

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: The Honorable Ryan Fecteau, Speaker of the Maine House of Representatives
The Honorable Matthea Daughtry, President of the Maine Senate

FROM: Julie Erdman, Director of Planning & Development, Town of Brunswick

DATE: February 27, 2026

SUBJECT: **Town of Brunswick Resolution Regarding LD 1829**

Dear Speaker Fecteau and Senator Daughtry:

Please find attached the resolution regarding LD 1829 adopted by the Brunswick Town Council on February 17, 2026.

While the Town of Brunswick supports the State's goal of increasing housing supply, it has significant concerns regarding the challenges LD 1829 presents to responsible growth management, infrastructure planning, and comprehensive planning, and is respectfully requesting corrective legislative action.

If you need any additional information or have any questions, please feel free to contact me at your convenience.

Kind Regards,



Julie Erdman
Director of Planning & Development, Town of Brunswick
Town of Brunswick

cc:

Representative Poppy Arford
Representative Daniel Ankeles
Representative Cheryl Golek
The Honorable Janet T. Mills
Catherine M. Conlow, Executive Director, Maine Municipal Association
Matthew Eddy, Executive Director, Midcoast Council of Governments
Nathan MacDonald, Chair, Brunswick Town Council
Julia Henze, Town Manager, Town of Brunswick
James Dealaman, Principal Planner, Town of Brunswick
Fran Smith, Town Clerk, Town of Brunswick

Attachment: Resolution Regarding LD 1829

Town of Brunswick, Maine



TOWN COUNCIL

RESOLUTION REGARDING LD 1829: AN ACT TO BUILD HOUSING FOR MAINE FAMILIES AND ATTRACT WORKERS TO MAINE BUSINESSES BY AMENDING THE LAWS GOVERNING HOUSING DENSITY

WHEREAS, the Town of Brunswick recognizes that Maine faces a significant and ongoing housing shortage that affects residents, workers, families, and the overall economic vitality of our communities; and

WHEREAS, the Town of Brunswick is committed to being part of the solution to Maine's housing shortage and supports thoughtful, locally responsive efforts to increase housing supply and affordability; and

WHEREAS, the Maine Legislature enacted LD 1829 in June 2025 with the stated intent of building housing for Maine families and attracting workers to Maine businesses by expanding allowable housing density statewide; and

WHEREAS, while the Town of Brunswick supports the goals of increasing housing supply, the prescriptive implementation requirements of LD 1829 present critical challenges that threaten our ability to manage growth responsibly and maintain the quality of life our residents expect; and

WHEREAS, the Town of Brunswick has been a regional leader in housing production, the Brunswick Planning Board has approved 771 housing units in the last four years, yet LD 1829 does not distinguish between municipalities with demonstrated housing production and those with limited or no recent development activity; and

WHEREAS, the mandated density increases under LD 1829 exceed the capacity of existing municipal infrastructure to support new growth, including water systems, sewer systems, stormwater management, transportation networks, and schools, thereby necessitating capital investments that exceed local budget capacity and will require significant state financial support; and

WHEREAS, the Town of Brunswick has adopted a Climate Action Plan that supports an incremental approach to increasing strategic density to promote sustainable, accessible and climate resilient neighborhoods; and

WHEREAS, LD 1829 encourages growth outside of growth areas if served by water and sewer, despite established planning best practices that direct new development towards growth areas while preserving rural lands and natural resources; and

WHEREAS, the prohibition on growth caps in designated growth areas eliminates a critical tool that municipalities have used to align development with infrastructure capacity and comprehensive planning; and

WHEREAS, LD 1829 requires repeated ordinance amendments and mandatory planning board training, imposing significant administrative and financial burdens on municipalities, particularly smaller and rural communities that rely on volunteer planning boards and lack dedicated professional planning staff; and

WHEREAS, restrictions on impact fees under LD 1498 prevent municipalities from funding the broader infrastructure upgrades necessary to support growth mandated by LD 1829, further shifting costs to local taxpayers and limiting municipal fiscal flexibility; and

WHEREAS, the Town of Brunswick has developed its comprehensive plan through extensive community engagement to reflect local priorities, environmental constraints, and a vision for the community's future, and LD 1829's one-size-fits-all approach undermines this locally driven planning process and the principles of home rule that are fundamental to the State of Maine's system of governance;

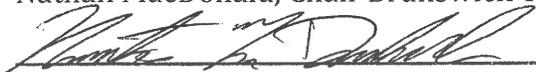
NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Brunswick hereby:

1. **Expresses significant concern** regarding the challenges presented by LD1829 presents to responsible growth management, infrastructure planning, and comprehensive planning;
2. **Calls upon** the Maine Legislature to enact corrective legislation that:
 - Establishes a dedicated, multi-year state infrastructure funding program to support municipalities experiencing mandated growth;
 - Allows municipalities that meet or exceed growth requirements under the Growth Management Act to continue employing reasonable growth management tools;

- Clarifies the interaction between LD 1829's prohibition on growth cap and the Rate of Growth law to avoid unintended sprawl and development pressure in rural areas;
 - Eliminates the lot size and density mandates for areas outside designated growth areas that are served by sewer and water;
 - Strengthens and clarifies housing affordability requirements to ensure that increased density results in attainable housing for Maine residents;
 - Revises impact fee restrictions to allow municipalities to fund necessary infrastructure improvements associated with new development; and
 - Provides adequate, ongoing funding for technical assistance and capacity building for municipalities and regional planning organizations;
3. **Requests** that the Legislature work collaboratively with municipalities, regional planning organizations, and municipal associations to refine the law, enhance state-municipal communication, and ensure that housing policy achieves affordability goals while respecting local planning authority and infrastructure constraints;
4. **Directs** the Town Manager to forward copies of this resolution to:
- Speaker of the Maine House of Representatives Ryan Fecteau
 - Brunswick State Senator: Matthea Daughtry
 - Brunswick State Representatives: Poppy Arford, Daniel Ankeles and Cheryl Golek
 - Governor Janet Mills
 - Maine Municipal Association
 - Midcoast Council of Governments

ADOPTED this 17th day of February, 2026.

Nathan MacDonald, Chair Brunswick Town Council



Fran Smith, Brunswick Town Clerk

