

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Members of the State Housing and Economic Development (HED) Committee

FROM: Julie Erdman, Director of Planning & Development, Town of Brunswick
Jimmy Dealaman, Principal Planner, Town of Brunswick

DATE: March 17, 2026

SUBJECT: LD 2173 Amendments

The Town of Brunswick Department of Planning and Development strongly urges legislators to consider and adopt Westbrook's recommended amendments prior to taking action and opposes the bill unless those amendments are incorporated, including but not limited to the following:

1) Revise the amendments to §4360 (Rate of Growth Ordinances) to reflect the three area designations established under the Growth Management Act—Rural, Transitional, and Designated Growth Areas. We concur with the City of Westbrook that the intent of this legislation is to allow for growth caps within designated growth areas, not to impose limitations on growth outside of those areas.

2) To avoid sprawl and better support infill development, revise the density and lot provisions under §4364-A, Paragraph B to include clear qualifiers—specifically, that eligible lots must be located within 1,000 feet of a designated growth area and have direct access to an existing road maintained by the State or a political subdivision thereof.

Alternatively, Paragraph B could be removed entirely, as the added complexity will be difficult for municipalities to implement and administer within local zoning ordinances. The bill already permits up to three dwelling units wherever residential uses are allowed. Given that the primary focus of this legislation is to enable greater density within designated growth areas, this provision introduces unnecessary confusion. This is an opportunity to simplify a bill that takes a one-size-fits-all approach.

We recognize the challenge legislators face in advancing technical amendments of this nature; however, **evaluating whether specific provisions align with the overall intent of the legislation is an essential part of that process.** We urge the Committee to ensure that LD 2173 meaningfully addresses municipal concerns, as municipalities will ultimately be responsible for implementing and administering these requirements.