

**BRUNSWICK PLANNING BOARD
APRIL 23, 2013**

MEMBERS PRESENT PLANNING BOARD: Chair Charlie Frizzle, Vice Chair Margaret Wilson Bill Dana, Dale King, Richard Visser and Steve Walker

STAFF PRESENT: Anna Breinich, Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, April 23, 2013 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

Case #VRB 13-004 – 22 Cleaveland Street – The Planning Board will review and take action on a Certificate of Appropriateness application submitted by Bowdoin College to demolish a combined structure at 22 Cleaveland Street/78 Federal Street (Map U8, Lot 095).

Anna Breinich introduced the application submitted by Bowdoin College for a Certification of Appropriateness for the demolition of 22 Cleaveland Street/78 Federal Street. Anna stated that the property is located in the College Use 6 (CU6) District, Village Review Overlay Zone and the National Register Federal Street Historic District. Anna noted that the buildings have been vacant since being purchased by the College in 2007 and the property is in poor condition. Anna stated that if approved, upon demolition, the structure would be replaced by a “mosaic of gravel terraces surrounding a restored lawn area. Reclaimed granite slabs will mark the footprint of the home’s original foundation.”

Catherine Longley, Bowdoin College, stated that in the original application they planned to have granite benches but per the neighborhood response, they will not be putting them in.

Don Berkowski, Director of Capital Projects for Bowdoin College, stated that the property consists of two separate structures originally and at some time after the designation of the Federal Historic District, the structures were joined with the addition of some outbuildings. Don stated that Bowdoin College took ownership of the building in 2007 and noted that it was in disrepair; Bowdoin tried to stabilize the building and prevent further damage. Don stated that at this time they conducted hazardous materials abatement and removed a few of the collapsing chimneys. Don stated that the current plan is to remove the structures and noted that the foundation of 78 Federal Street is caving in due to tree rot. Mr. Berkowski stated that at this time a total rebuild would not be economically viable. Mr. Berkowski stated that once the buildings are removed, they plan to retain the granite perimeter foundation wall around the two structures and possibly etch in stone the address and dates. Bowdoin plans to landscape the area with a gravel courtyard, some low level native plantings and several trees to create a buffer to Rhodes Hall.

Lauren Todd of Steven Stinson Association stated that they envision the lawn area to look as though it belongs with the Street. Richard Visser asked if they plan to have the same number of parking spaces; Lauren replied that they are keeping the same number of spaces, five, but are adding more screening and cleaning the area up. Mr. Visser clarified that the only entrance to

the parking area was off of Cleaveland Street; Lauren stated that he was correct. Margaret Wilson asked how they plan to keep the weeds out and Lauren replied that they are going to use a geotech fabric and would also like to add a layer of broken stones so that there is no soil. Steve Walker stated that he was disappointed that the benches would not be included and asked if there were a way to raise the curbing to a useable almost counter space level if you have an outdoor function? Lauren stated that it is balancing with what the neighborhood and Bowdoin College is comfortable with.

Charlie Frizzle pointed out that in the packet there is the application from Bowdoin College, the Becker 2010 building evaluation, letter from Maine Historical Preservation Society in support of the demolition and the Village Review Board meeting minutes of April 8, 2013 where the VRB voted to approve the COA.

Chairman Charlie Frizzle opened the meeting to public hearing.

Andrew Rudalevige, resident of 76 Federal Street, stated the he does not oppose the demolition request but would ask that the property be maintained and stated that it was with a twinge of sadness to see the building(s) be demolished however necessary in the streetscape that represents a consistent pattern of old residential building. Mr. Rudalevige reiterated that he hope that the property will be maintained. Mr. Rudalevige stated that with regards to the benches, the concern was that it attracted staff to go outdoors to eat lunch, but also attracted the students next door to go outside and drink.

Chariman Charlie Frizzle closed the public hearing.

MOTION BY STEVE WALKER THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.

Margaret Wilson asked what Bowdoin College paid; Katie Longley replied that she believed it was \$300,000 to \$400,000. Richard Visser stated that it was unbelievable how disjointed the buildings were and did not see any other alternative.

MOTION BY BILL DANA THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF 22 CLEAVELAND STREET/78 FEDERAL STREET, AS OUTLINED IN THE APPLICATION, AND 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.

SECONDED BY DALE KING, APPROVED UNANIMOUSLY.

Other

No other business.

Minutes

No minutes were approved at this meeting.

Adjourned

This meeting was adjourned at 7:26 P.M.

Attest



Tonya D. Jenusaitis
Recording Secretary