



## Town of Brunswick, Maine

Department of Planning & Codes  
85 UNION STREET, BRUNSWICK, ME 04011

### **STAFF REVIEW COMMITTEE AGENDA Brunswick Town Hall - Room 206 85 Union Street WEDNESDAY, February 7, 2024 @ 10:00 A.M.**

There is an opportunity to attend this meeting in person or via Zoom

#### **How to watch and comment via Zoom:**

Please use the link below to join the webinar:

<https://us02web.zoom.us/j/83653133726?pwd=d0VHOWFyQU5zMUd3a0pnUjk0eHNIZz09>

Passcode: 6K080X

Or **One tap mobile:**

US: +13017158592,88452558965#,,, \*442223# or +13092053325,,88452558965#,,, \*442223#

Or **Telephone:**

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 646 876 9923 or +1 646 931 3860 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833

Webinar ID: 836 5313 3726

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#### **All votes to be taken via roll call.**

The public may provide comment via email ([nthomsen@brunswickme.org](mailto:nthomsen@brunswickme.org)) prior to the meeting, OR they may provide live comment at the meeting via Zoom or in person.

- 1. Case No. 24-004 - Workshop** – The Staff Review Committee will host a WORKSHOP to review and comment on Section 5.1.E of the Town of Brunswick Zoning Ordinance
- 2. Other Business**
- 3. Adjourn**

*This agenda is mailed to owners of property within 200 feet of proposed development sites and 300 feet for Conditional Use or Special Use Permits. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. →*

## **EMERGENCY MORATORIUM REGARDING STREAMLINED DEVELOPMENT REVIEW**

**WHEREAS**, the use of the streamlined development review process for major development review was uncommon until very recently;

**WHEREAS**, the Planning Board was not asked to review a single streamlined major development review from the start of 2022 until the fall of 2023, approved one project via that process in December 2023 (Case #23-045), three projects in January 2024 (Cases #23-030, #23-050, and #23-053), and , and three additional such projects are pending (#23-061, #23-062, and #24-003);

**WHEREAS**, the complexity of most projects eligible for major development review is inconsistent with the reduced timeframe associated with streamlined development review;

**WHEREAS**, a particular area of concern is that complex commercial and multi-family project are poorly suited for a streamlined review, given the number of issues typically identified in reviewing such projects;

**WHEREAS**, Planning staff, members of the Staff Review Committee, and the Planning Board will review the streamlined process and identify potential changes to the timeline, and to the processes and role of Staff Review Committee, in order to identify potential improvements to law and process;

**NOW THEREFORE, be it ordained by the Town Council of Brunswick that a MORATORIUM is hereby imposed for a period of one hundred eighty (180) days on the use of the Streamlined Major Development Review Process by any application submitted to the Town of Brunswick.**

During the pendency of this Moratorium, the Planning Board and Town staff shall neither accept nor approve new applications for any development to use the Streamlined Major Development Review process unless the development is the subject of an application reviewed by the Staff Review Committee prior to \_\_\_\_, the date on which this proposed Moratorium was published.

### Emergency Declaration

In accordance with Section 212 of the Charter of the Town of Brunswick, Maine, and any other enabling legislation, for the reasons set forth in the preamble above, the Town Council declares the existence of an emergency affecting life, health, property, or public peace.

This Moratorium shall be in effect immediately upon enactment and shall remain in place for 180 days from the date of enactment.