

**Approved**  
**BRUNSWICK TOWN COUNCIL**  
**Minutes**  
**July 18, 2022**  
**Regular Meeting - 6:30 P.M.**

**Councilors Present:** W. David Watson, Stephen S. Walker, Abby King, Sandra Updegraph, Christopher Watkinson, Kate Foye, James Mason, Kathy Wilson and Dan Ankeles.

**Councilors Absent:** None

**Town Staff Present:** John S. Eldridge, III, Town Manager; Fran Smith, Town Clerk; Scott Stewart, Police Chief; Sally Costello, Director of Economic Development; Matt Panfil, Director of Planning and Development; and the video crew.

Chair Mason opened the meeting and acknowledged the meeting had been properly noticed. He led the Pledge of Allegiance.

**Adjustments to Agenda:** None

**Public Comments/Announcements** (for items not on the agenda) None

**MANAGER'S REPORT** *(This item was discussed 6:34 p.m.)*

**a) Financial update**

Manager Eldridge provided this update.

**b) Property Tax Stabilization – LD 290**

Manager Eldridge provided this update.

Councilor Walker, Councilor Ankeles, Councilor Wilson, and Councilor Watson asked questions.

**c) LED Streetlight Project**

Manager Eldridge provided this update.

Chair Mason, Councilor Updegraph, and Councilor Watson asked questions.

**d) (ADDED) 250 Anniversary Park Renaming**

Manager Eldridge provided this update.

**PUBLIC HEARING**

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- 118. The Town Council will consider granting a Special Amusement license to Natural Selection, Inc., D/B/A Wild Oats Bakery, and will take any appropriate action. (Town Clerk) ([This item was discussed 6:52 p.m.](#))**

Chair Mason opened the public hearing

Fran Smith, Town Clerk, introduced this item.

Chair Mason closed the public hearing.

**Councilor Walker moved, Councilor Ankles seconded, to approve a Special Amusement license for Natural Selection Inc., D/B/A Wild Oats Bakery, at 166 Admiral Fitch Avenue. The motion carried with nine (9) yeas.**

- 119. The Town Council will hear public comments regarding amendments to Chapter 14 – Streets, Sidewalks and other public places Article VI. Street Standards and Acceptance Ordinance, and will take any appropriate action. (Town Manager Eldridge) ([This item was discussed 6:54 p.m.](#))**

Chair Mason opened the public hearing

Manager Eldridge introduced this item.

Councilor Watson asked questions to which Manager Eldridge responded.

John Cunningham, 8 Spring Street, spoke regarding this item.

Chair Mason closed the public hearing.

The Council was fine with voting on this ordinance at this meeting.

**Councilor Wilson moved, Councilor Ankles seconded, to adopt proposed amendments to Chapter 14 of the Municipal Code of Ordinances - Streets, Sidewalks and other public places Article VI. Street Standards and Acceptance Ordinance. The motion carried with nine (9) yeas.**

*(A copy of adopted ordinance will be attached to the official minutes.)*

- 120. The Town Council will hear public comments regarding proposed text amendments to various sections of the Brunswick Zoning Ordinance, and will take any appropriate action. (Planning Board) ([This item was discussed 7:09 p.m.](#))**

Chair Mason opened the public hearing

Matt Panfil, Director of Planning and Development, introduced this item.

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Chair Mason closed the public hearing.

Councilor Watson and Councilor Updegraph spoke regarding this item.

The Council was fine with voting on this ordinance at this meeting.

**Councilor Wilson moved, Councilor Updegraph seconded, to adopt proposed text amendments to the Brunswick Zoning Ordinance. The motion carried with nine (9) yeas.**

*(A copy of adopted ordinance will be attached to the official minutes.)*

**NEW BUSINESS**

**121. The Town Council will consider establishing a Housing Committee to examine Brunswick's housing stock and the Town's existing regulations and incentives, in order to develop recommendations aimed at improving housing diversity and affordability, and will take any appropriate action. (Councilors Ankeles, King, and Updegraph) *(This item was discussed 7:15 p.m.)***

Councilor Ankles, Councilor Updegraph, and Councilor King introduced this item.

Councilor Watson, Chair Mason, Councilor Watkinson, Councilor Wilson and Councilor Walker spoke and asked questions regarding this item.

The following people spoke regarding this item:

Carol O'Donnell, 305 Maine Street

Rob Stuart, 53 Weymouth Street

Cory King, executive director of Southern Midcoast Maine Chamber

Poppy Arford, State Representative

**Councilor Ankles moved, Councilor Wilson seconded to adopt the charge of the Brunswick Housing Committee as proposed with following changes; remove realtor and add third business person as member, add clause about urgency and appointment will be done by the Chair and Vice-chair and if new applicants after December 31st would go through the Appointment Committee. The motion carried with nine (9) yeas.**

*(A copy of adopted charge will be attached to the official minutes.)*

**122. The Town Council will consider setting a public hearing for August 1, 2022, to consider a "Second Extension of an Emergency Moratorium on New Private Permanent Structures Piers in Intertidal Waters" on an emergency basis, and will take any appropriate action. (Town Manager Eldridge) *(This item was discussed 7:56 p.m.)***

Manager Eldridge introduced this item

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Councilor Walker spoke regarding this item.

**Councilor Walker moved, Councilor Wilson seconded, to set a public hearing for August 1, 2022, for the “Second Extension of an Emergency Moratorium on New Private Permanent Structures Piers in Intertidal Waters.” The motion carried with nine (9) yeas.**

123. The Town Council will consider issuing a revocable license for use of real property to the current owners of 39 Melden Drive, and will take any appropriate action. (Town Manager Eldridge) *(This item was discussed 8:01 p.m.)*

Manager Eldridge introduced this item

Councilor Walker, Councilor Updegraph and Councilor Watson asked questions.

Councilor Wilson, Councilor Foye, Councilor Walker, and Councilor Watkinson spoke regarding this item.

Kayne Ryan, owner of 39 Melden Drive, spoke regarding this item.

**Councilor Foye moved, Councilor Watkinson seconded, Motion to approve a “Revocable License for Use of Real Property” to the owners of 39 Melden Drive, subject to the limitations specified. The motion carried with six (6) yeas. Councilor Walker, Councilor Watson, and Councilor Wilson were opposed.**

124. The Town Council will consider approval of a transfer of funds from the Unified Criminal Court to the Town of Brunswick pursuant to 15 M.R.S.A. § 5824(3) & § 5822(4)(A), and will take any appropriate action. (Chief Stewart) *(This item was discussed 8:28 p.m.)*

Chief Stewart introduced this item.

**Councilor Watson moved, Councilor Wilson seconded to approve the Transfer of Forfeiture Assets to the Brunswick Police Department to accept and expend if subsequently ordered forfeited by the Court. The motion carried nine (9) yeas.**

125. The Town Council will consider authorizing the Police Department to accept and expend a grant from the Federal Railroad Administration (FRA), and will take any appropriate action. (Chief Stewart) *(This item was discussed 8:30 p.m.)*

Chief Stewart introduced this item.

**Councilor Watson moved, Councilor Wilson seconded, to allow the Brunswick Police Department to accept and expend a \$73,000 grant from the Federal Railroad Administration. The motion carried with nine (9) yeas.**

126. **The Town Council will consider appointing a member to Maine Municipal Association's (MMA) Legislative Policy Committee, and will take any appropriate action. (Town Manager Eldridge) ([This item was discussed 8:32 p.m.](#))**

Manager Eldridge introduced this item.

Councilor Wilson, Chair Mason, and Councilor Watson spoke regarding this item.

**Councilor Watson moved, Chair Mason seconded Motion to appoint Councilor Kathy Wilson as Brunswick's representative to MMA's Legislative Policy Committee. The motion carried with nine (9) yeas.**

127. **The Town Council will consider appointments to the Town's Boards and Committees, and will take any appropriate action. (Appointments Committee) ([This item was discussed 8:36 p.m.](#))**

Councilor Watson made the following nominations which the Council voted nine (9) yeas to support.

**Tree Committee**

Esther Mechler (new member) to a balance of a 3- year term ending 03/01/2024

**Conservation Committee**

Abbie Sewall (new member) to a balance of a 3-year term ending on 05-01-2025

**Bike and Pedestrian Committee**

Sandra Hodge (Renewal) to a balance of a 3-year term ending 06/01/2025

**Housing Authority**

Michael Veilleaux (new member) to a 5-year term ending 06/20/2027

**Fence Viewer**

Bill Good (New) to a balance of a 3-year term ending 04/01/2025

**CONSENT AGENDA ) ([This item was discussed 8:39 p.m.](#))**

- a) **Approval of the minutes from June 6, 2022, June 21, 2022 and June 27, 2022**

**Chair Mason Councilor moved, Councilor Ankeles seconded, to approve the Consent Agenda. The motion carried with nine (9) yeas.**

**Councilor Watson moved Councilor Walker Motion to adjourn. The motion carried with nine (9) yeas.**

[The meeting adjourned at 8:39 p.m.](#)

**PLEASE NOTE: THESE MINUTES ARE ACTION MINUTES. THE ENTIRE MEETING CAN BE VIEWED AT WWW.BRUNSWICKME.ORG.**

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*Frances M. Smith*  
*Town Clerk*  
*July 25, 2022*

August 1, 2022  
***Date of Approval***

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Council Chair