

**VILLAGE REVIEW BOARD
JULY 8, 2013**

MEMBERS PRESENT: Chair Emily Swan, Vice Chair Brooks Stoddard, Jane Crichton, and Betsy Marr

STAFF PRESENT: Jeremy Doxsee

A meeting of the Village Review Board was held on Monday, July 8, 2013 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Chair Emily Swan called the meeting to order at 7:20 P.M.

Case #13-016 – 77 Pleasant Street – The Board will review and take action regarding the reapproval of a Certificate of Appropriateness for the removal and replacement of the existing front porch at 77 Pleasant Street. The original Certificate of Appropriateness was approved by the Board on July 21, 2009. A Certificate of Appropriateness expires one year after approval. (Tax Map U15, Lots 72).

Emily Swan introduced the project and stated that this application was originally approved but the changes were never made. Emily stated that the application before the Board is different from what was originally proposed. Jeremy Doxsee stated that an updated survey of the property revealed that there would be an encroachment on the right-of-way sidewalk from the 2009 proposal. Jeremy stated that the applicant has modified the design of the stairs and adheres to the setback requirements.

David Gulick, applicant, stated that he and his wife purchased this property about five to six weeks ago at auction and were instructed by the Codes Enforcement Officer that the entire porch needed to be replaced. Mr. Gulick stated that they propose to make very few changes to rebuild the porch similar to the 2009 application. Mr. Gulick stated that they will be putting in railings and balusters and have met several times with planning staff and the architect. Mr. Gulick stated because of the results of the survey, they have narrowed the porch and the landing a little so that it will not encroach on the Pleasant Street right-of-way and believes that it looks nicer.

Emily Swan reviewed the Review Standards from Section 216.9.A, Buildings and Other Structures, of the Brunswick Zoning Ordinance.

216.9.A. Buildings and Other Structures

- 1.a) The proposed changes are intended to remove and replace the existing unsafe porch, thereby making the structure habitable. The proposed design significantly improves upon the existing porch and enhances structural compatibility to the neighborhood. The balusters and columns are compatible in style and will be painted white. As designed the improved structure will contribute to the character of the Village Review Zone and should remain unaltered to the greatest practical extent. *The Board finds the provision of Section 216.9.A.1.a. is satisfied.*

- 1.b) The proposed alterations enhance and are more compatible with the structure's historic character as well as with surrounding properties. *The Board finds the provision of Section 216.9.A.1.b. is satisfied.*
- 1.c) The new construction is compatible with surrounding historic properties. *The Board finds the provision of Section 216.0.A.1.c is satisfied.*
- 1.d) This Certificate of Appropriateness for the removal and replacement of a new porch is in accordance with applicable requirements of the Brunswick Zoning Ordinance, and the U.S. Secretary's Standards for Rehabilitating Historic Buildings. *The Board finds the provisions of Section 216.9.A.1.d. are satisfied.*
- 1.e) The Village Review Board's application of the U.S. Secretary's Standards for Rehabilitating Historic Buildings is in accordance with the Board's Design Guidelines. *The Board finds the provision of Section 216.9.A.1.e is satisfied.*

MOTION BY BETSY MARR THAT THE APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS IS DEEMED COMPLETE. SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.

Chair Emily Swan opened the meeting to public hearing. No comments made and the public hearing was closed.

MOTION BY BROOKS STODDARD THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE REMOVAL AND REPLACEMENT OF THE EXISTING PORCH 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 JANE CRICHTON, APPROVED UNANIMOUSLY.

John Perrault, the builder of the 77 Pleasant Street project, stated that in looking at drawing A.1.3, that railings only come in 8 feet; another post may need to be added, maybe two, to make the porch structurally sound. Emily Swan asked if there was another comparable type of material that could be used. Mr. Perrault replied that there is none that he knows of in a composite railing style; wood would not be an attractive hand-rail style. Emily suggested adding a condition to the Certificate of Appropriateness that the final proposal be approved by the

Director of Planning. Mr. Perrault replied that they may be able to do a smaller post in the middle; Emily clarified that it would be a post that would go just to the railings. Mr. Perrault replied that there would end up being five posts total; Emily clarified that there would be three full length posts and two half posts.

Mr. Perrault suggested adding the condition as previously mentioned by Emily Swan and rescinding the earlier approval.

MOTION BY BROOKS STODDARD TO RESCIND EARLIER CERTIFICATE OF APPROPRIATENESS APPROVAL. SECONDED BY JANE CRICHTON, APPROVED UNANIMOUSLY.

MOTION BY BROOKS STODDARD TO APPROVE THE CERTIFICATE OF APPROPRIATENESS WITH THE ADDED CONDITION THAT

2. That the details of the balusters and railings be subject to final approval by the Department of Planning and Development Director

SECONDED BY BETSY MARR, APPROVED UNANIMOUSLY.

Report on Zoning Ordinance Amendment Section 216, Village Review Zone and Consultant Contract Update

Emily Swan reviewed Anna Breinich's memo to the Board dated July 2, 2013. Emily stated that the Town Council has decided to defer expansion of the Village Review Zone at this time and that Anna will be working on developing criteria deciding what areas should be included the VRZ. Emily asked Jeremy Doxsee if there was a timetable on what criteria should be the basis to change the boundaries for the VRZ. Jeremy replied that they are contracted to work with Turk Tracey and Larry Architects to conduct individual analysis of potentially historic and contributing resources within the VRZ and as discussed at the last Town Council meeting that the study provided by the consultant will hopefully assist in forming the decision and may provide a methodology or criteria by which the Town can appropriately base the zone boundary. John Perreault, Town Councilor, stated that whatever boundaries are decided upon need to encompass both sides of the street; Emily Swan agreed. Brooks Stoddard agreed and stated that within a Zone both sides should be together and noted that if they are all in together then the real estate is going to appreciate.

Staff Approvals:

- 35 Union Street – Signage (Spectrum Generations)
- 98 Maine Street – Signage (Senecal Construction)

Minutes

MOTION BY JANE CRICHTON TO APPROVE THE MINUTES OF MARCH 14, 2013. SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.

MOTION BY BETSY MARR TO APPROVE THE MINUTES OF APRIL 8, 2013. SECONDED BY JANE CRICHTON, APPROVE UNANIMOUSLY.

Other Business

No other business.

Adjourned

This meeting was adjourned at 8:05 P.M.

Attest



Tonya D. Jenusaitis
Recording Secretary