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, August 28, 2012
7:15 P.M.

(This agenda was revised on 8/13 to update the meeting day to 8/28)

1. **Case #12-019 – Police Station Certificate of Appropriateness –** The Board will review and take action on an application to construct a police station at 1 Stanwood Street (Map U15 Lot 76), 3 Stanwood Street (Map U15, Lot 77), 85 Pleasant (Map U15, Lot 75) Street and 81 Pleasant Street (Map U15, Lot 74).

2. **Case #12-020 – 38 Cumberland Street Certificate of Appropriateness –** The Board will review and take action on an application to relocate, renovate and add onto an existing garage at 38 Cumberland Street (Map U14, Lot 59).

3. **Staff Approvals:**
   1 Stetson St – Deck Expansion
   2 Union St - Sign
   24 Oak St – Solar Panels
   3 Bath Rd – Entrance Expansion
   17 Mill St - Sign
   20 Oak St - Fence
   19 Union St - Windows
   117 Maine St - Sign
   8 Pleasant St - Sign
   5 Bank St - Windows
   146 Maine St - Sign
   33 Cumberland St - Shed
   44 Pleasant St – Solar Panels and Metal Roof

4. **Minutes**
   May 2012

5. **Other Business**

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: August 28 meeting

1. **Case #12-019 – Police Station Certificate of Appropriateness –** The Board will review and take action on an application to construct a police station at 1 Stanwood Street (Map U15 Lot 76), 3 Stanwood Street (Map U15, Lot 77), 85 Pleasant (Map U15, Lot 75) Street and 81 Pleasant Street (Map U15, Lot 74).

The Town of Brunswick seeks a Certificate of Appropriateness for the construction of a new police station at the corner of Pleasant and Stanwood Streets. The complete application attached to this memo includes elevation drawings and renderings of the proposed building along with photos of other buildings with similar architectural elements. The Board reviewed preliminary sketches of the design at a joint meeting with the Planning Board on May 22. A copy of draft Findings of Fact is also attached.

2. **Case #12-020 – 38 Cumberland Street Certificate of Appropriateness –** The Board will review and take action on an application to relocate, renovate and add onto an existing garage at 38 Cumberland Street (Map U14, Lot 59).

The applicants, Bernard Breitbart and Allison Harris, seek a Certificate of Appropriateness for the relocation, renovation and addition to an existing garage at 38 Cumberland Street. The complete application attached to this memo includes a site plan, photos and elevation drawings of the existing and proposed structure. A copy of draft Findings of Fact is attached to this memo.

Staff Approval of Certificates of Appropriateness

Staff approved 13 projects since the Board last met. Project files will be on hand for Board members to review.

Minutes

There is one set of minutes to approve.

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

Received: 8/7/12
By: AG

VRB Case #: 12-019

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

   Name: TOWN OF BRUNSWICK
   Address: 28 FEDERAL STREET
   BRUNSWICK, ME 04011-1583
   Phone Number: 207-725-6660

2. Project Property Owner:

   Name: SAME AS ABOVE
   Address:
   Phone Number:

3. Authorized Representative: (If Different Than Applicant)

   Name: DONHAM & SWEENEY - ARCHITECTS
   Address: 608 HARRISON AVE.
   BOSTON, MA. 02111
   Phone Number: 617-423-1400 or 207-586-6000

4. Physical Location of Property Being Affected:

   Address: 81, 83, 85 PLEASANT ST. & 5 STANWOOD ST.

5. Tax Assessor's Map # U-15 Lot # 74, 75, 76, 77 of subject property.

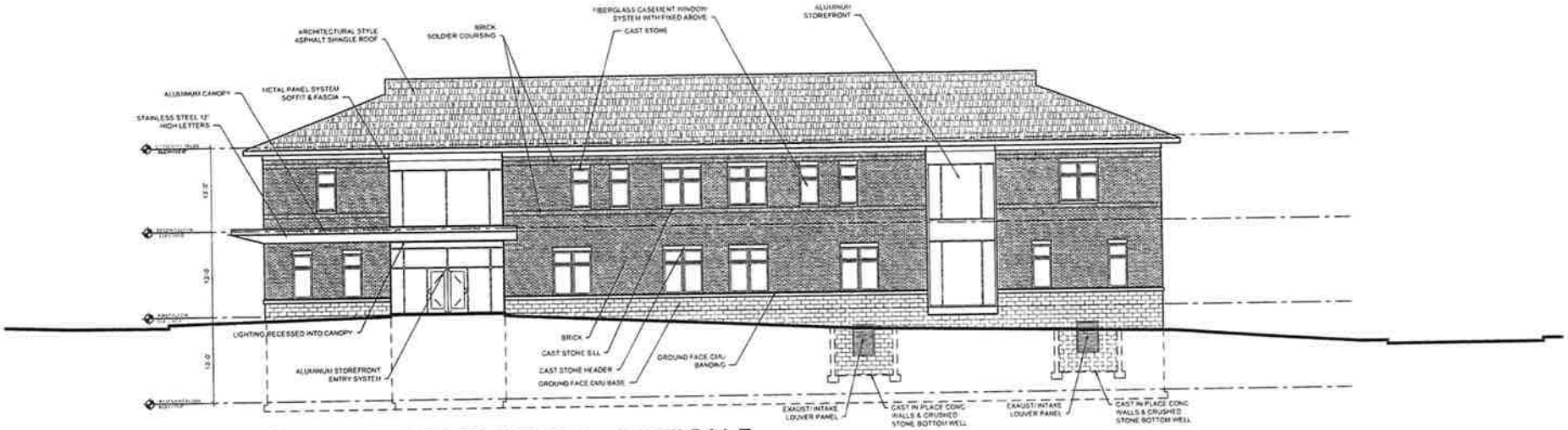
6. Underlying Zoning District TR-1

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):

   BUILD A NEW, 2 STORY, 20,000 SF, MUNICIPAL POLICE STATION

Applicant's Signature

BRETT DONHAM, AUTHORIZED REPRESENTATIVE



1 NORTH ELEVATION - OPTION B
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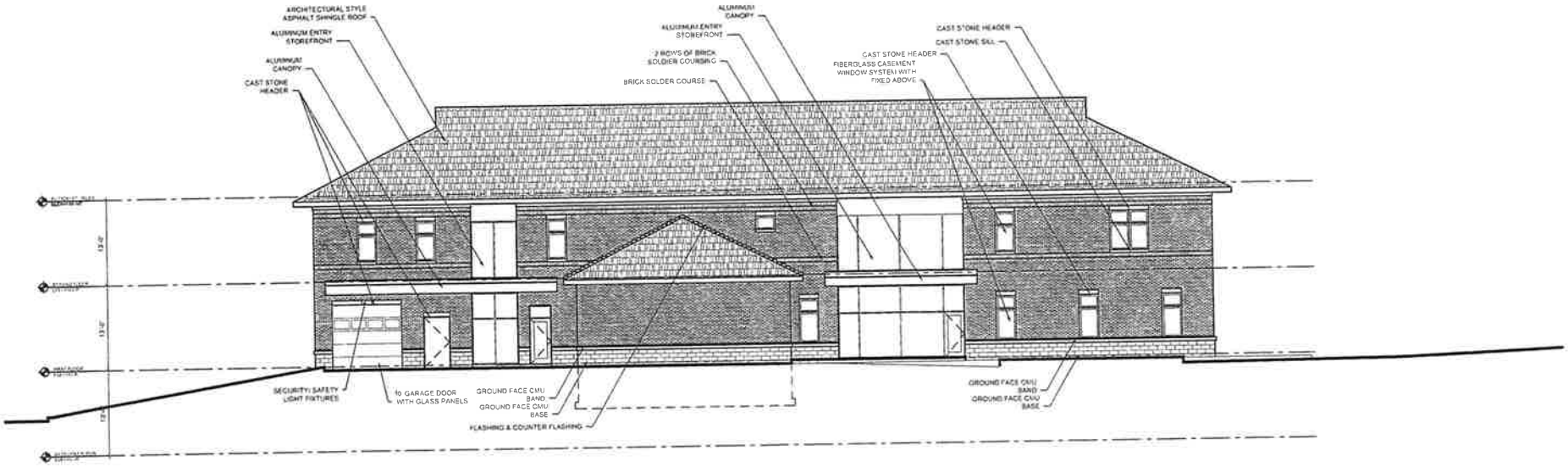


1 SOUTH ELEVATION - OPTION B
SCALE:3/32"=1'-0"

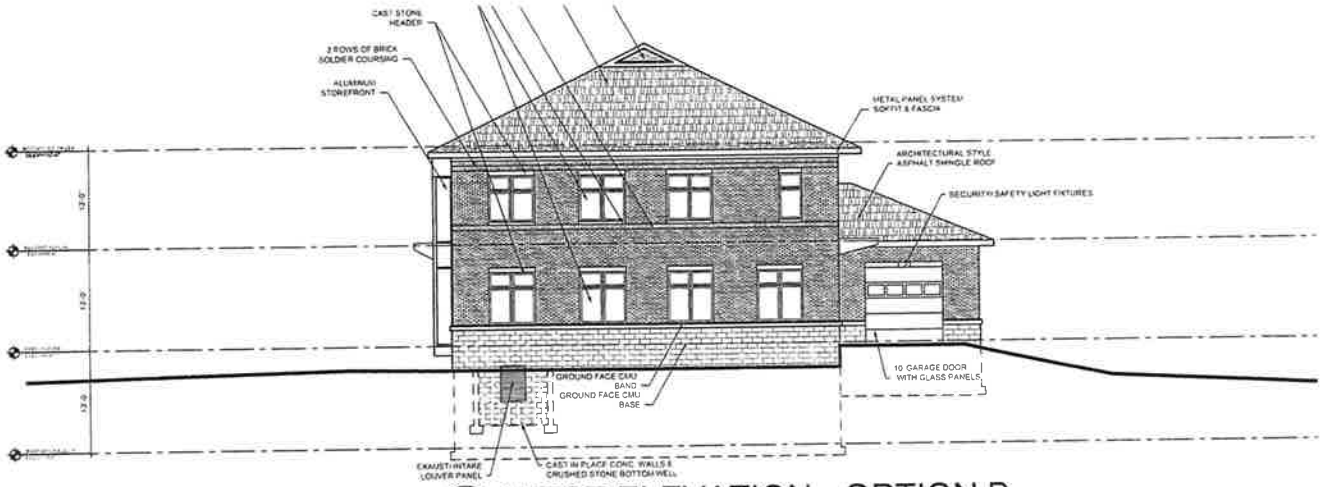
N

Donham & Sweeney
ARCHITECTS
68 Harrison Avenue
Boston MA 02111
617 423 1400
donbamandsweeney.com

BRUNSWICK POLICE STATION
BRUNSWICK, ME
project number: 1110
NORTH AND SOUTH ELEVATIONS

Scale: 1/16" = 1'-0"
Drawn by: RLS
Date Issued
SD 02.17.12

A3.1



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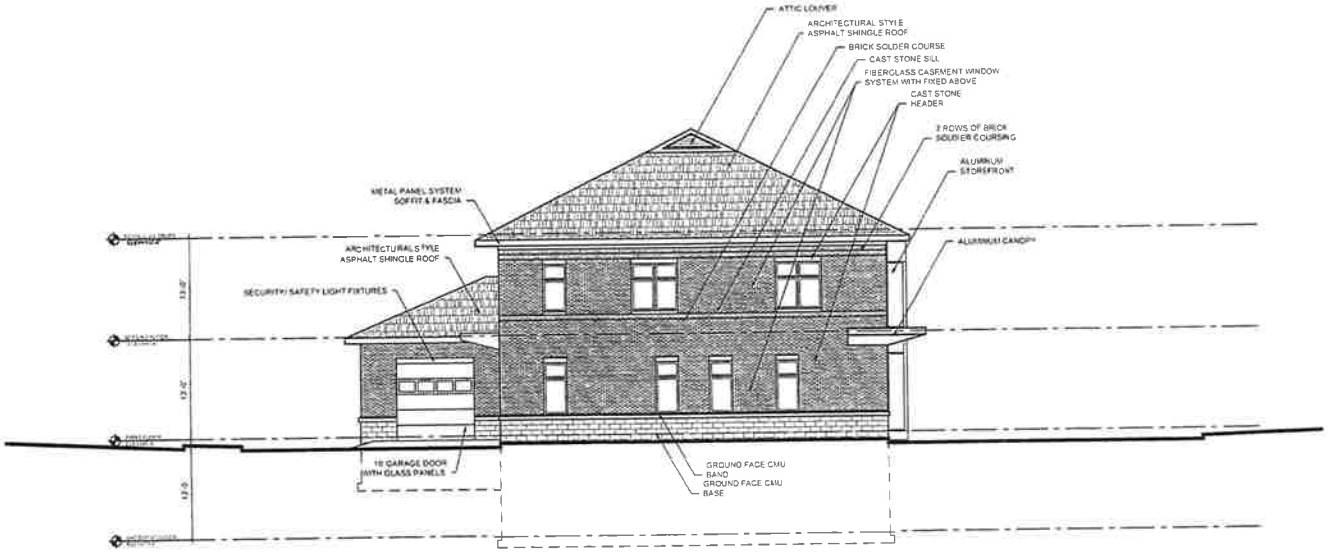


1 EAST ELEVATION - OPTION B
SCALE:1/16"=1'-0"

N

Donham & Sweeney
ARCHITECTS
68 Harrison Avenue
Boston MA 02111
617 423 1400
donhamandsweeney.com

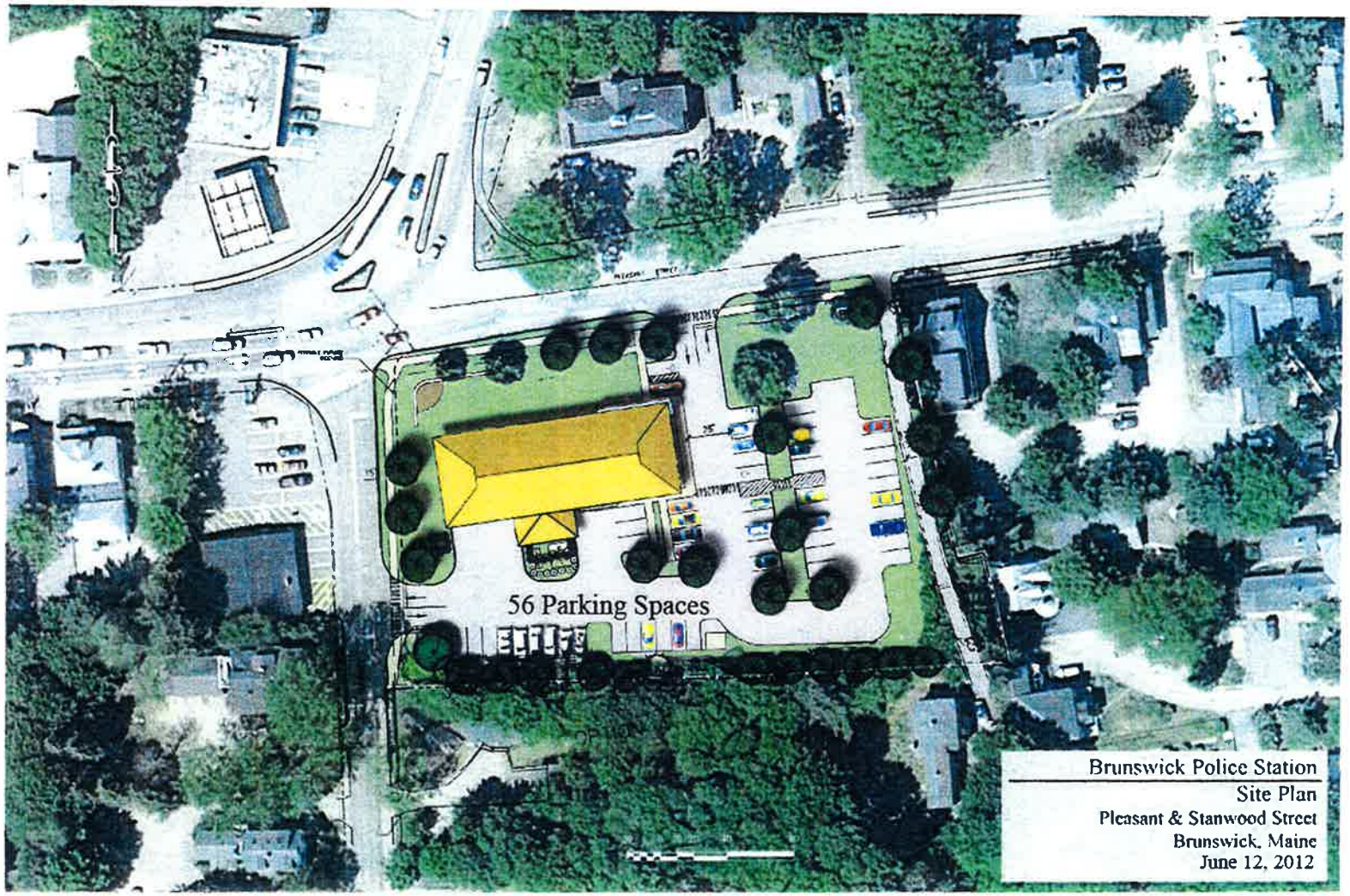
BRUNSWICK POLICE STATION
BRUNSWICK, ME
project number: 1110
EAST AND WEST ELEVATIONS

Scale: 1/16" = 1'-0"
Drawn by: RLS
Date Issued
SD 02.17.12

A3.2

BRUNSWICK POLICE STATION
PLEASANT STREET VIEW

Brunswick Police Station



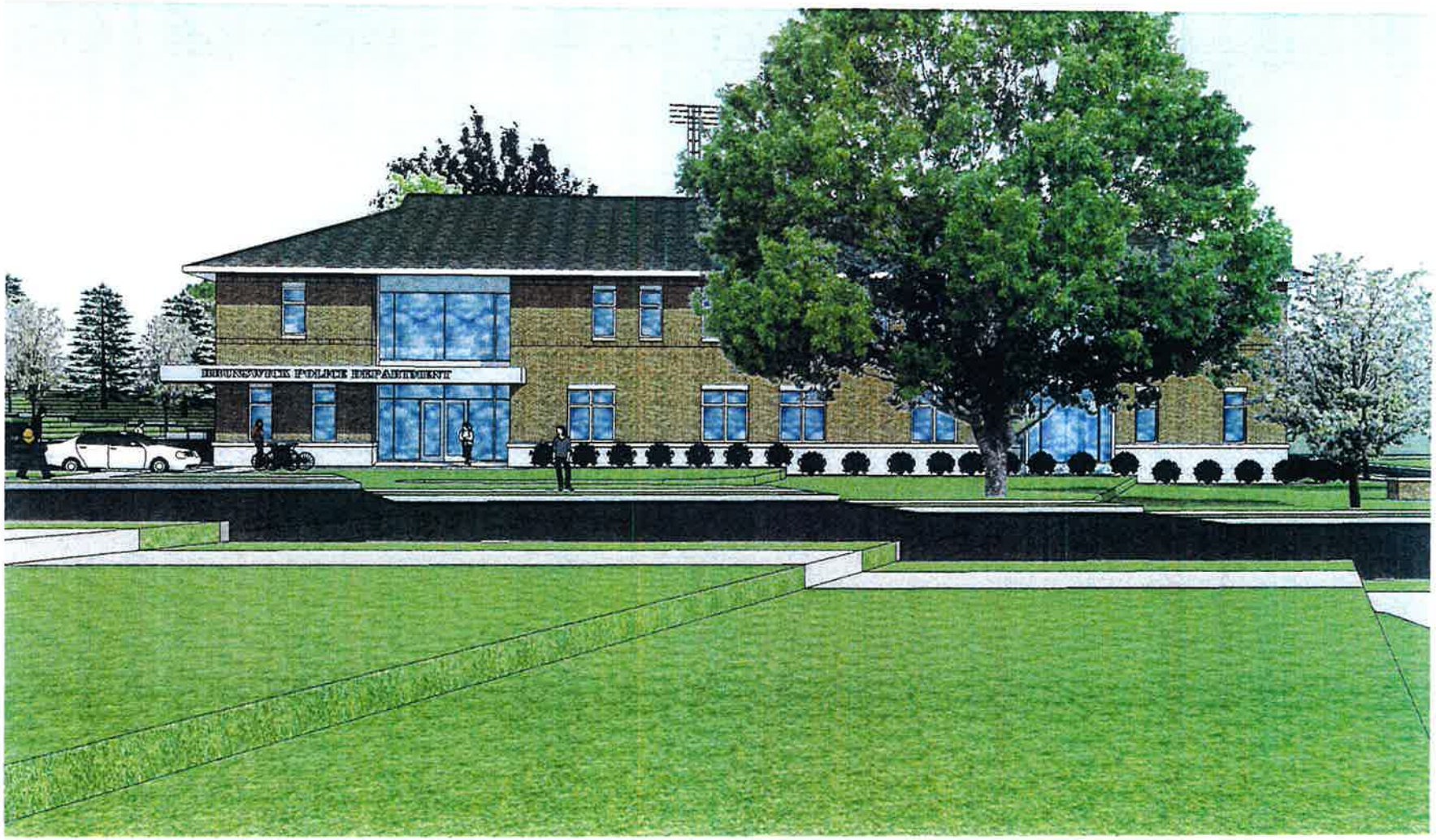
June 2012 Proposed Site Plan

w/ Extended Sally Port

Donham & Sweeney
ARCHITECTS

Douglas Richmond Architects

Brunswick Police Station

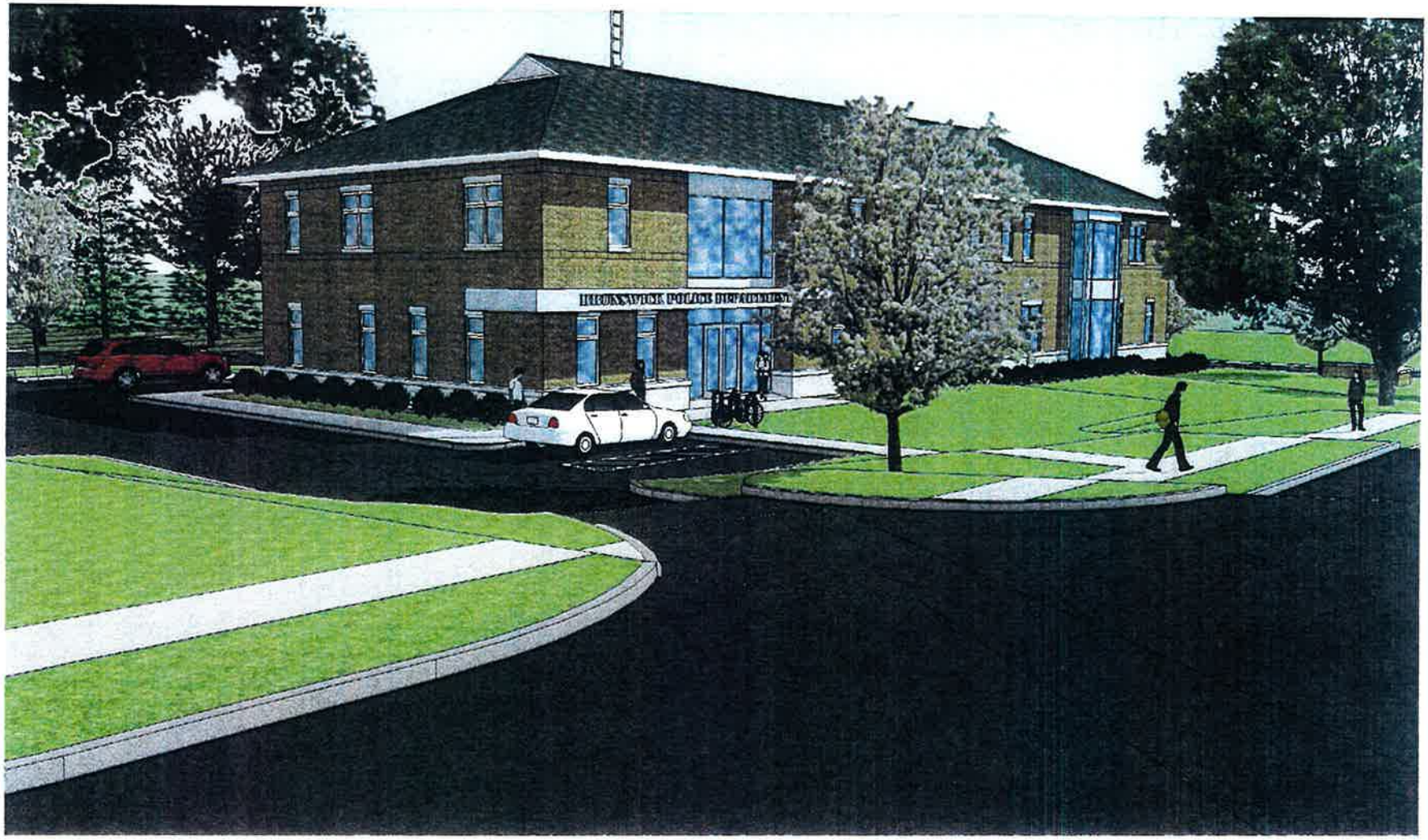


Donham & Sweeney
ARCHITECTS

Douglas Richmond Architects

VIEW FROM FORMER SCHOOL

Brunswick Police Station

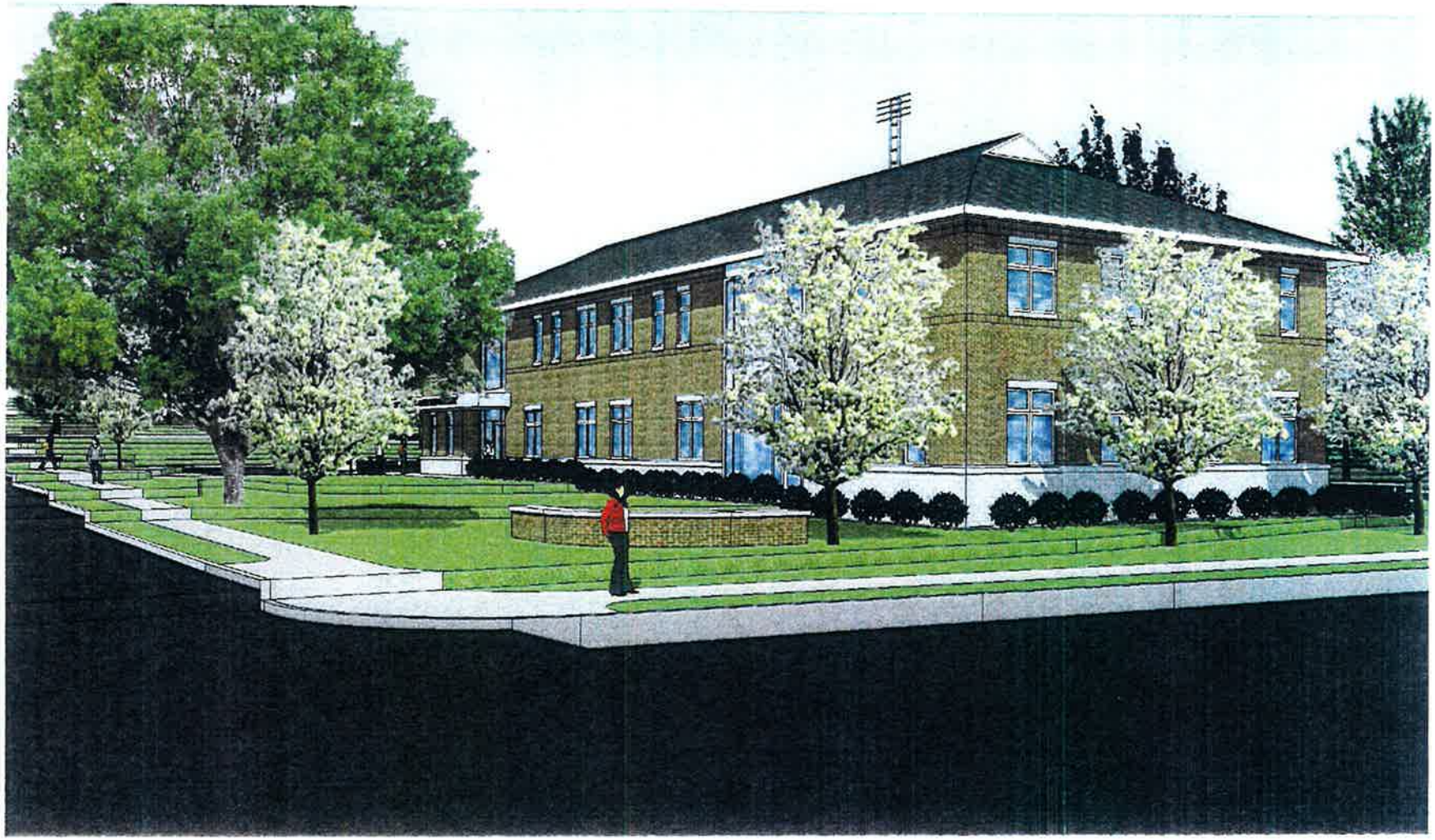


Donham & Sweeney
ARCHITECTS

Douglas Richmond Architects

VIEW LOOKING SOUTH WEST
FROM PLEASANT ST

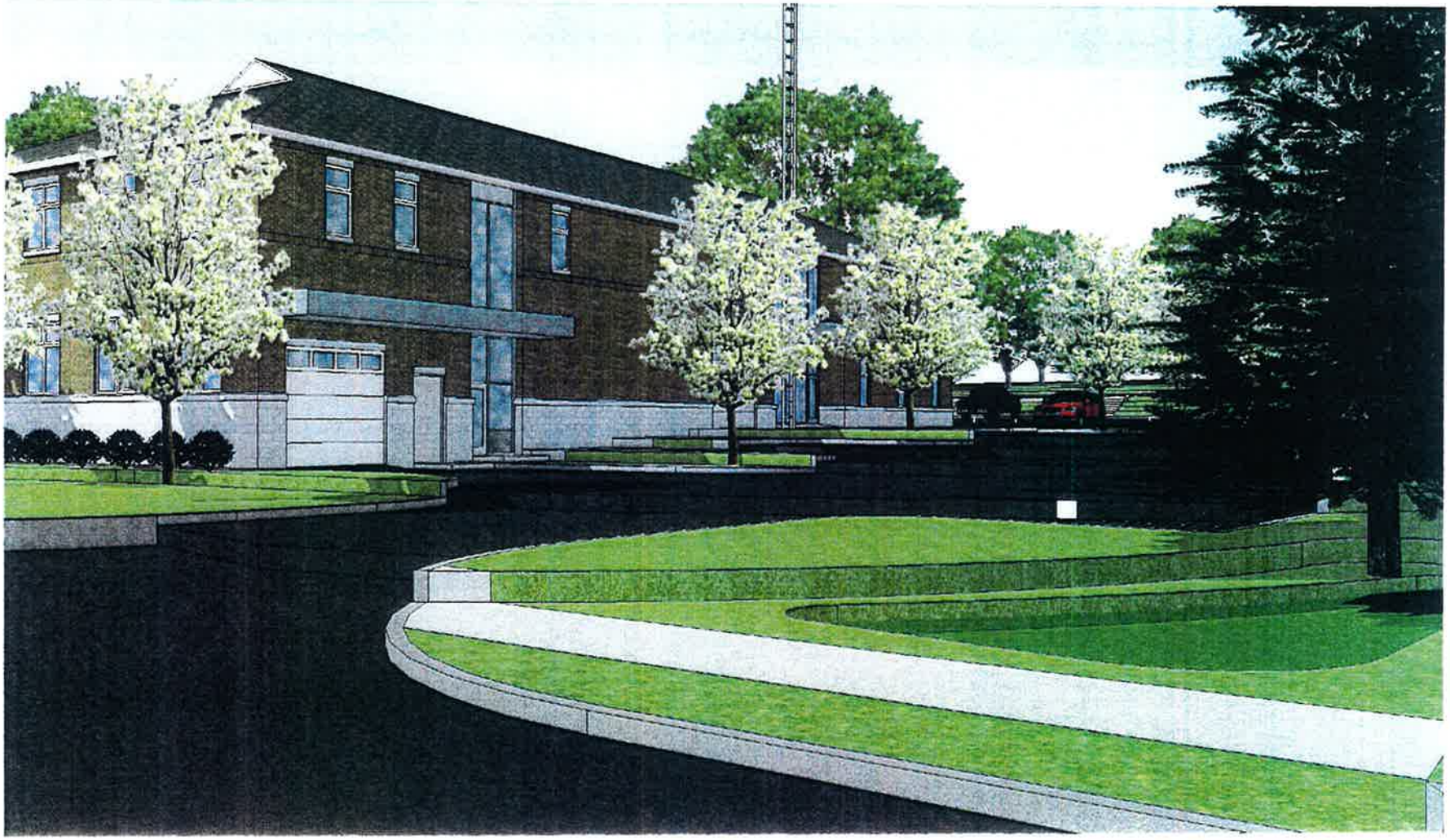
Brunswick Police Station



VIEW FROM INTERSECTION OF PLEASANT & STANWOOD STREETS

Donham & Sweeney
ARCHITECTS
Douglas Richmond Architects

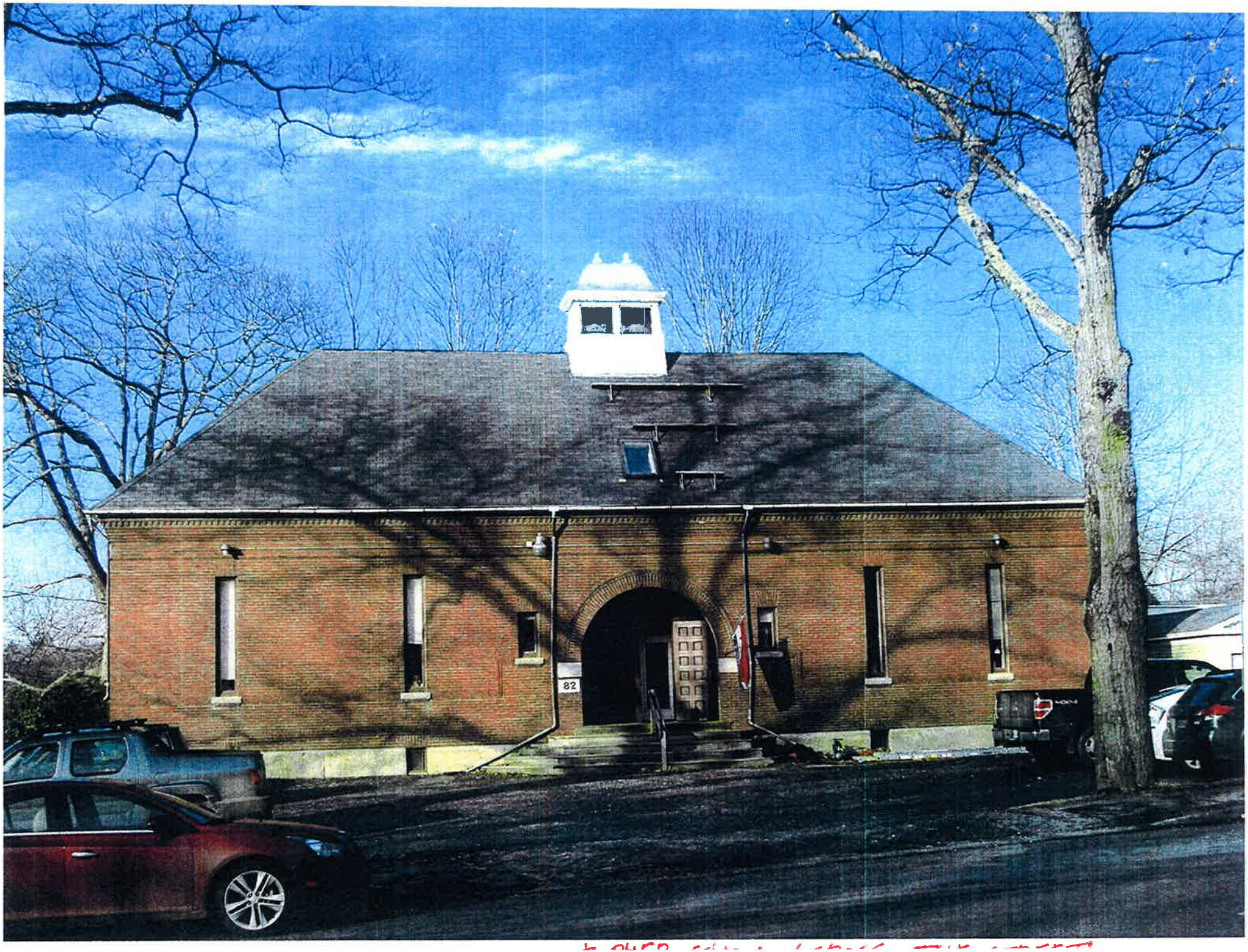
Brunswick Police Station



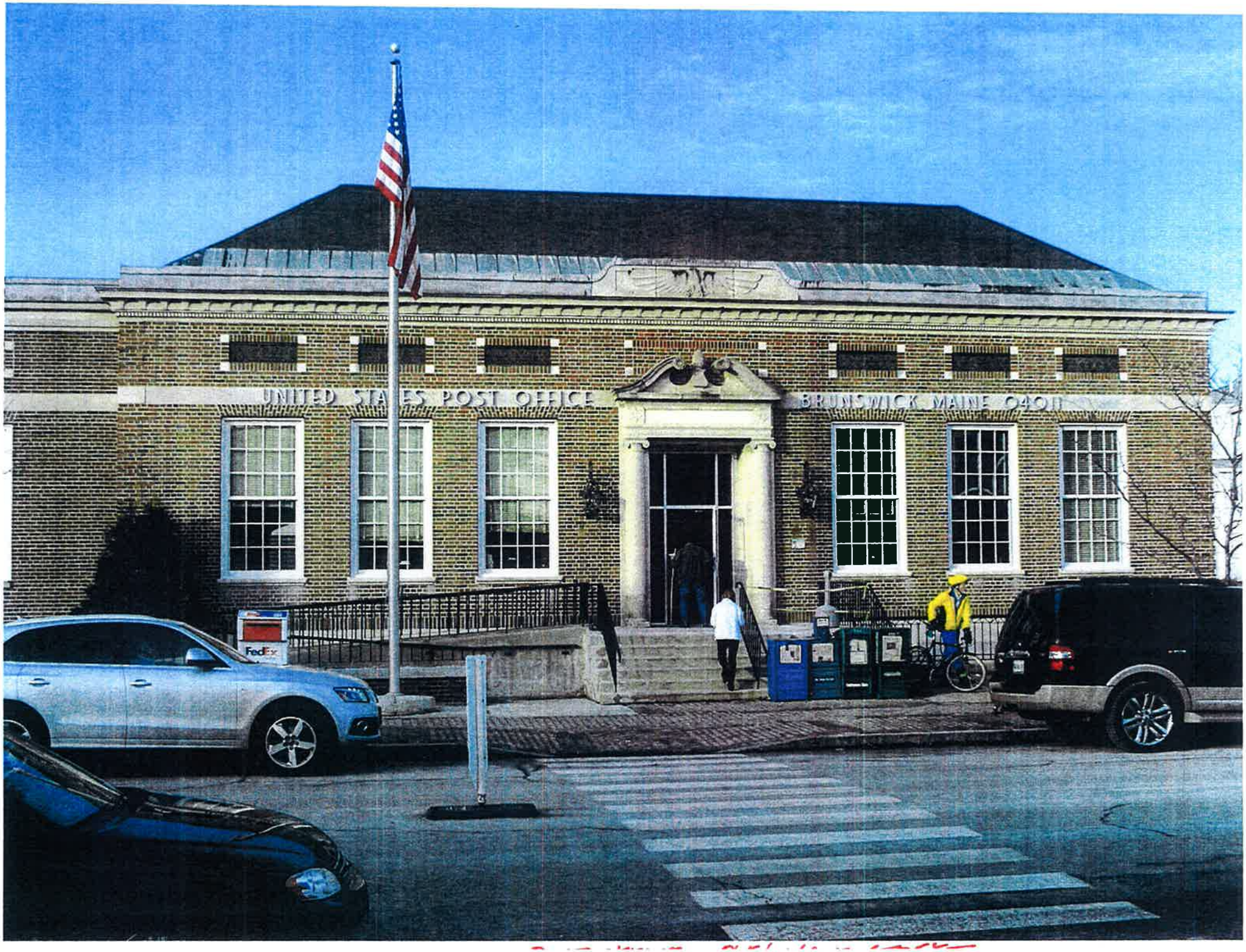
VIEW FROM STANWOOD ST.

Donham & Sweeney
ARCHITECTS

Douglas Richmond Architects


82

82


UNITED STATES POST OFFICE
BRUNSWICK MAINE 04011
FedEx

DODGE
4X4

HOUSE ON STANWOOD ST, NEXT TO SITE

HOUSE ON STANWOOD ST., NEXT TO SITE

INTERSECTION: PLEASANT, MILL & STANWOOD STREETS

INTERSECTION: PLEASANT, MILL & STARWOOD STREETS

ACROSS STANWOOD FROM POLICE STATION SITE

Draft Findings of Fact
Police Station
Certificate of Appropriateness
Village Review Board
Review Date: August 28, 2012

Project Name: Police Station

Case Number: VRB – 12-019

Tax Map: Map U15 Lot 74, 75, 76, 77

Applicant: Town of Brunswick
28 Federal St
Brunswick, Maine

PROJECT SUMMARY

The Town of Brunswick seeks a Certificate of Appropriateness to construct a new, two story, 20,000 square foot, municipal police station. The Board reviewed preliminary sketches of the design of the building at a workshop on May 22, 2012.

The property is located in the Town Residential 1 (TR1) District and Village Review Overlay Zone.

The police station 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 parcels at the corner of Pleasant and Stanwood 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 police station represents a compatible alteration to the property at the corner of Pleasant and Stanwood St. Currently, the parcels are vacant and the Village Review approved demolition of buildings on the property on October 18, 2011. The design of the police station is compatible with surrounding

properties; specifically, the building across the street at 82 Pleasant St as well as other buildings on Pleasant St like the United States Post Office at 30 Pleasant St and the Curtis Memorial Library at 23 Pleasant St. 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 police station is compatible with surrounding properties. The building across the street at 82 Pleasant St, the United States Post Office at 30 Pleasant St and the Curtis Memorial Library at 23 Pleasant St were all used as models for the design of the police station and all were included in Brunswick's list of 100 architecturally significant buildings, a study conducted by the town in 2001. The new construction is compatible with surrounding historic properties. *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 police station 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
81, 83, 85 Pleasant St and 5 Stanwood St
Case Number 12-019

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

Motion 2: That the Board approves the Certificate of Appropriateness for a new police station at 81, 83, 85 Pleasant Street and 5 Stanwood 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, its 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.

Received: 8/6/12
By: AE

VRB Case #: 12-020

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

   Name: BERNARD BREITBART & ALISON HARRIS
   Address: 38 CUMBERLAND STREET
   BRUNSWICK, ME 04011
   Phone Number: 729 0787

2. Project Property Owner:

   Name: SAME
   Address:

   Phone Number:

3. Authorized Representative: (If Different Than Applicant)

   Name: N/A
   Address:

   Phone Number:

4. Physical Location of Property Being Affected:

   Address: 38 CUMBERLAND STREET

5. Tax Assessor's Map # U14 Lot # 59 of subject property.

6. Underlying Zoning District TR1

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):

   GARAGE RELOCATION, RENOVATION & ADDITIONS
   (PLEASE SEE ATTACHED)

Applicant's Signature Bernard Breitbart & Alison Harris

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
ATTACHMENTS TO APPLICATION

38 Cumberland Street
Garage Relocation, Renovation & Additions

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):

1. Move, renovate & expand existing one-car garage to accommodate two cars, small work space & improved storage.
2. As a conservation measure, reuse as much structure & wood of existing as feasible.
3. Retain architectural elements of south facade: corbels at gable, shutters, small roof over existing garage door opening.
4. Add two-story addition to north for stair to second-floor storage.
5. Add one-story shed addition to east for front ends of cars, work space & access to the side yard.
6. Two new garage doors to the west facing garage & parking yard of 40 Cumberland Street
7. Safer environment for pedestrians, cyclists & vehicles with cars no longer backing down driveway
8. Siding, roofing & trim to match existing; wooden floor in poor condition replaced with cement slab; electrical upgrade to 220v.
9. Porch stairs to be relocated. Plum tree & mature flowering shrubs to be retained with new driveway. Low overgrown hedge removed.

Please also see Detailed Project Description included with attachments to the application.

VILLAGE REVIEW BOARD
APPLICATION FOR CERTIFICATE OF COMPLIANCE
APPLICATION CHECK-LIST

This checklist will be completed by the Department of Planning and Development. In order to ensure the timely processing of your application, please be sure that ALL materials are submitted. The process does not begin until your application is considered complete. For assistance please contact the Department of Planning and Development.

1. Completed application form. ✓
2. A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review and submitted by the applicant. ✓
3. A drawing showing the design, texture, and location of any construction, alteration, demolition for which a certificate is required. The drawing shall include plans and exterior elevations drawn to scale, with sufficient detail to show their relations to exterior appearances and the architectural design of the building. Proposed materials and textures shall be described, including samples where appropriate. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific. ✓
4. Photographs of the building(s) involved. ✓
5. A site plan showing the relationship of proposed changes to walks, driveways, signs, lighting, landscaping and adjacent properties. ✓
6. A site plan which shows the relationship of the changes to its surroundings. ✓

This application was Certified as being complete on 8/22/12 (date) by KMH of the Department of Planning and Development.

THIS APPLICATION WAS:

_____ **Granted**

_____ **Granted With Conditions**

_____ **Denied**

✓ **Forwarded to Village Review Board**

_____ **Building Permit Required**

_____ **Building Permit NOT Required**

Applicable Comments: Review Date 8/28/12

Signature of Department Staff Reviewing Application

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
ATTACHMENTS TO APPLICATION

38 Cumberland Street
Garage Relocation, Renovation & Additions

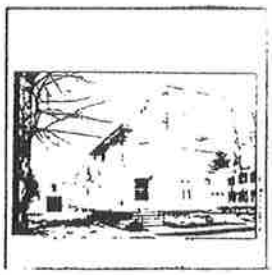
1. Historic Preservation Survey by the Pejepscot Historical Society

2. Detailed project description

3. Existing Conditions
    a. Tax map showing location (U14-59)
    b. Google Earth map showing location showing location & adjacent properties
    c. Site plan
    d. Garage floor plan
    e. Drawings of garage elevations (3 drawings)
    f. Photos of garage (5 photos)
    g. Photos of property from various view points (5 photos)

4. Proposed Project
    a. Site plan
    b. Garage floorplan
    c. Drawings of garage elevations (4 drawings)

HISTORIC PRESERVATION SURVEY



Cumberland — County
Brunswick — City/Town
38 Cumberland — Street Address and Number

Name of Building/site: historic: pre-1910 res. of Fred E. Hall, (prop. Morton's Candy Emporium)
Common and/or Historic

Approximate Date: ca. 1875? Style: transitional Greek Revival/ Italianate

Type of Structure:
☒ Residential ☐ Commercial ☐ Industrial ☐ Other:

Condition: ☒ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey

Rating:

Historic Significance to the Community:

(For Additional Information — Use Reverse Side)

38 Cumberland

Directories: 1910 = Fred E. Hall, prop. Morton Bon Bon Co., 119 Maine, h, 38 Cumberland
1917-1946 = Fred E. Hall
1949-1951= Mrs. Frances M. Hall
1953 = Edward Elliott

Map: 1910 #38= F.E. Hall

Deeds: (not locatable for F.E. Hall; try running for Fred E. Hall)

Fred E. Hall was a proprietor of Morton's Candy Emporium in the 1890's (117-125 Maine St., the building now occupied by Clare's Dolphin Restaurant). Hall lived at 38 Cumberland St. until after the Second World War.

38 Cumberland Street - Garage Relocation, Renovation & Additions

DETAILED PROJECT DESCRIPTION

SUMMARY: The project entails moving, renovating and expanding the existing one-car garage to create a two-car garage with a small work area and improved storage. For the safety of pedestrians, cyclists and vehicles on Cumberland Street, this plan also will provide space for cars to turn around when exiting the garage, instead of backing down the driveway onto the street. As a conservation measure, our plan is to retain as much of the wood and structure of the existing garage as feasible. The south façade, which faces Cumberland Street, will retain its existing trim and architectural details. The two additions are intended to maintain the character of the existing structure and reflect the historic fabric of the neighborhood while vastly improving the functionality of the garage outbuilding.

WEST SIDE: The garage will be moved 14'-6" to the east to allow access for two cars on the west side, which faces the garage wall and parking area of the adjacent apartment house located at 40 Cumberland Street. The west façade will include two 9-foot garage doors and a small window on the new stair.

NORTH SIDE: A two-story addition to the north, slightly shorter than the existing two-story garage, will house a new stair to access the existing second-floor storage area in the existing garage. The stair addition will fall within the allowable 10' setback from the northern border of the property. It will face the garage and parking areas of adjacent High Street properties and be partly hidden by a large maple tree on the High Street neighbor's property. A double-hung window will provide cross-ventilation in the second-floor garage storage area as a similar window on the north side of the current garage does. There also will be a small window on the stair landing.

EAST SIDE: A one-story shed addition to the east will provide space for the front ends of two vehicles and a small workshop area with space to store tools and equipment. We hope that we can save a crabapple tree that will be near the northeast corner of the shed. The east façade will include a sliding barn-style door (to easily move gardening equipment from the garage to the yard between our property and the property at 36 Cumberland Street), two double-hung windows, and two smaller windows. It is designed to reflect the historic fabric of the neighborhood, which includes barns, sheds, and carriage houses toward the back of the property in the manner of New England out-buildings.

SOUTH SIDE: The south façade mostly will be behind the house. It will retain as many features of the existing garage as possible: the second-floor window with shutters, the decorative corbels along the edge of the gable, and the small roof over the outline of the one-car garage door opening. The new shed addition will have one double-hung window on the south wall. The current garage door opening will be filled with siding set at an angle to echo the new sliding door on the east façade and will be inset with a person-door for easy access to the mudroom door of the main house.

MATERIALS: The retained walls of the existing garage and both new additions will be clad in vinyl siding to match the house and the existing garage. New trim will match existing. The roof, which is in disrepair and must be replaced, will be asphalt shingles, as existing. The existing wood floor is in poor condition and will be replaced with a cement slab within a new foundation. The current 110v service electrical service will be upgraded to 220v to accommodate a charging station for the future purchase of an electric car.

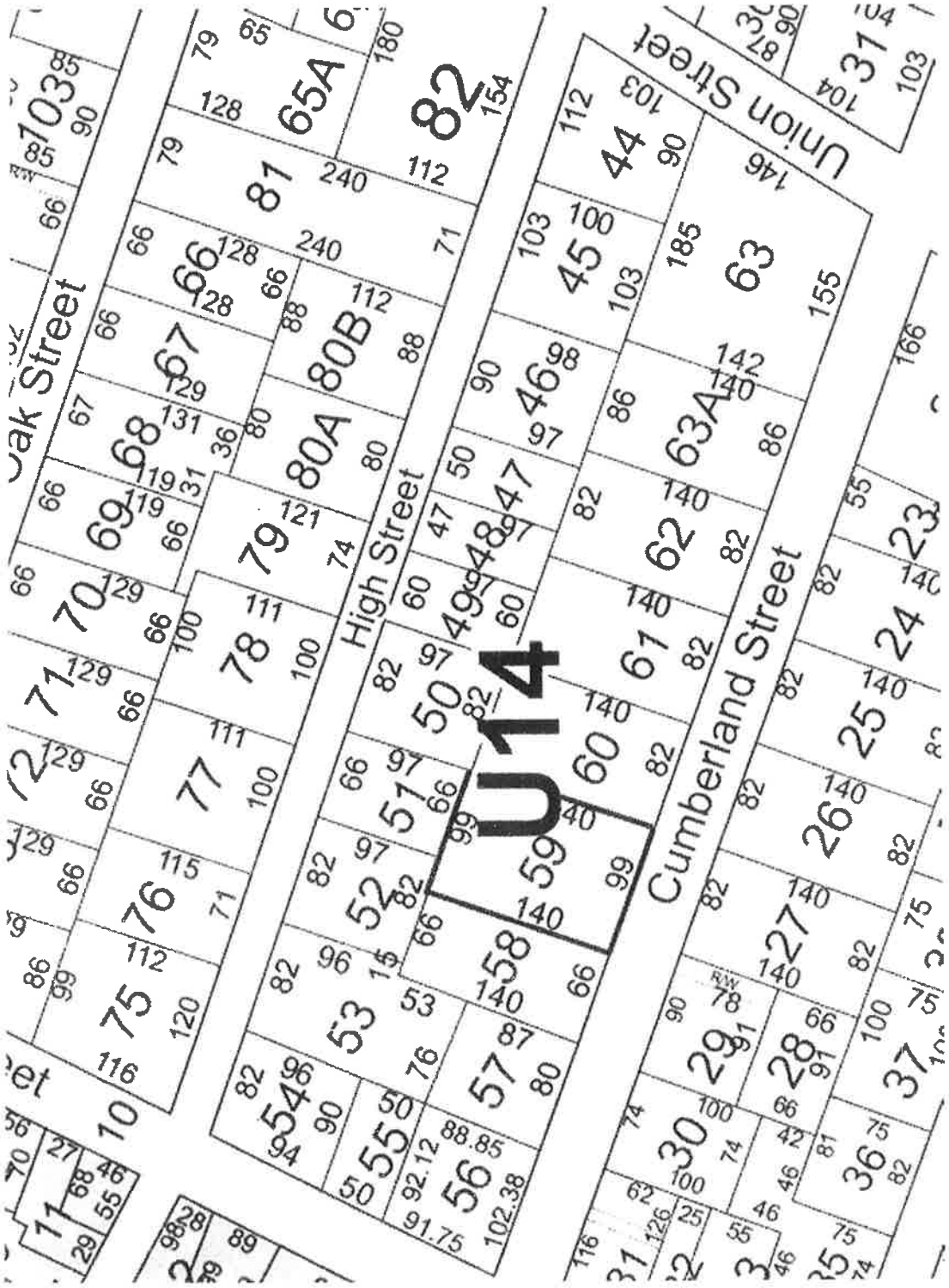
38 Cumberland Street - Garage Relocation, Renovation & Additions

DRIVEWAY: The driveway will retain its existing configuration from Cumberland Street past an existing flowering plum tree. At that point it will curve to the left to meet the existing 2'-6" setback from the west property line and enable us to replace a paved area along our porch with grass or garden beds. Relocating the driveway will enable us to move the stairs to the house porch closer to the garage and in line with the door to the mudroom.

To create a safer environment for pedestrians, cyclists and vehicles traveling on Cumberland Street, the new paving will extend to the 10' setback from the north property line thereby providing space to turn cars around after they back out of the garage. This will allow vehicles to safely enter the street.

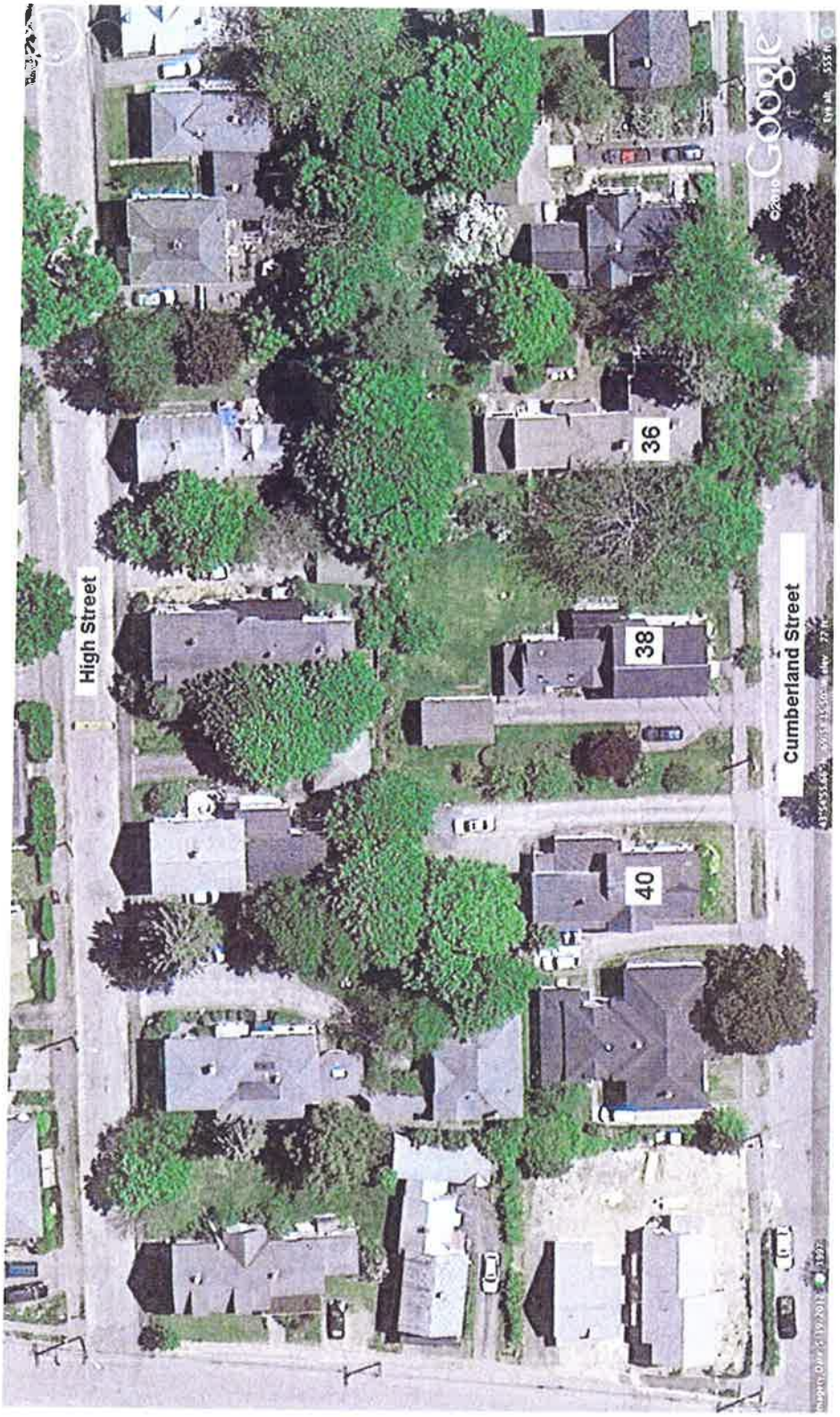
Existing mature flowering shrubs along the north property line will be visible at the end of the driveway from the street. Behind them are a High Street neighbor's one-story garage and another High Street neighbor's parking area. Part, possibly all, of an overgrown hemlock hedge, about 3'-4' tall, on the property line with 40 Cumberland Street will be removed. Grass and garden beds will replace the paved area near the porch.

38 Cumberland Street - Garage Relocation, Renovation & Additions

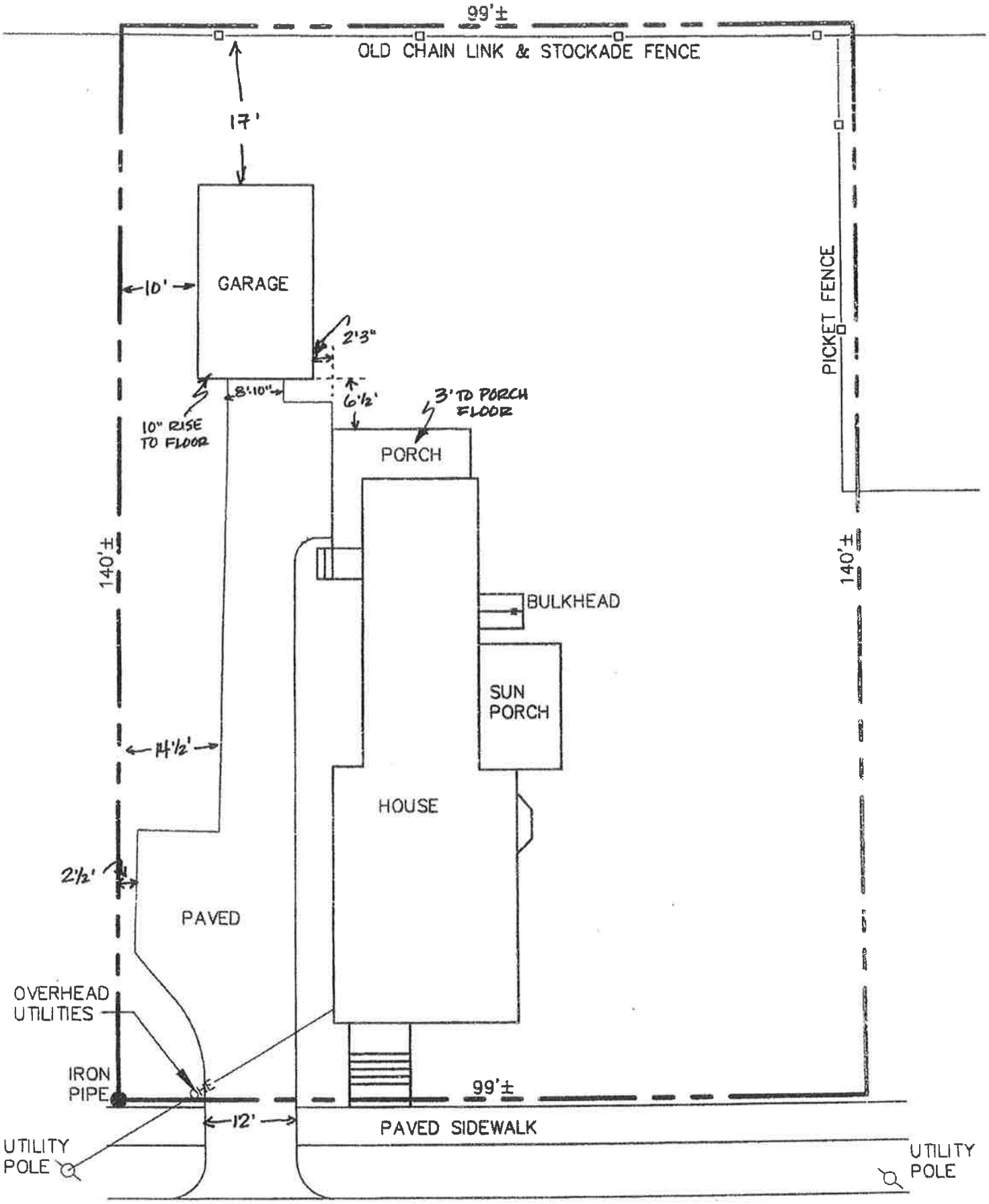


Tax Map

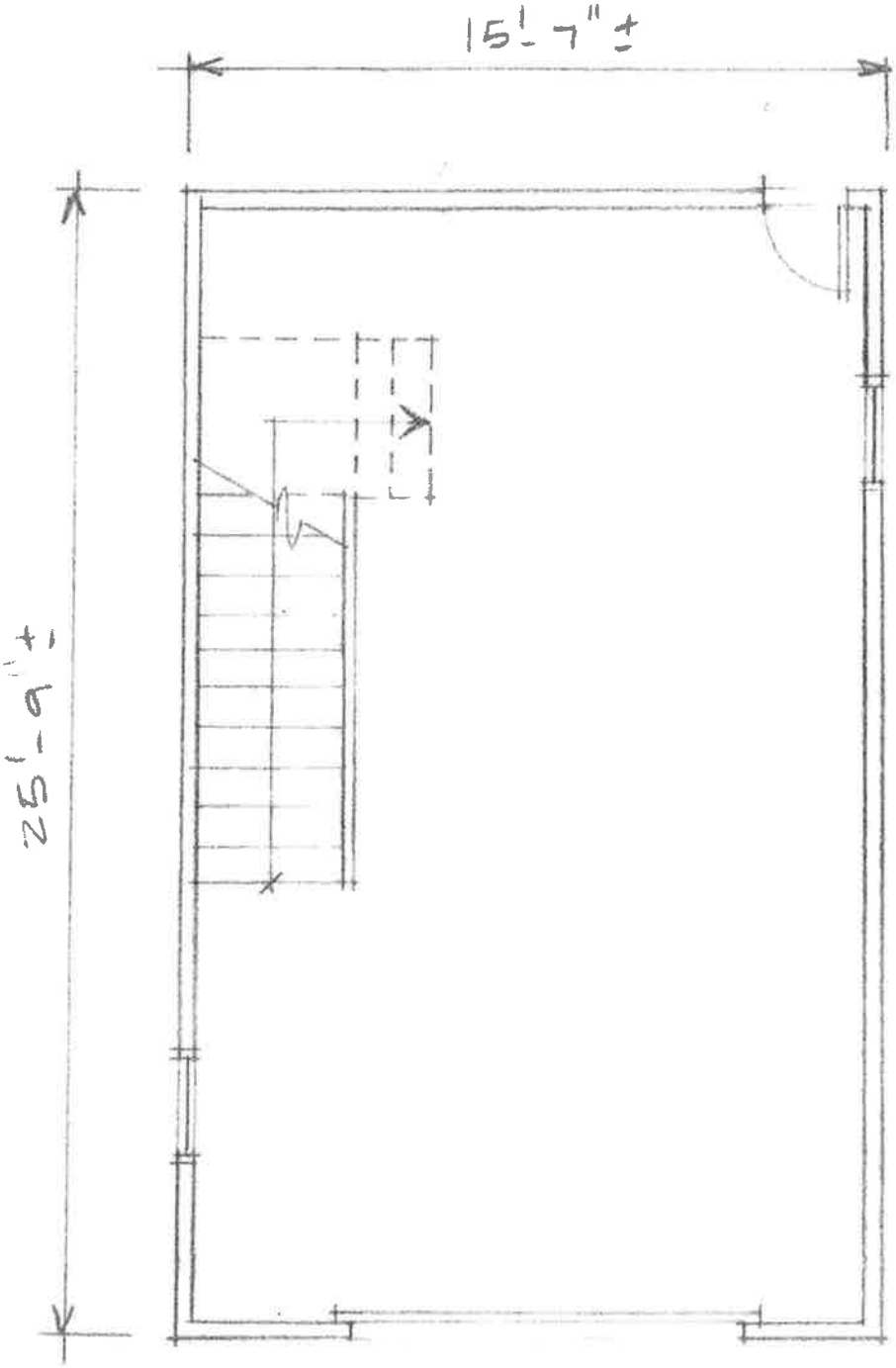
38 Cumberland Street - Garage Relocation, Renovation & Additions



Google Earth Map

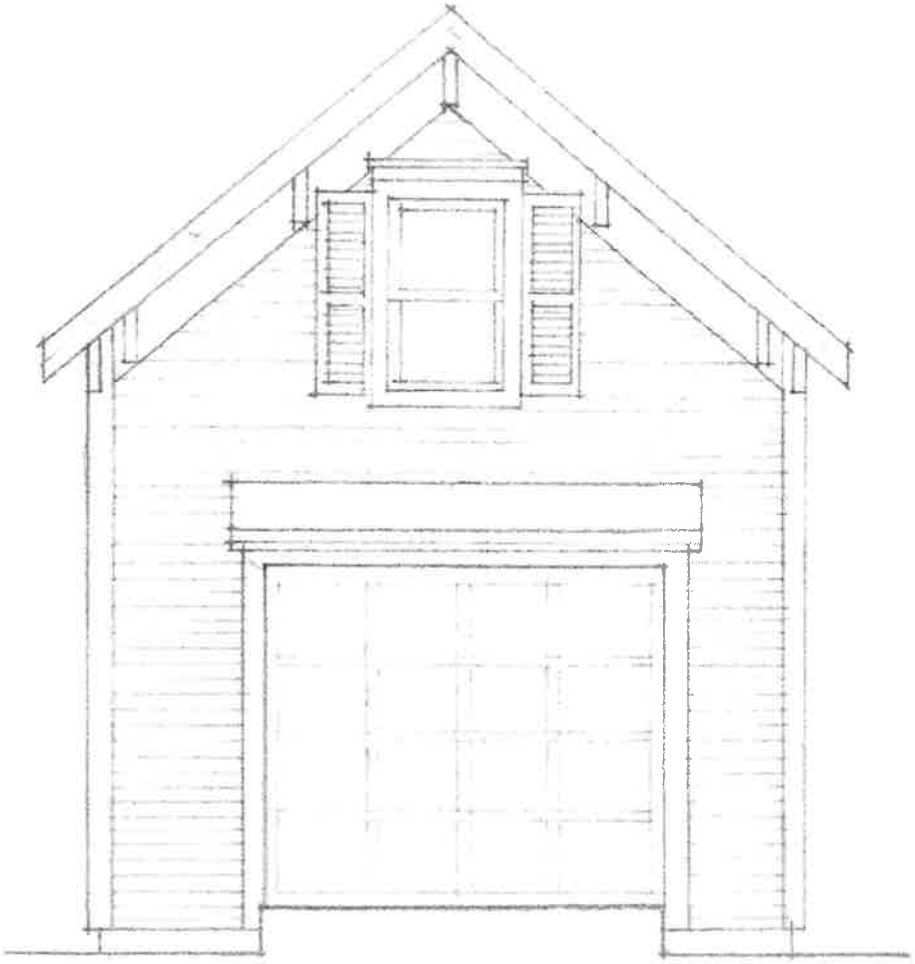


38 *CUMBERLAND STREET*

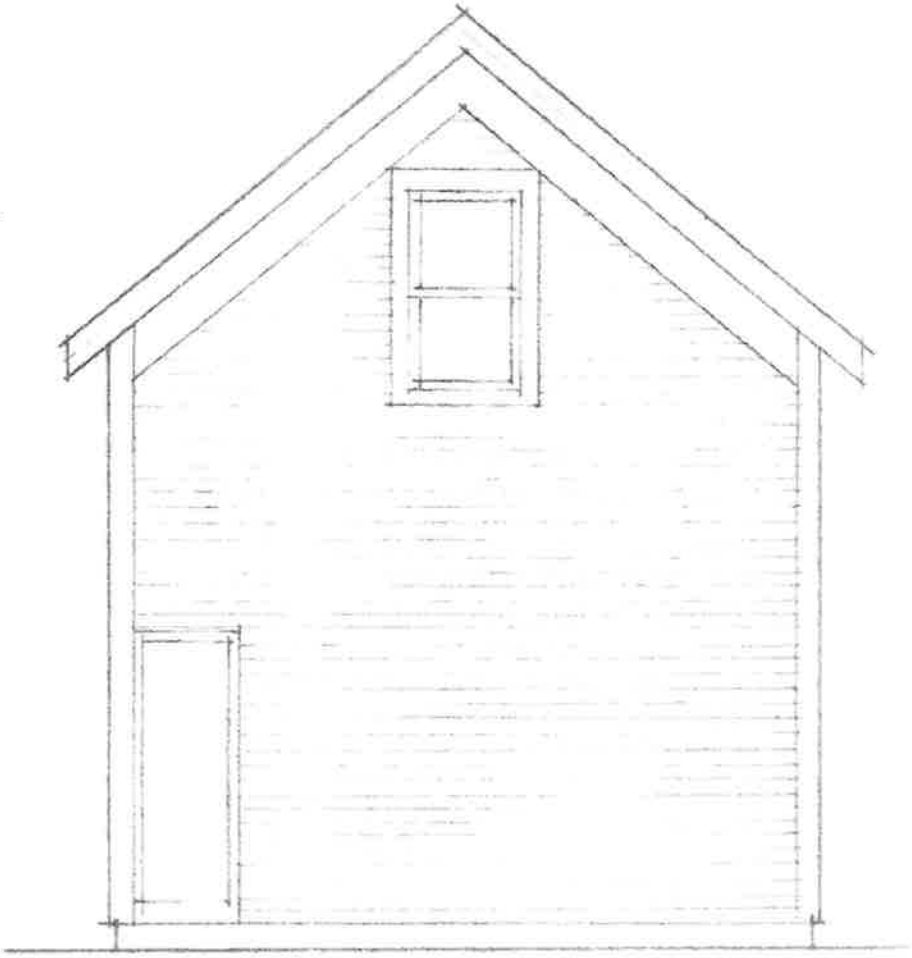


EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

GARAGE ALTERATION / ADDITION
38 CUMBERLAND ST., BRUNSWICK, ME 2110



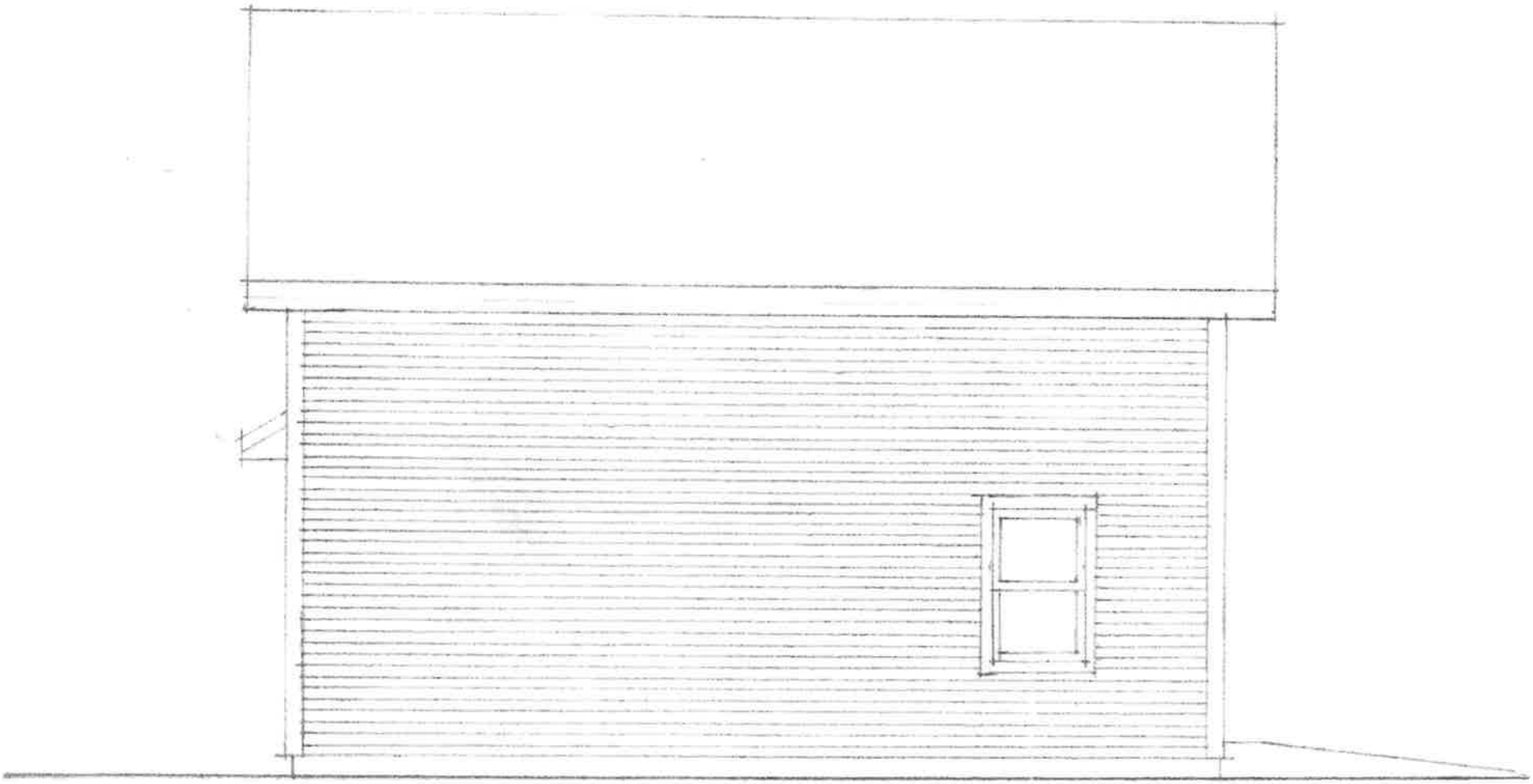
EXISTING SOUTH ELEVATION
SCALE 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE 1/4"=1'-0"

GARAGE ALTERATION/ADDITION
38 CUMBERLAND ST., BRUNSWICK, ME

3:10

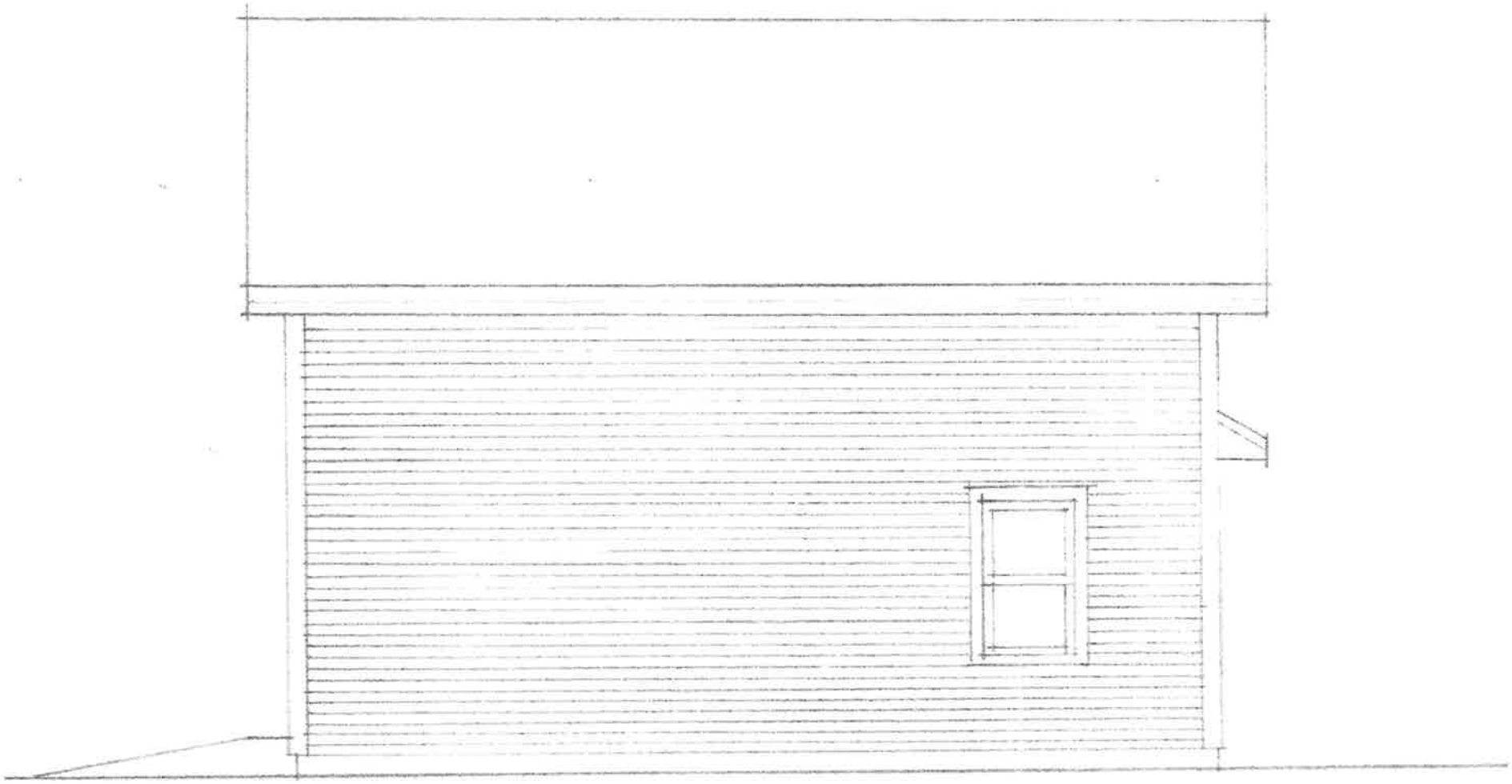


EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"

GARAGE ALTERATION / ADDITION
38 CUMBERLAND ST, BRUNSWICK, ME

4:10

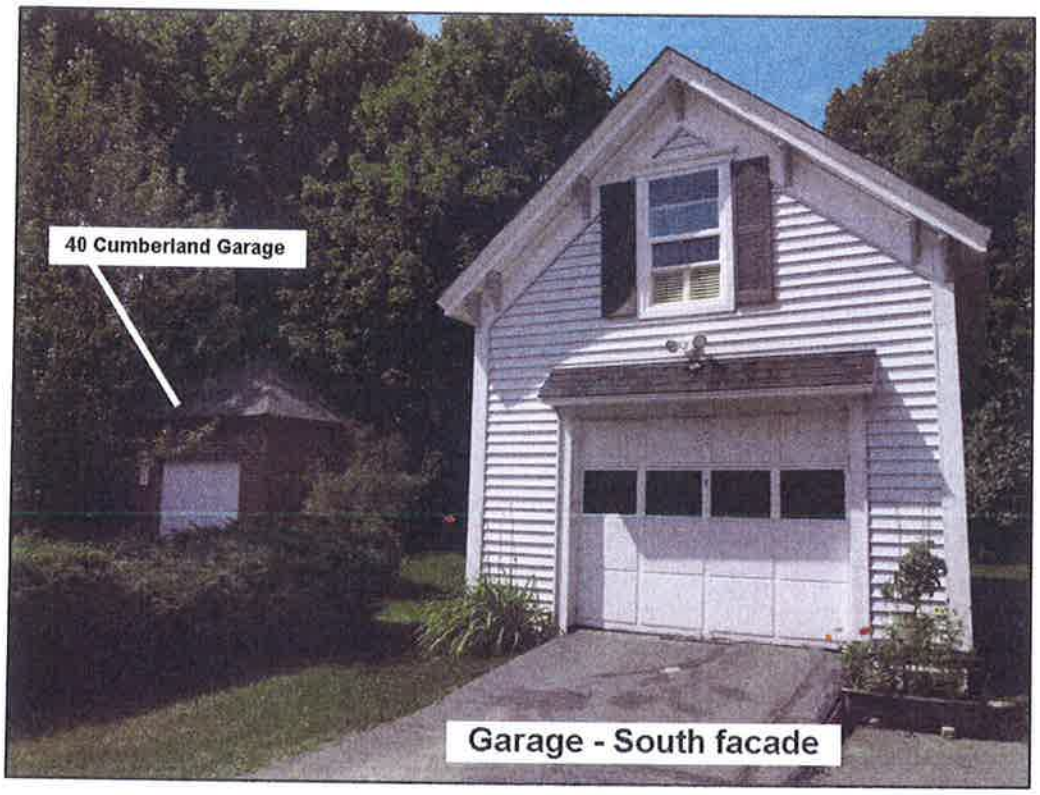


EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

GARAGE ALTERATION / ADDITION
38 CUMBERLAND ST, BRUNSWICK, ME

5:10

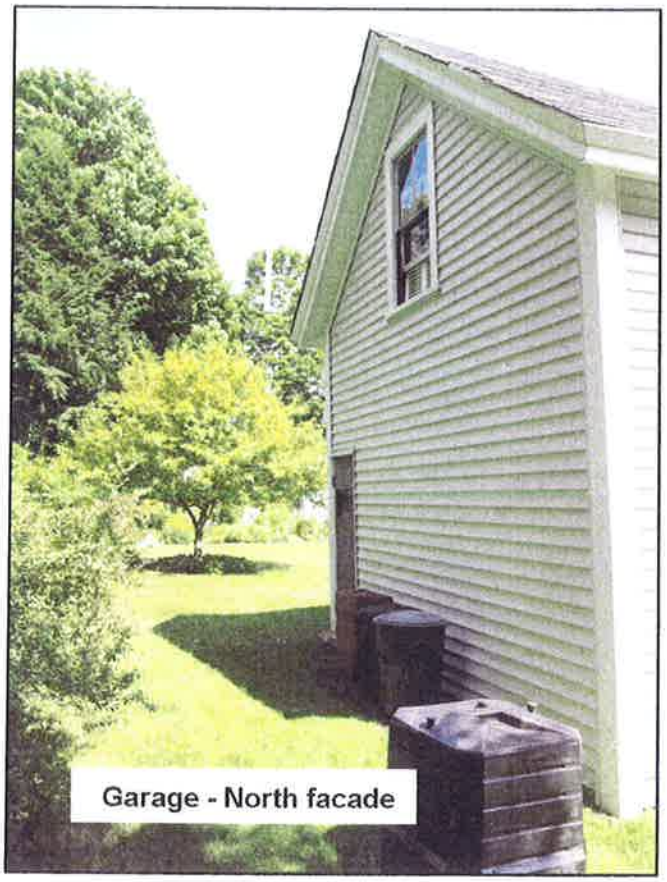
38 Cumberland Street - Garage Relocation, Renovation & Additions



Garage - South facade

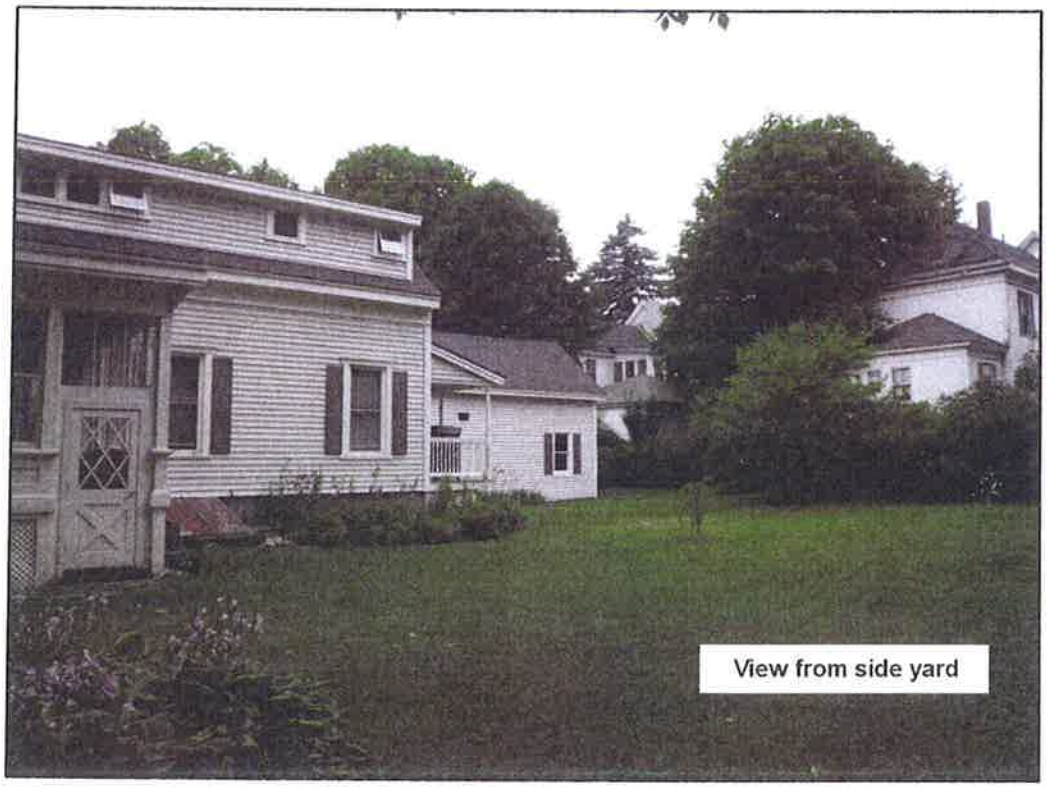
Garage - East facade

38 Cumberland Street - Garage Relocation, Renovation & Additions

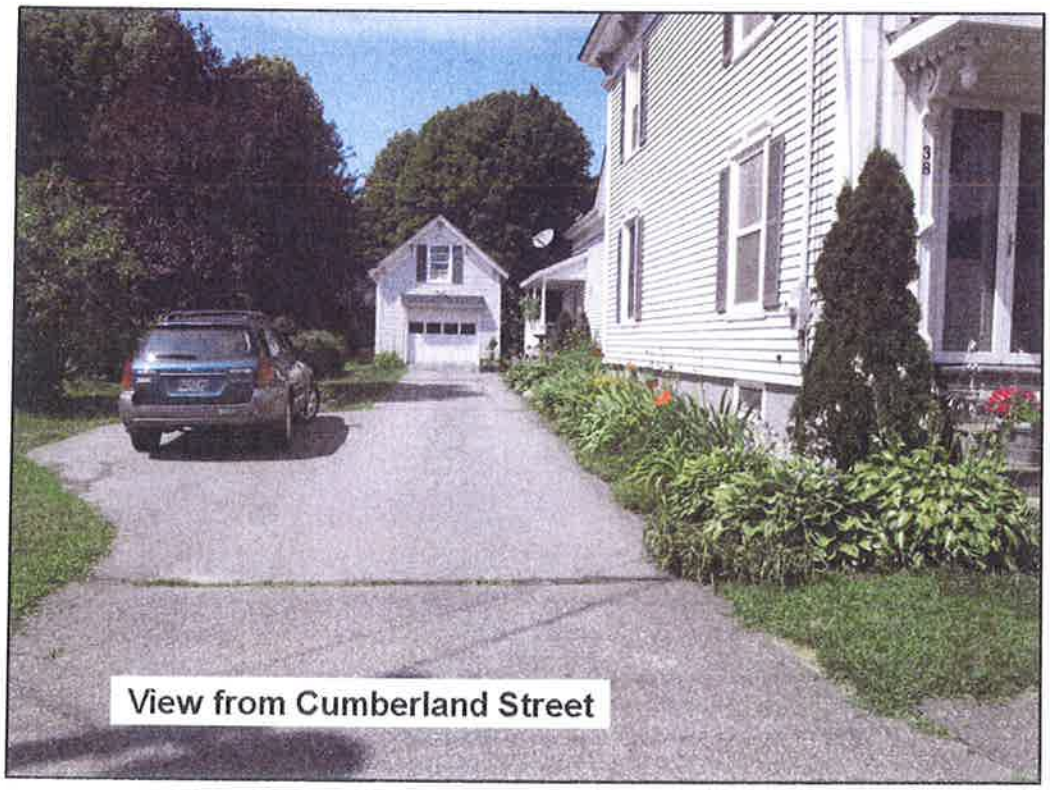


Garage - West facade
(view from 40 Cumberland parking yard)

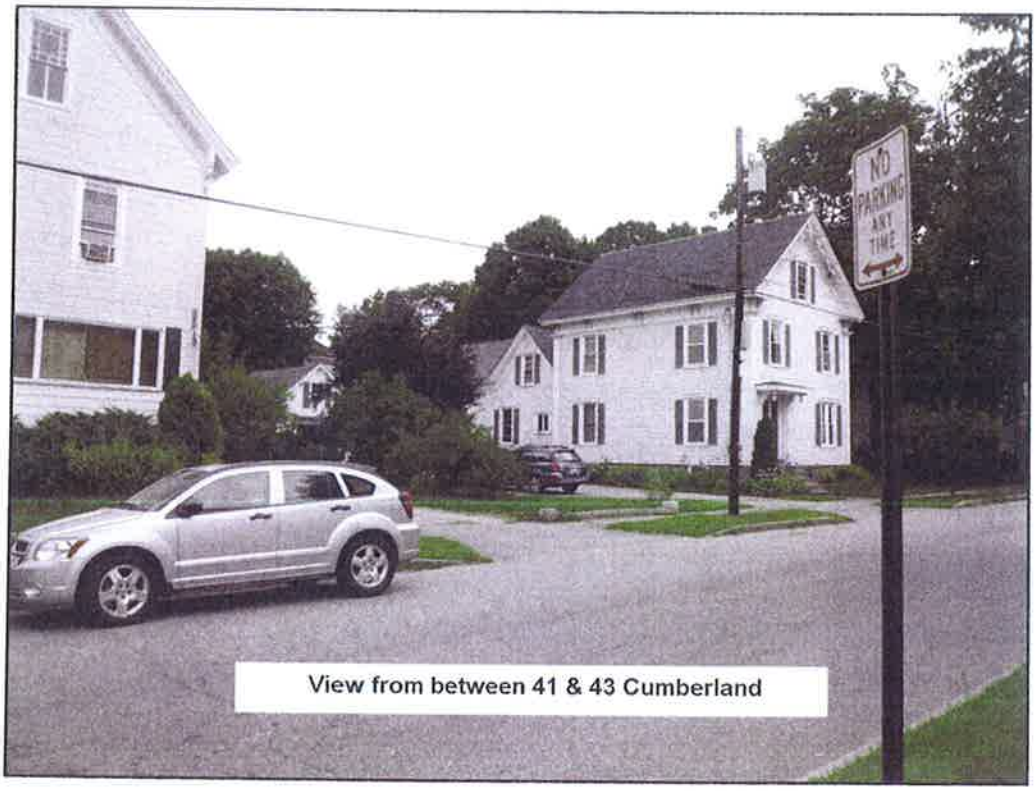
38 Cumberland Street - Garage Relocation, Renovation & Additions



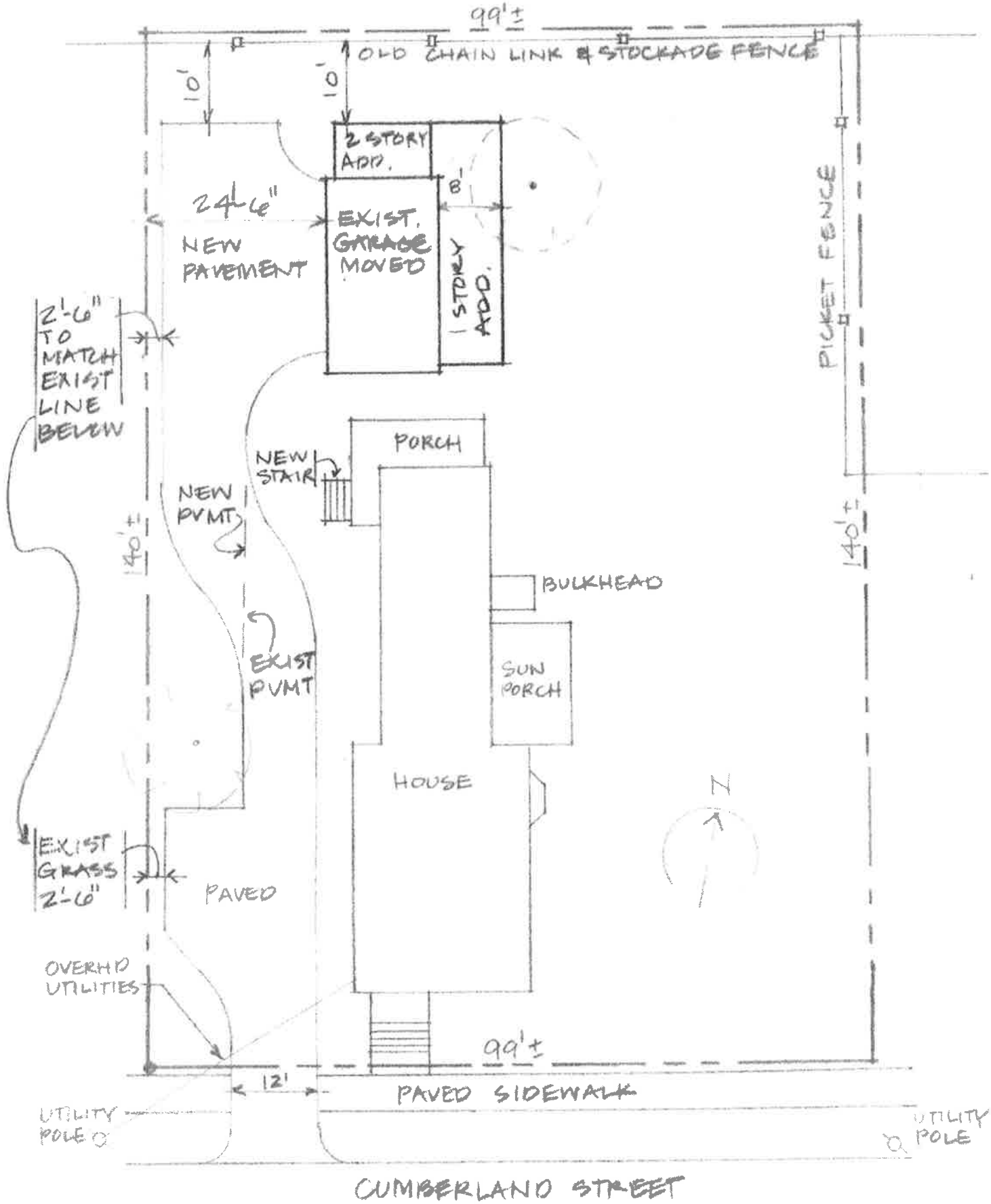
38 Cumberland Street - Garage Relocation, Renovation & Additions



38 Cumberland Street - Garage Relocation, Renovation & Additions

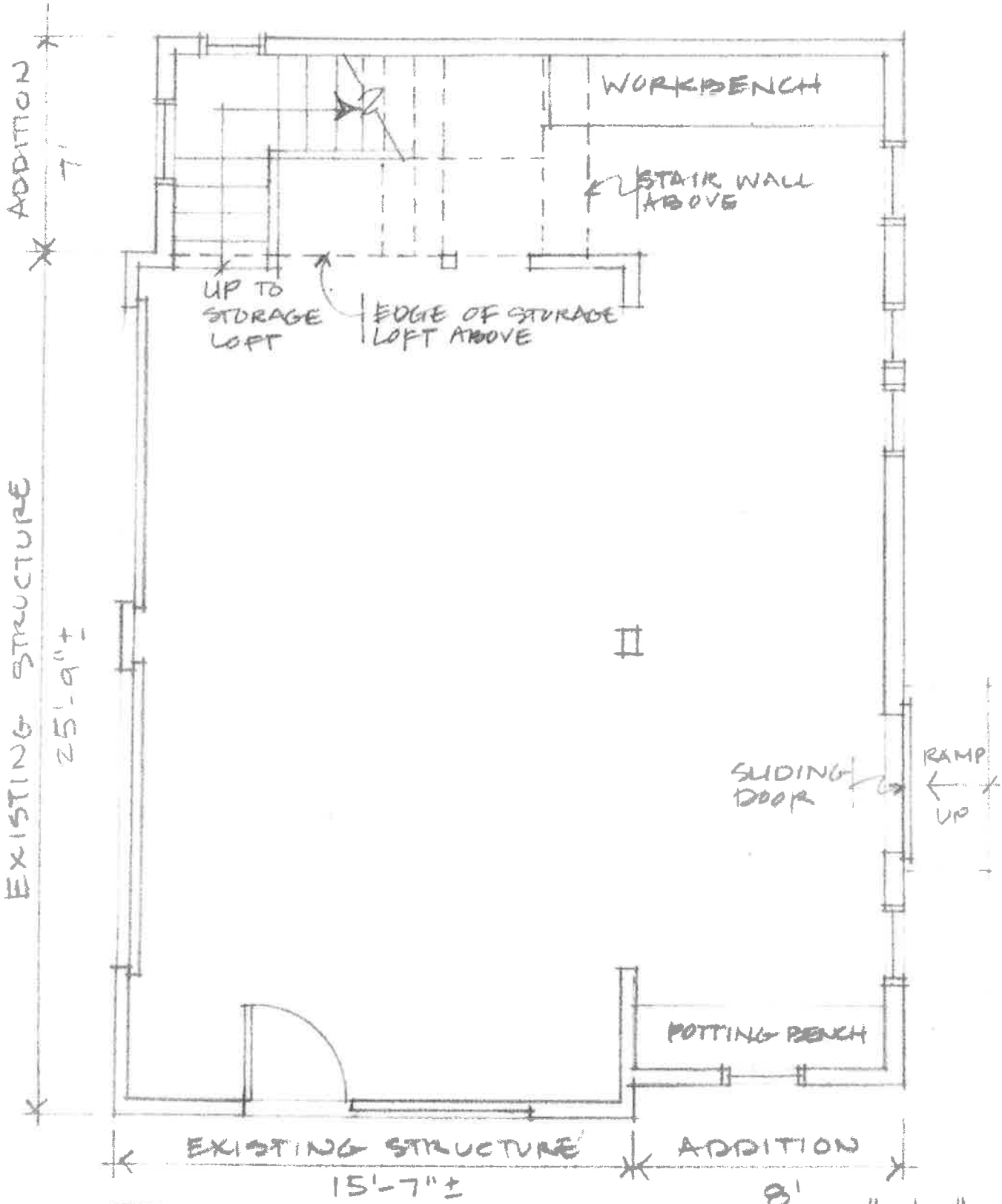


View from between 41 & 43 Cumberland



SITEPLAN ~ PROPOSED ~ SCALE: 1/16" = 1'-0"
38 CUMBERLAND ST., BRUNSWICK, ME

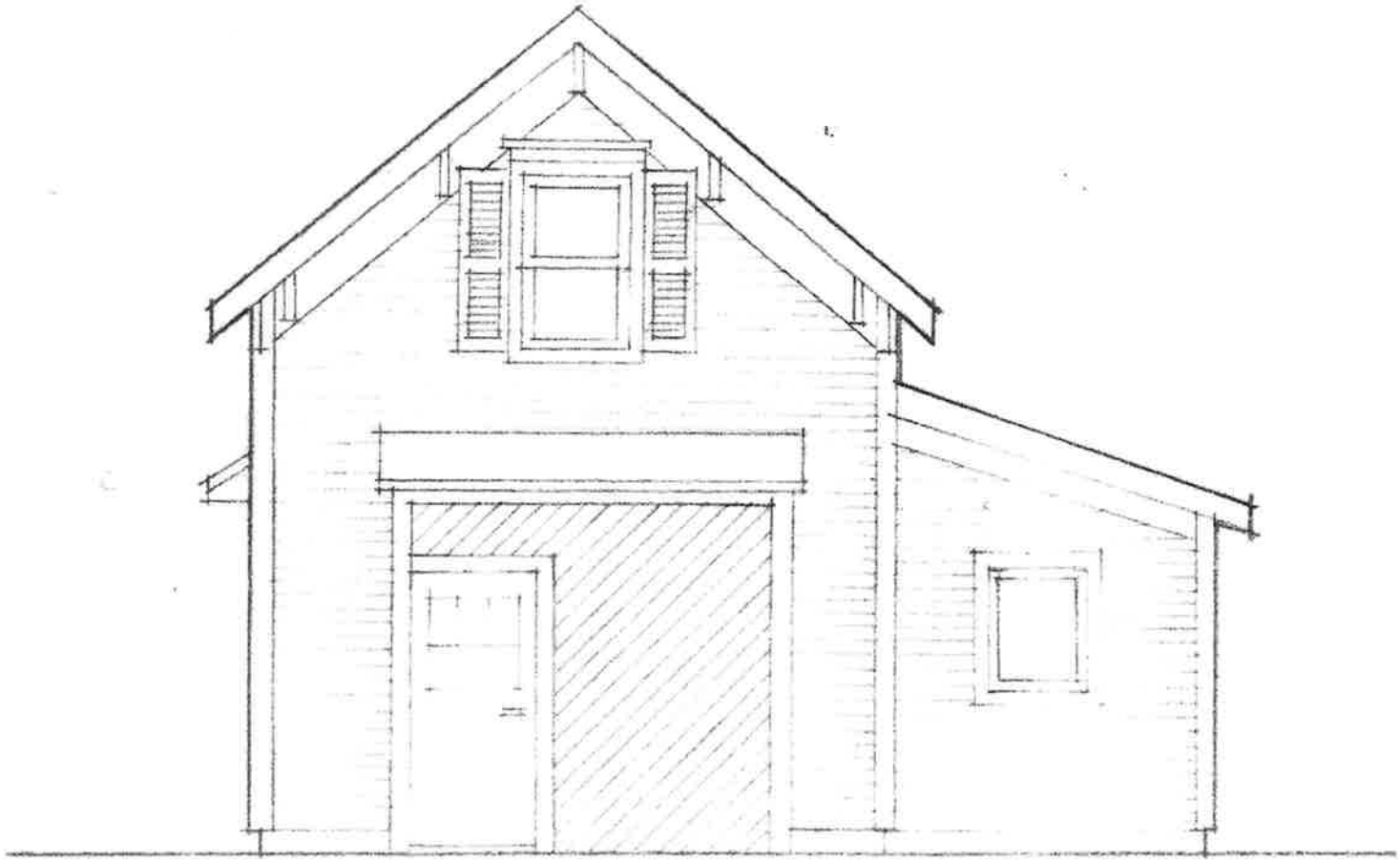
1:10



PROPOSED FLOOR PLAN - SCALE: 1/4" = 1'-0"

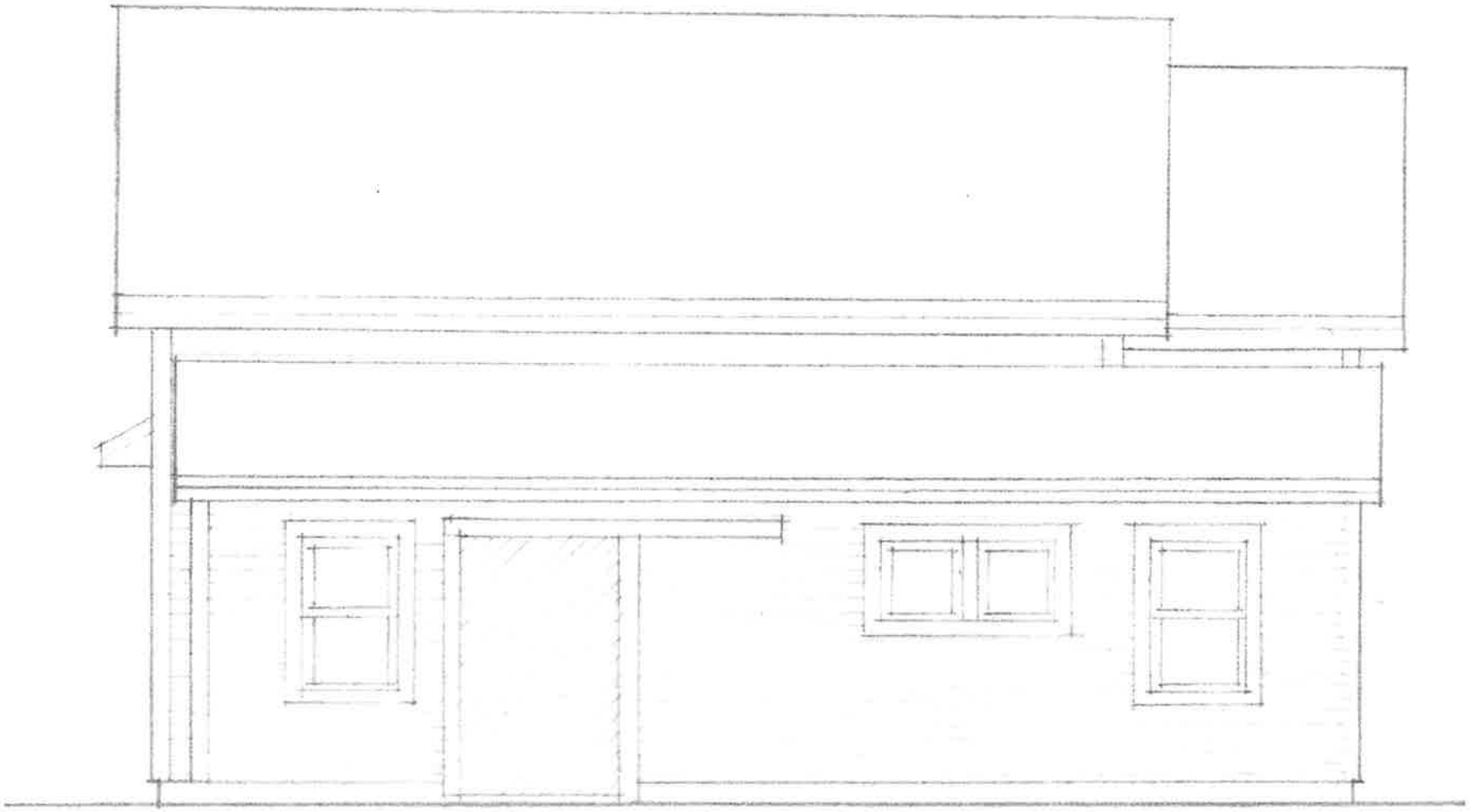
GARAGE ALTERATION / ADDITION
38 CUMBERLAND ST., BRUNSWICK, ME

6:10



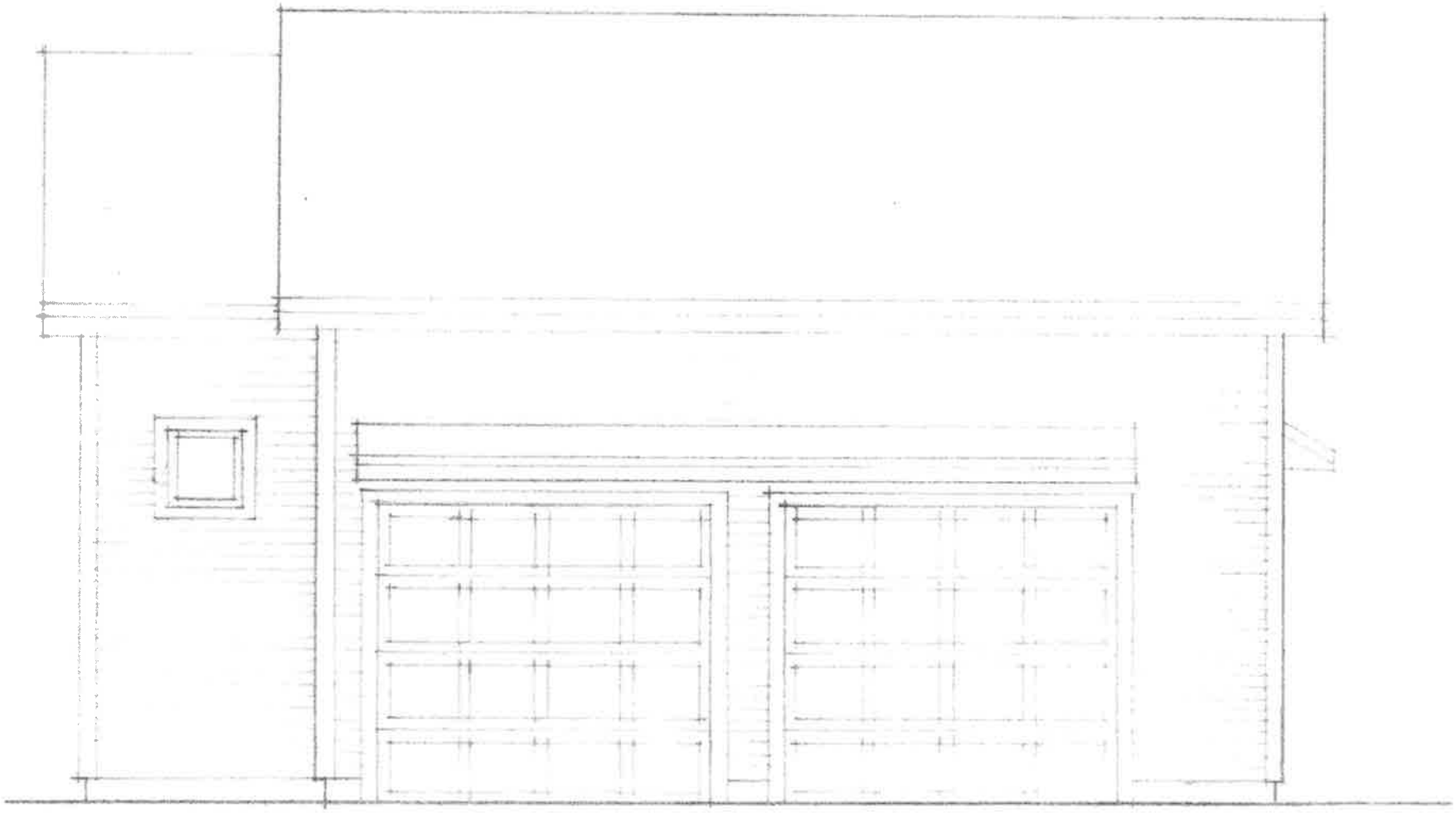
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GARAGE ALTERATION / ADDITION
38 CUMBERLAND ST, BRUNSWICK



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

GARAGE ALTERATION / ADDITION
38 CUMBERLAND ST., BRUNSWICK, ME

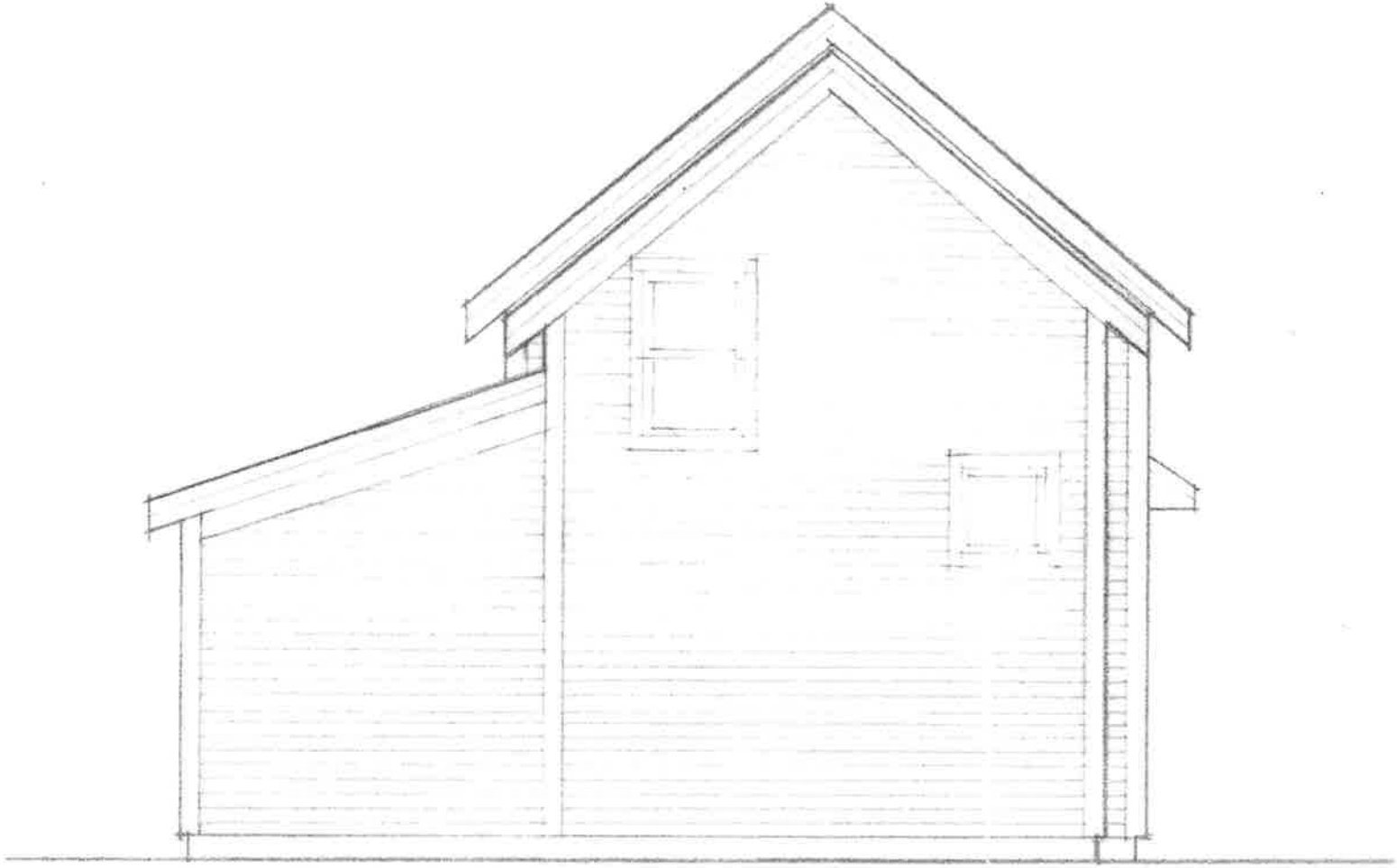


PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

GARAGE ALTERATION / ADDITION
38 CUMBERLAND ST., BRUNSWICK, ME

10.10



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GARAGE ALTERATION / ADDITION
38 CUMBERLAND ST, BRUNSWICK, ME

7:10

Draft Findings of Fact
38 Cumberland St
Certificate of Appropriateness
Village Review Board
Review Date: August 28, 2012

Project Name: 38 Cumberland St

Case Number: VRB – 12-020

Tax Map: Map U14 Lot 59

Applicant: Bernard Breitbart & Allison Harris
38 Cumberland St
Brunswick, Maine

PROJECT SUMMARY

The applicants, Mr. Breitbart and Ms. Harris, seek a Certificate of Appropriateness to relocate, renovate and add-on to an existing garage at 38 Cumberland St.

The property is located in the Town Residential 1 (TR1) District and Village Review Overlay Zone.

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.* The proposed alterations to the existing garage add space for car storage and work space for the home owners. The additional car space improves the safety of pedestrians, bikers and automobile drivers on Cumberland St by providing room for cars exiting the property to turn around and not back onto Cumberland St. The structure contributes to the character of the Village Review Zone and remains unaltered to the greatest practical extent. *The Board finds the provision of Section 216.9.A.1.a. is satisfied.*

1.b) *Any alteration of existing properties shall be compatible with their historic character, as well as with any surrounding properties.* The alteration of the property is compatible with its historic character as the front façade of the building, the part most visible from the street, will remain the same. The addition to the garage is

compatible with surrounding properties that have garages of similar size. *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 garage is compatible with surrounding properties including the property to the west that also has a garage. *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 garage 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
38 Cumberland St
Case Number 12-020

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

Motion 2: That the Board approves the Certificate of Appropriateness for 38 Cumberland 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, its 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
May 15, 2012

MEMBERS PRESENT: Janet Roberts, Laurie Leader, Jane Crichton, Betsy Marr, Brooks Stoddard, Emily Swan

STAFF PRESENT: Kris Hultgren

Janet Roberts opened the meeting at 7:15.

Case No. 12-0021 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 75).**

Kris introduced the application. Noel Smith, principle of Smith, Werner, Lowe Architects presented the plan. He has been working with the Unitarian Church for the past 6 years doing various studies before the building burned last year. The Church community made the decision to stay in town Brunswick on the same site, even though based on preliminary studies there would be some compromise in terms of what they could do faced with building a larger sanctuary and providing other space for other programs. The original intent was to remove Pennell House in the future but a decision was made to renovate instead. This added additional challenges since the new structure had to relate to the renovated building. They did not want to recreate the previous New England style church and chose to instead create a different presence in a more iconic style building not being overly church-like. He presented a model of the design of the building.

Janet asked about the nature of the glass in the tower. Neil responded saying it will be a frosted, softer glowing like glass. Jane inquired as to what type of window panes would be in the church, Noel said they would be clad windows with wooden trim. The intent is to make them more subtle. They are trying to do a building that looks traditional but is not traditional. Unitarians come from different backgrounds and experience and there is no consensus as to what a church should look like, so they are trying to accommodate a lot of different feelings. Betsy asked about the size of the Pleasant Street windows, Noel indicated that the window design had been recently modified from that shown on the model. Due to the large amount of Pleasant Street traffic and the fact that the areas is where the pulpit is located they did not want to put a lot of windows that would need to be covered anyway. The windows were kept high so when looking out you would be looking at sky and trees rather than wires.

Brooks commended the congregation and the architect in how they managed to come up with a design that is clearly looking to the future and he believes the sanctuary will be lit in many different ways.

Betsy asked if they managed to find a place for the bell. Noel stated that the bell will be in the tower and will be pulled by a rope from inside the church. He said the bell sustained some damage in the fire but will be refurbished and placed in the tower.

The board took a few minutes to study the model and the full scale plans and discuss it with the architect. Brooks asked about planned materials and Noel stated that it will be clapboard below with singles above. The committee wanted a wooden look clad building not a brick church.

Janet asked if there were any public comments, there being none they moved to the motions.

MOTION BY BROOKS STODDARD THAT THE CERTIFICATE OF APPROPRIATENSS APPLICATION IS COMPLETE. SECONDED BY JANE, APPROVED UNANIMOUSLY.

MOTION BY JANE CRICHTON THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR A NEW CHURCH AT 15 PLEASANT STREET AS OUTLINED IN THE APPLICATIN WITH THE FOLLOWING CONDITIONS:

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.

216.9.A. **Buildings and Other Structures**

1.a) Not applicable
1.b) Not applicable
1.c) The Board finds the provision of Section 216.9.A.1.c is satisfied.
1.d) The Board finds the provision of Section 216.9.A.1.d is satisfied.
1.e) The Board finds the provision of Section 216.9.A.1.e is satisfied.

MOTION BY LAURIE LEADER TO ACCEPT THE REVIEW STANDARDS AS WRITTEN. SECONDED BY BETSY MARR, APPROVED UNANIMOUSLY.

2. Staff Approvals

72 Federal Street
1 Stetson: Deck Expansion
2 Union: Sign
24 Oak: Solar Panels/Deck Addition (Kris indicated that there was some question regarding the deck and Emily Swan was consulted and it was approved as a staff approval)

3. Minutes

MOTION BY JANE CRICHTON TO APPROVE THE MINUTES OF MARCH 20, 2012 AS AMENDED. SECONDED BY BETSY MARR, APPROVED UNANIMOUSLY.

4. Other Business

Janet advised the Board that Jeff Pelletier has resigned from the Board and there is now an opening on the Board, applications are available at the Town Clerk's office.

Jane reported that she and Betsy attended the Historical Preservation on Saturday and it was a beautiful day and very well attended. They toured the mill and learned all about its history and that of Anniversary Park. Brooks commented that some day he would hope to see some displays that would show the various phases of Anniversary Park.

DRAFT

Pictures from the Photo Contest are on display at the Curtis Library. Emily arrived at the meeting and said that the judges have looked at the photos and should have aware decisions within the next few days.

Voting for Chairman and Vice-Chairman of the Village Review Board.

Janet Roberts nominated Emily Swan to serve as Chair, approved unanimously.
Betsy Marr nominated Janet Roberts to serve as Vice-Chair, approved unanimously.

Emily stated that she and Betsy attended the presentation on Communication Rules for Board and Committees given by Attorney Pat Scully. She noted several important points:

Difference between conflict of interest and bias, Conflict of Interest has monetary stake in decision, you or your family stands to gain from the decision, you should recuse yourself. Bias means something that would keep you from being fair.

Procedure to recuse; State the connection publicly at a meeting – the Board as while might say it's ok to participate or agree to recuse, Chair can also ask applicant if there is an objection to your participation. You can't come in showing that you have already made a decision.

Communication: Avoid ex-party conversation outside of the public meeting.

Kris that the presentation is available to view at BrunswickME.org

Emily asked Kris about the status of the demolition ordinance, he indicated that he could not say for sure but they do have a pretty comprehensive document which he believes is almost done and waiting to get it finished before it is brought to the Board but he is not sure exactly when.

It was decided that Board members will make available to Kris daytime phone numbers where they can be reached before a meeting if necessary. Kris will add his cell phone number to the email list for the same reason.

Meeting adjourned at 8:00 pm.

Attest:

Joan Edwards
Recording Secretary