

From: [William Morrell](#)
To: [Jared Woolston](#)
Subject: Comments for July 13 Planning Board Meeting
Date: Monday, July 12, 2021 3:52:05 PM
Attachments: [planning.docx](#)

Jared
Please forward to the Planning Board members.
Thanks
Bill

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William Morrell
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To: Bill Dana, Chair, and members of the Brunswick Planning Board
From: Bill Morrell
Date: 7/12/21
Subject: Public comment for July 13 meeting regarding changes to Habitat section of the ordinance 4.3.4

Dear Bill and members of the Planning Board,

I would like to submit these written comments and ask that they be read aloud if possible at your July 13 meeting.

I have had the opportunity to develop several parcels of land in Brunswick and, in one instance, conveyed a 3 acre Pitch Pine Preserve to the town as part of a neighborhood. I am in favor of preserving important areas but would like to suggest a change to the current draft language.

Section V. SPECIFIC STANDARD (3): MITIGATION EXCEPTION has as “a placeholder” a mitigation threshold of 500 square feet. In my opinion, this size is so small it is unreasonable to the landowner and is effectively of no benefit.

To put this in perspective, land is usually referred to in terms of acres. An acre is 43,560 sq ft so 500 sq ft is approximately 1%. I don't think that's at all fair to the landowner to give a 1% exemption for an acre of preserved land.

I would like to suggest the threshold be 15,000 sq ft, the NRPA threshold for freshwater wetlands not of special significance. This would hopefully allow reasonable flexibility for the land developer to provide for necessary features like roads.

Take the example I mentioned of the 3 acre Pitch Pine Preserve conveyed to the town. Had 15,000 sq.ft. of this area been needed for a road, that still would have only been 12% of the parcel.

Property in Brunswick is already subject to considerable environmental regulations such as, the Shoreland Protection Overlay District which includes the SPO Stream Protection Sub-District, the Wildlife Protection Overlay District that consists of Wildlife Habitat Blocks and Wildlife Corridors, forested wetland regulations as well as others.

There has been considerable talk in the news lately about how expensive housing is and Brunswick remains unaffordable for many people. In my experience, in most cases, more regulations increases the cost of housing.

Sincerely,

Bill Morrell