TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
28 FEDERAL STREET
BRUNSWICK, ME 04011

ANNA M. BREINICH, AICP
DIRECTOR OF PLANNING & DEVELOPMENT

PHONE: 207-725-6660
FAX: 207-725-6663

VILLAGE REVIEW BOARD
AGENDA
BRUNSWICK STATION
16 STATION AVENUE, ROOM 217
Tuesday, May 15, 2012
7:15 P.M.

1. **Case Number 12-002:** The Unitarian Universalist Church of Brunswick seeks approval for the design of a new church to be built at 15 Pleasant Street (Map U13, Lot 73).

2. **Staff Approvals:**
   72 Federal:
   1 Stetson: Deck Expansion
   2 Union: Sign
   24 Oak: Solar Panels/Deck addition

3. **Minutes**
   March

Village Review Board meetings are open to the public. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. This meeting is televised.

Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

28 FEDERAL STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

Memo to: Village Review Board
From: Kris Hultgren, Town Planner
Subject: May 15 Meeting

Case Number 12-002: The Unitarian Universalist Church of Brunswick seeks approval for the design of a new church to be built at 15 Pleasant Street (Map U13, Lot 73).

The Unitarian Universalist Church of Brunswick seeks Village Review Board approval to build a church at 15 Pleasant St. This is the same parcel where the church was located that burned down last year. The church architect and members of the building committee visited the Board in February with preliminary designs of the new structure. Another presentation is planned for Tuesday night with updates to the church design. The applicant is scheduled on the Planning Board agenda later in May for site plan approval and hopes to begin construction this summer.

Other Business

A list of staff approvals is included on the agenda and staff will provide case files for Board members at Tuesday's meeting.

A copy of the March meeting minutes is part of the packet. The Board is up-to-date with minutes.

Thanks and please give me a call with questions – 725-6660 x222.

Received: 2/9/12
By: AE

VRB Case #: 12-002

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

   Name: Unitarian Universalist Church of Brunswick
   Address: 15 Pleasant Street
   Brunswick, ME 04011
   Phone Number: 207-729-8515

2. Project Property Owner:

   Name: Same
   Address:
   Phone Number:

3. Authorized Representative: (If Different Than Applicant)

   Name: Noel Smith
   Address: Smith Reuter Lull Architects
   179 Lisbon Street
   Lewiston, ME 04240
   Phone Number: 207-786-5623

4. Physical Location of Property Being Affected:

   Address: 15 Pleasant Street, Brunswick, ME 04211

5. Tax Assessor's Map # #U13 Lot # #73 of subject property.

6. Underlying Zoning District _____

7. Describe the Location and Nature of the Proposed Change, including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change. (use separate sheet if necessary):

The project rebuilds facilities lost in the fire and subsequent demolition of the former church facility. The new facility will include a sanctuary seating approximately 200 and ancillary facilities for storage, multiuse, kitchen and restrooms. The new structure will be connected to the existing Pennell House, which will be upgraded as funds become available following a prioritized master plan of improvements for code requirements and program needs.

Applicant's Signature

SMITH REUTER LULL
ARCHITECTS
LEWISTON BETHEL

September 27, 2011

Kris Hultgren, Town Planner
Town of Brunswick
28 Federal Street
Brunswick, ME 04011-1581

Re: Unitarian Universalist Church Reconstruction
Request For Preliminary Meeting With Village Review Board

Dear Kris,

The members of the UU Church of Brunswick have voted to remain on their current Pleasant Street property and rebuild their church to be a more a functional and energy efficient facility. There are aware that their decision to stay "in town" rather than move to a new site brings with it some constraints and obligations to comply with Village Review Standards. The hope of the congregation is to have a new facility on Pleasant Street ready for occupancy in the fall of 2012. As a result, we have developed an aggressive design and construction document schedule in the hope of meeting that goal.

The UUCB Recovery Team Committee is eager to begin a dialog with the Village Review Board as soon as possible. We would appreciate a little of the Board's time at their October meeting to begin that discussion.

Sincerely,

Noel D. Smith
Principal

Copy: UUCB Recovery Team

179 LISBON STREET LEWISTON, ME 04240 822 GROVER HILL ROAD BETHEL ME 04217
207.786.5623 / 207.786.6525 FAX info@smithreuter.com 207.824.7237 / 207.824.8429 FAX

SMITH REUTER LULL
ARCHITECTS
LEWISTON BETHEL

MEMO

February 7, 2012

Kris Hultgren
Brunswick Town Planner

Kris,

Here is the VRB Application for our consultation meeting at this months meeting. Please let me know if anything else is required at this time.

Regards,

Noel

Signed Noel D. Smith, Principal

Copy: To File

Sent from:

■ **Lewiston office**
179 Lisbon Street, Lewiston, ME 04240
Phone: 207-786-5623 Fax: 207-786-5625

☐ **Bethel office**
822 Grover Hill Road, Bethel, ME 04217
Phone: 207-824-7237 Fax: 207-824-8429

SMITH REUTER LULL
ARCHITECTS
LEWISTON BETHEL

May 1, 2012

Chris Hultgren
Brunswick Town Planner
28 Federal Street
Brunswick, ME 04011-1583

Re: Village Review Board May 15th Meeting
Unitarian Universalist Church of Brunswick

Dear Chris,

This letter verifies our conversation regarding the intent of the UUCB to make a presentation of the final design for the new church sanctuary and reconstruction of Pennell House, on Pleasant Street, at the may VRB meeting. We will be seeking final approval at that meeting.

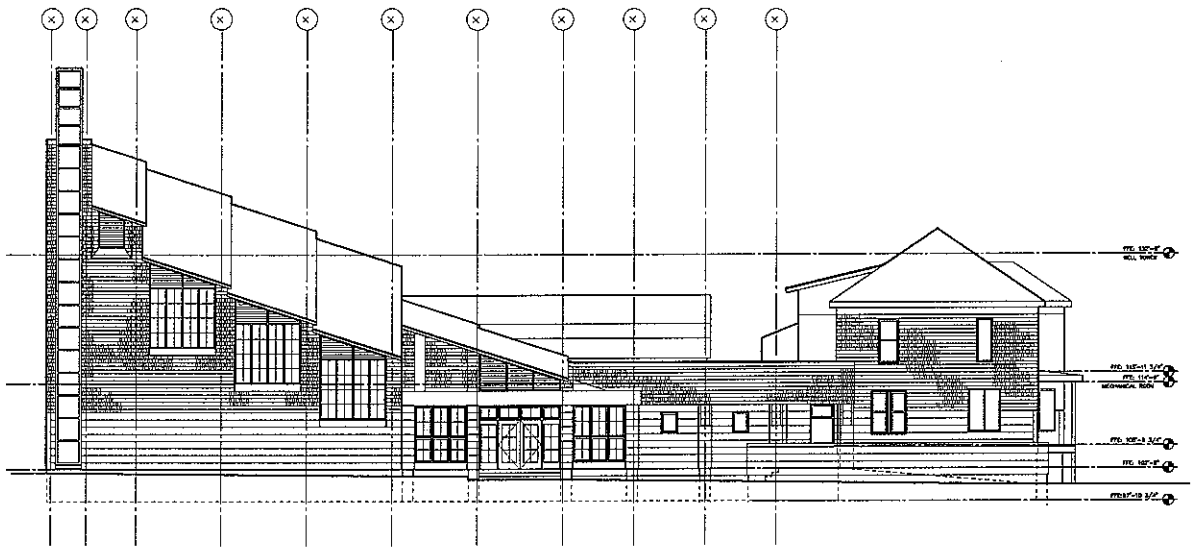
I believe our application and fee were previously submitted prior to our informational presentation earlier in the year. If you require additional paperwork at this time please let me know. We will submit the required plans, site plan and elevations next Monday, the 7th so they will be available to the Board prior to the meeting.

Sincerely,

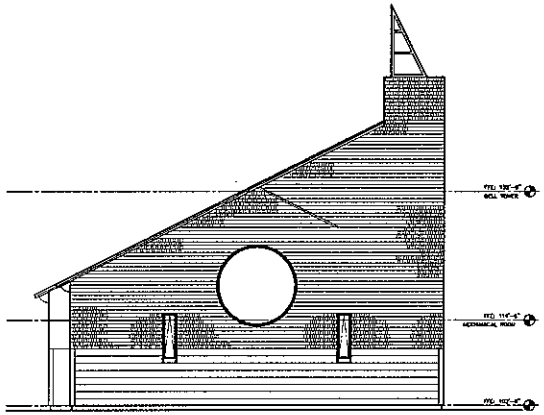
Noel D. Smith
Principal

Copy: UUCB

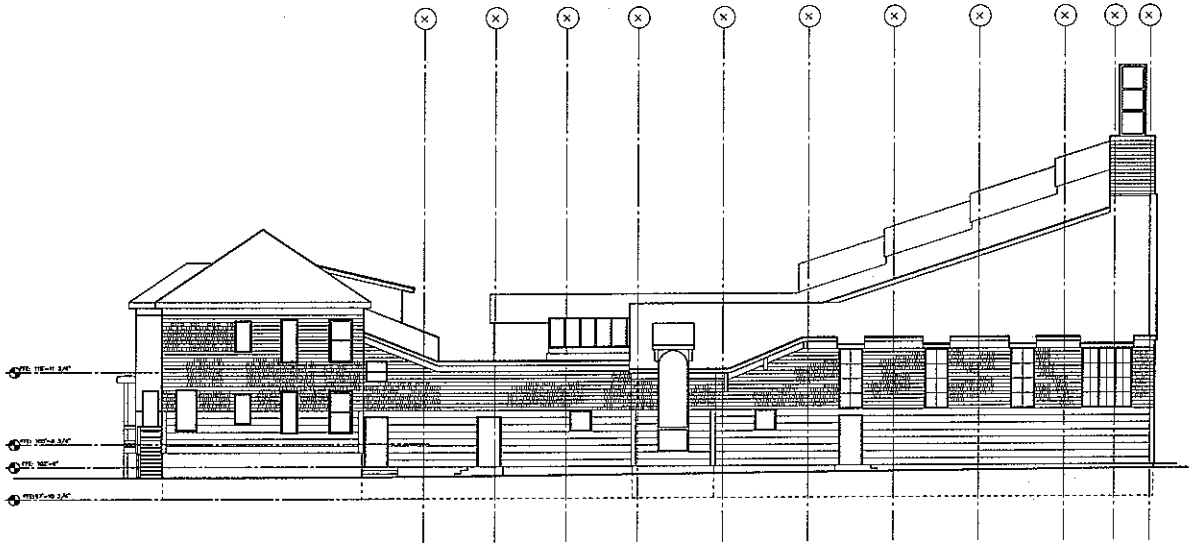
179 LISBON STREET LEWISTON, ME 04240 822 GROVER HILL ROAD BETHEL ME 04217
207.786.5623 / 207.786.6525 FAX info@smithreuter.com 207.824.7237 / 207.824.8429 FAX



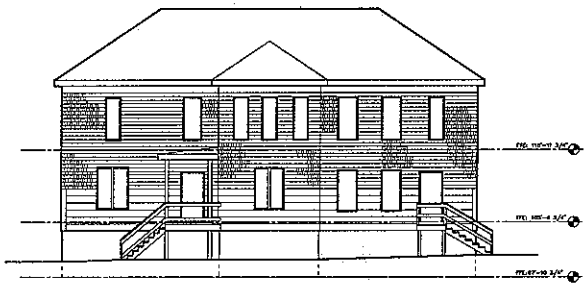
Ⓐ MIDDLE STREET ELEVATION
1/8" = 1'-0"



Ⓑ PLEASANT STREET ELEVATION
1/8" = 1'-0"



Ⓒ EAST ELEVATION
1/8" = 1'-0"



Ⓓ SOUTH ELEVATION
1/8" = 1'-0"

PROGRESS PRINT
NOT FOR CONSTRUCTION

UU Church of Brunswick

15 PLEASANT STREET
BRUNSWICK, MAINE

SMITH REUTER LULL
ARCHITECTS
Lewiston Bethel

179 Lisbon St.
Lewiston, ME 04240
207.786.5623 voice/fax

822 Grover Hill Rd.
Bethel, ME 04217
207.824.7237 voice/fax

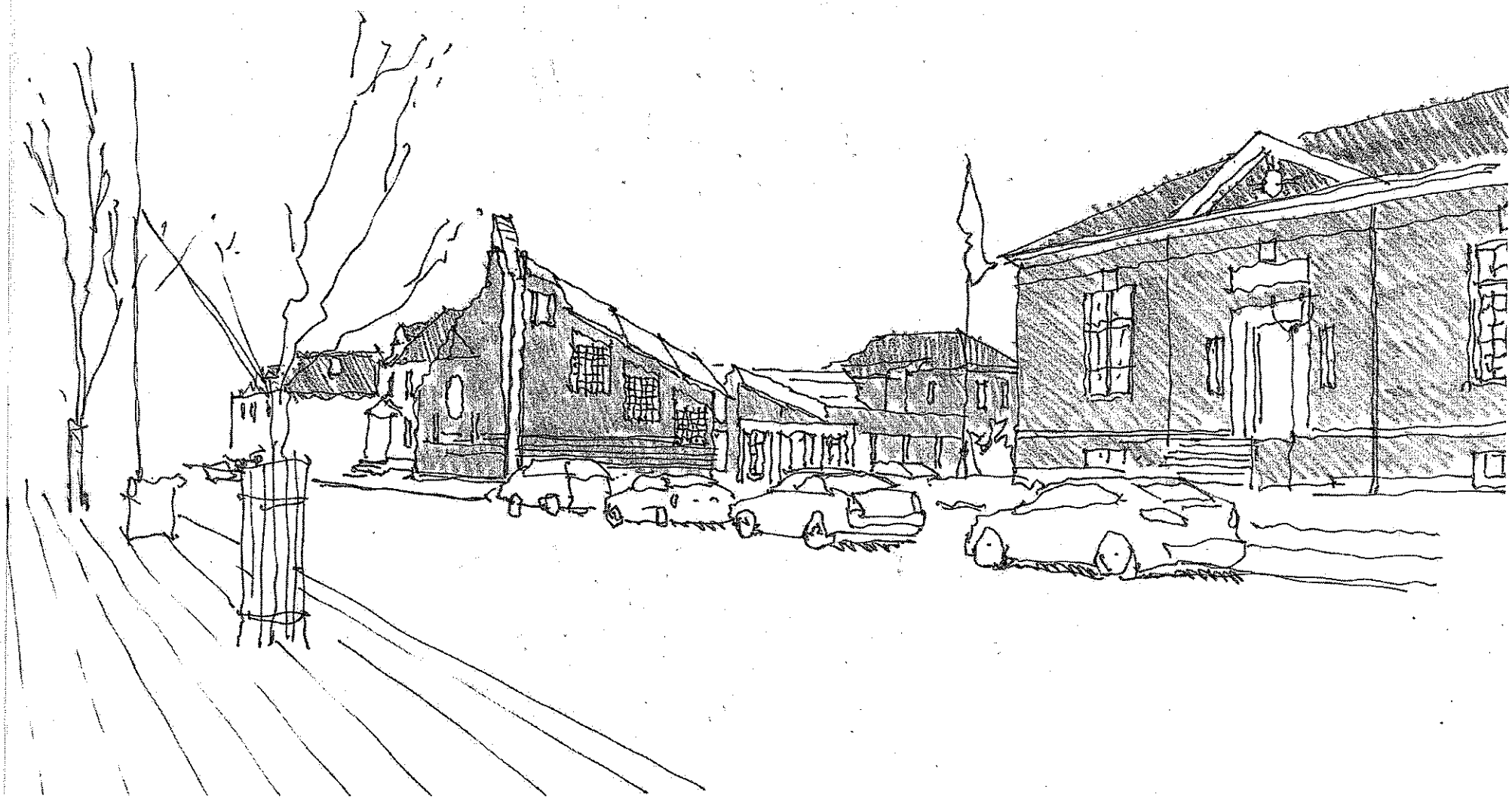
info@smithreuter.com

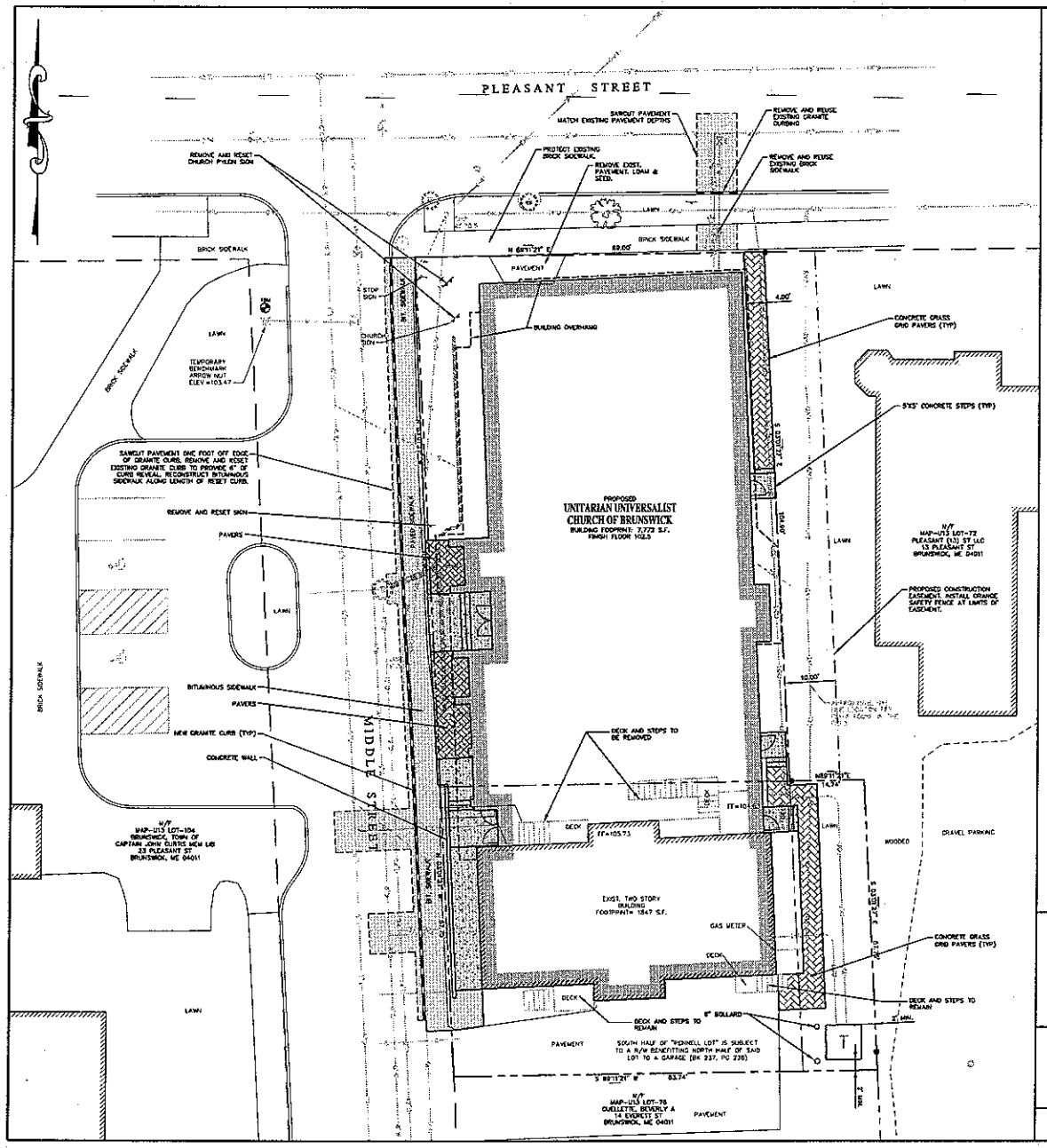
EXTERIOR ELEVATIONS

161-2

5/9/12

A4.1





LAYOUT NOTES:

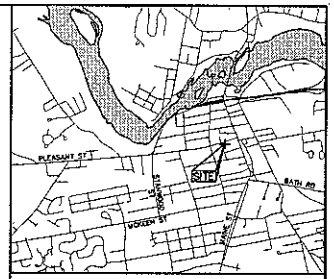
1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR BUILDING FOUNDATION.
2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE HALF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
4. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
5. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
6. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
7. COORDINATE SITE WORK WITH ARCHITECTURAL DRAWINGS INCLUDING BUILDING FEATURES AND FOUNDATION PLAN.

SEE SHEET C3 FOR DRAINAGE AND GRADING INFORMATION
SEE SHEET C4 FOR UTILITY AND STORM DRAIN INFORMATION

APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

DATE: _____

CHAIRMAN: _____



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

BK 5140, PG 182
BK 8414, PG 337
BK 9715, PG 199
BK 542, PG 59

2. PLAN REFERENCES:

a) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY PREPARED FOR UNITARIAN UNIVERSALIST CHURCH", DATED 04-09-1987, BY COASTAL & WOODLAND, RECORDED IN PB 184, PG 12.

b) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY PLUS SELECTED TOPOGRAPHY FOR TOWN OF BRUNSWICK" (LIBRARY LOTS), DATED 10-09-1986, BY R.M. SPIVEY, RECORDED IN PB 180, PG 440.

c) PLAN ENTITLED, "PLAN OF LAND ... FOR SOCONY VACUUM OIL CO. INC.", DATED NOVEMBER, 1943, BY FOULER, RECORDED IN PB 31, PG 49.

d) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY PREPARED FOR UNITARIAN UNIVERSALIST CHURCH", DATED 04-09-1987, BY COASTAL & WOODLAND, RECORDED IN PB 184, PG 12.

3. AREA INFORMATION:

12,064 SQ. FT. OR 0.277 ACRES±

4. TAX MAP REFERENCE:

TAX MAP U-13, LOT 73 & 74.

5. BASIS OF BEARINGS:

BEARINGS ARE MAGNETIC (2011) AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.

6. ROAD INFORMATION:

PLEASANT STREET RIGHT-OF-WAY LINE LOCATION IS BASED ON EVIDENCE FOUND (LAYOUT RECORDED IN CLERK'S RECORDS VOL. 11, PG 77).

MIDDLE STREET R/W WIDTH IS 33 FT PER LAYOUT IN VOL. 4, PG 422. LOCATION IS BASED ON EVIDENCE FOUND.

7. ZONING INFORMATION:

ORDINANCE STANDARDS:
ZONE: TC2 (TOWN CENTER, MAINE STREET)
MINIMUM LOT SIZE: NA
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH: NA
2.) YARD DEPTHS
A) FRONT = 0'
B) REAR = 0'
C) SIDE = 0'
3.) MAXIMUM BUILDING HEIGHT = 40'
4.) MAXIMUM BUILDING FOOTPRINT = 30,000 S.F.
5.) MAXIMUM IMPERVIOUS = 100%

8. THE PROJECT PARCEL IS NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE (REF: FIRM COMMUNITY PANEL NUMBER 230042-0015-B)

1.	05/01/12	SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL JJM

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
(IN FEET)
1 inch = 10' FL

NOT FOR CONSTRUCTION

STATE OF MAINE
CURTIS V. MOUFLED
9779
LICENSED
PROFESSIONAL ENGINEER

SITE LAYOUT PLAN

UNITARIAN UNIVERSALIST CHURCH
REDEVELOPMENT PROJECT

UNITARIAN UNIVERSALIST CHURCH OF BRUSWICK
15 PLEASANT STEET, BRUNSWICK, MAINE 04011

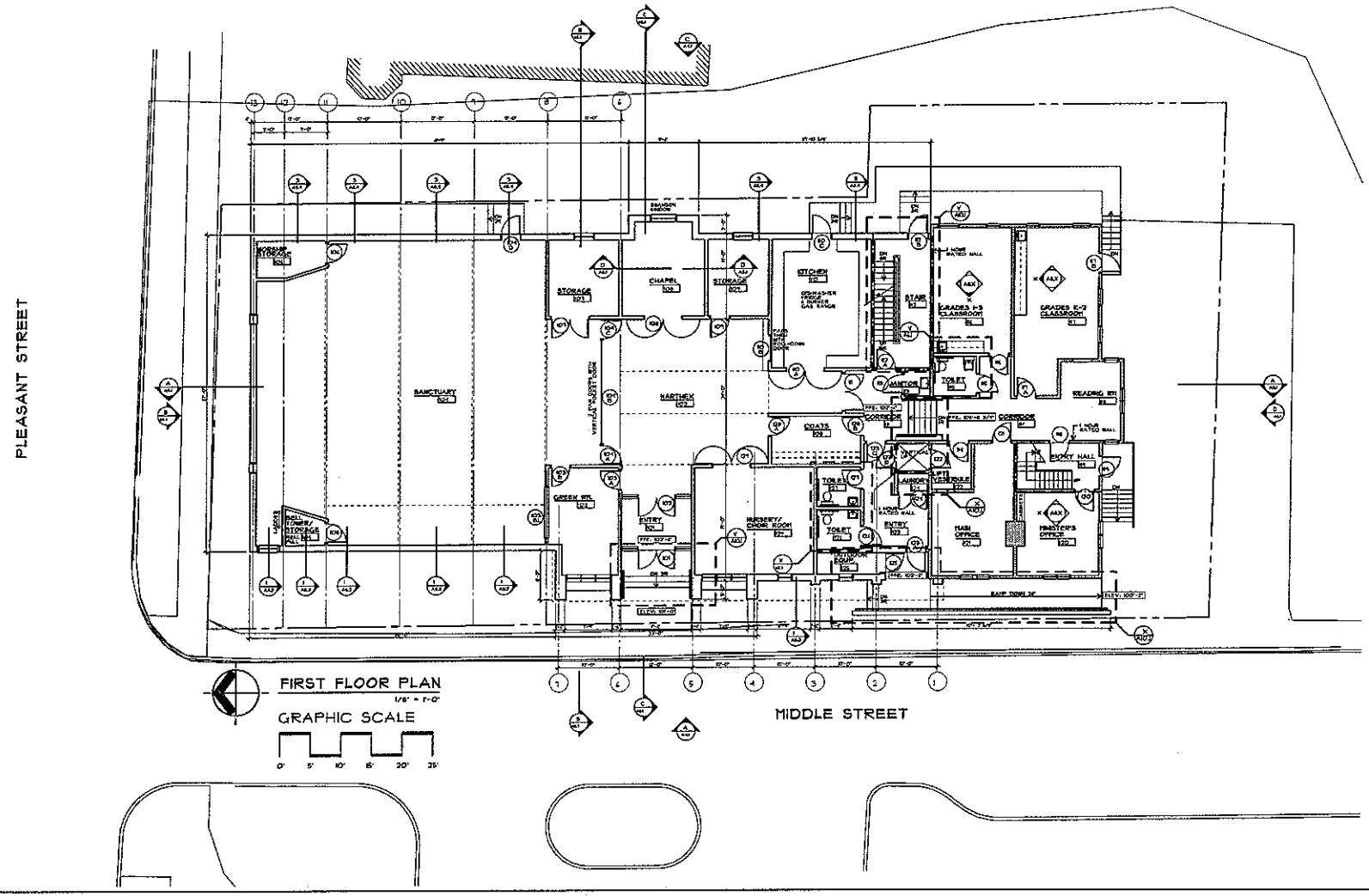
SITELINES, PA
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
207.725.1200 www.sitelinespa.com

FIELD WK: BWM	SCALE: 1"=10'	SHEET: C2
DRN BY: RPL	JOB #: 1958	
CHD BY: CYN	SS:	
DATE: 03-12-12	FILE: 1958SITE	

PROGRESS PRINT
NOT FOR CONSTRUCTION

UU Church of Brunswick

15 PLEASANT STREET
BRUNSWICK, MAINE



SMITH REUTER LULL ARCHITECTS
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Lewiston, ME 04240
207.786.5623 voice/fax

822 Grover Hill Rd.
Bethel, ME 04217
207.824.7257 voice/fax

info@smithreuter.com

FIRST FLOOR PLAN

161-2

5/9/12

A1.3

Draft Findings of Fact
Unitarian Universalist Church
Certificate of Appropriateness
Village Review Board
Review Date: May 15, 2012

Project Name: Unitarian Universalist Church

Case Number: VRB – 12-002

Tax Map: Map U13 Lot 73

Applicant: Unitarian Universalist Church of Brunswick
15 Pleasant St
Brunswick, Maine

PROJECT SUMMARY

The Unitarian Universalist Church of Brunswick submitted an application for a Certificate of Appropriateness to construct a church at 15 Pleasant Street. The applicant reviewed preliminary plans with the Board on February 23, 2012.

The property is located in the Town Center 1 (TC1) District and Village Review Overlay Zone.

The church site plan will be reviewed by the Planning Board prior to construction.

Review Standards from Section 216.9 of the Town of Brunswick Zoning Ordinance

216.9.A. Buildings and Other Structures

1.a) *To the greatest practical extent, structures that contribute to the character of the Village Review Zone shall remain unaltered.* New construction is proposed for the parcel at 15 Pleasant St. *The Board finds the provisions of Section 216.9.A.1.a. are not applicable.*

1.b) *Any alteration of existing properties shall be compatible with their historic character, as well as with any surrounding properties.* The design of the new church represents a compatible alteration to the existing property at 15 Pleasant St. as a church building previously occupied the parcel. The new building will complement the existing historic character of the area. *The Board finds the provision of Section 216.9.A.1.b. is satisfied.*

1.c) *New construction shall be compatible with surrounding historic properties.* The design of the new church is compatible with surrounding properties including the library to the west and the post office to the northwest. *The Board finds the provision of Section 216.9.A.1.c. is satisfied.*

1.d) *All Certificates of Appropriateness for new construction, alterations or demolition shall be in accordance with applicable requirements of both this ordinance and the US Secretary of Interior's Standards for Rehabilitation of Historic Buildings.* The design of the new church is in accordance with applicable requirements of both this ordinance and the US Secretary of Interior's Standards for Rehabilitation of Historic Buildings. *The Board finds the provision of Section 216.9.A.1.d. is satisfied.*

1.e) *The Village Review Board's application of the US Secretary of Interior's Standards will be in accordance with the Board's Design Guidelines.* The Village Review Board's application of the US Secretary of Interior's Standards is in accordance with the Board's Design Guidelines. *The Board finds the provision of Section 216.9.A.1.e. is satisfied.*

DRAFT MOTIONS
15 Pleasant St
Case Number 12-002

Motion 1: That the Certificate of Appropriateness application is deemed complete.

Motion 2: That the Board approves the Certificate of Appropriateness for a new church at 15 Pleasant Street as outlined in the application with the following condition:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

DRAFT

BRUNSWICK VILLAGE REVIEW BOARD
March 20, 2012

MEMBERS PRESENT: Emily Swan, Janet Roberts, Betsy Marr, Jane Crichton

STAFF PRESENT: Kris Hultgren

Emily opened the meeting at 7:15.

Discussion:

The Board discussed its programming for National Historic Preservation Month in May focusing on Brunswick's Hidden Gems. They will again have the Photo Contest, Emily said she will prepare the entry form and then run the press release. It was agreed that the Curtis Library is a good venue for the contest and Emily said she will coordinate with Mike Heath at the Curtis Library about displaying the photos.

Fred Kourber is willing to do the presentation on the Fort Andross and Anniversary Park area and is available to do it any Saturday in May. To avoid conflict with Brunswick Downtown Association Clean Sweep, the date is to be determined, a tentative date is May 12th. Emily asked for ideas for the photo feature in the Times Record focusing on Brunswick's Hidden Gems. Betsy suggested Davis Park as a possible subject. Emily said she will contact the Times Record photographer about running it again this year.

Review:

Emily provided a draft of a letter to be sent along with the new informational brochure for realtors and other interested parties. It was agreed that Emily would work with Kris Hultgren on distribution. Jane Crichton suggested also sending it to contractors and Codes Enforcement staff.

Staff Approval:

> 12-05 – 22 Pleasant Street – old Provisions Building – new business Cara's Place - some siding replacement and the addition of an 8" overhang.

Minutes:

MOTION BY JANET ROBERTS TO APPROVE THE MINUTES OF JANUARY 20, 2011 AS AMENDED. SECONDED BY BETSY MARR, APPROVED UNANIMOUSLY.

MOTION BY JANE CRICHTON TO APPROVE THE MINUTES OF FEBRUARY 15, 2011 AS AMENDED. SECONDED BY JANET ROBERTS, APPROVED UNANIMOUSLY.

MOTION BY BETSY MARR TO APPROVE THE MiNUTES OF JUNE 13, 2011 AS AMENDED. SECONDED BY JANET ROBERTS, APPROVED UNANIMOUSLY.

MOTION BY JANET ROBERTS TO APPROVE THE MIINUTES OF JULY 19, 2011 AS AMENDED. SECONDED BY BETSY MARR, APPROVED UNANIMOUSLY.

DRAFT

MOTION BY BETSY ROBERTS TO APPROVE THE MINUTES OF FEBRUARY 22, 2012 AS AMENDED. SECONDED BY JANET ROBERTS, APPROVED UNANIMOUSLY.

Meeting adjourned at 8:10 P.M.

Attest:

Joan Edwards
Recording Secretary