, 2020 community workshops that they would be facilitating for the Steering Committee.

Craig Freshley began by introducing his business, Good Group Decisions, which is located on Maine Street in Brunswick. Good Group Decisions has an extensive history in public policy development and land use planning issues. Craig asked the Steering Committee to define what a successful community workshop would look like to them and what are their desired outcomes.

Before responses from the Steering Committee, Matt Panfil provided Craig Freshley with an update as to where the Steering Committee was in the update process. The first phase of the update process, reviewing the 2008 Comprehensive Plan Update, is nearing completion and the Steering Committee is ready to begin the second phase, visioning and goal setting. The third phase will be developing an implementation plan.

Chair Darcy stated that she felt the launch party event held on November 5, 2019 was successful because of the amount, and quality, of public participation. Craig Freshley asked for an estimate as to how many people attended the launch party. Matt Panfil stated that he does not know how many in total attended, but at least 500 people participated in an activity to vote for what were their top priorities for the Town to address.

Sande Updegraph stated that to her a successful workshop would include as much diversity as possible in regards to age groups that participate. She also wondered if it would be possible to accommodate some of the new Mainers at the events.

Marcy McGuire stated her concern regarding the scheduled length of time and would like the events to be structured to allow for residents to stay for whatever length of time they have available. She suggested that the workshops should include prompts that help people present their ideas to the Steering Committee.

Alison Harris stated that she would like the community workshops to address growth management and would like input from the public as to how to increase density in the downtown and growth area rather than the rural area, which is where most of the Town's residential growth has been occurring. She added that the community workshops should also gather public input regarding the Town's historic and cultural heritage. She agreed with Sande Updegraph's comments that youth participation would be a sign of a successful event.

Fred Koerber also agreed that a broad cross-section of Brunswick residents with diverse interests would lead to a successful event. He would also like residents that participate to feel invested in the creation of the Comprehensive Plan Update.

Catherine Ferdinand stated that she would like residents to be able to participate in lively and thoughtful activities, but most of all she hopes to be able to identify themes that can be turned into goals and actionable items for the Comprehensive Plan Update. The visioning sessions should provide a framework for success in developing and implementing the rest of the plan.

Councilor Wilson expressed her concern that although she wants as much public input as possible, but she believes that people will only be at the event for a short amount of time. She also agrees that a diverse turnout in regards to age groups would be indicative of a successful event. She would like to see a way to see people's dreams and visions turned into practical actions.

Matt Panfil stated that from staff's perspective, he would like to see the community workshops operate as a filtering process that takes public input and consolidates it into identifiable topics from which to create objectives and action items. He would also like to see the workshops gather public input on growth management.

Chair Darcy agreed with Fred Koerber's comments regarding addressing a variety of issues rather than focusing on only one or two areas.

Craig Freshley asked the Steering Committee about their plans to host more public meetings. Matt Panfil responded that in April or May another meeting is anticipated that would present the Steering Committee's work on developing a vision statement, goals, objectives, and action items. Alison Harris stated that her expectation for the community workshops is broad, not a final vision statement. Catherine Ferdinand would like the vision

statement to also address the topics that are required by the State. Councilor Wilson asked for examples of other communities' vision statements that Craig has helped develop. The Steering Committee agreed that a draft vision statement was a desired outcome from the community workshops.

Craig Freshley asked about the Community Survey and when its results will be expected. Matt Panfil stated that a draft of data should be available within the week of January 27. Craig stated that survey data could help provide an education component for the community workshops and help orient residents to the changes that have occurred since the 2008 Comprehensive Plan Update. The Steering Committee agreed that there should be a short educational component at the beginning of the workshops.

Craig Freshley suggested three (3) options for the community workshop format: 1.) a three-hour meeting; 2.) a rolling participation meeting in which people can come in at any time and stay for as long as they like; or 3.) two (2) one-hour meetings. After deliberation among the Steering Committee, Markos Miller suggested a hybrid approach that allowed for a soft start open-house style activity for people to review information to familiarize themselves with the Comprehensive Plan Update. The open-house would then be followed by a formal presentation and end with interactive exercises. The Steering Committee agreed to this type of format that allowed for an introduction, followed by two (2) short presentations on the purpose of comprehensive planning and a review of changes and trends that have occurred since the 2008 Plan was adopted. Information from the community survey will also be provided, if available. Forty minutes would then be spent covering big questions to be identified by the Steering Committee. The workshop would end with a 40-minute session covering special topics as identified by the Steering Committee.

Alison Harris and Councilor Wilson asked for advice regarding a previous question posed by Markos Miller regarding attracting people to the community workshops. Craig Freshley suggested that the Steering Committee needs to frame the workshops in terms of questions that will prompt interest from residents. The Steering Committee expressed a desire to avoid being too specific in their prompts so that only some people who care about a specific topic would want to go to the meeting. Craig helped the Steering Committee formulate the questions: What should Brunswick look like in 10 years? Where should Brunswick put new development? How do we keep Brunswick affordable and livable?

The Steering Committee discussed specific topics that should also be addressed during the community workshops. Topics included: affordable housing, cultural and historic landscape, economic development, public buildings, public infrastructure, natural resources, sustainability and climate adaptation, and transportation.

Chair Darcy asked Craig Freshley if he was developing an idea of how the community workshops will be structured. He stated that he will provide a draft agenda, but there will be a public education component with basic demographic information and other existing conditions of the Town, with survey data if available. The full group discussion will focus on the three (3) big questions that the Steering Committee just helped create. In response

to the question of what Brunswick should look like he envisions residents writing ideas and posting them on a wall. For the question as to where development should be located, he envisions the use of maps for residents to draw generally located bubbles of where to place specific uses. For the third question regarding affordability and livability he envisions a scenario where residents verbalize their ideas as he records them. The last phase of the workshop would be dedicated to the topics of interest. He suggested a soft ending in which residents can interact with the Steering Committee and other residents in an informal setting.

Chair Darcy asked Matt Panfil about the ability to have digital presentations at the community workshop locations. Matt responded that there will be equipment available at both locations.

Markos Miller asked about the Steering Committee's advertising plan to attract people to the events. Matt Panfil replied that the Steering Committee uses various methods including: an email list; social media accounts; TV3 announcements; local radio; paper handouts; a letter to the editor in the local newspaper; cardboard coasters for distribution at local cafes and dining establishments; and soliciting participation from other Town boards, committees, and commissions. Chair Darcy suggested Matt contact the local schools to either provide handouts or make announcements. Alison Harris suggested contacting the Brunswick Downtown Association (BDA) to include in their Brunswick Blast. Marcy McGuire stated that there will be an opportunity to distribute fliers at a free community meal held by a collaboration of local churches. The purpose of the meal is to get feedback on resident's difficulties obtaining housing. Alison Harris suggested posting a handout at the Visitor Information Center at the Brunswick Train Station. Catherine Ferdinand suggested that the event information be posted on newspapers' community calendar. She agreed that it was a good idea to see if the schools will make a general announcement. Chair Darcy added the chamber of commerce to the list of organizations to contact.

Chair Darcy adjourned the meeting at 8:17 PM.

**TOWN OF BRUNSWICK COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE  
MEETING SUMMARY – DRAFT 1  
FEBRUARY 4, 2020**

**MEMBERS PRESENT:** Larissa Darcy (Steering Committee Chair), Catherine Ferdinand, Alison Harris (Planning Board), Fred Koerber, Elizabeth Kohler, Marcy McGuire, Anthony Sachs, Jacqueline Sartoris, Sande Updegraph (Planning Board), Christopher Watkinson (Town Council, District 5), and Kathy Wilson (Town Council, At Large)

**MEMBERS ABSENT:** John Perreault (Town Council Chair, District 4)

**STAFF PRESENT:** Matt Panfil, Director of Planning and Development

A meeting of the Town of Brunswick Comprehensive Plan Update Steering Committee was held on Tuesday, February 4, 2020, in the Town Hall Council Chambers, 85 Union Street. Steering Committee Chair, Larissa Darcy, called the meeting to order at 6:30 PM.

The Steering Committee discussed final preparations for the multiple public meetings and workshops that will be held throughout February. On Wednesday, February 5, 2020 the Steering Committee will host a meeting in the Morrell Meeting Room at the Curtis Memorial Library entitled “A New Plan for Brunswick – Who Is Plan Brunswick? And What Is It Doing?” Matt Panfil, Director of Planning and Development, shared handouts and posters that he prepared and discussed the proposed agenda for the event. The event will include a presentation on the importance of comprehensive planning, a review of the 2008 Comprehensive Plan Update, and data from the community survey. Steering Committee members identified who will be present at the event to discuss their work and answer questions from the public. Matt stated that the primary goals for the presentation are to: 1.) generate more interest in the Comprehensive Plan Update so that the public will come to the community vision workshops; and 2.) make people who are new to the update process feel comfortable and know that they still have many ways to contribute to the effort.

Chair Darcy asked if there was an RSVP list for the events. Matt stated that there is not an official RSVP list, but staff is using several methods for public outreach such as contacting the local newspaper, running ads on TV3, a radio appearance, email list, social media platforms, distributing handouts at events and in the Downtown, and an in-school announcement. Jackie Sartoris volunteered to speak about the Growth Management Act at the beginning of the “A New Plan for Brunswick” event.

Chair Darcy introduced the agenda and other handouts prepared for the two (2) “Share Your Vision for Brunswick’s Future” community workshops that are scheduled for Thursday, February 6, 2020 at the Brunswick High School cafeteria and Saturday, February 8, 2020 at St. John’s Community Center. There will be a professional facilitator, Craig Freshley from Good Group Decisions, for the community workshops. Craig has asked the

Steering Committee to prepare questions to guide the special topics discussions. Steering Committee members identified a special topic that they would be responsible for creating a question and guiding the discussion. Councilor Watkinson asked for examples of questions and how they should be formulated. Matt stated that the purpose is to allow for broad comments, but not let people wander from the topic. Catherine Ferdinand also suggested that examples would be helpful. Matt stated that he would provide some draft questions to the Steering Committee. Laurel Margerum, Town staff, will also be present to help fill in facilitating discussions and guiding people through the process.

Jackie asked if there was a backup date if one of the meetings had to be cancelled due to weather. Matt responded that having two (2) workshop dates will allow for some backup, but he will look into reserving a space for the next week provided he does not need to pay to reserve it. He added that there are not backup dates for the events at the library because the meeting room is often booked well in advance and the existing dates were given to the Steering Committee by the library. If one of the events is cancelled, he will try to reschedule for as soon as possible. Alison Harris, suggested the meeting room at People Plus as a possible backup location. Chair Darcy suggested that if the Thursday "Share Your Vision" event is cancelled that Matt try to reschedule for the following Thursday in the same location. The Steering Committee discussed potential methods for notifying the public in case of a cancellation.

Catherine Ferdinand asked what visual displays will be at the community workshops. Matt responded that he has a list of maps and displays including: State inventory maps, trends and changes in demographics, wildlife map, land use map, historical and archaeological map, residential growth patterns, topography maps, public properties map, and water resource maps. Fred Koerber added that he had additional historical maps dating back to 1739 that he could bring to the community workshops. Catherine stated her concern that some of the maps provided by the State were not ideal and asked if Town staff could prepare a better map depicting Town-owned properties. Jackie stated that there is a map prepared by Jym St. Pierre that shows the various ownership of conservation areas, parks, etc. Alison Harris suggested a transportation map that shows the Brunswick Explorer route and METRO BREEZ stops. Sande Updegraph suggested the maps be displayed in Town Hall.

Chair Darcy asked the Steering Committee if they would make a motion to authorize Matt to pay for extra services, such as a written report, to be provided by Good Group Decisions. A motion to allow for said payment was made by Alison Harris, seconded by Sande Updegraph, and passed unanimously.

Marcy McGuire asked if Matt knew if the Town decided on where the next landfill will be located. Matt responded that he was not aware of such a decision. Councilor Wilson and Anthony Sachs responded that there will not be a new landfill, but a transfer station. The location of the transfer station has not been determined.

Chair Darcy began a discussion regarding the Climate Change Panel Discussion scheduled for Wednesday, February 19, 2020 in the Morrell Meeting Room at Curtis Memorial

Library. Matt stated that he has confirmed Town Councilor Stephen Walker (District 2), Eileen Sylvan Johnson, PhD, from Bowdoin College, and Liz Hertz owner of Blue Sky Planning Solution. He mentioned the possibility of having a Bowdoin student join the panel and stated that he also talked to Rick Wilson from Brunswick High School about potential student participation. Councilor Watkinson stated that he invited members of the Bowdoin Sunrise Group to all of the February Steering Committee events and his belief that they can be a strong advocacy group, but experts with professional experience are more ideal for the panel. Councilor Wilson stated she understands Councilor Watkinson's point, but she would be ok with a student panelist. Sande stated that a young student could be a powerful voice on the panel. Jackie suggested the Steering Committee identify the size of the panel as it will help guide the selection of panelists. She also suggested a local member of the fishing industry or other natural resource dependent industries that will be altered by climate change. She added a public health professional should be considered for the panel. Based on the limited time available for the event, Matt suggested a maximum of 5 to 6 panelists. He added that he would like a panelist from Portland or South Portland as they are in the process of completing a joint Climate Action Plan. Councilor Wilson suggested a representative from the Casco Bay Estuary Partnership be considered as a panelist. Liz Kohler suggested that student representatives serve as co-moderators. The Steering Committee generally agreed with Liz's suggestion. Catherine stated that she wants to make sure the panel discussion moves beyond debating climate change, but provide good information on how to address the issue. Alison Harris concurred regarding the importance of identifying tactics and strategies moving forward in drafting the Comprehensive Plan Update. Matt suggested student moderators could be directed to focus their questions on what a municipality can do to address climate change.

Jackie suggested that the meeting should begin with a brief snapshot on how climate change is anticipated to impact the Town. She added that the focus should be on land use and the Comprehensive Plan Update and she no longer thinks a public health professional would be ideal for this specific discussion. Matt stated that although the Steering Committee has not heard much from the public about public health, it is common to include the topic in comprehensive plans. Jackie stated that the panel discussion needs to focus on adaptation and mitigation.

Chair Darcy began a discussion regarding the Housing Panel Discussion scheduled for Thursday, February 20, 2020 in the Morrell Meeting Room at Curtis Memorial Library. Matt stated that John Hodge, Executive Director of the Brunswick Housing Authority, wanted to be a part of the panel, but is unable to participate due to a scheduling conflict. Tedford Housing has a new Executive Director, Rota Knott, that is new to Brunswick, but she suggested Giff Jamison, Director of Operations, to represent Tedford Housing on the panel. Matt stated he has contacted the Maine Housing Coalition, but has not yet received a response. He asked Marcy if she knew a contact at the Coalition that he could talk to about serving on the panel. He added that he is awaiting a response from Mike Lyne, Partner and Operations Lead for Developers Collaborative. The fifth potential panelist Matt has contacted is local realtor and former Town Councilor, Jane Millett. Alison Harris suggested that Kevin Bunker would also make a good panelist. Jackie suggested Dana Totman, President and CEO of Avesta Housing. Chair Darcy asked if Matt has identified a moderator

for the housing panel discussion. Matt stated that he has not identified a moderator and he is open to suggestions from the Steering Committee. Catherine Ferdinand suggested Matt also contact Rick Wilson about student participation in the housing panel discussion.

Chair Darcy asked Matt for an update on the community survey results. Matt stated that Craig Freshley requested response data from the survey to discuss at the community workshops. Matt stated that Town staff has tabulated 360 surveys to date with approximately 100 more to process so the data is still in a raw draft format. He added that Town staff will soon pick the random winners of the BrunswickOpoly game and deliver them to their homes. Catherine Ferdinand asked for information regarding the response rate of the survey. Matt stated that approximately 90 of the 1,500 surveys were marked "return to sender" by the Post Office, which is less than the amount returned in the 2005 survey. As some surveys are still coming in past the deadline, Matt estimated that there will be approximately 500 responses, which means that excluding the 90 people who never received the survey the response rate is approximately 35% which is just less than the 2005 survey's response rate of 37%. Matt stated that digital survey will remain open for the time being. The Steering Committee then reviewed the survey data and responses to specific questions about why residents choose to live in Brunswick, threats to the quality of life, Brunswick Landing, commuter patterns, multi-generational households, perceptions of pedestrian and bicyclist safety. Catherine asked if the full results of the survey will be tabulated or just certain questions. Matt responded that a full analysis of all questions will be produced. Liz suggested written comments be processed because if people wrote a comment it is indicative of a high level of interest in a topic.

Chair Darcy opened the meeting for public comment. There was no public comment.

Chair Darcy then asked Matt to provide an update on the feedback he has received from the Steering Committee on the draft 2008 Comprehensive Plan Update Report. Matt stated that for some items he has started a list of requested changes and acknowledged that there are some areas that need additional information. Some of the Steering Committee members indicated that they were still working on reviewing the report and will have comments forthcoming. A subcommittee made up of Catherine, Fred, and Jackie was formed to process the feedback and update the draft report. Sande suggested Matt speak with Margaret Wilson who chaired the 2008 Comprehensive Plan Update Steering Committee and was Vice-Chair of the Zoning Ordinance Rewrite Committee (ZORC).

Chair Darcy asked the other Steering Committee members to accept the December 3, 2019 Draft 2 Meeting Summary, but it was noted that the document had been omitted from the members' packets. The draft summary will be provided for the next regularly scheduled Steering Committee meeting. Steering Committee members were asked to provide comments to Matt on the Draft 1 Meeting Summaries from January 7, 2020 and January 15, 2020.

Councilor Wilson suggested that in the future, the public comment period should be moved to the top of the agenda. The rest of the Steering Committee concurred.

A meeting date for the 2008 Comprehensive Plan Update Report was scheduled for Friday, February 21, 2020 at 2:00 PM.

Marcy asked if there was still the possibility of hosting an event in conjunction with the March 3 Primary. Matt stated that unfortunately, the Town Clerk will require all of the space at Brunswick Junior High School.

Chair Darcy reminded the Steering Committee and public that there will be Comprehensive Plan Update related exhibits in the Morrell Meeting Room at Curtis Memorial Library through the month of February.

Chair Darcy adjourned the meeting at 8:39 PM.