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Bree LaCasse
Development Officer

Brian Kilgallen
Development Officer

Robyn Wardell
Development Associate

September 23, 2021

Town of Brunswick, Maine
Planning Board
85 Union Street
Brunswick, ME 04011

Re. Public comments in support of Tedford Housing's Sketch Plan Major Development Review Application

Members of the Brunswick Planning Board, my name is Cullen Ryan, and I am the Executive Director of Community Housing of Maine or CHOM, the largest housing provider for homeless populations in Maine. Our staff of 12 works collaboratively with more than 50 different service provider organizations to effectively and efficiently house about 1100 of Maine's most vulnerable people. I am also a member of the Statewide Homeless Council, and I serve as President of the Maine Continuum of Care Board of Directors.

I am writing to express my strong support for Tedford Housing's "Sketch Plan Major Development Review Application."

Tedford Housing has been a critical part of the midcoast and Brunswick community for years and is seeking to create a homeless service center that will better meet the needs of people experiencing homelessness. The best practice strategy across the country is to ensure that homelessness is rare, brief, and one-time. The best way for that to happen is to make sure people have everything they need and have access to it as easily as possible. Tedford Housing intends to do exactly that.

Tedford has partnered with many community members to ensure that even the most complicated cases involving a person experiencing homelessness have the broader support of the community for their success in housing. This is consistent with Tedford's other efforts which are collaborative in nature and seek to optimize the circumstances for someone to access the resources they need, to secure housing, and to remain successful in the housing.

I want to support their efforts to ensure that people experiencing homelessness are adequately served at the time of the emergency of homelessness and have ready access to all of the resources they need to end their homelessness as quickly and efficiently as possible.

Please support their application to provide a shelter and service center that will meet the needs of people experiencing homelessness in Brunswick and the greater midcoast area.

Thank you for the opportunity to comment.

From: [Mary Born](#)
To: [Matt Panfil](#)
Subject: Case #21-048 Tedford Housing
Date: Friday, September 24, 2021 6:57:30 AM

I am writing to urge you to approve the application for Tedford Housing's new building on Thomas Point Road. Tedford provides a vital service in our community by sheltering otherwise homeless individuals and families and providing services needed to connect people with a permanent place to live. By consolidating their housing, staffing, and client services in one location, Tedford will be better able to meet the needs of this community. I hope you will act to approve Tedford's application to construct the new shelter and resource center on Thomas Point Road.

Thank you.
Mary Born
2 Matthew Drive
Brunswick, ME 04011

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From: [Phyllis Chinlund](#)
To: [Matt Panfil](#)
Cc: [Jean Konzal](#); [Mike Wilson](#)
Subject: Testimony re Tedford Housing Case#21-048
Date: Sunday, September 26, 2021 1:42:31 PM

To: the Brunswick Planning Board

From: Phyllis Chinlund, resident of Thornton Oaks Retirement Community

9/26/21

I am so impressed with the work that Tedford Housing has put in on the proposed plan for a new and better emergency shelter, starting with the location, which seems ideal due to its proximity to multiple resources, for health care, shopping, transportation, jobs training and more. As an older woman and a frequent visitor to the Cook's Corner area, I am also pleased to learn the many ways that we are assured both guests and neighbors will be secure, through security cameras and the presence of 24-hour staff. Guests will not have to leave the building during daytime hours, a requirement that sometimes causes neighborhood issues at other shelters.

But most important, from a human viewpoint, is the importance of housing for people who have become homeless. Without a place to sleep comfortably and get dressed and groomed, the task of reversing a downward slide can be insurmountable. Tedford case managers will work with shelter guests to bring them along to stable housing. Let us all support this wonderful agency that is working so hard to help our neighbors who have fallen on hard times.

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From: [Mary O'Brien](#)
To: [Matt Panfil](#)
Subject: Support for Tedford Housing's New Building
Date: Sunday, September 26, 2021 2:44:45 PM

Dear Matt,

I am writing as a resident of Brunswick to express my strong support for Tedford's proposal for a new building on Thomas Point Rd. It is an unfortunate fact that our economy too often leaves people behind - issues with low income, health needs, or high housing costs for them and their families leave too many people unable to afford a place to live. I am proud that our community responds compassionately to this situation by providing a homeless shelter - I see it as part of our strength as a community. Being a service center for the region in many areas - shopping, culture, and social services - makes this a better place for me to live.

We are able to provide services to the homeless because of the dedicated work of the small non profit Tedford Housing, and I think they deserve support from the town. Especially since this proposal fits within the new zoning that was adopted, and can be allowed as a conditional use. I volunteer at the Gathering Place, and see way too many people who sleep in their cars or in the woods, so I strongly support Tedford's plan to increase its capacity. Let's be proud of our town, and do the right and generous thing by supporting this project. Thank you.

--

Mary O'Brien
7 Bowdoin St.
Brunswick, ME 04011

marymobrien2@gmail.com
207-240-0874

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From: [John Gallagher](#)
To: [Matt Panfil](#); [Tedford Housing Rota Knott](#)
Subject: Tedford Housing Application
Date: Monday, September 27, 2021 1:50:36 PM

Matt Panfil and Planning Board Members,

My name is John Gallagher a Brunswick resident and member of the Tedford Housing Board of Directors. My wife Pauline and I support the application by Tedford Housing to build a new emergency shelter off the Thomas Point Road.

As the previous Director of the Maine State Housing Authority, I believe the plans submitted to the Planning Board incorporate the best practices recommended by the US Department of Housing and Urban Development providing a decent and safe environment for the people experiencing homelessness. Housing the guests and staff at a single location is a more efficient way to deliver evaluation and resident services. The 24-hour access and staffing services is critical to assist the guests in transitioning to permanent housing.

Although we all wish there was not a need for the facility, the reality is that we do need to humanly and respectfully shelter people in this vulnerable period of their lives.

Thank you,

John and Pauline Gallagher
59 Willow Grove Rd.
Brunswick, Maine 04011

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From: [easminton](#)
To: [Matt Panfil](#)
Subject: Tedford Housing
Date: Tuesday, September 28, 2021 10:42:28 AM

To members of the Brunswick Planning Board,

I'm writing to urge you to approve Tedford Housing's proposed shelter on Thomas Point Road. Tedford outgrew their current facilities long ago and their plan balances the needs of their guests to have safe, emergency housing with the needs of others in the community. I believe the proposed location is ideal for several reasons including:

- the site is zoned appropriately for their proposed conditional use and their plan will have less impact on the neighborhood than other potential allowed projects
- the site is easily accessible for their guests, and is in close proximity to a variety of resources, including the hospital, health care facilities, employment opportunities, transportation access, and many services at Brunswick Landing allowing their staff to closely collaborate with other service providers

Tedford Housing has a long history of providing high quality services to our neighbors facing homelessness. They have appropriate policies and procedures in place to ensure their guests go through an appropriate intake process, and rules that must be followed to remain onsite. Tedford Housing will make a good neighbor.

Brunswick is a thriving and caring community and it will serve well to ensure those of us in our town in need of a safe place to live for a night, a week, or longer, have that option.

With thanks for your service and my best wishes,
Ethan Minton
15 Tamarack Drive

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From: [David Powell](#)
To: [Matt Panfil](#)
Subject: Tedford Application
Date: Tuesday, September 28, 2021 8:17:09 AM

To whom it may concern.

I am writing in strong support of the application to construct an emergency homeless facility on Thomas Point Rd.

I was on the Tedford Board of directors for eight years during which time I experienced many frustrations with our various attempts to launch a similar project elsewhere in Brunswick. Throughout that time I consistently argued that establishing a safer, more hygienic and support service environment for those unfortunate enough to endure homelessness, was both a principled and pragmatic move. It was and is simply both the ethical thing to do and the sensible thing to do.

Since I left the Board the need has only become more apparent, and now is the right time to act.

Thank you for your consideration, (Dr) Chris Powell
34 Woodland Drive, Brunswick.
(Retired Prof of Criminology, USM)

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Brunswick ME, 04011

oasis@oasisfreeclinics.org

oasisfreeclinics.org

September 27, 2021

Bill Dana
Planning Board Chair
Town of Brunswick
85 Union Street
Brunswick, ME 04011

Dear Mr. Dana and Planning Board Members,

On behalf of our patients, volunteers, and staff, I am writing in support of Tedford Housing's proposal to build a homeless shelter and resource center on Thomas Point Road. This is an important piece in addressing the need for safe housing for adults and families who currently find themselves without a home.

The Oasis Free Clinics has a long relationship with Tedford Housing. In fact, Oasis was created in partnership with Tedford, so it's safe to say that we would not exist if not for the vision and leadership of Tedford and area physicians. We consider Tedford to be an important partner in our work. We also know that safe and affordable housing is a critical component to the health of our patients and community.

Tedford's new shelter and resource center builds on the 30 years of exceptional support that they have provided to our community. Thank you for your consideration of their proposal.

Sincerely,

A handwritten signature in blue ink that reads "Anita Ruff".

Anita Ruff, MPH
Executive Director

From: [Jared Woolston](#)
To: [Matt Panfil](#)
Subject: FW: Meeting
Date: Tuesday, September 28, 2021 2:18:32 PM
Attachments: [Sep 27, 2021.pdf](#)

Another for PB

Jared Woolston, AICP, CNU-A
Town Planner
Town of Brunswick
85 Union Street
Brunswick, ME 04011

(207) 725-6660, ext. 4022 (v)
(207) 725-6663 (f)
jwoolston@brunswickme.org
www.brunswickme.org

From: Peter Aleo <aleonwd@yahoo.com>
Sent: Tuesday, September 28, 2021 2:16 PM
To: Jared Woolston <jwoolston@brunswickme.org>
Subject: Meeting

Hi, this is Peter, cannot attend the meeting tonight so, I was asked to draw up a diagram of what the traffic flow is like at the intersection of Thomas Point Rd and Bath Rd., Hope this is helpful.

This is a very congested area, in addition there are no sidewalks on this road and there is a lot of foot traffic, drivers often far exceed the speed limit, a very dangerous area to walk.

Thanks,
Peter

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Sent from my iPad

Cook's corner intersection

Arrows represent vehicles coming and going onto or out of Thomas Point Rd

Cumberland Farm gas station steady flow of traffic incoming and outgoing onto Thomas Point Road

Sunshine cleaner has 15 parking spaces, 6 that back onto Thomas Point traffic

Bath Road

Prompto oil change As many as six cars at a time entering Prompto and blocking passage of Thomas Point Rd

Coastal Ortho

Back entrance for gun shop employees and delivery trucks

Thomas point Road

Regal theater, back entrance, steady flow of traffic

Circles and arrows residence driveway

Two sea food dealers.

Proposed sight and entrance to shelter

