

**BRUNSWICK PLANNING BOARD  
OCTOBER 23, 2012**

**MEMBERS PRESENT:** Vice Chair Margaret Wilson, Dann Lewis, Dana Totman, Richard Visser and Steve Walker

**STAFF PRESENT:** Anna Breinich

A meeting of the Brunswick Planning Board was held on Tuesday October 23, 2012 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Vice Chair Margaret Wilson called the meeting to order at 7:00 P.M.

**Case Number: 12-034 Longfellow Arts Building:** The Board will review and take action on a joint **Sketch and Final Plan** application submitted by Bowdoin College to renovate the former Longfellow School for the Bowdoin College Longfellow Arts Building (**Assessor's Map U12, 33**) in the **College Use 7 (CU7) Zoning District**.

Anna Breinich began by stating that the applicant is applying for a Change-of-Use and due to the scale the ordinance requires that the application must come before the Board for Major Development Review. Anna stated that there will be little changes to the exterior of the building and noted that as clarification, even though this building was used in the past as an elementary school it was a municipal facility. The applicant requires a Change-of-Use now because it is no longer a municipal facility.

Katie Longley, Bowdoin College Senior Vice President of Finance, stated that in 2011 Bowdoin College acquired the former Longfellow Elementary School. She stated they have decided not to demolish the building but to substantially renovate the building to be an educational facility that will house studio arts and dance; estimated cost to be approximately six million dollars. Katie stated that they have a modest landscape plan and the main entrance will be relocated to the South Street side. Katie stated that there will be some parking, 11 spots; students will be coming from campus and will not be bringing in any new traffic and noted that less than a block away there is the newly paved Coffin Street parking lot. Katie stated that they will be putting in place a path on the west side of the building; they are working with the neighbors to make a formal path with lighting, surface is still to be determined. Katie pointed out that the Staff Review minutes of 10/15/12 state that the building will be strictly academic in nature and that it will have no performance space; Katie clarified that there will be performance in this space for independent studies and will be small and informal. Katie noted that there may also be some art exhibits, but no intense use. If approved, it is hoped that they will begin renovations in November and be complete by the opening of school in September 2013. Katie stated that the new building will house the existing arts program under one roof and include studios at Fort Andros Studio, Maine Street Station, McLellan Building, Digital Media, Burnett House and the Visual Arts Center.

Berton Bremer, Architect with Cambridge Seven Associates, reviewed the floor plan and building construction history. Berton stated that there are two big moves that need to be made to get the dance portion into the building. Berton stated that they are inserting a second floor in the

gymnasium and the rest of the building will be using existing partitions and spaces. Berton stated that the second major change is reworking the entrance so that the main entrance will be located on South Street; they are going to cut down the stairs, lower the ramp and install an elevator. Berton stated that they will be bringing the entrance on Longfellow Street closer to grade and removing the smaller Longfellow entrance completely. They will replace the deteriorating gymnasium single glaze windows with double glaze windows. Berton stated that the chain link fence currently in place to keep people off the roof will be replaced with a wrought iron picket fence. They plan to put an attractive store front on the garage; the college does not have a plan for this space at this time. Berton stated that the blank white panels under the windows will be replaced with windows to allow more light in.

Richard Visser asked where they will be reducing the impervious surface as mentioned in their plans; Berton replied that they will be removing the asphalt that is currently on the front of the building and replacing it with lawn and trees. Richard asked about the east side; Berton replied that they have no plans at this time. Richard asked if the playground will be remaining; Katie Longley replied that the Town has a nine year lease left for the playground. Margaret Wilson asked what would be happening to the west of the playground that is currently a paved area; Katie replied that for now it is going to be left alone as it is still used by the community. Berton stated that they will be cutting the curbing on Longfellow per neighborhood requests. Steve Walker asked if the access on Longfellow will be for emergencies; Berton stated that it will be Fire Department access only. Margaret asked if there will be much machinery noise from the woodworking shop and if they could buffer or isolate it; Berton replied that it is mostly table saws and sanders and stated that there are small windows and he does not anticipate much noise bleed. Dana Totman asked if the plot has changed since it has been purchased from the Town; Katie replied "no". Dana asked if the paper street Hawthorn Street was still used; Katie replied that the street was abandoned by the Town after the purchase, it is gone now and it is the property of Bowdoin. Margaret asked about the second noted paper street; Anna replied that she will need to confirm that it is no longer a paper street. Margaret stated that if the two streets are no longer paper streets then they should not be shown as such on the plan. Dana asked Katie what the college plans to do when the playground lease expires; Katie replied that for now both parties have left it as is and that they will determine it in the future. If the playground is no longer used, Bowdoin will probably green it over.

Margret Wilson opened the meeting to public comment; hearing none, public comment was closed.

Anna Breinich stated that there was a notice of discontinuance on April 25, 2012 by the Town for Hawthorne Street that lies northerly along Longfellow Avenue, southerly of South Street, easterly of Lots 40 and 18 and westerly of Lots 39 and 19 (on the playground side). Margaret Wilson suggested making a condition that Hawthorne Street be removed from the plan.

Dana Totman pointed out that Staff Review had no comment from the Fire Department. Anna Breinich replied that when Bowdoin goes through the building permit process, the Fire Department will review Life Safety.

**MOTION BY STEVE WALKER THAT THE SKETCH AND FINAL PLAN BE DEEMED COMPLETE. SECONDED BY DANN LEWIS, APPROVED UNANIMOUSLY.**

**MOTION BY RICHARD VISSER THAT THE BOARD WAIVES THE FOLLOWING REQUIREMENTS:**

1. Section 412.2.B.8 – Profiles, cross section dimensions, curve radii of existing streets
2. Section 412.2.B.13 – Profiles of existing water and sewer lines
3. Section 412.2.B.16 – Class A Soil Survey
4. Section 412.2.B.19 – Profile of sidewalks

**SECONDED BY DANA TOTMAN, APPROVED UNANIMOUSLY.**

**MOTION BY DANN LEWIS THAT THE SKETCH AND FINAL PLAN IS APPROVED 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 a review and approval in accordance with the Brunswick Zoning Ordinance.
2. The applicant will verify existing paper streets indicated on the plan and revise the plan accordingly to the satisfaction of the Director of Planning and Development.

**SECONDED BY STEVE WALKER, APPROVED UNANIMOUSLY.**

Other

- Next meeting to be 11/5/12.

Minutes

No minutes were reviewed at this meeting.

Adjourned

This meeting was adjourned at 7:37 P.M.

Attest



Tonya D. Jenusaitis  
Recording Secretary