

Approved
TOWN COUNCIL
Agenda
September 18, 2023
Executive Session 6:00 p.m.
Regular Meeting 6:30 p.m.
Town Hall - Council Chambers
85 Union Street, Brunswick, Maine

Councilors Present: W. David Watson, Stephen S. Walker, Abby King, Sandra Updegraph, Jennifer Hicks, Nathaniel Shed, James Mason, Kathy Wilson, and Dan Ankeles

Councilors Absent: None

Town Staff Present: John S. Eldridge, III, Town Manager; Fran Smith, Town Clerk; Chrissy Adamowicz, Economic Development Project Manager; and the video crew.

Chair Mason opened the meeting and acknowledged the meeting had been properly noticed.

Executive Session: The Town Council will consider entering an Executive session pursuant to 1 MRSA § 405 (6) (C) to discuss real estate.

Executive Session: The Town Council will consider entering an Executive Session pursuant to 1 MRSA § 405 (6) (A) to discuss a personnel issue.

Chair Mason moved, Councilor Watson seconded, to go into executive session pursuant to 1 MRSA § 405 (6) (C) to discuss real estate. The motion carried with nine (9) yeas.

Chair Mason moved, Councilor Watson seconded, to go into executive pursuant to 1 MRSA § 405 (6) (A) to discuss a personnel issue. The motion carried with nine (9) yeas.

The meeting resumed and Chair Mason led the Pledge of Allegiance.

Adjustments to Agenda

Councilor Walker moved, Councilor Wilson seconded, to tabled item 153. The motion failed with two (2) yeas. Councilor Watson, Councilor King, Councilor Updegraph, Councilor Hicks, Councilor Shed, Councilor Ankeles, and Chair Mason were opposed.

Public Comments/Announcements (for non-agenda items) Five minutes per speaker. (This item was discussed at 7:03 p.m.)

Richard Fisco 2 Lincoln Street, spoke regarding school and education concerns. Raising taxes will disrupt homes and create crime, stress, drug use etc.

The following people spoke on the positive work that the Mere Point Oyster Company has done in this community and to help the health of the bay, along with concerns about those spreading misinformation about them:

Bill Floyd, employee of Mere Point Oyster Company and Brunswick resident
Dan Devereaux, owner of Mere Point Oyster Company and Brunswick resident
Derek Devereaux, employee of Mere Point Oyster Company and Brunswick resident
Jesse Devereaux, employee of Mere Point Oyster Company and Brunswick resident
Tyler Niven, employee of Mere Point Oyster Company and Brunswick resident
Cam Niven, employee of Mere Point Oyster Company and Brunswick resident
Bill Gerencer, employee of Mere Point Oyster Company and Bowdoinham resident
Kelly Punch, employee of Mere Point Oyster Company and Wiscasset resident
Jeffery Bush, resident of Mere Point Road
Morgan Rielly, employee of Mere Point Oyster Company and Westbrook resident
Doug Niven, owner of Mere Point Oyster Company and resident of 37 West Marginal Road

MANAGER'S REPORT . *(This item was discussed at 7:48 p.m.)*

a) Financial Update

Manager Eldridge provided this update.

b) Bowdoin Parking update

Manager Eldridge provided this update.

c) Bowdoin Field Turf

Manager Eldridge provided this update.

Councilor Walker spoke regarding this item.

d) Edwards Field Parking update

Manager Eldridge provided this update.

Councilor Ankeles, Councilor Watson, Councilor Hicks, and Councilor Wilson spoke and asked questions regarding this item.

e) Climate Action Committee Update

Manager Eldridge provided this update.

f) Personnel Board Report

William Locke, Chair of the Personnel Board, provided this update.

g) Conservation Commission Report

Sandy Stott, Chair of the Conservation Commission, provided this update.

Councilor Walker and Councilor Hicks spoke regarding this item.

h) (ADDED) Free Brunswick Link for six months

Councilor King presented this item.

PUBLIC HEARINGS

- 145. The Town Council will hear public comments to consider submitting a CDBG application on behalf of Mom's Organic Munchies for equipment purchases and will take any appropriate action. (Economic Development)** *(This item was discussed at 8:30 p.m.)*

Chair Mason opened the public hearing.

Project Manager Adamowicz introduced this item.

Betty Crush and Craig Morgan, Sadler Drive, owners

Chair Mason closed the public hearing.

Councilor Walker moved, Councilor Watson seconded, to submit a CDBG application on behalf of Mom's Organic Munchies for equipment purchases. The motion carried with nine (9) yeas.

- 146. The Town Council will hear public comments on the proposed zoning ordinance map amendment pertaining to six (6) parcels in the Water Street Area and will take any appropriate action. (Planning Board).** *(This item was discussed at 8:38 p.m.)*

Chair Mason opened the public hearing.

Manager Eldridge introduced this item.

Carol Morrissette, RDS Architects, working with the Housing Authority, spoke regarding this item.

Councilor Hicks asked questions to which Manager Eldridge and Ms. Morrissette responded.

Chair Mason closed the public hearing.

The Council was fine with suspending the Council Rules to allow the Council to vote on this item at this meeting.

Councilor Wilson moved, Councilor Walker seconded, to adopt the proposed zoning ordinance map amendment for six (6) parcels in the Water Street Area. The motion carried with nine (9) yeas.

(A copy of the ordinance will be attached to the permanent record.)

147. The Town Council will hear public comments on amending the Jordan Avenue No Parking Amendment to add a “No Parking” zone on the north side of Jordan Avenue from Edwards Field to Wheeler Park and will take any appropriate action. (Councilor Hicks) *(This item was discussed at 8:47 p.m.)*

Chair Mason opened the public hearing.

Councilor Hicks introduced this item.

Chair Mason closed the public hearing.

The Council was fine with suspending the Council Rules to allow the Council to vote on this item at this meeting.

Councilor Hicks moved, Councilor Wilson seconded, to amend the Jordan Avenue No Parking Amendment to add a “No Parking” zone on the north side of Jordan Avenue from Edwards Field to Wheeler Park. The motion carried with nine (9) yeas.

(A copy of the ordinance will be attached to the permanent record.)

148. The Town Council will hear public comments on adopting the proposed contract zoning ordinance text amendments and will take any appropriate action. (Planning Board) *(This item was discussed at 8:51 p.m.)*

Chair Mason opened the public hearing.

Manager Eldridge introduced this item.

Chair Mason closed the public hearing.

Councilor Shed spoke regarding this item.

Kristin Collins, Town Attorney, responded to questions from Councilor Shed, Councilor Updegraph, and Councilor Hicks.

Councilor Watson and Chair Mason spoke regarding this item.

Manager Eldridge spoke regarding this item.

The Council was fine with suspending the Council Rules to allow the Council to vote on this item at this meeting.

Councilor King moved, Councilor Watson seconded, to adopt the proposed contract zoning ordinance text amendments. The motion carried with eight (8) yeas. Councilor Shed was opposed.

(A copy of the ordinance will be attached to the permanent record.)

149. [The Town Council will hear public comments on adopting the addition of the zoning ordinance text amendments to Staff Review Committee Powers and Duties and will take any appropriate action. \(Planning Board\)](#) *(This item was discussed at 9:07 p.m.)*

Chair Mason opened the public hearing.

Manager Eldridge introduced this item and responded to questions from Councilor Updegraph.

Chair Mason closed the public hearing.

The Council was fine with suspending the Council Rules to allow the Council to vote on this item at this meeting.

Councilor Ankeles moved, Councilor Updegraph seconded, to adopt the addition of the zoning ordinance text amendments to Staff Review Committee Powers and Duties. The motion carried with nine (9) yeas.

(A copy of the ordinance will be attached to the permanent record.)

150. [The Town Council will hear public comments on a special amusement license and will take any appropriate action. \(Town Clerk\)](#) *(This item was discussed at 9:11 p.m.)*

Special Amusement License

**Flight Deck Brewing, LLC
D/B/A: Flight Deck Brewing
11 Atlantic Avenue**

Nate Wildes

Chair Mason opened the public hearing.

Clerk Smith introduced this item.

Chair Mason closed the public hearing.

Councilor Wilson moved, Councilor Shed seconded, to approve the renewal of the special amusement license for Flight Deck. The motion carried with nine (9) yeas.

151. [The Town Council will hear public comments on both a junkyard and an automobile graveyard license and will take any appropriate action. \(Town Clerk\)](#)
(This item was discussed at 9:14 p.m.)

Junkyard & Automobile Graveyard License

**D/B/A: Brunswick Auto Recycling, LLC
117 Bath Road**

Shawn Letourneau

Chair Mason opened the public hearing.

Clerk Smith introduced this item.

Councilor Hicks, Councilor Watson, Councilor Wilson, Councilor Shed, and Councilor Walker spoke regarding this item.

Chair Mason closed the public hearing.

Councilor Wilson moved, Councilor Walker seconded, to approve the license for a junkyard & automobile graveyard license for Brunswick Auto Recycling, LLC. The motion carried with nine (9) yeas.

NEW BUSINESS

152. [The Town Council will consider a proclamation for International Day of Peace on September 21, 2023, and will take any appropriate action \(Councilor King\).](#) *(This item was discussed at 9:21 p.m.)*

Councilor King introduced this item.

Councilor Watson spoke regarding this item.

Councilor King moved, Councilor Watson seconded, to adopt “The International Day of Peace” proclamation to strengthen the ideals of peace. The motion carried with nine (9) yeas.

153. The Town Council will hear a presentation regarding the potential redevelopment of the Central Fire Station and will take any appropriate action. (Economic Development) *(This item was discussed at 9:24 p.m.)*

Project Manager Adamowicz introduced this item.

The following Councilors either spoke and/or asked questions to which either staff or Mike Lyne, Developer Collaborative, the proposed developer answered: Councilor Walker, Councilor Ankeles, Councilor Shed, Councilor Watson, Councilor Wilson questions

The following members of the public spoke regarding this item:

Claudia Knox, Village Review Board
Margo Knight, Page Street
Marshall Sheperd, Wild Oats Bakery
Catherine Ferndinand, Longfellow Avenue
Nate MacDonald, 16 Everett Street
Brenda Day, Durham Road
Emily Wilson, Black Pug Brewery

The following employees of Moderation Brewing spoke regarding this item:

Phil Welsh, 40 Federal Street
Angela Dang, 29 Wheeler Park
Mattie Daughtry, 40 Federal Street
Percival Stoddard, 61 Jordan Avenue

154. The Town Council will consider setting a public hearing on October 2, 2023, to amend the Municipal Code of Ordinances, Chapter 2, regarding the Conservation Commission adding a secondary or post-secondary student member and will take any appropriate action. (Councilor Updegraph) *(This item was discussed at 10:37 p.m.)*

Councilor Updegraph introduced this item.

Councilor Updegraph, Councilor King, Councilor Walker, Councilor Watson, and Councilor Shed spoke regarding this item.

Manager Eldridge spoke regarding this item.

Councilor Updegraph moved, Chair Mason seconded, to set a public hearing for October 2, 2023, to consider amending the Municipal Code of Ordinance, Chapter 2, the Conservation Commission to add a secondary or post-secondary student as a non-voting member for either three year or one year term. The motion carried with nine (9) yeas.

155. The Town Council will consider setting a public hearing on October 2, 2023, to consider amendments to the General Assistance Maximums and will take any appropriate action. (Town Manager). *(This item was discussed at 10:52 p.m.)*

Manager Eldridge introduced this item.

Councilor King spoke regarding this item.

Chair Mason moved, Councilor Shed seconded, to set a public hearing for October 2, 2023, to consider the updated General Assistance Maximums on an emergency and a regular basis. The motion carried with nine (9) yeas.

CONSENT AGENDA *(This item was discussed at 10:57 p.m.)*

- a) Approval of the minutes from September 5, 2023.

Councilor Watson moved Chair Mason 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 10:57 p.m.

PLEASE NOTE: THESE MINUTES ARE ACTION MINUTES. THE ENTIRE MEETING CAN BE VIEWED AT WWW.BRUNSWICKME.ORG.

*Frances M. Smith
Town Clerk
September 23, 2023*

October 2, 2023
Date of Approval

Council Chair