

**Approved**  
**BRUNSWICK TOWN COUNCIL**  
**Minutes**  
**September 6, 2022**  
**6:30 P.M. – Regular Meeting**  
**Council Chambers**  
**Town Hall**  
**85 Union Street**

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

**Councilors Absent:** None

**Town Staff Present:** John S. Eldridge, III, Town Manager; Fran Smith, Town Clerk; Julia Henze, Finance Director; Sally Costello, Director of Economic Development; Tom Farrell, Director of Parks and Recreation; 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**

**a) Nomination Papers**

Clerk Smith provided this update.

**PUBLIC HEARING**

- 142. The Town Council will hear public comments regarding Special Amusement license application, and will take any appropriate action. (Town Clerk) *(This item was discussed 6:32 p.m.***

**Special Amusement**  
**Flight Deck Brewing, LCC**  
**D/B/A: Flight Deck Brewing**  
**11 Atlantic Ave**

**Nate Wildes**

Chair Mason opened the public hearing.

Clerk Smith introduced this item.

Chair Mason closed the public hearing.

**Councilor Wilson moved, Councilor Watkinson seconded, to approve the special amusement license for Flight Deck at 11 Atlantic Ave. The motion carried with nine (9) yeas.**

143. **The Town Council will hear public comments concerning a proposed location change from the Brunswick Junior High School to the Recreation Center on Brunswick Landing, to serve as Brunswick's only polling location, and will take any appropriate action. (Councilor Watkinson, Councilor Updegraph and Councilor Wilson) *(This item was discussed 6:34 p.m.)***

Chair Mason opened the public hearing.

The following people spoke:

Megan Sway of Maine ACLU  
Stan Gerzofsky, 3 Federal Street  
Hallie Daughtry, 15 Oak Ridge Road  
Maddie Daughtry, 40 Federal Street  
Poppy Arford, 8 Quarry Road

Chair Mason closed the public hearing.

**Councilor Foye moved, Councilor Walker seconded, to table the until after the November 21, 2022 which will be after the election. The motion failed with four (4) yeas. Councilor Updegraph, Councilor Watkinson, Councilor Ankeles, Councilor King, and Councilor Wilson were opposed.**

Councilor Wilson, Councilor Ankeles, Councilor Walker, Councilor King, Councilor Watkinson, Councilor Foye, Councilor Updegraph, and Chair Mason spoke regarding this item.

**Councilor Watkinson moved, Councilor Wilson seconded, to move the election polling place from the Brunswick Junior High School to the Town of Brunswick's Recreation Center, 220 Neptune Drive, effective for Elections beginning in 2023. The motion carried with six (6) yeas. Councilor Walker, Chair Mason, and Councilor Foye were opposed.**

144. **The Town Council will hear public comments for a request for a zoning change from GR4 to GM5 for a parcel depicted as Tax Map U23 Lot 94, and will take any appropriate action. (Planning Department) *(This item was discussed 7:55 p.m.)***

Chair Mason opened the public hearing.

Manager Eldridge spoke regarding this item.

Chair Mason closed the public hearing.

Councilor Walker, Councilor Watson, Councilor Wilson  
The Council was fine with waiving the rules to allow for a vote tonight.

**Councilor Wilson moved, Councilor Watson seconded, to adopt change to the Brunswick Zoning Ordinance, from GR4 to GM5, for a parcel of land located at Tax Map U23 Lot 94 .62+- acre. The motion carried with nine (9) yeas.**

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

**145. The Town Council will hear public comments for the “First Extension of an Emergency Moratorium Regarding Street Entrances in Certain Areas of Cooks Corner” on an emergency and a regular basis, and will take any appropriate action. (Town Manager) (This item was discussed 8:09 p.m.)**

Chair Mason opened the public hearing.

Manager Eldridge introduced this item.

Chair Mason closed the public hearing.

The Council was fine with waiving the rules to allow for a vote tonight.

**Chair Mason moved, Councilor Walker seconded, to adopt “First Extension of an Emergency Moratorium Regarding Street Entrances in Certain Areas of Cooks Corner” on an emergency and a regular basis. The motion carried with nine (9) yeas.**

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

**146. The Town Council will hear public comments regarding a proposed Credit Enhancement Agreement (CEA) with Holman Homes LLC, and will take any appropriate action. (Economic Development) (This item was discussed 8:14 p.m.)**

Chair Mason opened the public hearing.

Director Costello introduced this item and presented a PowerPoint overview, which will be attached to the official record. She responded to a question from Chair Mason and Councilor Walker.

Shana Cook Muller, Town Attorney, spoke regarding this item.

Councilor Watson, Councilor Watkinson, and Chair Mason asked questions to which staff responded.

Councilor Foye and Councilor Ankeles spoke regarding this item.

Carol O'Donnell, 305 Maine Street and member of Housing Committee, spoke in support of this item.

Dave Holman, Holman Homes LLC and developer of project, spoke regarding this item.

Jean Konzal, 25 Thornton Way via Zoom, spoke in support of this item

Chair Mason closed the public hearing.

Councilor Watson and Councilor Walker asked questions to which Director Costello responded.

**Councilor Foye moved, Councilor Wilson seconded, to adopt a “Resolution Authorizing the Town Manager to enter into a Credit Enhancement Agreement with Admiral Fitch Associates LLC.” The motion carried with nine (9) yeas.**

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

### **NEW BUSINESS**

**147. The Town Council will consider expanding voting to the Coffin School, along with using the Brunswick Junior High School for the November 8, 2022 election, and will take any appropriate action. (Town Clerk) *(This item was discussed 9:21 p.m.)***

Clerk Smith introduced this item.

**Chair Mason moved, Councilor Watkinson seconded, to allow voting to be expanded to the Coffin School in addition to the Junior High School for the November 8, 2022 election. The motion carried with nine (9) yeas.**

**148. The Town Council will consider adopting a resolution in remembrance of the victims of the September 11<sup>th</sup> attack on our nation, and honoring those who responded and rendered aid during, and following, those tragic events, and will take any appropriate action. (Councilor Watson) *(This item was discussed 9:23 p.m.)***

Councilor Watson introduced this item.

Chair Mason read the Resolution.

**Councilor Watson moved, Councilor Walker seconded, to adopt “May We Never Forget”, a resolution regarding the September 11, 2001 terror attacks on our country. The motion carried with nine (9) yeas.**

**149. The Town Council will consider authorizing the Town Manager to execute an agreement with the Grace Reformed Baptist Church for the use of the Church parking lot adjacent to the Androscoggin River Bicycle and Pedestrian Path and take any other appropriate action. (Town Manger) *(This item was discussed 9:29 p.m.)***

Manager Eldridge introduced this item.

**Councilor Watson moved, Councilor Walker seconded, to authorize the Town Manager to execute an agreement with the Grace Reformed Baptist Church for the use of the Church parking lot adjacent to the Androscoggin River Bicycle and Pedestrian Path. The motion carried with nine (9) yeas.**

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

**150. 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 9:31 p.m.)**

Councilor Watson made the following nomination:

Bicycle & Pedestrian Advisory Committee:

- Kathryn Thorson to a 3-year term ending June 1, 2025

Recreation Commission:

- Mike Lyne to a 3-year term ending July 2, 2025

Davis Fund:

- Jeffery Ward to a 3-year term ending June 30, 2025

The Council supported this slate with nine (9) yeas.

### **CONSENT AGENDA**

- a) Approval of the minutes from August 15, 2022
- b) Approval of an easement request from Central Maine Power (CMP)
- c) Approval of an Utility Location Permit request by GoNetSpeed for Jordan Avenue
- d) Approval of an Utility Location Permit request by GoNetSpeed for Wilson Avenue
- e) Approval of an Utility Location Permit request by GoNetSpeed for Heath Street
- f) Approval of an Utility Location Permit request by GoNetSpeed for Purchase Street
- g) Approval of an Utility Location Permit request by GoNetSpeed for Harriet Way
- h) Approval of an Utility Location Permit request by GoNetSpeed for Hovey Lane
- i) Approval of an Utility Location Permit request by GoNetSpeed for Zeitler Farm Road
- j) Approval of an Utility Location Permit request by GoNetSpeed for Hemlock Road, Laurel Road and Sparwell Lane
- k) Approval of an Utility Location Permit request by GoNetSpeed in the area of Chebeague Lane, Jewell Street and Seguin Drive
- l) Approval of an Utility Location Permit request by Central Maine Power (CMP) for Pleasant Hill Road
- m) Approval of an Utility Location Permit request by Central Maine Power (CMP) for Bath Road

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

**Councilor Watson moved, Councilor Walker seconded, to adjourn the meeting. The motion carried with nine (9) yeas.**

The meeting adjourned at 9:35 p.m.

**PLEASE NOTE: THESE MINUTES ARE ACTION MINUTES. THE ENTIRE MEETING CAN BE VIEWED AT [WWW.BRUNSWICKME.ORG](http://WWW.BRUNSWICKME.ORG).**

*Frances M. Smith*  
*Town Clerk*  
*September 15 2022*

October 3, 2022  
*Date of approval*

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Council Chair