



TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET, ROOM 216
BRUNSWICK, ME 04011

ANNA M. BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

VILLAGE REVIEW BOARD AGENDA COUNCIL CHAMBERS 85 UNION STREET TUESDAY, JULY 15, 2014 7:15 P.M.

1. **Case # VRB 14-018 – 32 School Street** – The Board will review and take action regarding a Certificate of Appropriateness for the removal and replacement of building siding and roofing materials located at 32 School Street (Map U08, Lot 29).
2. **Case # VRB 14-019 – 21 Town Hall Place** – The Board will review and take action regarding a Certificate of Appropriateness for the construction of a new storage shed to replace the existing shed accessory to the Brunswick Central Fire Station located at 21 Town Hall Place (Map U13, Lot 65A).
3. **Case # VRB 14-022 – 103 Maine Street** – The Board will review and take action regarding a Certificate of Appropriateness for the removal and replacement of building roofing material located at 103 Maine Street (Map U13, Lot 144).
4. **Case # VRB 14-023 – 36 School Street** – The Board will review and take action regarding a Certificate of Appropriateness for the demolition and new construction of a 2-car garage accessory to a residential structure located at 36 School Street (Map U08, Lot 27).
5. **Other Business**
6. **Staff Approvals:**
 - 35 Union St – Signage
 - 39 Union St – Window/Door Replacement
 - 135 Maine St – Signage

7. Approval of Minutes

This agenda is being mailed to all abutters within 200 feet of the above referenced locations for Certificate of Appropriateness requests and serves as public notice for said meeting.

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.

**Draft Findings of Fact
32 School Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: July 15, 2014**

Project Name: Replacement of Roofing, Siding, Doors and Windows

Case Number: VRB -14-018

Tax Map: Map U8, Lot 29

Applicant: Amy Russell/Michael Sanders
32 School Street
Brunswick, ME 04011
207-504-0931

Property Owner: same as applicant

PROJECT SUMMARY

The applicant recently purchased the property at 32 School Street with the intent to completely restore the residence in phases. At the time of purchase the structure was in need of emergency repairs due to significant roof and exterior wall leaking that would further damage important interior design features. On June 13, 2014, the Brunswick Codes Enforcement Officer temporarily waived the Certificate of Appropriateness (COA) requirement and issued a building permit for emergency repairs to the roof and siding, further requiring the applicant to apply for a COA within 30 days (Section 216.4.C). The applicant submitted this request on June 17, 2014.

Renovations include removal and replacement of siding on the main structure, clapboard repair (carriage house), removal and replacement of roofing materials, replacement of existing front entryway, replacement of back door and steps and window replacements. Photos of existing conditions, replacement designs and sample materials are attached.

The property is located in the Town Residential 4 (TR4) Zoning District and Village Review Overlay Zone.

The following draft Findings of Fact for a Certificate of Appropriateness is based upon review standards as stated in Section 216.9 of the Brunswick Zoning Ordinance.

216.9 Review Standards

A. General Standard.

- 1. All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of**

this Ordinance. In meeting the standards of this Ordinance the applicant may obtain additional guidance from the U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings and the Village Review Zone Design Guidelines. *Per the attached project narrative, the proposed renovations are consistent with the Village Review Zone Design Guidelines and are in keeping with the original architectural elements of the structure. No changes are proposed to the existing footprint. Material samples have been provided for review purposes and are attached.*

B. New Construction, Additions and Alterations to Existing Structures.

1. In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:

- a. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.** *The existing metal roofing will be removed and replaced with black architectural design, organic asphalt shingles; asbestos siding will be removed and replaced with "Glacier Blue" vinyl siding, similar to the existing color; replacement windows will be custom fit to the existing window openings; existing clapboards on the front façade of the attached carriage house will be repaired if possible and painted a complimentary color to the residence; the deteriorated front and back entryways will be reconstructed using same original finials and door styles. All renovations as proposed will have minimal effect on the historic integrity of the contributing resource.*
- b. Alterations shall remain visually compatible with the existing streetscape.** *As stated above, the alterations will restore the historic integrity of the structure and remain visually compatible with the existing streetscape.*
- c. Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.** *As proposed, all distinctive historic and architectural character-defining features will be restored or replaced with in-kind and/or accurate reproductions.*
- d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *Not applicable.*
- e. When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *Not applicable.*
- f. For new construction of or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:**
 - 1) Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from the public right-of-way with landscaping or fencing.** *Not applicable.*
 - 2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *Not applicable.*

- 3) All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view. *Not applicable.*
- 4) Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited. *Not applicable.*
- 5) Building Materials:
 - a) The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation. *Not applicable.*
 - b) The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited. *Existing asbestos siding will be replaced with vinyl siding.*
 - c) Buildings with advertising icon images built into their design ("trademark buildings") are prohibited. *Not applicable.*
- 6) No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry. *Not applicable.*
- 7) No building on Maine Street shall have more than 15 feet horizontally of windowless wall. *Not applicable.*
- 8) All new buildings and additions on Maine Street:
 - a) Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.
 - b) If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.
 - c) The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass. *Subsections a., b. and c. above are not applicable.*
- 9) Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources. *Not applicable.*

C. Signs

Signs shall comply with the requirements of Chapter 6 (Sign Regulations) with consideration given to the Village Review Zone Design Guidelines. *Not applicable.*

Draft Motions
32 School Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: July 15, 2014

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

Motion 2: That the Board approves the Certificate of Appropriateness for the replacement of roofing, siding, doors and windows at 32 School Street 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.

Received:

By:

6/17/14

VRB Case #:

14-018

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

Name: Amy Russell
Address: 32 School St
Phone Number: 504-0931

We are out of
County from
June 24 - July 12

Builder is
Daniel Rodwick
at MidCont
Woodworker
721-6833 (cell)

2. Project Property Owner:

Name: Amy Russell
Address: 32 School St
Phone Number: 504-0931

3. Authorized Representative: (If Different Than Applicant)

Name: Michael Sanders — michaelsanders@comcast.net
Address: 32 School St
Phone Number: 504-4690

4. Physical Location of Property Being Affected:

Address: 32 School St

5. Tax Assessor's Map # U8 Lot # 29 of subject property.

6. Underlying Zoning District TR4

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):

see attached document

Applicant's
Signature

Amy B. Russell

**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.

(Buff Hutchinson has photos)

This application was Certified as being complete on 6/17/14 (date) by AMB 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: _____

Signature of Department Staff Reviewing Application

COMPLIANCE WITH ZONING STANDARDS

Notice: This form is to be completed by the Codes Enforcement Officer and filed with the application.

This is to certify that the application for Certificate of Appropriateness submitted by Amy Russell, relating to property designated on Assessor's Tax Map # U8 as Lot # 29 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

Building Permit Required

Signed: _____

[Signature]

Date: _____

7/11/14

Julie Erdman

From: Jeff Hutchinson
Sent: Friday, June 13, 2014 10:16 AM
To: Amy Russell
Cc: Jeremy Doxsee; Julie Erdman; Emily Swan
Subject: RE: REQUEST FOR EMERGENCY STAFF APPROVAL

Ms. Russell and Mr. Sanders,

As per Section 216.4C of the Brunswick Zoning Ordinance; the issuance of a "Certificate of Appropriateness (COA)" by the Village Review Board shall be temporarily waived by the Brunswick Codes Enforcement Officer in order to approve the repair and replacement of the roofing and siding material of the structure at 32 School Street. My opinion as the Brunswick Codes Enforcement Officer to waive the requirement of gaining the COA prior to Village Review Board approval is based on your description of the current condition of the structure, as written in the email to me dated 6/12/2014 (attached), such that significant roof and exterior wall leaking will further damage important design features of the interior. It should be noted that in accordance with the above mentioned section of the ordinance, the property owner/applicant must, within 30 days of the issuance of this waiver, apply for a COA with the Village Review Board to gain approval for the emergency repairs already made and/or any planned permanent repairs and improvements that requires a COA under Section 216.4.A.

If you should have any questions with regard to the above, please don't hesitate to contact at your earliest convenience.

JEFF HUTCHINSON
Codes Enforcement Officer
Town of Brunswick
85 Union Street
Brunswick, ME 04011
phone: (207)725-6651(ext 4024)
fax: (207)725-6663
e-mail: jhutchinson@brunswickme.org
web: www.brunswickme.org

From: Amy Russell [<mailto:abrakmanchester@hotmail.com>]
Sent: Thursday, June 12, 2014 7:43 PM
To: Jeremy Doxsee; Jeff Hutchinson
Subject: REQUEST FOR EMERGENCY STAFF APPROVAL

Dear Mr. Doxsee and Mr. Hutchinson—

I am writing to you at the suggestion of Emily Swann, about a matter of some urgency. My husband and I just yesterday sold our house at 34 School Street, and purchased 32 School Street, with the intention to occupy and renovate the building. We plan to move in by August 15th. Our contractor is prepared to start work tomorrow, Friday, June 13. Our global intention is to restore the house to its original status as a one-family home with an attached carriage house apartment. Our immediate intention is to:

Strip the house of its asbestos siding, and replace it with new vinyl siding (Cape Cod Grey). Much of the siding is badly damaged and some of it has already come off. (See the photos)

Replace the rotting window sills and paint them (white)

Replace the leaking roof , which is asphalt and standing seam, with organic asbestos shingles (black). There is currently a leak in the entryway which has completely ruined the tongue-and groove ceiling. When it rains, the water literally drips through the ceiling and onto the floor. We are very concerned that if the roof is not replaced immediately the tongue-and-groove ceiling in the sunporch may also be ruined.

The house has many lovely details that we fully intend to maintain, but if we are prevented from starting work right away, we will lose our contractor until next spring, which means another winter of leaks and more damage to the house. We would have applied for Board approval earlier, but it never occurred to us--or to our contractor--that emergency repairs to the structure would be objectionable. The contractor has a limited opening in his schedule and all his guys are lined up and ready to do the work.

Emily told me that it should be possible to get staff approval for this preliminary work to be done since the house is in such bad shape, and since what we are doing to it will absolutely be an improvement. I am also prepared, if you need it, to obtain signatures from all my neighbors, who will fully approve these immediate changes (they are thrilled, actually).

Here's one final wrinkle: My husband and I are leaving for a trip abroad with our daughter who just graduated from high school. We leave on June 24th. So my question to you is, is there any way we can get immediate permission to start this work today--Friday June 13--with the understanding that we will of course comply with any procedures for the secondary (non-emergency) work in the future? We really do just want to make the house beautiful again.

I would be more than happy to walk you through the property today if you have the time. Attached please find photos of the house, and the inspection report.

Anxiously awaiting your reply,

Sincerely,

Amy Russell/Michael Sanders at 34 School Street

504-0931 (Amy)

HISTORIC PRESERVATION SURVEY



Cumberland Brunswick 32 School
 County City/Town Street Address and Number
 historic: bet. 1881-1883 res. of Ai J. Libby

Name of Building/site:
 Common and/or Historic

Approximate Date: bet. 1881-1883 Style: Colonial Revival roof
 Late Italianate massing

Type of Structure:
 Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: J. Goff Organization: Date: 1980, Aug. '83
 Pejepscot Regional Survey

Rating:

Historic Significance to the Community: Charles O. Eaton, President & Treasurer of
 Eaton Hardware (92 Maine St.) resided here ca. 1900-1910.

32 School

Maps: 1871 = non-existent
 1910 #32 = C.O. Eaton

Deeds: 432:100 Brunswick Savings Institution to Daniel B. Blethen 4¹/₄ r front, lot
 east of Isaac H. Danforth, north of Sarah M. Cook \$300 9/2/1876
 485:214 DBB to Ai J. Libby...lot...\$350...12/2/1881 cites 432:100
 503:473 AJL to Wallace H. Wilson \$2500 w/ all buildings 11/23/1883 cites 485:214
 537:323 WHW to Mary C. Faulkner, wife of Wm. P. Faulkner \$2500 w/ bldgs 8/22/1887
 cites 503:473
 604:134 MCF+WIF to Fred W., Frances G. + Olive M. Barron \$1 w/ bldgs 6/30/1893 cites W
 652:56 Barrons to Abbie B. Hubbard \$1 w/ bldgs 6/1/1897 cites 604:134
 695: 139 ABH to Nellie S. Eaton \$1 w/ bldgs 10/4/1900 cites 652:56 by name + date.

Directories: 1910: Charles O. Eaton, Pres. + Treas., Eaton Hardware Co., h. 32 School (see
 94 Maine)
 (deed 636:197 is 1896 indication that C.O. Eaton was co-partner w/ Geo. B. Fidelity
 in Ridley & Eaton Co. that year)

- 1917-1946 Omer D. Tondreau
- 1946-1955 Mrs. Alice M. Tondreau
- 1955 Herbert L. Hall
- 1958-1961 Napoleon J. Caron
- 1963 vacant
- 1965 Mrs. J. B. Smith
- 1971 Evelyn Pierce

June 17, 2014

PLANS FOR RENOVATION OF 32 SCHOOL STREET

owners Amy Russell and Michael Sanders

all work to be done by Mid-Coast Woodworkers and its subcontractors

Our global intention is to restore the house to its original status as a one-family home with an attached carriage house apartment. Currently, the house is 4 apartments—two on the ground floor, one on the second floor, and the carriage house apartment. Only the top floor and the carriage house are currently occupied.

On June 13, we received a temporary waiver of a COA in order that we could immediately 1) remove and replace the asbestos siding with vinyl siding (grey), 2) repair/replace and paint the window trim (white), 3) replace the current roof, which leaks, with an organic asbestos shingle roof (black), and 4) repair the clapboards on the carriage house and paint them a complementary color (probably a lavender grey). The right side and back sides of the carriage house, which are not visible from School Street, are to be the same grey vinyl siding as the main house. *There is no plan to change the original footprint of the house.*

PROPOSED RENOVATIONS:

- 1. Remove asbestos siding** and replace with Mastic “Quest” vinyl siding in Glacier Blue.
- 2. Repair clapboards** on the front facade of the carriage house (if possible) and paint. It is our intention to make the carriage house a complementary color (probably a lavender grey) if the clapboards are in good enough shape. The rest of the carriage house will be the same Glacial Blue siding.
- 3. Replace current failing roof** with IKO “Chateau” laminated architectural design organic asphalt shingles in black.
- 4. Destruction and replacement of the front entryway** (see next pages for details)
- 5. Replacement of back door and steps** (see next pages for details)
- 6. Replacement of all the windows** (see next pages for details); all trim to be repaired and painted white



Address ³²~~30~~ School St
Address is approximate





CHATEAU

LAMINATED ARCHITECTURAL DESIGN • ORGANIC ASPHALT SHINGLE



Driftwood

Dual Black

Dual Brown

Harvard Slate

Forest Green

Earthytone Cedar

Dual Grey

Weatherwood

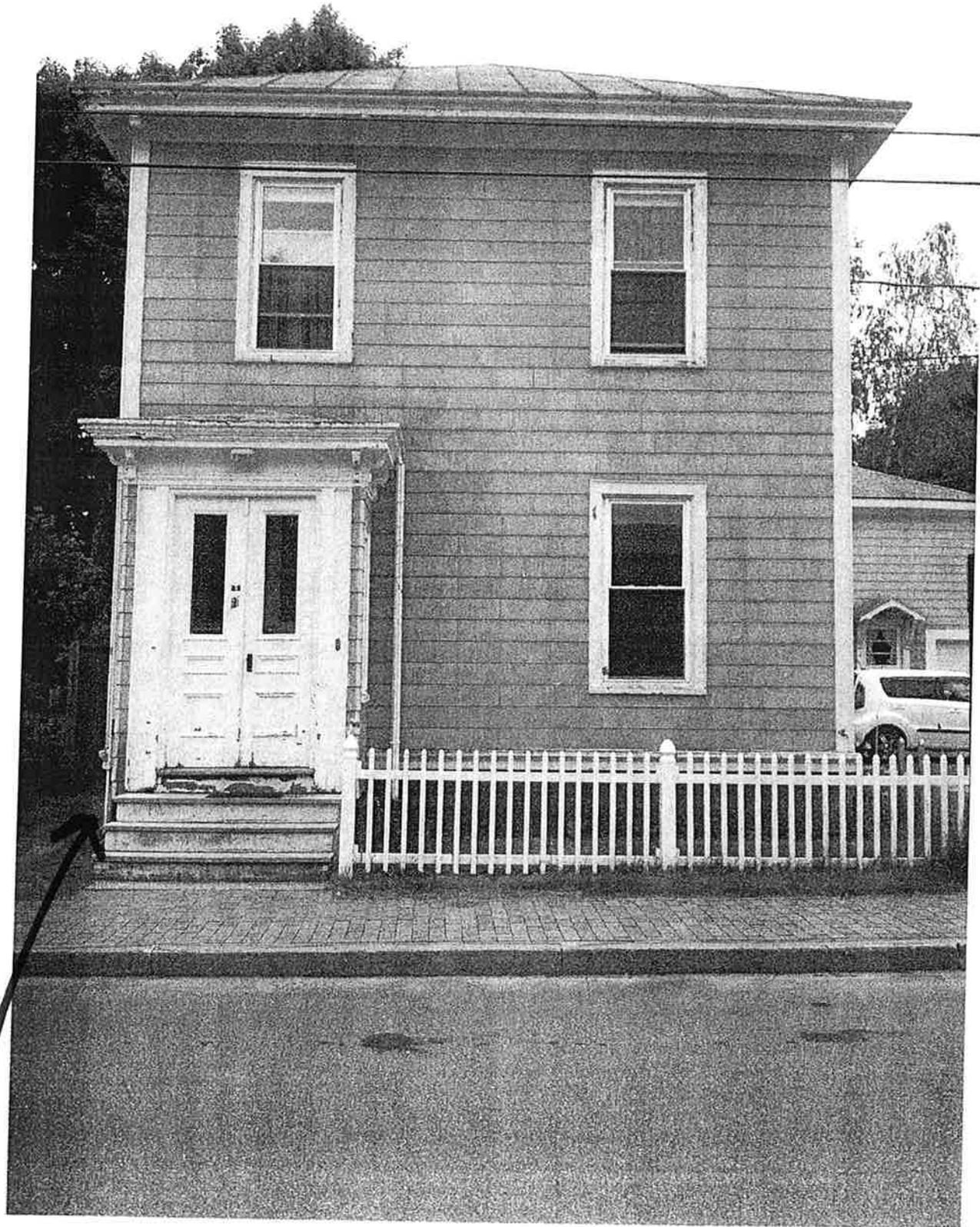
Charcoal Grey

THE COLOR, THE STYLE, THE QUALITY OF IKO'S ORGANIC ASPHALT SHINGLES...
IKO's shingles are made with a special resin that gives them a natural, organic look. They are also made with a special resin that gives them a natural, organic look. They are also made with a special resin that gives them a natural, organic look.



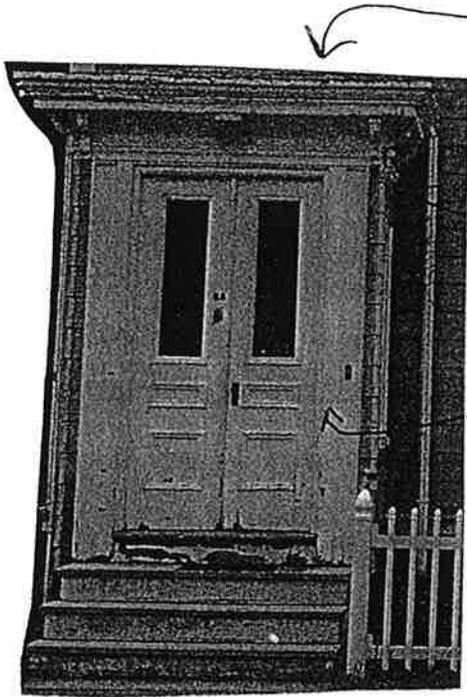


32 SCHOOL ST



FRONT ENTRY WE WANT TO REPLACE

Destruction and replacement of the front entryway, which must be replaced because it is currently rotting on all sides. We plan to replace the existing roof and platform and steps, but make it an open porch structure, imitating the entry way at the house across the street which has a similar architecture. We will retain the original double doors, which are in great shape, and add period-looking columns and wooden steps and railing, as in the photo. We will preserve the finials (or make new ones to match) and replace the trim on the roof. The footprint will be maintained.



OLD FRONT ENTRY

ORIGINAL FINIALS TO BE PRESERVED

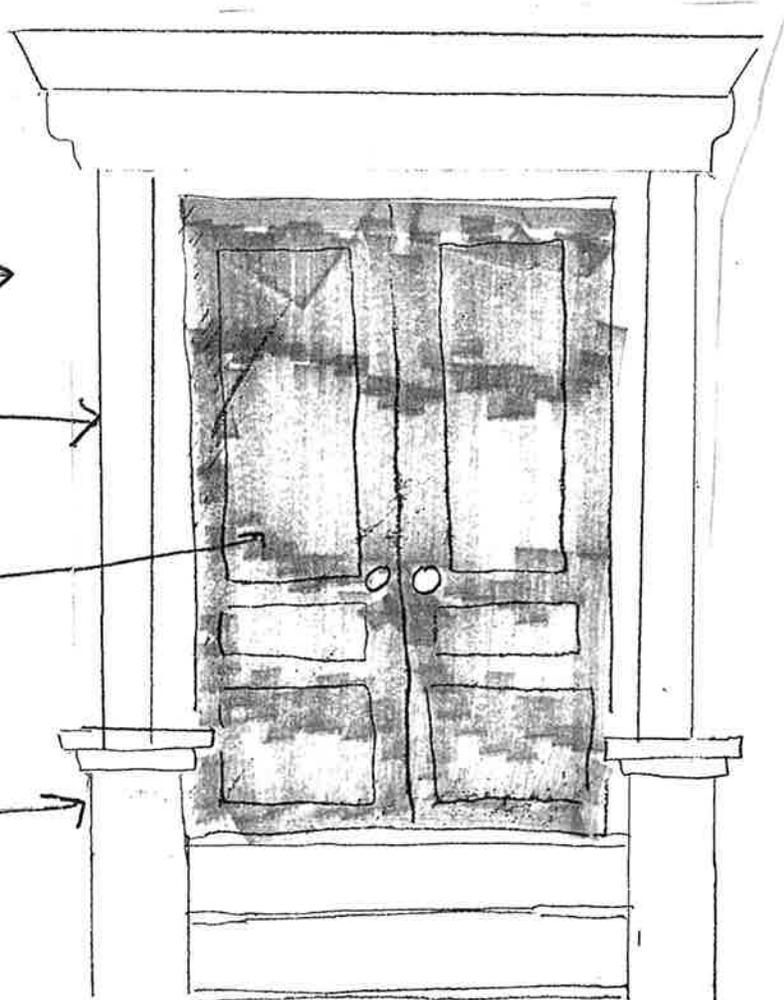
OUTER DOORS REMOVED - INTERIOR DOUBLE DOORS LOOK THE SAME BUT ARE IN MUCH BETTER SHAPE

PROPOSED NEW FRONT ENTRY

WE WILL ADD SIMPLE SQUARE COLUMNS TO SUPPORT ROOF

ORIGINAL WOOD DOORS (NO WINDOW)

THERE WILL BE A RAILING HERE - SEE PHOTO ON NEXT PAGE

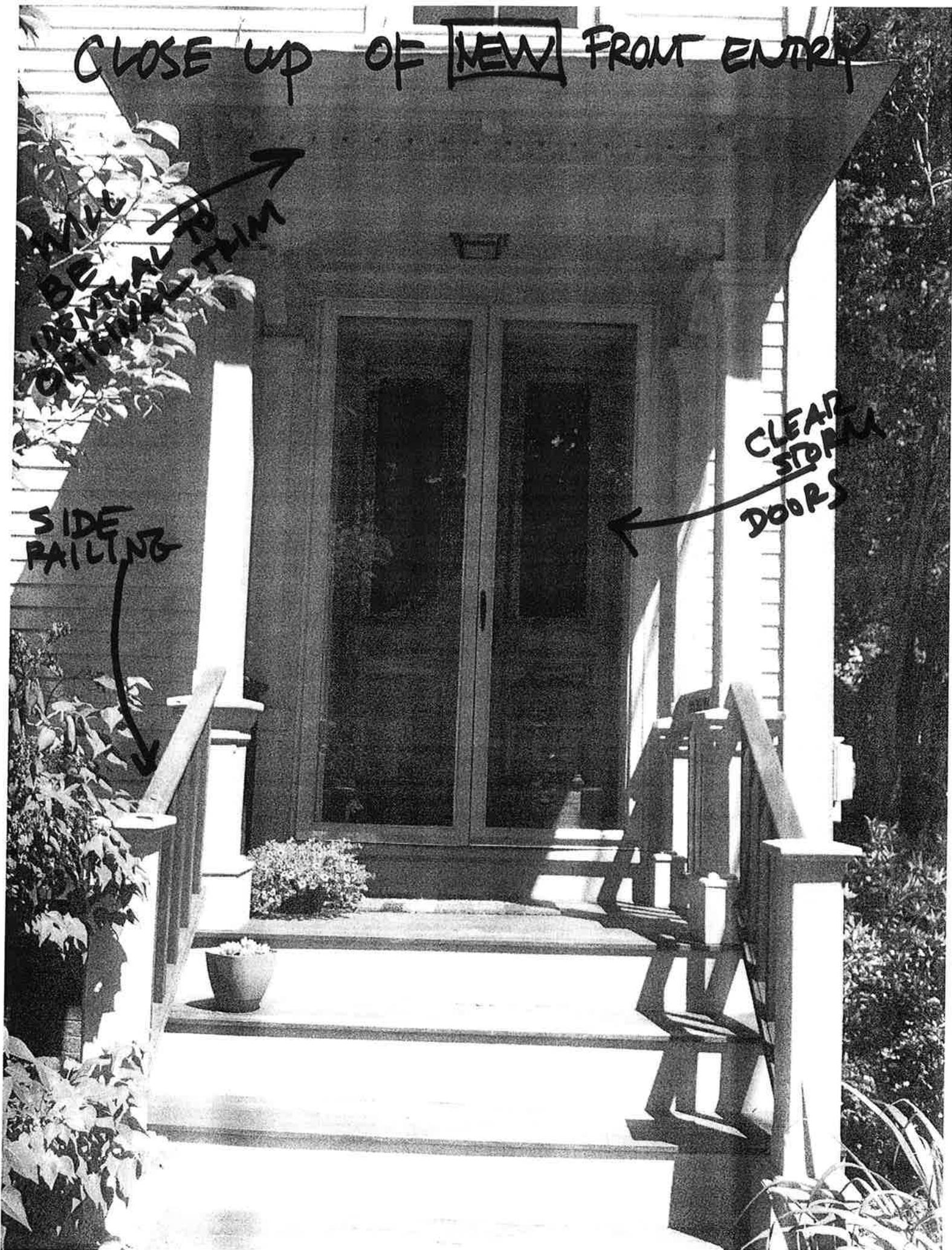


CLOSE UP OF NEW FRONT ENTRY

BEING
BEING
ORIGINAL
TRIM

CLEAR
STORM
DOORS

SIDE
RAILING



BACK DOOR

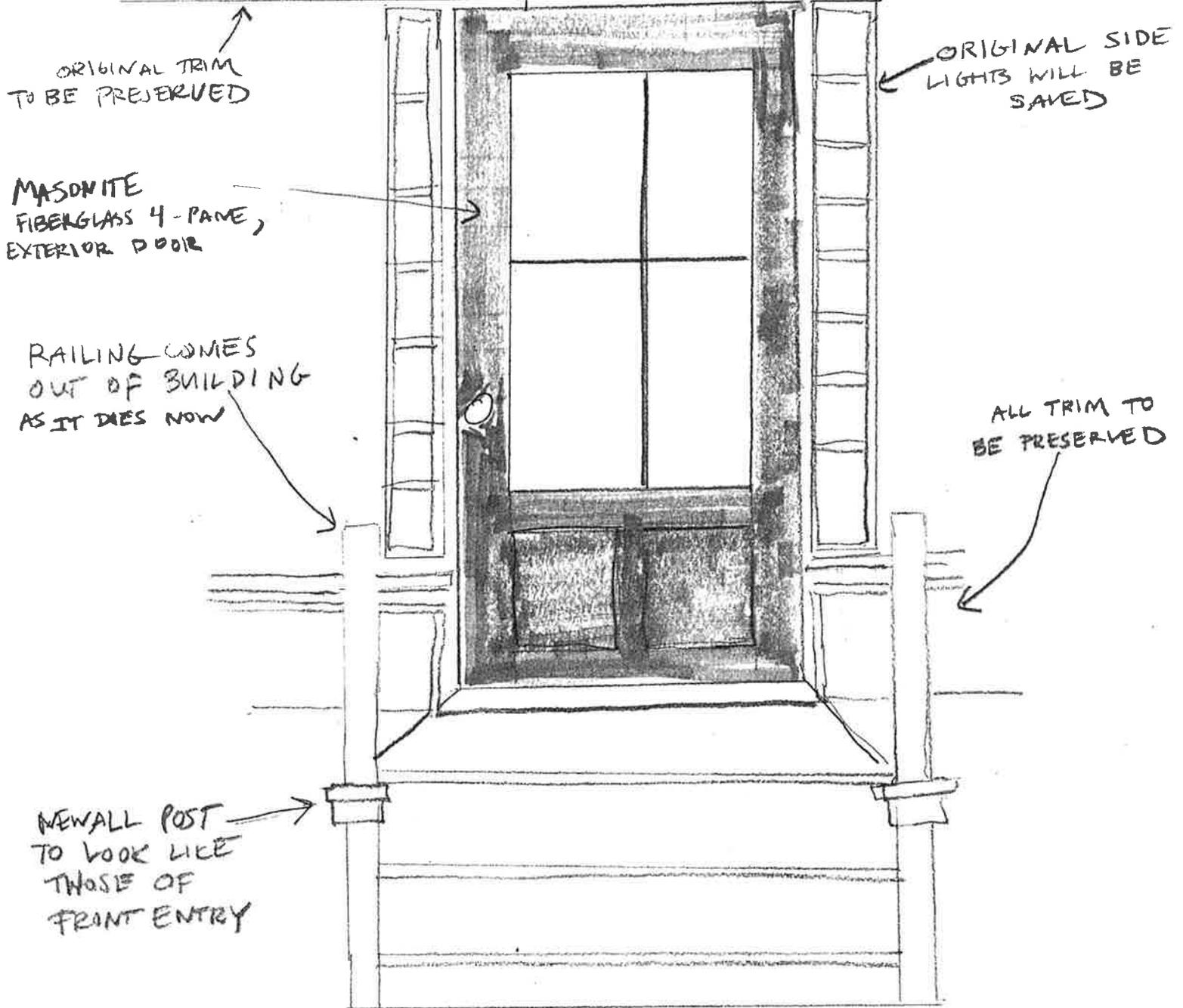
ROOF
TO BE
REMOVED



BACK STEPS WE WANT TO REPLACE

PROPOSED NEW BACK ENTRY WITH STEPS AND RAILING

REMOVAL OF SHODDY LITTLE
ROOF OVER DOOR
←



STAIRS, RAILING WILL MEET CODE
REQUIREMENTS



Product Information Page
www.masonite.com

BELLEVILLE®

Fiberglass Entry Doors

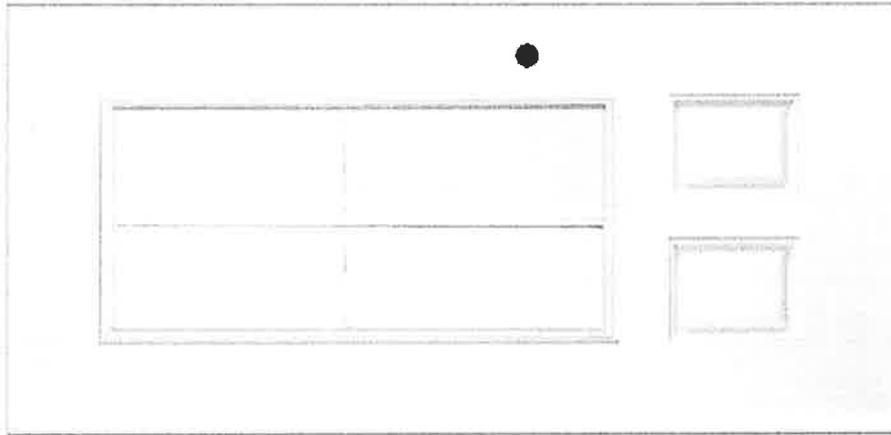
Belleville Smooth 2 Panel Door 3/4 Lite with Clear Glass

The Belleville® Fiberglass Door Collection combines superior beauty and architectural design with maximum flexibility. Belleville doors have a high-definition panel profile and are available in both a variable-depth wood grain texture and a beautiful smooth finish.

All Masonite clear glass is tempered. Clear glass units are dual sealed for increased energy efficiency.

- Ideal for painting and will not rust or dent like steel doors
- Energy saving polyurethane door core
- High-definition embossed profile adds architectural interest and elegance
- Ideal for coastal applications
- Limited lifetime warranty

+ See the Features of a Belleville Door



MSRP 836.00
BLS-404-010-2

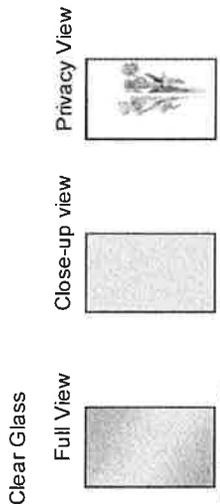
SPECS ON BACK DOOR -
WE CHOSE THE 4-PANE

Where to Buy

Location:
Glass:

Entry
Clear Glass

Style: 2 Panel 3/4 Lite
Configuration: Single Door
Material & Texture: Belleville Smooth
Configuration & Size: Single Door
Configuration: None
Transom Shape: None



Disclaimer: Glass as viewed may not match exactly in color to actual product.

Heights	24"	28"	30"	32"	34"	36"	42"
80"							
84"							
96"							

Disclaimer: The Size Chart represents the width and height options available for the Door / Glass combination you've selected.

Glass Upgrades
Low-E Upgrade: Eligible
Low-E Argon Filled: Eligible
Laminated Impact: Eligible
Energy Star Rated: Available
Fire Rating: Not Available
Door Edge Construction: Steel-Edge or Wood-Edge Available

This door can be finished professionally or by the homeowner and is paintable.
 Shown in White.

Hancock Lumber - Brunswick
 158 Church Street
 Brunswick, ME 04011
 8002872294 [Website](#)

Hammond Lumber Company - Brunswick
 20 Spring Street
 Brunswick, ME 04011
 2077299924 [Website](#)

Riverside Millwork Center
 353 Riverside Drive
 Auburn, ME 04210
 2077833881 [Website](#)

Hancock Lumber - Yarmouth
 258 Main Street
 Yarmouth, ME 04096
 8005595564 [Website](#)

Hancock Lumber - Yarmouth
 258 Main Street
 Yarmouth, ME 04096
 8005595564 [Website](#)

Hammond Lumber Company - Boothbay Harbor
 276 Townsend Avenue
 Boothbay Harbor, ME 04538
 2076334474 [Website](#)

Hammond Lumber Company - Pemaquid
 2089 Bristol Road
 Pemaquid, ME 04558
 2076772652 [Website](#)

Applicators Sales & Service, Inc.
 400 Warren Ave
 Portland, ME 04104
 2077977950 [Website](#)

Rufus Deering Company
 383 Commercial Street
 Portland, ME 04104
 2077726505 [Website](#)

Instant Quote Available
 Provides Installation Service

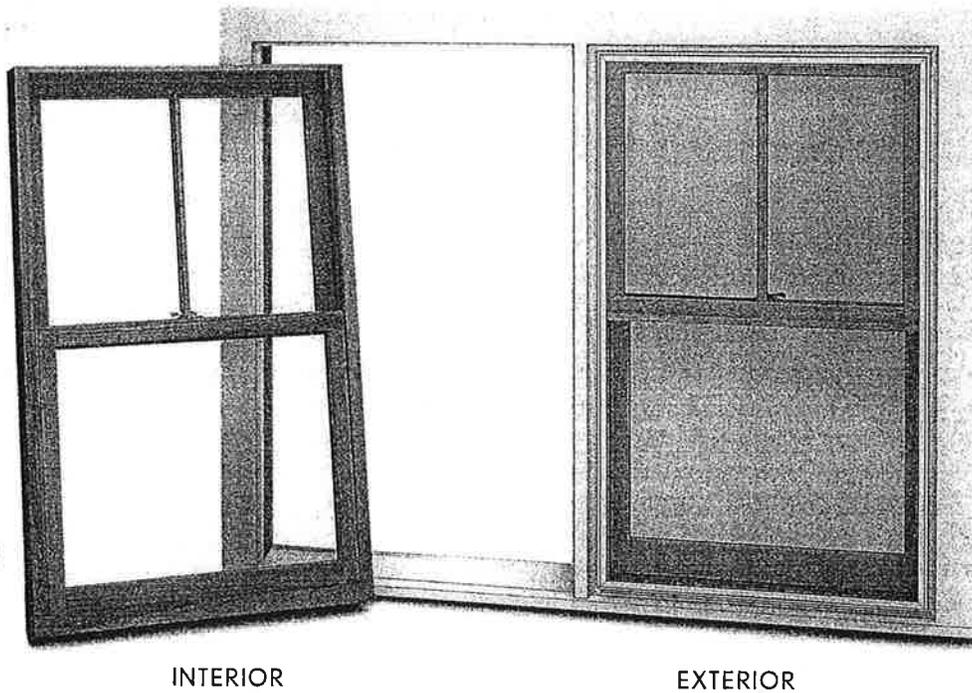
PROPOSED NEW WINDOWS THROUGHOUT

SIZE OF WINDOW VARIES, SINCE THESE ARE REPLACEMENT WINDOWS

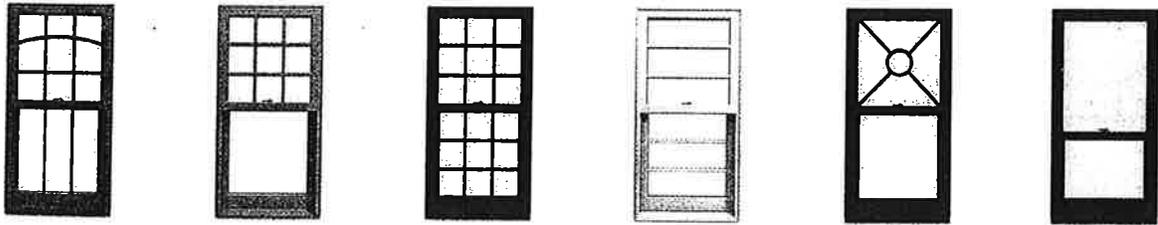
A window into efficiency.

MARVIN

A love of old homes shouldn't doom you to a life with old windows. The Ultimate Insert Double Hung Replacement Window is a design to be used within the existing frame, allowing you to enjoy the latest smooth, efficient and convenient tilt-to-clean window engineering. The Ultimate Insert fits perfectly into your existing space, without disturbing the trim or wallpaper. And its beautiful wood interior looks like it's been there from the day the house was built.



2-OVER-1



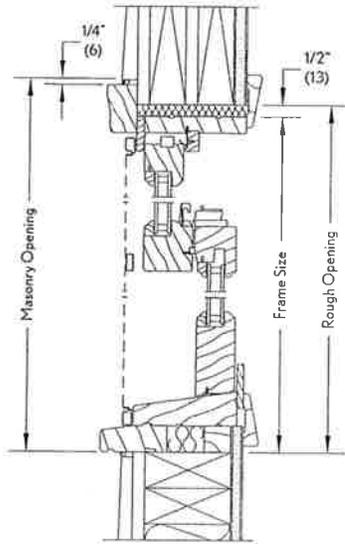
DESIGN POSSIBILITIES

These are only a few designs for divided lites. Visit Marvin.com for more possibilities.

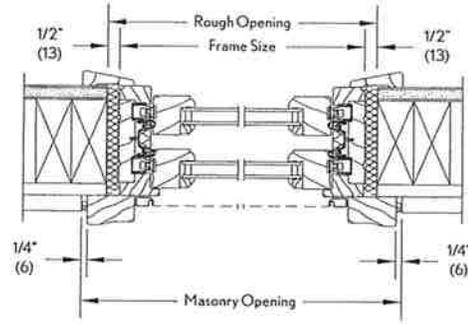
WOOD ULTIMATE DOUBLE HUNG

WINDOW SPEC SHEET

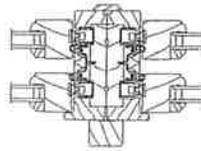
CONSTRUCTION DETAILS



HEAD JAMB AND SILL - OPERATOR



JAMB - OPERATOR



VERTICAL MULLION OPERATOR

WOOD ULTIMATE DOUBLE HUNG / SINGLE HUNG

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR®
1 1/16" Insulating Glass Air	0.45	0.55	0.58	43	
1 1/16" Insulating Glass Air LoE-180™	0.33	0.48	0.56	53	
1 1/16" Insulating Glass Argon LoE-180™	0.29	0.48	0.56	56	N
1 1/16" Insulating Glass Argon LoE-180™ w/Combination	0.21	0.44	0.51	67	N
1 1/16" Insulating Glass LoE ² -272 ² Air	0.32	0.30	0.51	53	NC, SC
1 1/16" Insulating Glass LoE ² -272 ² Argon	0.29	0.29	0.51	56	N, NC, SC
1 1/16" Insulating Glass LoE ² -272 ² Argon w/Combination	0.21	0.29	0.46	67	N, NC, SC
1 1/16" Insulating Glass LoE ² 366 ⁴ Air	0.32	0.20	0.46	53	NC, SC, S
1 1/16" Insulating Glass LoE ² 366 ⁴ Argon	0.28	0.20	0.46	57	N, NC, SC, S
1 1/16" Insulating Glass LoE ² 366 ⁴ Argon w/Combination	0.20	0.21	0.42	68	N, NC, SC, S
7/8" Tri-Pane LoE-180™ Argon LoE-180™	0.25	0.40	0.49	64	N, NC
7/8" Tri-Pane LoE-180™ Krypton-Argon LoE-180™	0.22	0.40	0.49	67	N, NC
7/8" Tri-Pane LoE ² -272 ² Argon LoE ² -272 ²	0.24	0.25	0.40	64	N, NC, SC, S
7/8" Tri-Pane LoE ² -272 ² Krypton-Argon LoE ² -272 ²	0.22	0.25	0.40	67	N, NC, SC, S
7/8" Tri-Pane LoE ² 366 ⁴ Argon LoE-180™	0.24	0.18	0.40	64	N, NC, SC, S
7/8" Tri-Pane LoE ² 366 ⁴ Krypton-Argon LoE-180™	0.22	0.18	0.40	67	N, NC, SC, S

WOOD ULTIMATE DOUBLE HUNG TRANSOM UNIT

Mas. Opp. (mm)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)	3-2 1/2 (978)	3-4 1/2 (1029)	3-8 1/2 (1130)	4-0 1/2 (1232)
Rgh. Opp. (mm)	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)	3-0 3/8 (924)	3-2 3/8 (975)	3-6 3/8 (1076)	3-10 3/8 (1178)
Frame Size (mm)	1-9 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)	2-11 3/8 (899)	3-1 3/8 (949)	3-5 3/8 (1051)	3-9 3/8 (1153)
Glass Size (mm)	16 (406)	20 (508)	24 (610)	26 (660)	28 (711)	30 (762)	32 (813)	36 (914)	40 (1016)

1-6 15/16 (481)
1-5 7/8 (454)
1-5 3/8 (441)
12 (305)

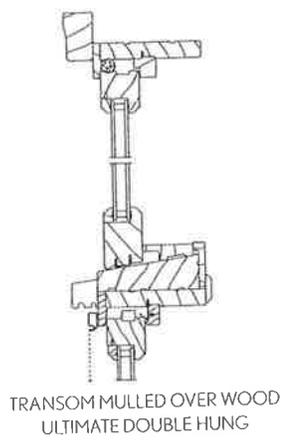
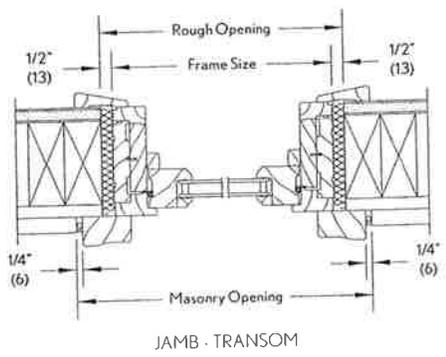


2-2 15/16 (684)
2-1 7/8 (657)
2-1 3/8 (645)
20 (508)



Wood Ultimate Double Hung Transom: WUDHT

CONSTRUCTION DETAILS



WOOD ULTIMATE DOUBLE HUNG TRANSOM

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR®
1 1/16" Insulating Glass Air	0.45	0.59	0.62	44	
1 1/16" Insulating Glass LoE ² -272" Air	0.31	0.32	0.54	55	NC
1 1/16" Insulating Glass LoE ² -272" Argon	0.28	0.31	0.54	59	N, NC
1 1/16" Insulating Glass LoE ² -366" Air	0.31	0.21	0.49	55	NC, SC, S
1 1/16" Insulating Glass LoE ² -366" Argon	0.27	0.21	0.49	59	N, NC, SC, S

NOTES

• Transom heights do not include subsill. Add 1 3/32" (28) for stand alone heights if subsill is wanted.

**Draft Findings of Fact
21 Town Hall Place
Request for Certificate of Appropriateness for New Construction
Village Review Board
Review Date: July 15, 2014**

Project Name: Accessory shed replacement for Brunswick Central Fire Station

Case Number: VRB -14-019

Tax Map: Map U13, Lot 65A

Applicant: Town of Brunswick
Fire Department
21 Town Hall Place
Brunswick, Maine 04011
207-725-5541

Authorized Representative: Fire Chief Ken Brilliant

PROJECT SUMMARY

On behalf of the Brunswick Fire Department, Chief Ken Brilliant, submitted an application for a Certificate of Appropriateness to replace the dilapidated existing accessory shed located to the south of the Central Fire Station, visible from Town Hall Place. The existing shed will be demolished and the replacement shed constructed in its place. A Certificate of Appropriateness for Demolition is not required as the existing shed is an incidental noncontributing accessory structure to a contributing structure, the Brunswick Central Fire Station (Section 216.8.B.2.a.4)). The stick-built replacement shed is proposed to be 16 feet by 16 feet with a gabled roof an entry door on the east side and overhead door on the north side (front) facing the Central Fire Station.

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

The following draft Findings of Fact for a Certificate of Appropriateness is based upon review standards as stated in Section 216.9 of the Brunswick Zoning Ordinance.

216.9 Review Standards

A. General Standard.

- 1. All Certificates of Appropriateness for new construction, additions,**

alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance. In meeting the standards of this Ordinance the applicant may obtain additional guidance from the U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings and the Village Review Zone Design Guidelines. *As described in the application, the proposed shed will replace a dilapidated, rotting structure, with a stick-built, gabled roof structure much smaller in size, with white vinyl siding and a silver metal roof. Photos of the existing shed and the design of the replacement shed are attached. Material samples have been provided for review purposes and will be available to the Board during review.*

B. New Construction, Additions and Alterations to Existing Structures.

- 1. In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:**
 - a. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.** *Not applicable.*
 - b. Alterations shall remain visually compatible with the existing streetscape.** *Not applicable.*
 - c. Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.** *All new construction. The existing structure has no distinct character-defining features.*
 - d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *The new shed will be smaller in footprint (646 square feet reduced to 256 square feet) and two feet higher (10 feet increased to 12 feet) due to including a gabled roof versus the existing flat roof. The shed will be located in the southwest corner of the parking lot, south of the brick Victorian style Central Fire Station with the rear wall abutting a painted white wood stockade fence. Siding materials will be similar to abutting structures fronting Pleasant Street.*
 - e. When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *Not applicable.*
 - f. For new construction of or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:**
 - 1) Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from the**

- public right-of-way with landscaping or fencing. *Not applicable.*
- 2) **Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *The new shed will be located in the same footprint as the original shed. No changes will be made to existing pedestrian ways and connections.*
 - 3) **All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view.** *Not applicable.*
 - 4) **Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.** *Not applicable.*
 - 5) **Building Materials:**
 - a) **The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.** *None of these materials are proposed for use on any visual portion of the structure, with the exception of the foundation.*
 - b) **The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.** *Exterior materials will be white vinyl wood grain clapboard style siding with a silver metal gabled roof. A fiberglass six-panel entry door will be located on the east side of the shed; a steel overhead panel door on the north side of the shed.*
 - c) **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.** *Not applicable.*
 - 6) **No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.** *Not applicable.*
 - 7) **No building on Maine Street shall have more than 15 feet horizontally of windowless wall.** *Not applicable.*
 - 8) **All new buildings and additions on Maine Street:**
 - a) **Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.**
 - b) **If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.**
 - c) **The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass.** *Subsections a., b. and c. above are*

not applicable.

- 9) Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources. *Not applicable.***

C. Signs

Signs shall comply with the requirements of Chapter 6 (Sign Regulations) with consideration given to the Village Review Zone Design Guidelines. *No additional signs are proposed.*

**Draft Motions
21 Town Hall Place
Request for Certificate of Appropriateness for New Construction
Village Review Board
Review Date: July 15, 2014**

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

Motion 2: That the Board approves the Certificate of Appropriateness for the new construction of an accessory shed at 21 Town Hall Place 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.

Received: 6/18/14
By: JAE

VRB Case #: 14-019

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Brunswick Fire Dept.
Address: 21 Town Hall Place
Phone Number: 725-5541

2. Project Property Owner:

Name: Town of Brunswick
Address: _____
Phone Number: _____

3. Authorized Representative: (If Different Than Applicant)

Name: Chief Ken Brilliant
Address: Same as Above
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 21 Town Hall Place

5. Tax Assessor's Map # UB Lot # 65A of subject property.

6. Underlying Zoning District TC1

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):

See ATTACHED

Applicant's
Signature

Kenworth A. Brillant

**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 6/18/14 (date) by AMB 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: _____

Signature of Department Staff Reviewing Application

COMPLIANCE WITH ZONING STANDARDS

Notice: This form is to be completed by the Codes Enforcement Officer and filed with the application.

This is to certify that the application for Certificate of Appropriateness submitted by Brunswick Fire Dept. relating to property designated on Assessors Tax Map # U13 as Lot # 65A has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

Building Permit

Signed: _____

Date: _____

[Signature]
7/9/14

MHPC USE ONLY

INVENTORY NO.

**MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form**

1. PROPERTY NAME (HISTORIC): Brunswick Fire Station

2. PROPERTY NAME (OTHER): _____

3. STREET ADDRESS: 21 Town Hall Place

4. TOWN: Brunswick 5. COUNTY: Cumberland

6. DATE RECORDED: May 2001 7. SURVEYOR: Turk Tracey & Larry, Architects, LLC.

8. OWNER NAME: Town of Brunswick ADDRESS: Brunswick, Me 04011

9. PRIMARY USE (PRESENT):

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> COMMERCIAL/TRADE	<input type="checkbox"/> FUNERARY
<input type="checkbox"/> MULTI-FAMILY	<input checked="" type="checkbox"/> GOVERNMENTAL	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> HEALTH CARE
<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> RELIGIOUS	<input type="checkbox"/> HOTEL	<input type="checkbox"/> LANDSCAPE
<input type="checkbox"/> TRANSPORTATION	<input type="checkbox"/> DEFENSE	<input type="checkbox"/> SUMMER COTTAGE/CAMP	<input type="checkbox"/> SOCIAL
<input type="checkbox"/> RECREATION/CULTURE	<input type="checkbox"/> UNKNOWN		
<input type="checkbox"/> OTHER _____			

10. CONDITION: GOOD FAIR POOR DESTROYED, DATE / /

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:

<input type="checkbox"/> COLONIAL	<input type="checkbox"/> STICK STYLE	<input type="checkbox"/> NEO-CLASSICAL REV.	<input type="checkbox"/> FOUR SQUARE
<input type="checkbox"/> FEDERAL	<input type="checkbox"/> QUEEN ANNE	<input type="checkbox"/> RENAISSANCE REV.	<input type="checkbox"/> ART DECO
<input type="checkbox"/> GREEK REVIVAL	<input type="checkbox"/> SHINGLE STYLE	<input checked="" type="checkbox"/> 19TH/20TH C. REVIVAL	<input type="checkbox"/> INTERNATIONAL
<input type="checkbox"/> GOTHIC REVIVAL	<input type="checkbox"/> R. ROMANESQUE	<input type="checkbox"/> ARTS & CRAFTS	<input type="checkbox"/> RANCH
<input type="checkbox"/> ITALIANATE	<input type="checkbox"/> ROMANESQUE	<input type="checkbox"/> BUNGALOW	<input type="checkbox"/> VERNACULAR
<input type="checkbox"/> SECOND EMPIRE	<input type="checkbox"/> HIGH VIC. GOTHIC	<input type="checkbox"/> OTHER _____	

12. OTHER STYLISTIC CATEGORY:

<input type="checkbox"/> COLONIAL	<input type="checkbox"/> STICK STYLE	<input type="checkbox"/> NEO-CLASSICAL REV.	<input type="checkbox"/> FOUR SQUARE
<input type="checkbox"/> FEDERAL	<input type="checkbox"/> QUEEN ANNE	<input type="checkbox"/> RENAISSANCE REV.	<input type="checkbox"/> ART DECO
<input type="checkbox"/> GREEK REVIVAL	<input type="checkbox"/> SHINGLE STYLE	<input type="checkbox"/> 19TH/20TH C. REVIVAL	<input type="checkbox"/> INTERNATIONAL
<input type="checkbox"/> GOTHIC REVIVAL	<input type="checkbox"/> R. ROMANESQUE	<input type="checkbox"/> ARTS & CRAFTS	<input type="checkbox"/> RANCH
<input type="checkbox"/> ITALIANATE	<input type="checkbox"/> ROMANESQUE	<input type="checkbox"/> BUNGALOW	<input type="checkbox"/> VERNACULAR
<input type="checkbox"/> SECOND EMPIRE	<input type="checkbox"/> HIGH VIC. GOTHIC	<input type="checkbox"/> OTHER _____	

13. HEIGHT: 1 STORY 1 1/2 STORY 2 STORY 2 1/2 STORY 3 STORY 4 STORY
 5 STORY OVER 5 (____)

14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):
 1 BAY 2 BAY 3 BAY 4 BAY 5 BAY MORE THAN 5 (____)

15. APPENDAGES: SIDE ELL REAR ELL FRONT ADDED STORIES SHED
 DORMERS PORCH TOWER CUPOLA BAY WINDOW

PHOTOGRAPH:



16. PORCH: ATTACHED ENGAGED ONE STORY MORE THAN ONE STORY
 FULL WIDTH WRAPAROUND SLEEPING PORCH SECONDARY PORCH
17. PLAN: HALL AND PARLOR 1/2 CAPE CENTRAL HALL SIDE HALL
 BACK HALL IRREGULAR OTHER _____
18. PRIMARY STRUCTURAL SYSTEM: TIMBER FRAME BRACED FRAME BRICK STONE BALLOON FRAME
 CONCRETE STEEL LOG PLANK WALL PLATFORM FRAME
 FRAME CONSTRUCTION - TYPE UNKNOWN OTHER _____
19. CHIMNEY PLACEMENT: INTERIOR INTERIOR FRONT/REAR CENTER INTERIOR END EXTERIOR
 OTHER _____
20. ROOF CONFIGURATION: GABLE SIDE GABLE FRONT HIP MANSARD FLAT
 GAMBREL PARAPET GABLE SHED CROSS GABLE
 COMPOUND OTHER Parapet _____
21. ROOF MATERIAL: WOOD METAL TILE SLATE ASPHALT ASBESTOS _____
22. EXTERIOR WALL MATERIALS: CLAPBOARD BRICK FLUSH SHEATHING WOOD SHINGLE STONE
 LOG PRESSED METAL CONCRETE STUCCO ASPHALT
 GRANITE ASBESTOS TERRA COTTA BOARD AND BATTEN ALUMINUM/VINYL
 OTHER _____
23. FOUNDATION MATERIAL: FIELDSTONE BRICK WOOD CONCRETE GRANITE ORNAMENTAL CONC. BLOCK
 OTHER _____
24. OUTBUILDINGS/FEATURES: CARRIAGE HOUSE FENCE OR WALL CEMETERY BARN (CONNECTED)
 BARN (DETACHED) FORMAL GARDEN LANDSCAPE/PLANT MAT. ARCHAEOLOGICAL SITE
 GARAGE OTHER _____

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: _____ 26. ESTIMATED DATE OF CONSTRUCTION: ca. 1930
27. DATE MAJOR ADDITIONS/ALTERATIONS: 1966 - Concrete Block Addition, 2000 Assessors Records
28. ARCHITECT: E. Leander Higgins 29. CONTRACTOR: _____
30. ORIGINAL OWNER: _____
31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____
32. CULTURAL/ETHNIC AFFILIATION: ENGLISH FRENCH ACADIAN NATIVE AMERICAN SCOTTISH FRENCH CANADIAN
 EAST EUROPEAN IRISH OTHER _____
33. HISTORIC CONTEXT(S): COMMERCE INDUSTRY TRANSPORTATION AGRICULTURE MILITARY
 RELIGION CIVIC AFFAIRS RECREATION HABITATION EDUCATION
 ART, LIT, SCIENCE SOCIAL _____
34. COMMENTS/SOURCES:
 "This building was designed by Maine architect E. Leander Higgins. Architectural drawings are preserved in roll 257 in the Higgins Collection at the Maine Historical Society." 1980 - Pejepscot Historical Survey. Town Hall Place surveyed in July 1985.
 Unpublished manuscripts, reproduced clippings, and newspaper clippings in the Subject files of the Pejepscot Historical Society.
 2000 Assessors Database. Town of Brunswick.
35. HISTORICAL DRAWINGS EXIST: YES NO LOCATION: Maine Historical Society

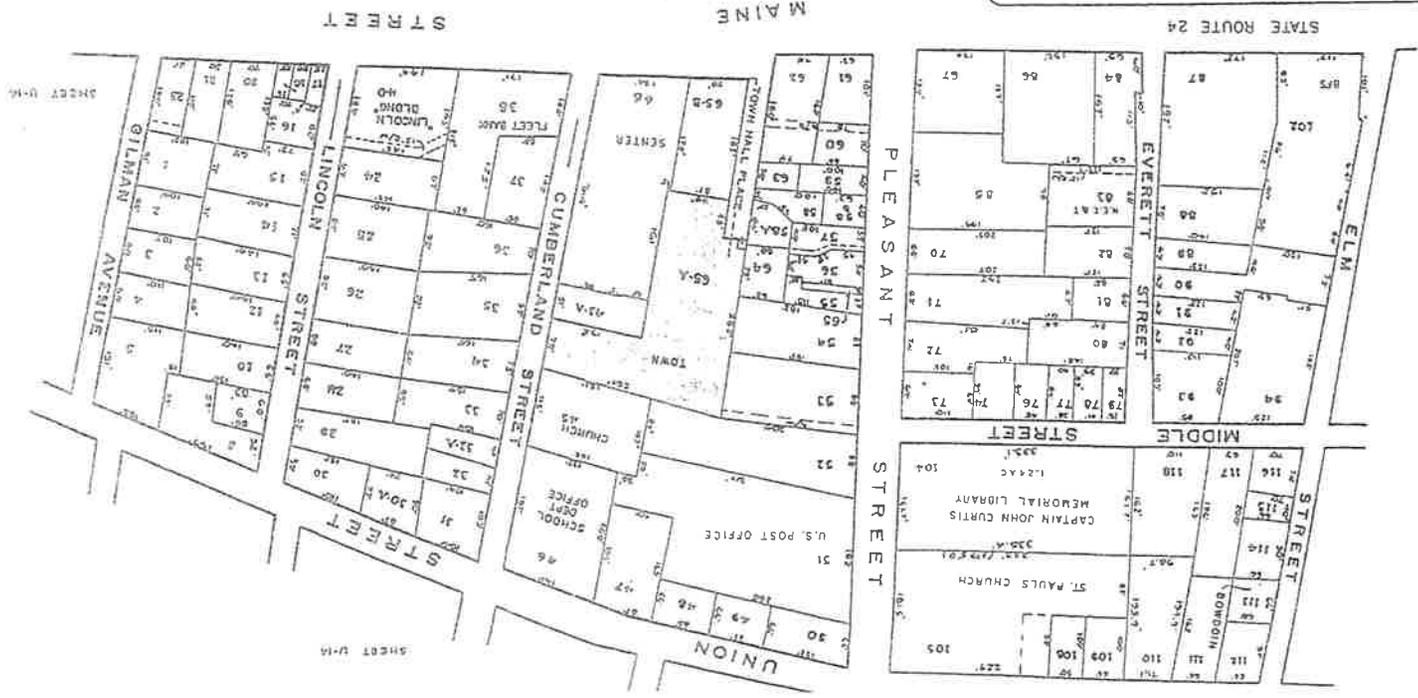
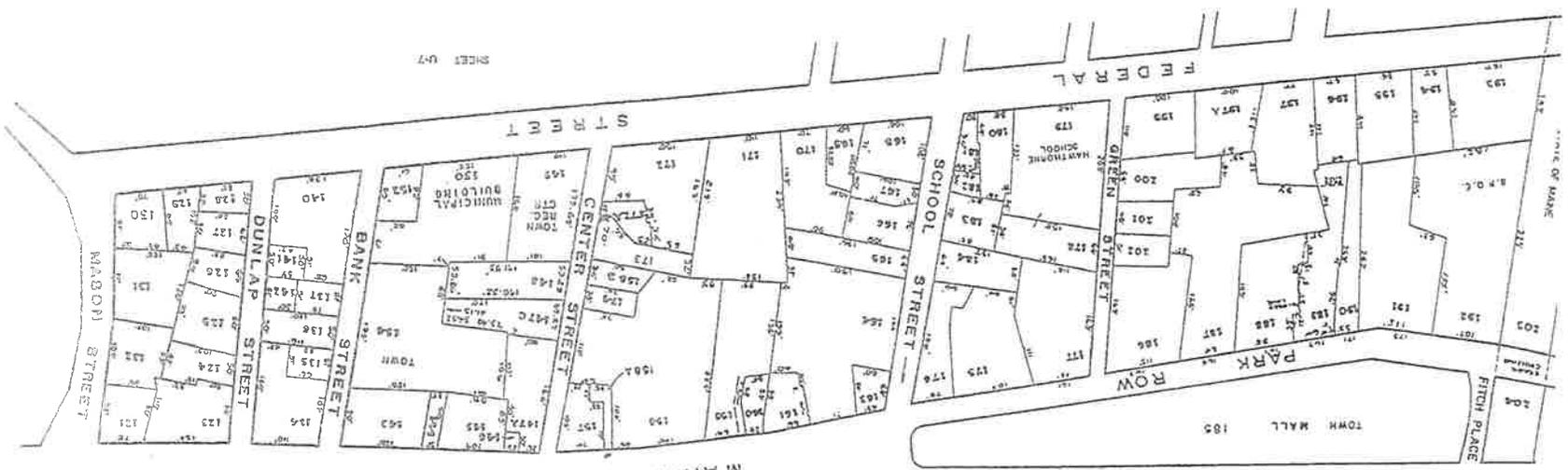
ENVIRONMENTAL DATA

36. SITE INTEGRITY: ORIGINAL MOVED DATE MOVED _____
37. SETTING: RURAL/UNDISTURBED RURAL/BUILT UP SMALL TOWN URBAN SUBURBAN
38. QUADRANGLE MAP USED: _____ QUADRANGLE #: _____
39. UTM NORTHING: _____ 40. UTM EASTING: _____
41. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW SE SW

=====

MHPC USE ONLY

DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____
 NR STATUS: L _____ HD _____ E _____ NE _____ ND _____ REVIEWER _____
 DATA SOURCE: HPF CLG R&C STAFF STATE SURVEY OTHER _____ LEVEL OF SURVEY: R I



Description of Changes

We are proposing to replace the shed at the Fire Department. This is located in the downtown district; the shed is in the southwest corner of the parking lot, on the south side of Central Fire Station. The original shed was falling apart. The walls had rotted and had holes in them. The entire roof leaked and was rotting.

The new shed is proposed to be 16 feet by 16 feet with gable roof. It will sit in the southwest corner on the same site as the original shed. It will be stick built and have white vinyl siding and a silver metal roof. There will be an entry door on the east side of the building and a 5 by 7 overhead door in the front (north) side of the building, facing the fire station.

The use of the shed would remain the same. It currently is used to store new tires, lawn and snow equipment. We also store propane tanks and some other small amounts of fuel, along with some other small equipment.



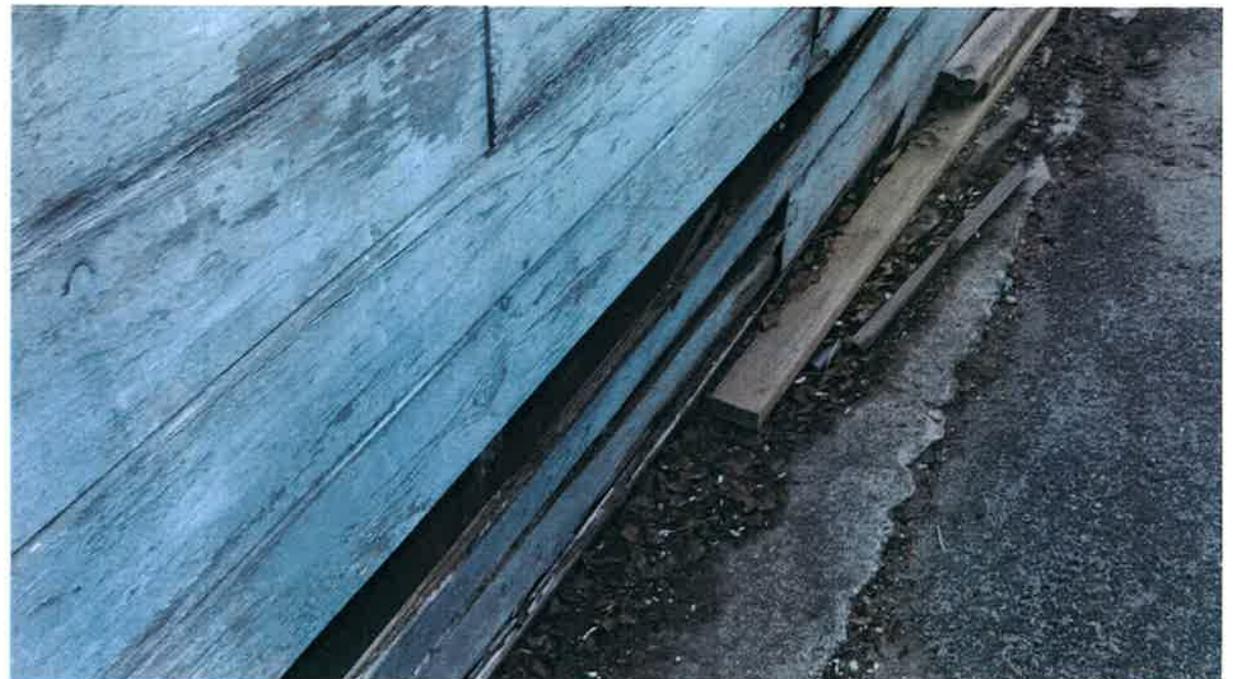
These are pictures of the front of the shed. The building has settled badly over the years and the doors have to constantly be adjusted. There is a great deal of maintenance and repair to be done.





These are pictures of the shed at the side of Central station. We house a lawn mower, snow blower, Absorbent material, our spare tires and other items we use that there is no room in Central to store. The Police also store their spare tires in a section of the shed.

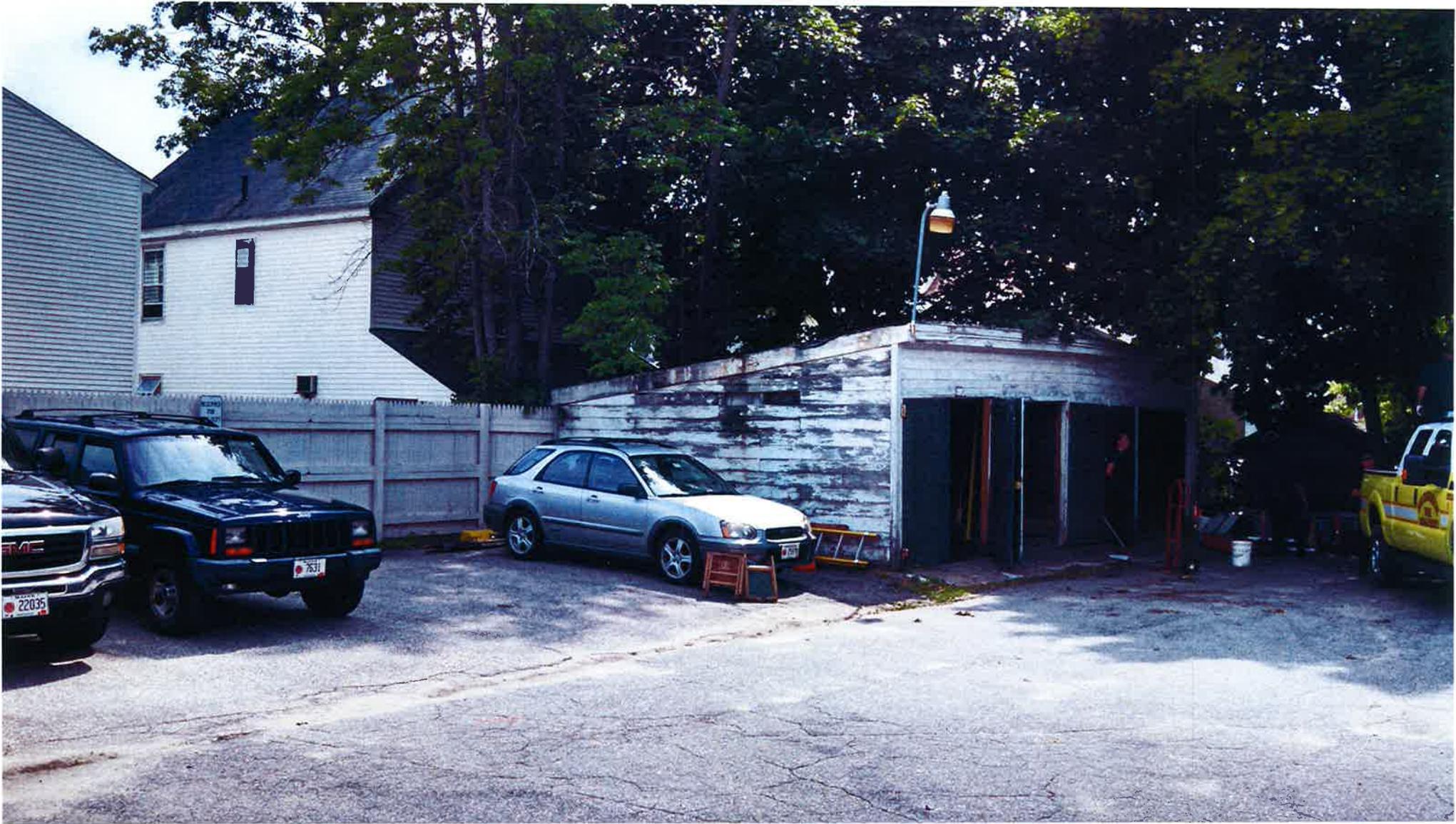
The shed is falling apart. This shed has been in existence for many years. You can see here how the sides are rotting. The roof leaks badly and at some Point MMA will not want to insure.





Pictures of the west side and south side.











Address **44 Town Hall Pl**

Address is approximate



3' tall wall
Back Panel
Edge - 1/2"
Finish Layer on
1/2" thick

16' x 16' On Slab Shed

36" Door

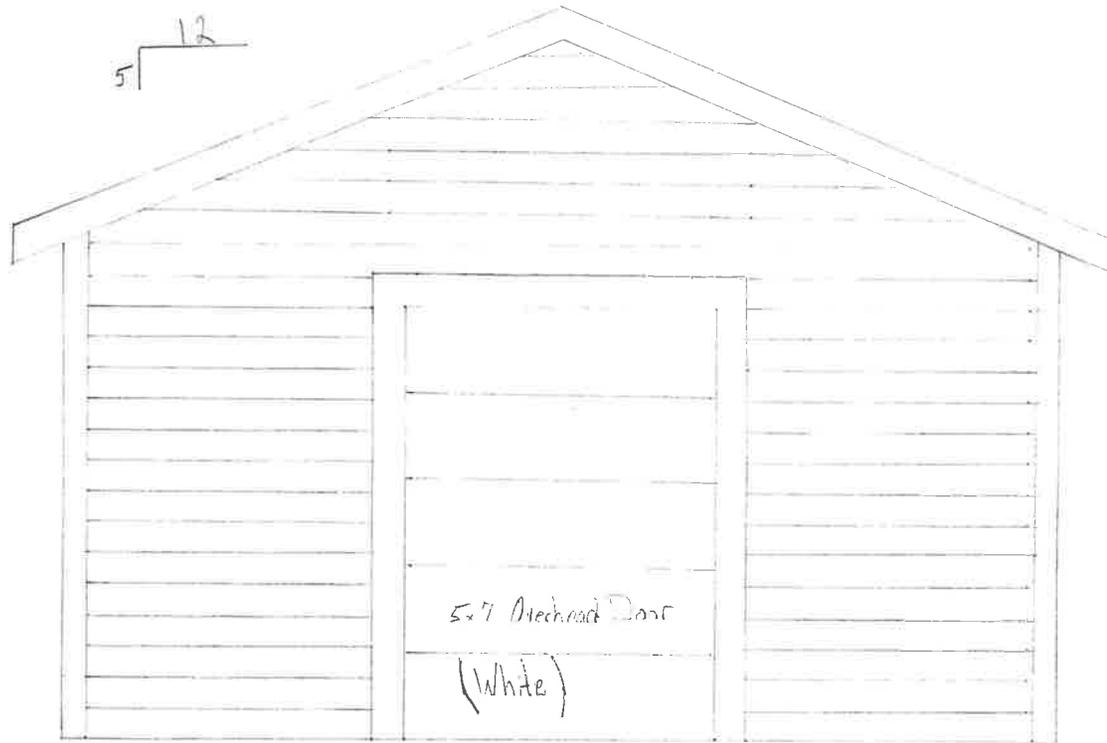
5' x 7' Overhead Door

1/2" = 1 Foot

Existing Concrete Slab 9' x 34'

Front Elevation

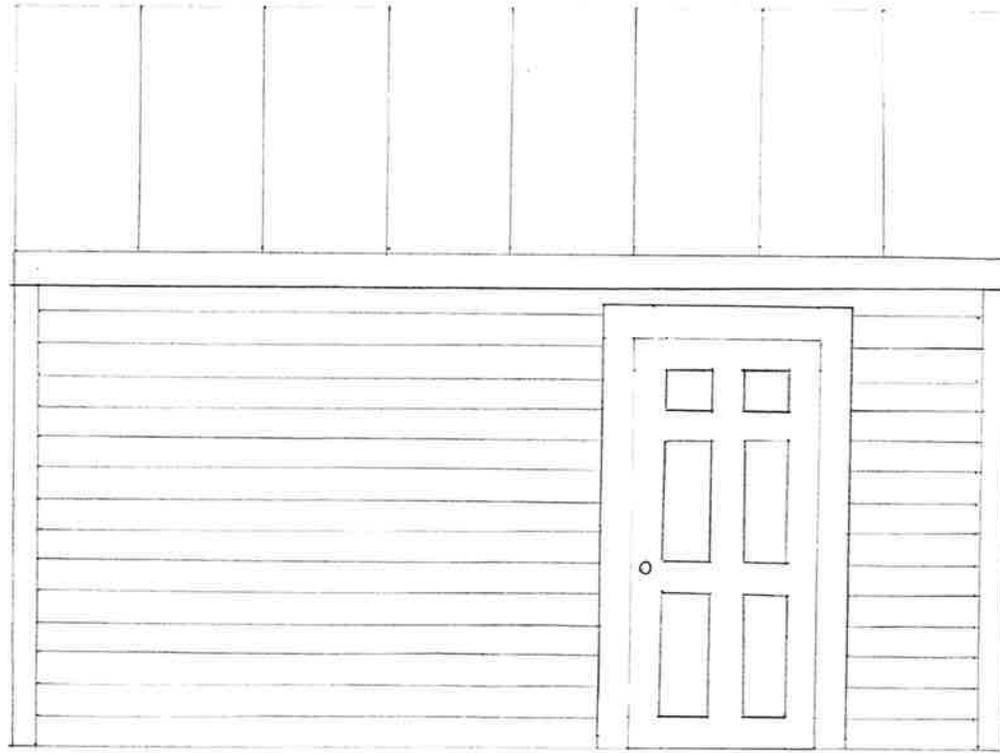
16' x 16' Shed
12 Overall Height



White Vinyl
Siding
All Trim is White

1/2" = 1 Foot

East Side Elevation

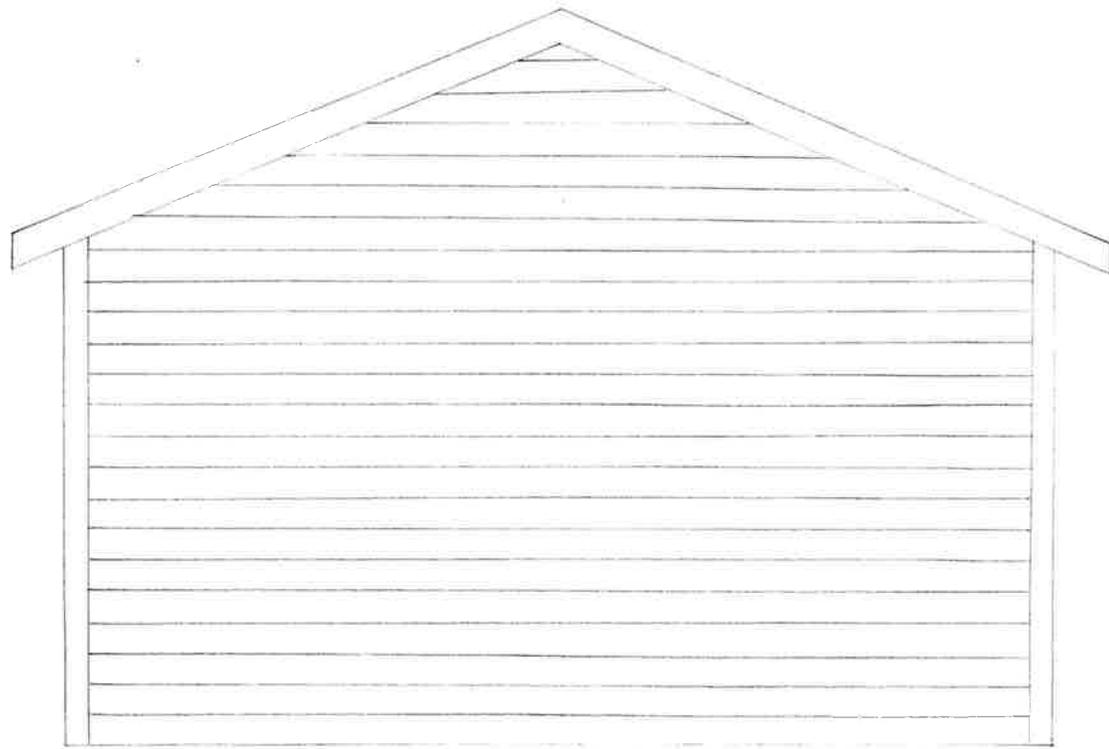


BARE GALVALUME METAL
ROOF

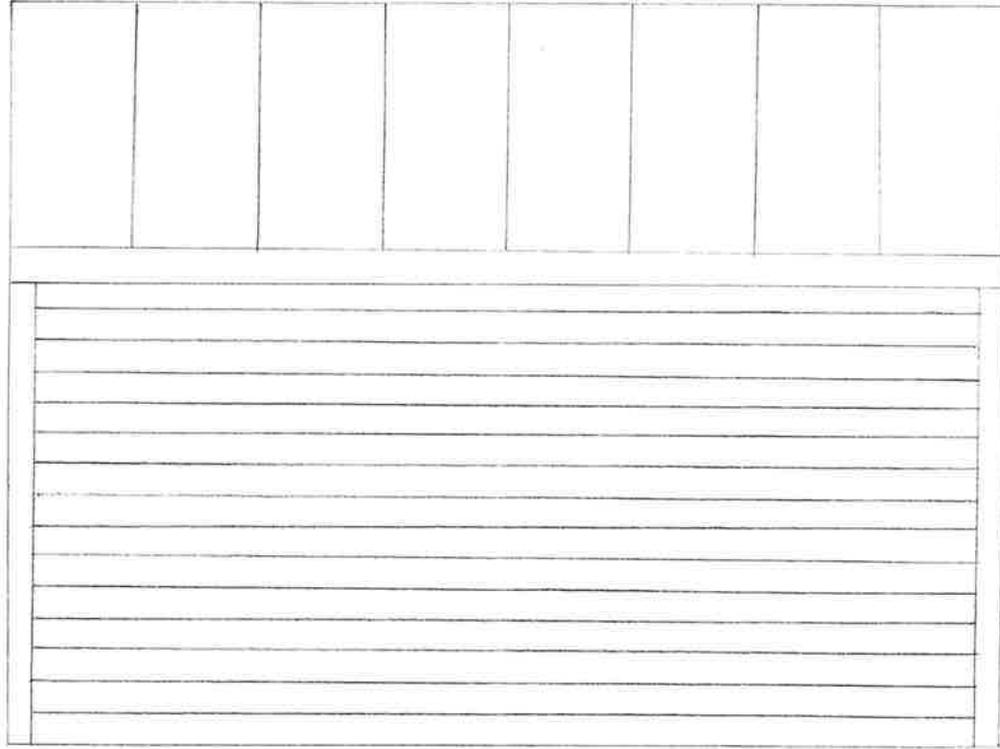
Exterior is white

$\frac{1}{2}'' = 1 \text{ Foot}$

Back Elevation



WEST Elevation

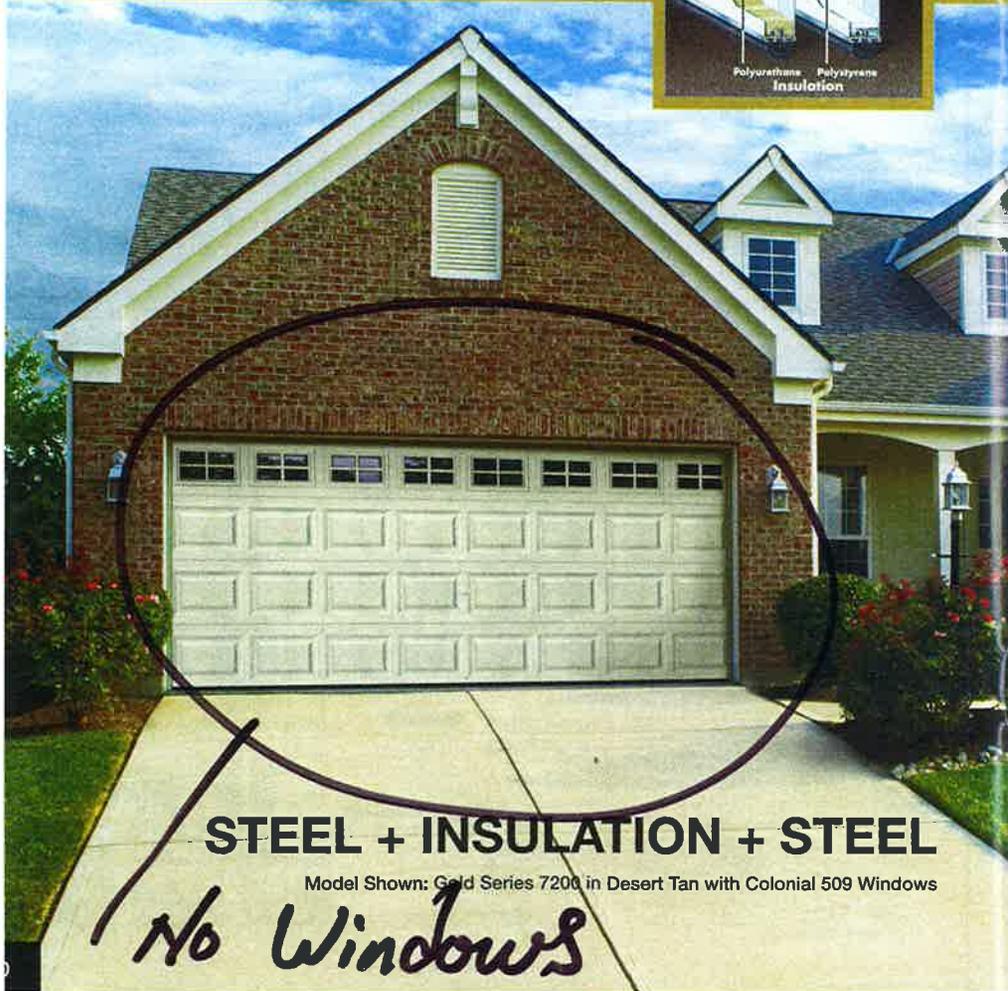


$\frac{1}{2} = 1$ Foot

GOLD SERIES

Three-layer construction provides maximum energy efficiency, the quietest operation and superior durability.

THREE-LAYER CONSTRUCTION



STEEL + INSULATION + STEEL

Model Shown: Gold Series 7200 in Desert Tan with Colonial 509 Windows

No Windows

CONSTRUCTION AND FINISH

- Elegant Raised, Long and Flush panel designs for improved curb appeal
- Three-layer construction provides maximum energy efficiency, the quietest operation and superior durability
- Prefinished, stucco textured flush interior for beauty inside and out
- 7200, 7203 and 7201 have 2" IntelliCore polyurethane insulation (R-value = 18.4)
- 7130, 7133 and 7131 have 1-3/8" IntelliCore polyurethane insulation (R-value = 12.9)
- 6200, 6203 and 6201 have 2" polystyrene insulation (R-value = 9.0)
- 6130, 6133 and 6131 have 1-3/8" polystyrene insulation (R-value = 6.5)

DOOR STYLES



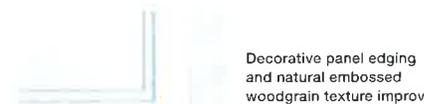
Elegant Raised Panel – Models 7200, 7130, 6200 and 6130



Elegant Long Panel – Models 7203, 7133, 6203 and 6133



Flush Panel – Models 7201, 7131, 6201 and 6131



Decorative panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

WARRANTIES



COLOR OPTIONS



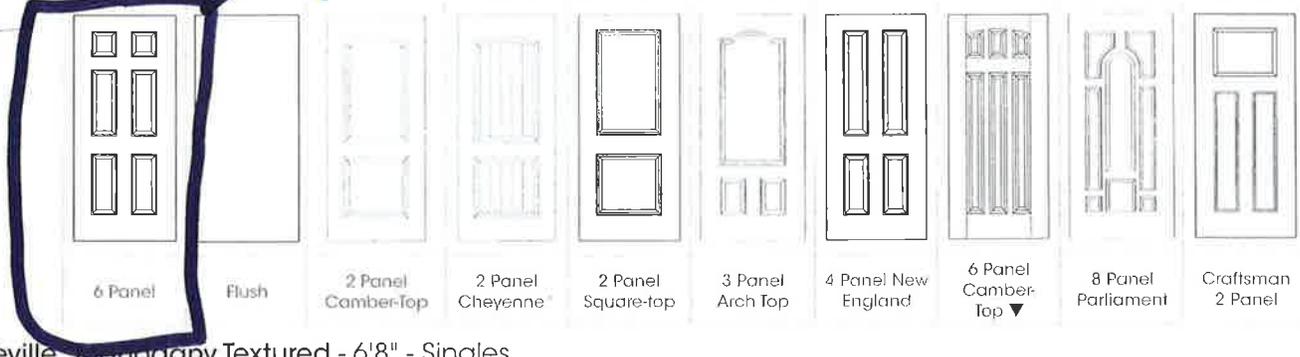
* Not available on all models; contact customer service for availability.

WINDOWS



Additional window designs available, see pages 23-24.

STOCK Fiberglass panel doors



Belleville® Manogany Textured - 6'8" - Singles

2868 BMT	\$807								
3068 BMT	\$807								

Belleville® Fir Textured - 6'8" - Singles

2868 BFT	\$728								
3068 BFT	\$728								

Belleville® Oak Textured - 6'8" - Singles

2668 BLT	\$599								
2868 BLT	\$599			\$599		\$599			
3068 BLT	\$599			\$566		\$599	\$599	\$599	

Belleville® Smooth - 6'8" & 8'0" - Singles

21068 BLS	\$332								
2668 BLS	\$332	\$332							
2868 BLS	\$332	\$332	\$382	\$382	\$382		\$382		
3068 BLS	***\$332	\$332	\$382	\$382			\$382	\$382	\$382
3080 BLS	\$668								

ADA compliant
10" bottom rail

Masonite® HD Steel - 6'8" - Singles

2068 MHD		\$317							
2168 MHD		\$317							
2668 MHD	\$306	\$306							
2668 MMS	\$316	\$316							
2868 MHD	\$306	\$306	\$369		\$369	\$369	\$369		\$379
2868 MMS	\$316	\$316	\$379		\$379		\$379		
21068 MHD		\$306							
21068 MMS	\$316	\$316							
3068 MHD	\$306	\$306	\$369		\$369	\$369	\$369		\$379
3068 MMS	***\$316	***\$316	\$379		\$379		***\$379		
3668 MMS		**\$498							

Masonite® HD Steel - 7'0" - Singles

3'0" x 7'0" MHD	\$594	\$594							
3'0" x 7'0" MMS	**\$627	**\$627							

* Panel is primed beige ** Stocked panic and closure reinforced *** Also available with panic and closure reinforced (add\$49)

▼ Doors utilizing Belleville 6 panel camber-top features a custom shaker panel profile with straight graining for additional architectural interest. 3'0" x 6'8" STOCKED ONLY

STOCK ITEMS IN GREEN, NON STOCK ITEMS IN RED. Allow 4-6 week lead time.

MMS Panels are only stocked for a 5-1/2" on center lock & dead bolt prep
MMS 3068 MHD Panels MHD - Wood-edge Panels

**Draft Findings of Fact
103 Maine Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: July 15, 2014**

Project Name: Roofing Material Replacement

Case Number: VRB -14-022

Tax Map: Map U13, Lot 144

Applicant: Looking Glass Salon
103 Maine Street
Brunswick, ME 04011

Property Owner: Kimberly A. and Frederick W. Elwell
2 Atwood Lane
Brunswick, ME 04011
207-837-2555 (cell)

PROJECT SUMMARY

The property owner of 103 Maine Street (Looking Glass Salon) submitted an application for a Certificate of Appropriateness to completely remove the existing shingles from the entire building and replace with an energy-efficient metal roof visible from the south side of the structure and to the rear. The property owner has provided a sample of the metal roofing material with 3 possible color choices, attached. The Board is required to review the alteration as the roofing material differs from what presently exists and is visible from the street. No structural changes are proposed.

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

The following draft Findings of Fact for a Certificate of Appropriateness is based upon review standards as stated in Section 216.9 of the Brunswick Zoning Ordinance.

216.9 Review Standards

A. General Standard.

- 1. All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance. In meeting the standards of this Ordinance the applicant may obtain additional guidance from the U.S. Secretary of Interior's Standards for**

Rehabilitating Historic Buildings and the Village Review Zone Design

Guidelines. *As requested, the existing shingled roof is proposed to be replaced with a metal roof similar to color to that presently existing. As stated in the Village Review Zone Design Guidelines, metal and asphalt shingles are the predominant roofing materials in Brunswick. No changes are proposed to the roof style. Material samples have been provided for review purposes and are attached.*

B. New Construction, Additions and Alterations to Existing Structures.

- 1. In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:**
 - a. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.** *The existing shingle roofing materials will be removed and replaced with metal. No changes to the roof style are proposed and the color will be similar to the existing shingles.*
 - b. Alterations shall remain visually compatible with the existing streetscape.** *As stated above, color will be similar and roof style will remain as is. Similar metal roofing is present along Maine Street (e.g. 141 Maine Street).*
 - c. Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.** *Not applicable. No structural changes to the roof style are proposed.*
 - d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *Not applicable.*
 - e. When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *Not applicable.*
 - f. For new construction of or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:**
 - 1) Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from the public right-of-way with landscaping or fencing.** *Not applicable.*
 - 2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *Not applicable.*
 - 3) All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view.** *Not applicable.*
 - 4) Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.** *Not applicable.*

5) Building Materials:

- a) **The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation. *Not applicable.***
 - b) **The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited. *Metal roofing is considered to be an acceptable and prevalent material in Brunswick.***
 - c) **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited. *Not applicable.***
- 6) No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry. *Not applicable.***
- 7) No building on Maine Street shall have more than 15 feet horizontally of windowless wall. *Not applicable.***
- 8) All new buildings and additions on Maine Street:**
- a) **Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.**
 - b) **If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.**
 - c) **The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass. *Subsections a., b. and c. above are not applicable.***
- 9) Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources. *Not applicable.***

C. Signs

Signs shall comply with the requirements of Chapter 6 (Sign Regulations) with consideration given to the Village Review Zone Design Guidelines. *No additional signs are proposed.*

Draft Motions
103 Maine Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: July 15, 2014

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

Motion 2: That the Board approves the Certificate of Appropriateness for the replacement of a shingled roof with a metal roof at 103 Maine Street 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.

Received: 6/30/14
By: ae

VRB Case #: 14-022

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Looking Glass Hair st
Address: 103 Maine st.
Brunswick Me 04011
Phone Number: 729-1861

2. Project Property Owner:

Name: Kimberly A Elwell, Frederick W. Elwell
Address: 2 Atwood Lane
Brunswick Maine 04011
Phone Number: 837-2555 cell

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 103 Maine st.

5. Tax Assessor's Map # 613 Lot # 144 of subject property.

6. Underlying Zoning District TC1

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): Replace roof with metal roof
This is a Energy star product. Energy cost
are saved.
life expectancy of the roof is increased.

Applicant's Signature Kim A Elwell

**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. N/A
6. A site plan which shows the relationship of the changes to its surroundings. N/A

This application was Certified as being complete on 6/30/14 (date) by AMS 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: _____

Signature of Department Staff Reviewing Application

COMPLIANCE WITH ZONING STANDARDS

Notice: This form is to be completed by the Codes Enforcement Officer and filed with the application.

This is to certify that the application for Certificate of Appropriateness submitted by K. Elwell, relating to property designated on Assessors Tax Map # U13 as Lot # 144 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

Building Permit not required

Signed:



Date:

7/11/14

013-144

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 101/103 Maine
 County City/Town Street Address and Number
 historic: Express Office, probably built ca. 1882--1880?
 Name of Building/site: (American Express Co.)
 Common and/or Historic



1979 photo

Approximate Date: probably 1882 1880? Style: False Front ("Western Frontier")
 Carpenter Gothic pointed cresting altered later.

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey Date:

Rating: 1898 photo 1979 top photo by Luda Borysenko

Historic Significance to the Community: Intact Express Office from horse-drawn carriage era.

"Express" sign clearly visible in original J. Furbish 1898 photo.

National Register material if minor remodelling affected?

(For Additional Information - Use Reverse Side)

101/103 MAINE

Maps: 1871 = vacant lot
 1910 #101/103= untitled building

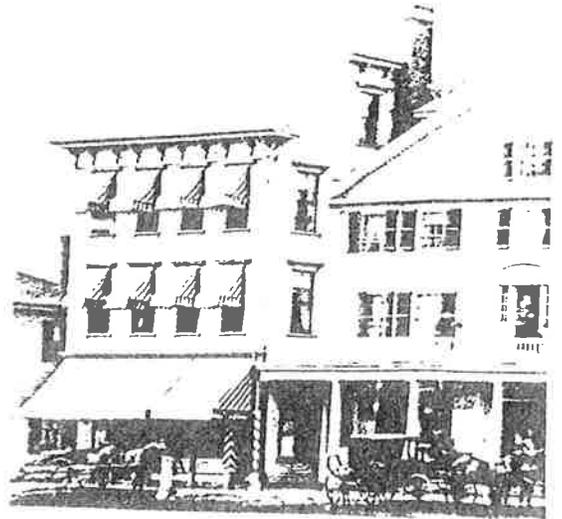
Newspaper: Brunswick Telegraph 5/1/1885 p.2 ads: "Send money by American Express Co. Money Orders"
 Brunswick Telegraph 11/2/1883 p.2 /tenants of new Odd Fellows building; reference made to Express Office/
 Brunswick Telegraph 10/11/1889 p.2 "Dr. Palmer has painted the exterior of his buildings including the Express building on Main street.."

1871 Map and 1889 newspaper quote definitely place the date of this building's construction in the 1870s or 1880s. The town's major express office before 1882 was lost with the building of a new addition on the north side of the Tontine Hotel that year (see photos.). Perhaps 103 Maine Street was built as an Express Office in 1882 to continue the business lost with the demolition of the older express company building.

Brunswick Record 3/9/1906 p.1 "John R. Stanwood, collector of taxes...
 When the American Express Co. established its office in this town in 1880, Mr. Stanwood began to work for this company and later succeeded his father /Amos L. Stanwood/ as agent"

1910 Directory: American Express Co., 103 Maine G.A. Dunning agt.

Loss of the Eastern Express Co. building north of the Tontine Hotel
in 1882 (see Brunswick Telegraph 9/29/1882 for description of new building)









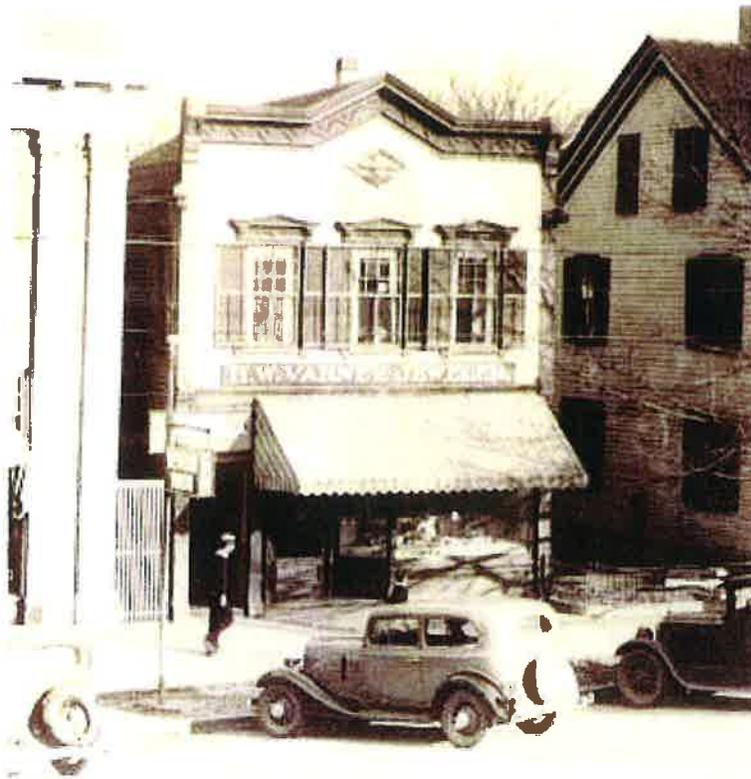
c.1960s



c.2010s



c.1900s



c.1930s



STANDARD COLORS AND COATINGS

PermaColor 3500 — Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in Galvalume and Aluminum (.032", .040" & .050"). See your local sales representative for more information.



SunNet Blue NEW
Matches SunNet BIPV Laminate



Hartford Green
R 28.1 • E.9 • SRI 29.7



Dark Bronze
R 29.1 • E.9 • SRI 31



Mansard Brown
R 31 • E.9 • SRI 33.4



Burgundy
R 35.4 • E.9 • SRI 39.2



Royal Blue
R 28 • E.9 • SRI 29.6



Forest Green
R 28.7 • E.89 • SRI 30



Matte Black
R 28.2 • E.9 • SRI 29.8



Medium Bronze
R 32.3 • E.91 • SRI 35.6



Colonial Red
R 36.8 • E.9 • SRI 41



Pacific Blue
R 28.5 • E.9 • SRI 30.1



Everglade Moss
R 32 • E.9 • SRI 34.7



Charcoal Gray
R 30.1 • E.9 • SRI 32.3



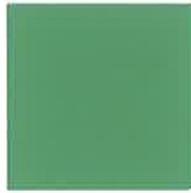
Sierra Tan
R 35 • E.91 • SRI 39.1



Deep Red
R 42 • E.91 • SRI 48.2



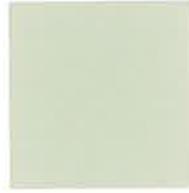
Slate Blue
R 31 • E.91 • SRI 33.9



Patina Green
R 39 • E.91 • SRI 44.3



Slate Gray
R 40.3 • E.9 • SRI 45.6



Sandstone
R 51 • E.9 • SRI 59.8



Terra Cotta NEW
R 34.8 • E.89 • SRI 37.9



Bone White
R 67 • E.9 • SRI 81.4



Hemlock Green
R 28 • E.92 • SRI 30.4



Dove Gray
R 28 • E.9 • SRI 29.6



Stone White
R 62.5 • E.9 • SRI 75.3

PermaMetallics 3500*



Metallic Copper
R 43.8 • E.9 • SRI 50.2



Champagne
R 38.4 • E.91 • SRI 43.5



Prewathered Galvalume®
R 45.7 • E.91 • SRI 53.1

*These are premium priced paint systems.

R - Denotes Reflectivity
E - Denotes Emissivity
SRI - Denotes Solar Reflective Index



Due to the limitations of printing processes, this color chart is not an accurate representation of our actual colors. Sample chips are available on request at no charge. Colors available as of 3/2009.



Mill Finish



Galvalume-Plus®
R 68 • E.10 • SRI 54.5

CALL ENGLERT FOR DETAILS
1-800-ENGLERT



Englert is one of the few single-source metal roof manufacturers with an in-house coil coating line and an exceptionally broad range of finishes to meet any design objective. Whether your design calls for a natural weathered appearance or bright high-performance, full-strength fluorocarbon color—Englert offers a complete array of standard finishes.

Custom Colors

Englert offers a wide range of custom colors with short lead times and low minimum order requirements depending on the type of substrate. Englert can match the color of virtually any material, including brick, wood and fabric.

PermaColor 3500

Englert's PermaColor 3500 standard 35-year **low gloss** color coatings are comprised of a .7 to .9 mil full strength 70% Kynar 500®/Hylar 5000® fluorocarbon (Polyvinylidene fluoride PVDF) coating over a urethane primer of .2 to .3 mil on the finish side, with primer and a washcoat on the reverse side.

- PPG DURANAR® ULTRA-Cool® is state-of-the-art when it comes to energy-efficient metal roofing. PPG DURANAR® ULTRA-Cool® meets Energy Star® specs for Cool Roofs and not only saves energy but money as well because:
- Heat is reflected away from the building
 - Smog is reduced when environmental temperatures are reduced
 - Energy costs are saved because of cooler interior spaces
 - Life expectancy of the roof is increased due to less expansion and contraction
 - Monetary incentives are increasingly being offered for switching to reflective roofing products
 - Emissivity values of the coatings exceed 85%

PermaMetallics 3500

Englert now offers PermaMetallics 3500 with **low gloss** PPG DURANAR® ULTRA-Cool® coatings with a 35 year warranty to match our PermaColor 3500 color palette. Metallic Copper (non-aging), Champagne and Preweathered Galvalume coatings are comprised of a .8 to .9 mil full strength, 70% Kynar 500®/Hylar 5000® fluorocarbon (Polyvinylidene fluoride PVDF) coating over a urethane primer of .2 to .3 mil on the finish side, with primer and a washcoat on the reverse.

Galvalume-Plus®

This product has the advantage of an acrylic coating to reduce mill finish discoloration and uneven weathering. This metal is available as a new hi-tech solution to standard uncoated steel.



PermaColor and PermaMetallics Durability Tests

Description	ASTM Method	Durability	Substrates
Gloss	D523-89	10° max	steel and aluminum
Pencil Hardness	D3363-00	HB-2H	steel and aluminum
Flexibility T-Bend	D4145-83 (2002)	1-T	steel and aluminum
Flexibility T-Bend	D4145-83 (2002)	2-T	steel
Mandrel	D522-93a (2001)	no cracking	steel and aluminum
Adhesion	D3359-02	no adhesion loss	steel and aluminum
Reverse Impact	D2794-93 (1999)	no adhesion loss, no cracking	steel and aluminum
Falling Sand	D968-93 (2001)	80 liters per mil. DFT	steel and aluminum
Mortar Resistance	C267-01	no effect	steel and aluminum
Acid Pollutants	AAMA-605.2-91	<5 units color change	steel and aluminum
Acid Rain	Kesternich	10 cycles min.	steel and aluminum
Alkali Resistance	D1308-02	no effect	steel and aluminum
Salt Fog	B117-02	passes 3000 hours	aluminum
Salt Fog	B117-02	passes 1000 hours	steel
Humidity	D2247-02	passes 3000 hours	aluminum
Humidity	D2247-02	passes 1000 hours	steel
Color Retention	D822-01	passes 3000 hours	steel and aluminum
S. Florida Exposure	D2244-02	max. 5 units change	steel and aluminum
Chalk Resistance	D4214-98	min. rating of 8	steel and aluminum

Kynar 500® is a registered trademark of Atofina Chemicals, Inc.
 Hylar 5000® is a registered trademark of Ausimont USA, Inc.
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~Fairbanks~
ROOFING & CONSTRUCTION CO.
EST. 1977

177 Ridge Road, Lisbon Falls, ME 04252
(Instate) 1-800-540-5149 (Out of State) 207-353-5149
(Cell) 207-233-1139 (Fax) 207-799-9029
www.fairbanksmetalroof.com

Proposal for: Looking Glass / Kim Elwell
103 Maine Street, Brunswick Me. 04011

Date: 2-28-2014
207-729-1861

- Complete removal of one layer of existing roofing shingles roof off entire main building. Based on discovery, if additional layers of shingles are found, price of removal and disposal will discussed with customer and addressed through change order process.
- All roof debris to be cleaned up daily. Total and complete job site clean-up and removal of all debris at the end of project by Contractor, Fairbanks Roofing, Siding & Construction Co.
- Installation of protective tarp covers for exterior walls, decks and landscape protection.
- Inspect all roof sheathing for damage and decay. Re-fasten all roof sheathing on entire roof deck. **Based on discovery**, replace any damaged sheathing/roof deck to match existing structure if required. Price to be negotiated with customer.
- Install **Premium Synthetic High Temperature** roofing underlayment on entire roof deck.
- Furnish and install custom made, color matching drip edge and rake trim along all eaves and rakes. Fabricate and install custom made ridge caps and chimney flashings. All drip edge, rake trim, ridge caps and chimney flashings are made from same metal stock as the roofing panels.
- Furnish and Install new **Englert 24 Gauge** Mechanically Fastened, Double Lock Standing Seam (hidden fastener) metal roof panels main building. **Englert 24 Gauge** metal roofing panels come with a **35 year** manufacturer's warranty. Fairbanks Roofing to provide a **20 year** no leak workmanship warranty on all work performed.
- Install **Alpine S-5 Snow and Ice Guard System** on Parking Lot side to keep snow from falling down on top of cars and people walking. Installation of new vent pipe flashing kits on all vent pipes.

Total Cost Metal Roof System main building and back addition \$16,500.00

~Fairbanks~
ROOFING & CONSTRUCTION CO.
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177 Ridge Road, Lisbon Falls, ME 04252
(Instate) 1-800-540-5149 (Out of State) 207-353-5149
(cell) 207-233-1139 (Fax) 207-799-9029
www.fairbanksmetalroof.com

Warranty & Guarantee's

- **20 Year 100% no leak workmanship warranty** on all metal roofing and flashing installed by Contractor, Fairbanks Roofing, & Construction Co.
- All materials installed by Contractor, Fairbanks Roofing, Siding & Construction Co. is guaranteed by Manufacturer's Warranty. **Englert Metal Roofing Products carry a 35 year non prorated manufacturer's warranty.**

Terms, Conditions & Authorizations

I _____ have the authority to order the before mentioned work and do so as outlined in this proposal. It is agreed that the Contractor, Fairbanks Roofing & Construction Co., will retain title to any and all material or equipment furnished until final and complete payment is made. An Express Mechanics Lien is hereby acknowledged for security of this debt and the terms below.

- **No money down, balance due 30 days after completion of the project.** Additionally, I acknowledge full responsibility for all collection fees, attorney fees, court costs and monthly interest fees of 5% for non -payment to Contractor, Fairbanks Roofing & Construction, Co.

Authorized by _____ Date _____

Print name _____

Received by _____

****To have your project completed promptly, please notify Fairbanks Roofing & Construction, Co. as soon as possible so that we may enter your project into our schedule.***

**Draft Findings of Fact
36 School Street
Request for Certificates of Appropriateness for Demolition and New Construction
Village Review Board
Review Date: July 15, 2014**

Project Name: Garage Demolition and Replacement

Case Number: VRB -14-023

Tax Map: Map U8, Lot 27

Applicant: Suzanne Blakemore
36 School Street
Brunswick, ME 04011
207-729-3173

Authorized Representative: Brett Barrett
151 Coombs Road
Brunswick, ME 04011
207-522-1580

PROJECT SUMMARY

The applicant is requesting two Certificates of Appropriateness to demolish the existing dilapidated 2-car garage, and construct a new 2-car garage, architecturally compatible and incidental to the contributing resource at 36 School Street. The garage is visible from the street and therefore the request requires Board approval. The new garage will have the same footprint as that existing. Photos of existing conditions, replacement design and materials are attached.

The property is located in the Town Residential 4 (TR4) Zoning District and Village Review Overlay Zone.

The following draft Findings of Fact for a Certificate of Appropriateness is based upon review standards as stated in Section 216.9 of the Brunswick Zoning Ordinance.

216.9 Review Standards

A. General Standard.

- 1. All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance. In meeting the standards of this Ordinance the applicant may obtain additional guidance from the U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings and the Village Review Zone Design Guidelines. *Per the attached project description and photos, the existing 2-car***

garage is in a deteriorated condition beyond repair. The applicant's intent is to demolish the existing garage and construct a new stick-built 2-car garage within the same footprint using wood clapboard siding with a double-width overhead panel door and side entry door. As recommended in the Village Review Zone Design Guidelines the new garage is compatible in style and material to the contributing resource. However, the use of a double-width overhead door should be avoided. Two single-width overhead doors are preferred and recommended. Elevations of the new design have been provided for review purposes and are attached.

B. New Construction, Additions and Alterations to Existing Structures.

- 1. In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:**
 - a. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource. *Not applicable.***
 - b. Alterations shall remain visually compatible with the existing streetscape. *Not applicable.***
 - c. Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions. *Not applicable.***
 - d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources. *The new garage will be located within the same footprint as that existing. White wood clapboard siding, a dark metal gabled roof, and window shutters matching that of the residence are proposed, all visually compatible with the surrounding contributing resources. As mentioned above, the proposed double-width overhead garage door should be avoided. Two single-width garage doors are recommended in its place.***
 - e. When constructing additions, the applicant shall maintain the structural integrity of existing structures. *Not applicable.***
 - f. For new construction of or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:**
 - 1) Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from the public right-of-way with landscaping or fencing. *Not applicable.***
 - 2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way. *Not applicable.***
 - 3) All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view. *Not applicable.***
 - 4) Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-**

of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited. *Not applicable.*

5) Building Materials:

- a) The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation. *None proposed.*
- b) The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited. *None proposed.*
- c) Buildings with advertising icon images built into their design ("trademark buildings") are prohibited. *Not applicable.*

6) No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry. *Not applicable.*

7) No building on Maine Street shall have more than 15 feet horizontally of windowless wall. *Not applicable.*

8) All new buildings and additions on Maine Street:

- a) Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.
- b) If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.
- c) The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass.
Subsections a., b. and c. above are not applicable.

9) Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources. *Not applicable.*

C. Signs

Signs shall comply with the requirements of Chapter 6 (Sign Regulations) with consideration given to the Village Review Zone Design Guidelines. *Not applicable.*

Draft Motions
36 School Street
Request for Certificates of Appropriateness for Demolition and New Construction
Village Review Board
Review Date: July 15, 2014

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

Motion 2: That the Board approves the Certificate of Appropriateness for the demolition of a 2-car garage 36 School Street 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.

Motion 3: That the Board approves the Certificate of Appropriateness for the new construction of a 2-car garage at 36 School Street 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.
2. That the applicant avoids the installation of double-width overhead door and replace with two single-width overhead doors.

Received: 6/30/14
By: AE

VRB Case #: 14-023

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Suzanne Blakemore
Address: 36 School St
Brunswick
Phone Number: 207 729-3173

2. Project Property Owner:

same

Name: Suzanne Blakemore
Address: _____
Phone Number: _____

3. Authorized Representative: (If Different Than Applicant)

Name: Brett Barrett
Address: 151 Combs Rd
Brunswick
Phone Number: 522-1580

4. Physical Location of Property Being Affected:

Address: 36 School St.

5. Tax Assessor's Map # 108 Lot # 27 of subject property.

6. Underlying Zoning District TR-4

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):

I want to demolish an old garage. It consists of a cement block one-car section built in the 20s or 30s. An addition was made in the 1940s for a 2nd car. It does not have a cement floor. The current garage is an eyesore. I want to build a 2 car garage that matches architecturally the house. The current garage has no electricity. I want to add that. My neighbors are thrilled. I want to keep the current location for the new building.

Applicant's
Signature

Suzanne Blakemore

Brett Barrett
552-1580

**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 6/30/14 (date) by AMB 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: _____

Signature of Department Staff Reviewing Application

COMPLIANCE WITH ZONING STANDARDS

Notice: This form is to be completed by the Codes Enforcement Officer and filed with the application.

This is to certify that the application for Certificate of Appropriateness submitted by Suzanne Blackmore, relating to property designated on Assessors Tax Map # U08 as Lot # 27 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Demo, Building & Electrical permits required

Signed: _____

Date: _____

[Signature]
7/11/14

Brunswick Maine

36 SCHOOL ST



Legend
Selected Parcels
Parcels
Town Boundary

0 12.5 25 50
Feet

This map was generated by the Town of Brunswick's online GIS. This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.



Map generated on: 6/30/2014

48-27

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 36 School

 County City/Town Street Address and Number

historic: bet. 1881-1910 res. of Charles L. York
 Name of Building/site:
 Common and/or Historic



Approximate Date: bet. 1881-1910 Style: Italianate massing, windows, bay windows
 1980 photo J. Goff

Type of Structure:
 Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: J. Goff Organization: Date: 1980; Aug 10
 Pejepscot Historical Society

Rating:

Historic Significance to the Community: Well-preserved Italianate residence. Charles L. York worked as a barber (see 1910 directory).

(For Additional Information - Use Reverse Side)

36 School

Maps: 1910 #36 = C.L. York

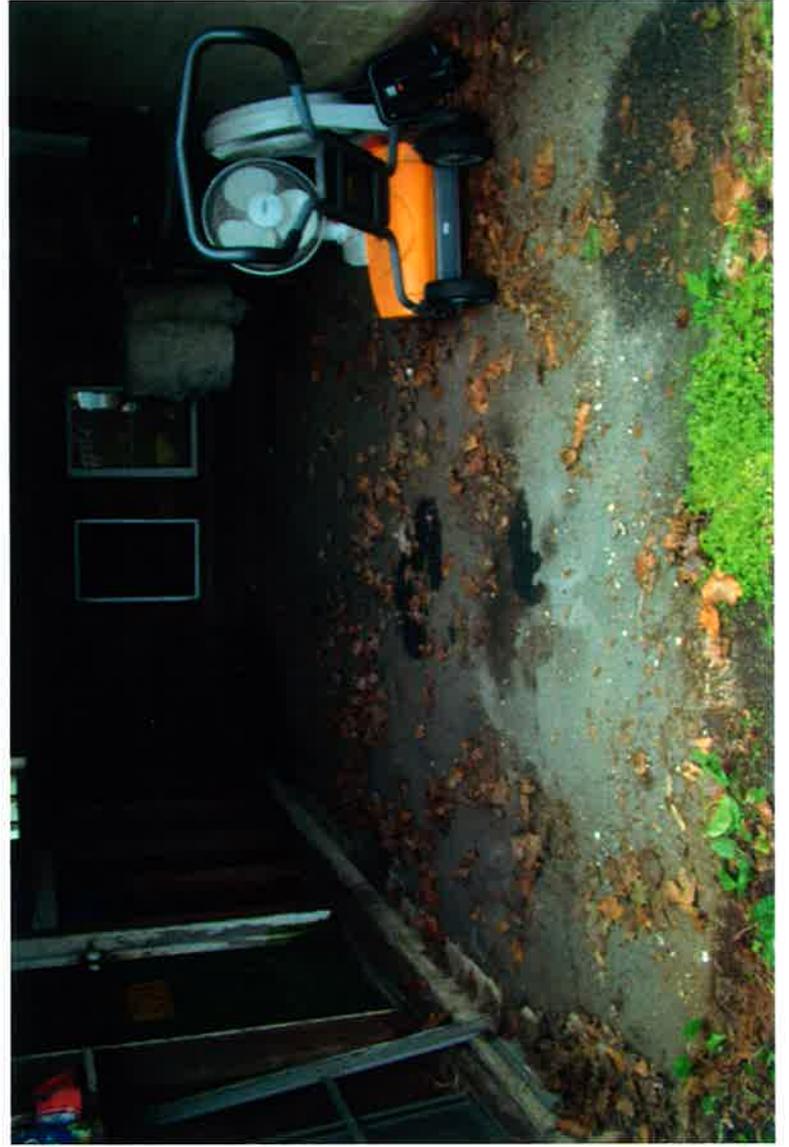
Deeds: 431:503 Brunswick Savings Institution to Daniel E. Fuller \$275 lot 4r front
 Edwin M. Stone = west. 9/2/1876
 475:394 DEF to Charles L. York 3310 lot 4/19/1881 James H. Tibbetts = east.

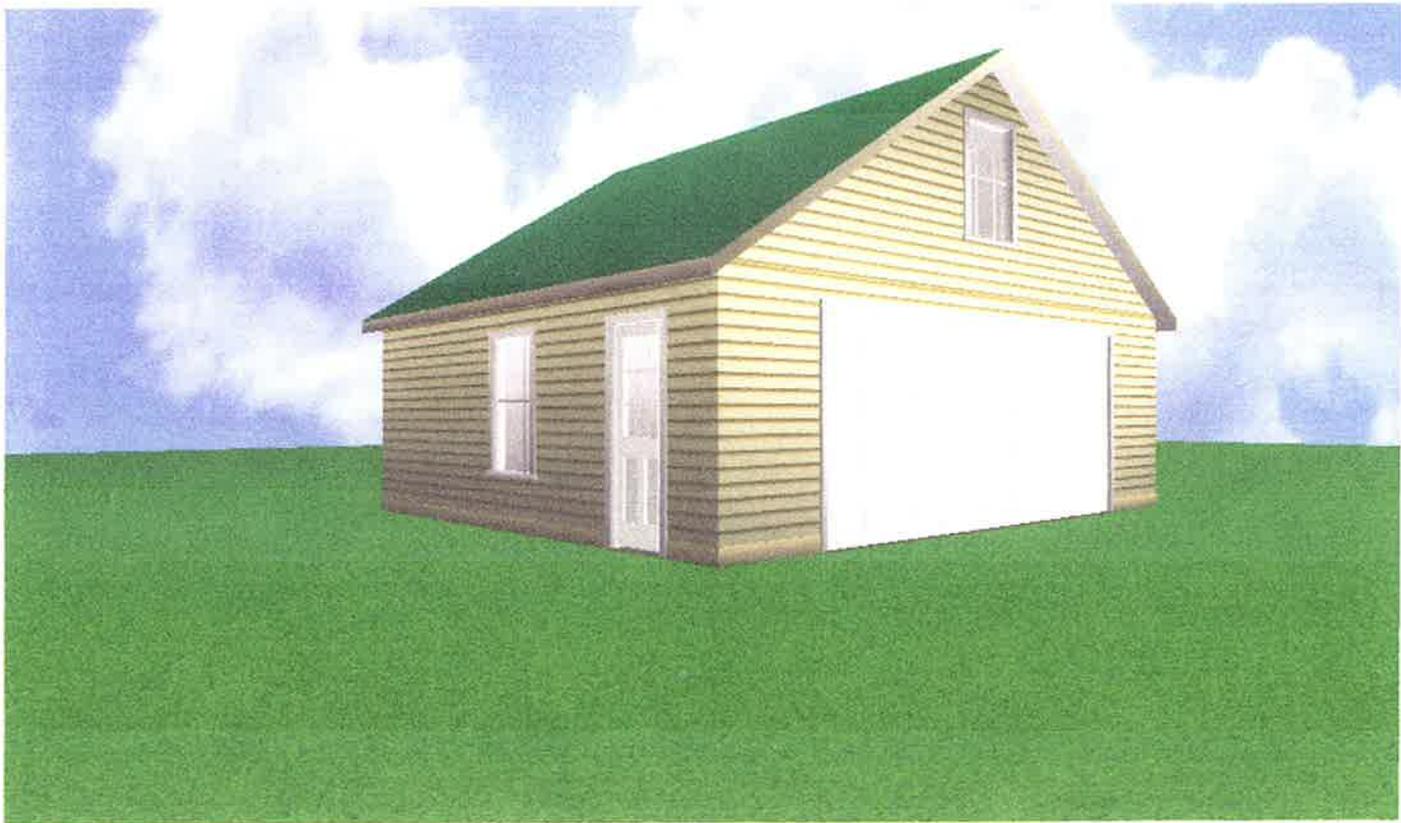
Directories: 1910: Charles L. York, barber, 36 School
 1917-1938: Alexander F. Brehaut
 1940: Robert E. Tobin
 1940-1942: Lauriston Trott
 1942: Harry Lemont
 1944: Francis W. Foster / Edgar D. Webb
 1946-1949: Mrs. Bernice G. Hines (w/ Payson White Tucker Jr. 1946)
 & Gerald M. York 1949)
 1951-1955: Joseph U. Jones
 (w/ Charles A. Wilkes 1953-1955)
 1958: Raymond E. Greenlaw/ George Sagris
 1961: Alderic Bernier/ Mrs. W. B. Thomas
 1963-1965: Leon Boucher
 1965-1975: Mrs. Arletta B. Graves (w/ J. George Shelby 1967;)
 1975-1977: Dennis Blackmoor







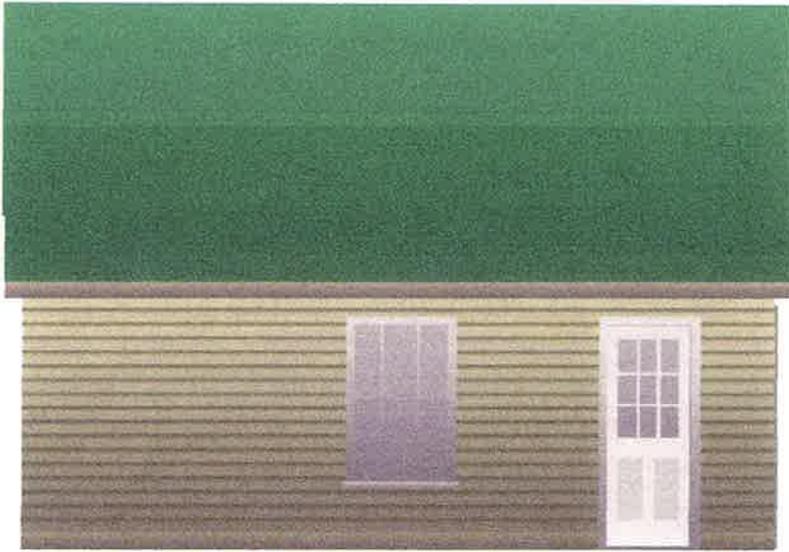




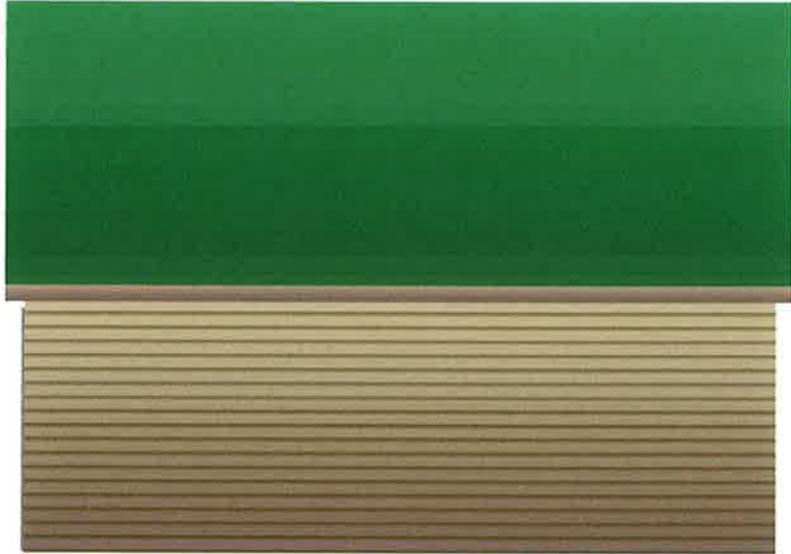
WHITE WOOD CAPBOARDS
DARK STANDING SEAM METAL ROOF
SHUTTERS TO MATCH HOUSE
SAME FOOTPRINT AS CURRENT 2 CAR (BUT NO PG)



FRONT



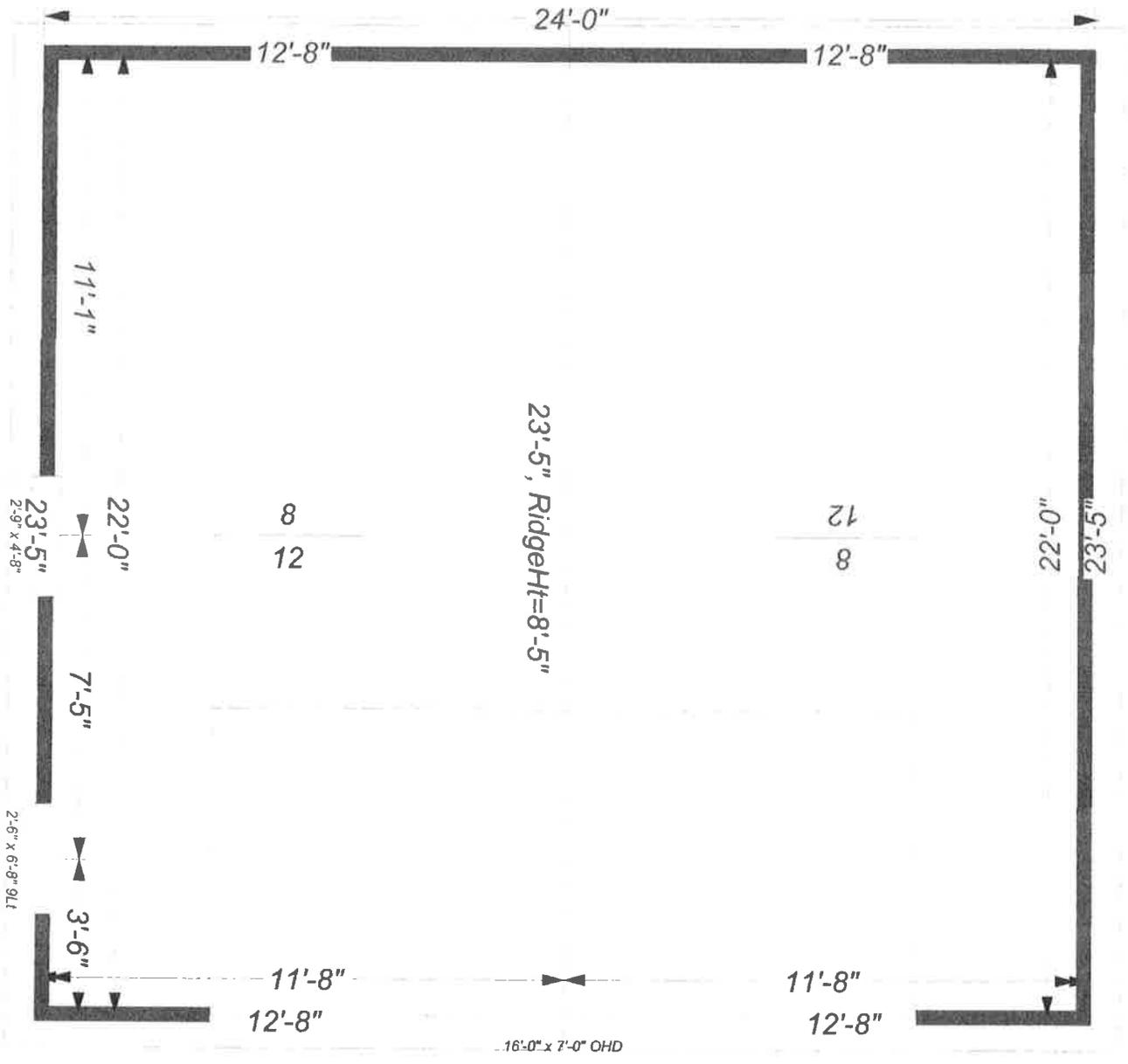
SIDE FACING RESIDENCE



SIDEMING NEIGHBORS



ROAR



**VILLAGE REVIEW BOARD
OCTOBER 15, 2013**

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

STAFF PRESENT: Anna Breinich

A meeting of the Village Review Board was held on Tuesday, October 15, 2013 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Chair Emily Swan called the meeting to order at 7:15 P.M.

Presentation of Draft Village Review Zone Classification Project Report - Geoffrey Melhuish, Architectural Historian with the preservation consulting firm, ttl-architects, LLC will present the draft findings of the VRZ classification project. The Town hired ttl-architects in June 2013, to conduct field work within the Village Review Zone to identify and document contributing structures.

Geoffrey Melhuish began by stating that his firm was hired to conduct field work documenting 300 properties within the Village Review Zone (VRZ) and the Comprehensive Plan VRZ Expansion area. Mr. Melhuish stated that these did not include any of the historic districts (Federal Street, Lincoln Street and the proposed Maine Street Historic Districts) or properties already listed on the National Register. Mr. Melhuish said that the survey included all the remaining properties within the Village Review Zone except for Hannaford's and the McLellan House, which were already determined to be non-contributing properties. Mr. Melhuish stated that the map provided at the meeting shows the draft non-contributing buildings which are outlined in red.

Mr. Melhuish described the project which was in three segments with the first part of the project including walking and field surveying the 300 properties provide by the Town. Mr. Melhuish stated that they took at least one photograph, and in some instances two photographs if there was an out building that was visible from the right-of-way. Mr. Melhuish pointed out that a copy of the list of the buildings surveyed was included in the packet. Mr. Melhuish stated the second part of the project included review of the photographs to decide whether the building depicted was contributing or non-contributing; this was determined by the materials used and the fabric of the building (doors, windows, form, roof, clapboards). Mr. Melhuish stated that of the 300 buildings surveyed, 48 were determined to be non-contributing with several of those buildings less than 50 years old. If the building was over 50 then the reason for being non-contributing was mostly due to alterations that have marred the fabric of the buildings where you can no longer tell the style or the original form of the building. Mr. Melhuish noted that there are five additional buildings that were determined to be non-contributing because they have been moved or demolished since the original surveys were done by the Town in 1988.

Mr. Melhuish noted a correction within the packet for 7 Everett Street which they have identified as non-contributing should be contributing with 8 Everett Street listed as non-contributing.

Jane Crichton asked about the property on 185 Park Row. Mr. Melhuish replied that they did not look at any of the buildings on Park Row. Anna Breinich replied that Park Row is within the Federal Street Historic District and therefore are considered to be contributing with the exception of the Town Hall block. Jane asked why the area was not shaded green and Mr. Melhuish replied that it must have been an oversight.

Mr. Melhuish stated that in meeting with Anna Breinich, he explained why they determined some of the structures with vinyl siding and replacement windows to be contributing was because they looked at the form as well; if there was any stylistic left or any details on the cornice or on the door surrounds, they were determined to be contributing.

Betsy Marr asked why 40 Cumberland Street which has a big picture window in the front was considered contributing. Mr. Melhuish replied that he would need to look into that but noted that there must have been other features aside from the picture window which doesn't belong, in the fabric that made it a contributing structure.

Emily Swan stated that she felt that 156 Maine Street, Rite Aid, should be a contributing structure. Emily stated that roughly 25 years ago it was a hardware store; the part in the front that was ripped up had big, open windows. Brooks Stoddard stated that the building was built in the early 20th century and noted that the building was also a General Motors dealership. Brooks agreed with Emily that 156 Maine should be contributing and noted that he is concerned about the streetscape. Brooks stated that he is also concerned about the building next to Dominos, as that building and the building next to it have potential. Emily replied that she believed that those were contributing and pointed out that there are very few buildings on that side that respect the proper street development pattern. Mr. Melhuish replied that they will review this location again.

Emily Swan asked why 8 Green Street was non-contributing and stated that Steve Normand built the house; Emily asked if it was the newness of the house that was the determining factor. Mr. Melhuish replied that there is the 50 year cut off, but he also believes that it was the point on the foundation next to the bay window that made the building appear new. Emily asked Anna Breinich for clarification on treatment of non-contributing versus contributing. Anna replied that if the building is non-contributing and it is not visible from a public way, it can be demolished without a Certificate of Appropriateness. Emily asked about alterations in non-contributing and contributing and Anna replied that they would still have the Design Guidelines to fall back on if the property was non-contributing.

Mr. Melhuish stated that the third part of the project was documenting 19 previously undocumented contributing structures which were included in the packet. Mr. Melhuish stated that the Maine Historic Preservation Commission and the Maine DOT have a database for historic properties in Maine and they entered the 19 newly contributing properties into the database. Mr. Melhuish stated that at some point MHPC and MDOT will be looking to input all the inventoried properties into the database, but he is unsure if that will be done by the State or the municipality.

Emily Swan asked for clarification on 5 Mill Street. Mr. Melhuish replied that he used the tax maps for clarification. Emily stated that 5 Mill Street was the old mill worker housing and

suggested more research as they may have more historical significance. Emily asked for clarification on 17 ½ Mill Street and Mr. Melhuish replied that it is in the back parking lot and that it is a 3-story tenement that has undergone substantial alterations with a wing that comes off with an exposed porch.

Decision among Board members to review the draft and offer Anna Breinich any suggestions or concerns.

Jane Crichton pointed out that the Bowker house is not shaded and Anna Breinich replied that it is vacant/demolished and is currently a parking lot but noted that it should have been shaded green within the Federal Street Historic District.

Jane Crichton pointed out that the convent building is still listed on the map and is in bright yellow. Anna Breinich replied that it is no longer existing and that it is a fault in the GIS System. Mr. Melhuish replied that the two islands on Park Row can be shaded green to avoid confusion.

Emily Swan asked about the zoning criteria clarification that was discussed over the summer and what the Board should do next. Anna Breinich replied that she believed that they were going to discuss this as part of the Zoning Ordinance rewrite and noted that they have hired Don Elliot of Clarion Associates. Anna stated that the first Zoning Ordinance Rewrite Committee meeting scheduled for October 22, 2013.

Staff Approvals

- 9 Cushing Street – Outdoor stairway replacement
- 82 Pleasant Street – Signage
- 80 Maine Street – Replacement deck in rear of structure
- 39 Pleasant Street – Signage
- 74 Federal Street – Replacement windows and two new window openings on rear “ell” not visible from street
- 16 School Street – Installation of new bulkhead entrance to basement, rear of structure
- 16 Union Street – Signage
- 155-157 – Reapproval of a COA issued July 22, 2010. No changes to original application.

Minutes

No minutes were approved at this meeting.

Other Business

- Emily Swan reminded the Board that they wanted to review the VRB brochure for any changes. Anna Breinich suggested postponing until the rewrite is completed.

Adjourned

This meeting was adjourned at 7:47 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary

**VILLAGE REVIEW BOARD
JUNE 6, 2013**

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

STAFF PRESENT: Anna Breinich

A meeting of the Village Review Board was held on Monday June 6, 2013 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Chair Emily Swan called the meeting to order at 7:15 P.M.

Case #VRB 13-012 – 15 Cumberland Street (Map U13, Lot 045) – The Board will review and take action regarding a Certificate of Appropriateness application submitted by Berean Church Trustees to construct a new access structure as an addition to the Berean Baptist Church per local code requirements.

Anna Breinich began by stating that this project was brought forth because of noncompliance with a NFPA 101 Life Safety Code, which requires a second means of egress in the basement. Anna stated that the applicant is proposing construction of a 14' long, 7' tall and 4'8" wide addition that will be located on the west side of the Berean Church. Anna stated that the applicant is trying to move the addition as unintrusive as possible, but noted that due to code requirements, this is the only location that meets the minimum required to house the stairway. Anna stated that staff did meet on site and suggested changes which are reflected in the application before the Board.

Thomas Payne, Chairman of the Board of Trustees for the Berean Church, stated that the foundation work has already been completed and the stonework has been cut. Mr. Payne stated that they have found matching siding for the addition and, as recommended, they will match the cornice on the top of the roof to that of the existing entrance way. Mr. Payne stated that the addition will also have a half-moon window which matches the existing half-moon window in the sanctuary; window trim will also match up. Mr. Payne stated that due to the windows and the height, they have to go with a flat roof.

Brooks Stoddard commended the applicant on the attempts made to match the addition to the existing structure. Brooks stated that this building is a very nice Victorian building and noted that the one thing disliked by the Victorians was white; Brooks suggested reintroducing some color in an attempt to get the richness back that they had in the late 19th century.

Chair Emily Swan opened up the public hearing and noted that no members of the public were present. The public comment period was closed.

Emily Swan reviewed the proposed Findings of Fact and all members of the Board agreed with the findings.

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

MOTION BY JANE CRICHTON THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR 15 CUMBERLAND STREET AS OUTLINED IN THE APPLICATION WITH THE FOLLOWING CONDITION:

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.

SECONDED BY BETSY MARR, APPROVED UNANIMOUSLY.

Staff Approvals Update

- 9 Cumberland Street – ADA Ramp (Rumpus Room)
- 19 High Street – Removal of Porch
- 5 Franklin Street – Window Replacement
- 159 Park Row – Signage (Pejepscot Historical Society)
- 63 Federal Street – Window Replacement (Bowdoin)
- 149 Maine Street – Outdoor Seating Area (Wild Oats)

Minutes

MOTION BY BETSY MARR TO APPROVE THE MINUTES OF FEBRUARY 2, 2013. SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.

Other Business

- Anna Breinich stated that the Zoning Ordinance Amendment for Section 216 has been sent to council. Anna stated that the public hearing for both map and text has been set for 7/1/13.
- Anna Breinich stated that staff is in the process of getting someone under contract to look at contributing versus non-contributing structures. Anna stated that in accordance to MHPC all contributing properties should be listed in the Zoning Ordinance.
- Emily Swan stated that the historic preservation month tour was well attended and noted that the photo exhibit was up for the month of May. Emily stated that on the agenda for the fall will be revision of the VRB brochure.

Adjourned

This meeting was adjourned at 7:45 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary

**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

**VILLAGE REVIEW BOARD
MARCH 11, 2014**

MEMBERS PRESENT: Chair Emily Swan, Vice Chair Brooks Stoddard, Laura Lienert, Connie Lundquist, Betsy Marr, Gary Massanek and Karen Topp

STAFF PRESENT: Anna Breinich

A meeting of the Village Review Board was held on Tuesday, March 11, 2014 at the Municipal Meeting Facility at 85 Union Street, Council Chambers, 1st Floor. Chair Emily Swan called the meeting to order at 7:15 P.M.

Pre-application Workshop: Coastal Enterprise Inc. (CEI) has requested a preapplication workshop to discuss potential design options for a new office structure at 28-30 Federal Street (Map U13, Lots 149-150), to replace the existing Municipal Facilities. Applicant will provide and present options at the meeting.

Emily Swan recused herself from the workshop as she holds a community investment note in CEI.

Brooks Stoddard opened the meeting and handed the introduction over to Anna Breinich. Anna reminded those attending the meeting that this is a pre-application workshop. Anna stated that staff and CEI have been working on the pre-application and that she has requested design assistance for CEI from Maine Historic Preservation Commission twice; letters from MHPC are included in the packet.

David Latulippe, Priority Real Estate Group, and team leader introduced CEI representative John Egan. John stated that CEI is a community investment group and provided a background of who CEI is, where they are located and what they do, as well the intended use of the proposed building, to unite several sub offices into one central office.

David Latulippe reviewed a Power Point presentation and stated that CEI is looking for the Certificate of Appropriateness (CoA) to demolish the existing Brunswick Town Hall and Parks and Recreation buildings as well as a CoA for the construction of the proposed new CEI building. David reviewed the proposed design layout and design standards of the CEI building as well as proposed materials and criteria such as sustainability, parking, open space and connection.

Ben Walters, CWS Architects, stated that CEI came to the current building location, form, and layout after much discussion and deliberate decision making. Ben reviewed a Power Point presentation on the non-contributing existing Brunswick Town Hall and Parks and Recreation buildings and the scale of the proposed CEI building. Ben reviewed the proposed building layout, review standards, historic context, case studies and proposed site redevelopment including existing, proposed and historic massing of the building. Ben walked through design images of the proposed building. Ben reviewed the MHPC suggestion to review the Kennedy Park Complex at 150 Capitol Street to use as a model, but stated that after much discussion, it

was decided that this type of development was not feasible for CEI and reviewed the reasons why. Ben discussed MHPC Director Earl Shettleworth's letter dated 2/3/14 and stated that he wonders if Earl took into consideration everything that is important to CEI and to the Town of Brunswick to redevelop this site and do it cost effectively. Ben reviewed the Tremont Preservation consultant's comments and proposed solution to Earl's suggestion.

Karen Topp stated that she too did not like the idea of replicating the houses on Federal Street and asked if CEI had discussed separating the building in half with a combined walkway to separate the mass. Ben Walters replied that to separate them they would have to displace parking on a very tight site and they would lose some of the synergy of being able to work together.

Gary Massanek asked why CEI's historic architect was steering them away from a primary entrance on Federal Street and Ben Walters replied that they conducted studies and it came down to needing the door on Federal Street and said that it didn't look right. Gary discussed that entrances and architecture is important and asked them to reconsider. Betsy Marr stated that she was apprehensive at first in regards to the mass of the building but thinks that the use of different colors will make it look more like row houses rather than one mass. Connie Lundquist replied that she does not like the idea of different colors or the use of color. Connie stated that this is a once in a lifetime opportunity to reclaim this into the historic district and will need to be convinced more. Brooks Stoddard asked if they considered brick and Ben replied that they have. Discussion on mass of the building and ways to bridge the mass via color, windows, shifting of the façade and possibility of incorporating brick.

There was brief discussion among members on compatibility standards in the Zoning Ordinance and limitations of the Village Review Board.

Brooks Stoddard opened the meeting to public comment.

Mary Alice Treworgy, resident of 62 Federal Street, stated that she has been living on Federal Street for 27 years and that she chose this location because the street was beautifully planned; she believes that the appearance of the street was a top priority of the founding fathers of Brunswick and a major piece was the 20-foot setback requirement. Mary Alice said that the chaos that can occur with irregular setbacks can make one feel ill at ease and that as business have encroached on lower Federal Street, the quality of residential life and the real estate have deteriorated. Mary Alice said that if there are going to be business on Federal Street, the Town should make sure that they echo the historic architecture and an opportunity to scale back on the encroachment. Mary Alice suggested sources of brick inspiration and the Kennedy Complex in Augusta.

Jane Millett, resident of 10 Franklin Street, stated that she is very much in favor of CEI coming to Brunswick and believes that they will be a great neighbor. Jane read a letter from Wallace Pinfold. Jane noted that many of the homes on Federal Street are more than 200 years old. Jane said that the appearance of the building in the National Register does nothing to remind citizens of the history or the character of Federal Street and hopes that this can be remedied and that changing facades is relatively simple.

Jonathan Shepherd, owner of 13 Federal Street, stated that he is excited about CEI coming to town but that the building will need to look right and he does not feel that the building is there yet. Jonathan expressed his desire that CEI really listens to Earl Shettleworth's comments and read part of Earl's original comments as well as a portion of comments dated 3/10/14. Jonathan stated that this is an amazing opportunity to bring something to Brunswick that is not just better than what is there now, but something that will restore that character of Federal Street.

Claudia Knox, resident of Cumberland Street and speaking also on behalf of the Design Committee of the Brunswick Downtown Association, discussed her apprehension and fear that communication between MHPC and some of Brunswick's officials may have muddied the water and expressed that it is very important to be accurate. Claudia stated that the Brunswick Planning Board and the Village Review Board have sole jurisdiction entirely independent of state and federal bodies and this is a very good thing that you do not want to be broken. Claudia stated that the standards should be written so that new construction cannot be mistaken for the old and that one should not interpret the current standards to be applicable to new construction.

Russell Pierce, resident of 59 Federal Street, told a story of architect Felix Arnold Burton who lived at 13 Federal Street, a graduate of Bowdoin College and designer of many of the houses on Federal Street as well as the Morrell Gymnasium at Bowdoin College, front façade of Bank of America and Hawthorne School. Russell asked that the architect be sensitive to the designs of Mr. Burton.

Caroline Kurse with Artform, stated that there are a lot of challenges with this project but feels that the project is in good hands. Caroline is confident that the Town and CEI will be able to work this out and reiterated that CEI will make great neighbors.

John Gerard, resident and employee in Downtown Brunswick since 1982, stated that this project has the potential to be one of the top 10 for economic growth in Brunswick and it will be beneficial to have 65 well paid employees in the Downtown area. John stated that CEI is a wonderful business and very appropriate and fitting for Brunswick. John pointed out that CEI is a non-profit and hope that Brunswick can assist find the middle ground in terms of the design of the building so that it is cost effective for CEI.

Larisa Darcey, resident, echoed John Gerard's comments and thanked CEI, the VRB and the Planning Board for working together.

Ted Laitala, resident of 9 Federal Street, stated that the design concept presented at the meeting was great except for the outward shape elevation and the flat roof.

Deborah King, Executive Director of the Brunswick Downtown Association, reiterated and echoed the comments by Larisa Darcey, John Gerard and Claudia Knox and pleaded the Board to work with CEI on their design.

Dee Perry, property owner of a business that has been in Brunswick since 1909 stated that Brunswick is an ever evolving community and that the community needs a friendly neighbor.

Dee stated that we need to focus on what will be best for Brunswick right now and to not focus on the past or the future too much; she believes CEI will be a great addition.

Betty Leonard, stated that she feels that Brunswick architecture has gone downhill and although CEI would be a great addition, Brunswick has demolished many wonderful buildings. Betty stated that she highly regards Earl Shettleworth's comments and that the mass of the building is too much for Federal Street.

Brooks Stoddard closed the public comment period.

Emily Swan returned to the meeting.

Discuss and make recommendation to the Planning Board regarding the final Contributing Structures listing within the Village Review Zone completed by ttlarchitects.com.

Emily Swan gave a brief history of the list and classification.

Discussion on 101 Union and 103 Union Street needing to be added to the index. Anna Breinich to follow-up on.

Discussion on the mechanism to adding to or removing structures to the list. Anna Breinich stated that the most obvious mechanism is a building 50 years or older per the State. Anna stated that the Board can create a separate list of significant structures.

MOTION BY BROOKS STODDARD TO RECOMMEND ADOPTION OF THE FINAL CONTRIBUTING STRUCTURES LISTING WITHIN THE VILLAGE REVIEW ZONE COMPLETED BY TTLARCHITECTS.COM AND TO INCLUDE 101 UNION STREET AS WELL AS 103 UNION STREET IF THEY ARE FOUND TO BE CONTRIBUTING. SECONDED BY CONNIE LUNDQUIST.

Anna Breinich gave a brief overview of the reasoning behind the Village Review Zone need for a rewrite.

APPROVED UNANIMOUSLY.

Discuss programming options for National Historic Preservation Month (May 2014).

Emily discussed past year programs and noted that the Historical Society has had a series of talks on the Franco American heritage in Brunswick with one more scheduled for May 7th and may be a potential theme. Laura Lienert suggested a Civil War theme. Brooks Stoddard suggested economic and historic preservation.

Staff Approvals:

11 Pleasant St – Barn demolition
1 High St/30 Union St – Garage door replacement
8 Lincoln St – Windows

183 Park Row – Signage
56 Maine St – Signage

Minutes

No minutes were approved at this meeting.

Adjourned

This meeting was adjourned at 9:33 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary

**VILLAGE REVIEW BOARD
APRIL 15, 2014**

MEMBERS PRESENT: Chair Emily Swan, Vice Chair Brooks Stoddard, Laura Lienert, Connie Lundquist, Betsy Marr, Gary Massanek and Karen Topp

STAFF PRESENT: Anna Breinich

A meeting of the Village Review Board was held on Tuesday, April 15, 2014 at the Municipal Meeting Facility at 85 Union Street, Council Chambers, 1st Floor. Chair Emily Swan called the meeting to order at 7:15 P.M.

Case #14-010 – 28 and 30 Federal Street – The Board will review and take action regarding approval of Certificates of Appropriateness for the demolition of the former Brunswick Municipal Building and Recreation Center and the construction of a new 2-story professional office building for CEI at 28-30 Federal Street (Map U13, Lots 149-150). The proposed activity is located in the Federal Street Historic District.

Emily Swann recused herself from the workshop as she holds a community investment note in CEI.

MOTION BY BETSY MARR THAT THE CERTIFICATES OF APPROPRIATENESS JOINT APPLICATION IS DEEMED COMPLETE. SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.

Anna Breinich provided an overview of the proposed project and stated that the applicant is seeking two Certificates of Appropriateness; demolition of 28-30 Federal Street and the construction of a new 2-story office building. Anna stated that Findings of Fact were jointly completed so there is one Findings of Fact draft for both CoA's. Anna stated that the development is located within the Town Center 1 District (TC1), National Registry Historic District, and Village Review Overlay Zone. Anna noted that the Planning Board acted favorably on the sketch plan on 1/28/14 and the final plan will be submitted upon completion of the CoA by the Village Review Board.

David Latulippe, with Priority Group, stated that the applicant attempted to incorporate much of the public feedback into the project as they could and that they spent a lot of time reviewing Section 216.9 of the Zoning Ordinance and the Village Review guidelines; he believes that they have ended up with a better project. David stated that in terms of mass, the proposed building is smaller than what is currently there. David said that the new design has a little bit of clapboard, and glass with the predominant feel and look of brick. David noted that there are 65 parking spaces that meet the requirements of the Planning Board and the tenant is allowing the spaces to be available to the public during the night and on weekends. To keep the noise down, they are keeping the flat roof with mechanicals being centered and screened. David said that the applicant is looking into geothermal and solar panels; their goal is to have no fossil fuels being used to heat and cool the building. David said that the intensity of the building will be much less

then what is currently there and will have a sidewalk all around the building, landscaped areas and connection to the municipal parking lot.

Ben Walters with CWS Architects, passed around for review the different types of materials and colors that they are going to be using on the building (clapboard, glass and brick). Ben presented a PowerPoint presentation and walked through the proposed development plan with different views of the proposed building.

Karen Topp asked for clarification on the two tones in the glass in the towers. Ben Walters replied that there is a darker color where there is the floor and in the corners where there is a column. Ben stated that for the main entrance they are using a cable canopy support and in the center there is a column to support this; they have the darker glass there as well. Gary Massanek asked what the exposure was on the bricks and Ben replied six inches. Connie Lundquist asked if they are using real bricks and Ben replied that yes, an engineered, made in Maine brick. Connie said that she understands that brick is costly and asked, if the Board decided they did not like the use of the clapboard, would the applicant consider using all brick. Ben replied that they are attempting to have the enter piece have the feel of a traditional Federal style building and noted that using all brick would make the building appear larger. Connie asked what the fencing will look like and Ben replied that it will be metal of some sort with a simple design and will be happy to work with staff on the details.

Brooks Stoddard opened the meeting to public comment.

Jim Trusiani, resident of 6 Pleasant Street stated that when one looks at what is currently on 28-30 Federal Street, you know that demolition needs to happen and believes that the proposed CEI building fits and is smaller with a comparable site plan. Jim stated that the applicant has done due diligence and is happy with the application as presented.

Johnathan Shepherd, owner of 19-27 Federal Street apartments, stated that he is really happy with the process moving forward and is impressed. Johnathan stated that he loves the brick and that it ties in with the other buildings on Federal Street and Hawthorne School. Johnathan said that he would love to see all brick that and would like to see things done right the first time. He encourages the VRB to consider all brick.

Jane Millet, resident of 10 Franklin Street and Town Councilor, congratulated CEI, CWS and the developers for a very attractive plant but does not think that the building fits on Federal Street. Jane would like the VRB to support the zoning amendment to change the ordinance so that it aligns with the Maine Historic Preservation guidelines. Jane would like to support, preserve and celebrate history.

Cathy Barter, resident of 39 Bostwick Road, on behalf of the Southern Mid Coast Maine Chamber of Commerce, stated that they are very excited about this plan and the work that has been done by the applicant in working with the neighborhood, listening to the concerns of the neighborhood and concerns in the community. Cathy stated that the SMMCC asks that the VRB please approve the building as presented today.

Claudia Knox, resident of Cumberland Street, stated that she is very happy to say that she likes the brick and the decorative tones and patterns in the brick as well as the siding as it picks up the green undertones in the brick as it reminds her of the revised Tondreau Building. Claudia stated that her favorite thing is the cable suspended canopy which screams 2014 and says “here I am, here is where you come in” and is strong and confident. Claudia believes that the building is very compatible.

Corey Theberge, resident of 13 Federal Street, stated that he thinks this project has matured quite a bit and mirrored Johnathan Shepherds comments in respects to all brick. Corey would like more information on the fencing and gives support in making the fence higher if needed. Corey stated that he hopes that the very large trees can survive construction and would like to continue to talk to the applicant about noise.

Deborah King, Director of BDA, stated that the BDA supports CEI coming to the community and the willingness of the applicant, neighbors and Town staff to work together. Deborah hopes the VRB approve s the application as presented.

John Gerard, resident, thinks that the revised application presented tonight has come a long way and thinks that the applicant has gone out of their way to make this building what it is today and hopes that the VRB approves the application.

Barbara Bean, resident of 36 Federal Street, stated that she does not understand the roof line and that she would like to know more about the lighting on the building and what it looks like at night.

Betty Leonard, stated that she is concerned about the overall look of the building and mainly the mass of the building. Betty believes that people are concerned with the mass and that this is a legitimate concern. Betty suggested that the building have two facades on Federal Street. Betty stated that much of the building plan has been dictated by parking and suggested underground parking.

Brooks Stoddard closed the public comment period.

Anna Breinich asked the applicant to address Barbara Beans question on lighting and clarification on the roofline. Ben Walters replied and reviewed the cornice around the building and VRB requirement that if you have a flat roof, you must have a cornice. In terms of lighting, Ben stated that they have lighting in the parking lot, recessed lighting on timers on the Federal Street side and combination pole and building lighting on the parking lot side. Ben stated that they have not worked out all the photo metrics yet but will have that information for the Planning Board application as required. Connie Lundquist asked about lighting times and Anna replied that this would be under Planning Board purview, but that they could suggest lighting times to them for consideration. Gary Massanek asked what is needed in terms of parking and Ben replied that they need 65 spaces. Betsy Marr stated that she likes the clapboard and brick and believes that if the building were all brick, it would be too massive. Betsy stated that she likes the fence and thinks that the applicant has done a fine job. Brooks Stoddard stated that the change from the brick does drop the scale down and ends with a rhythm that exists on Federal

Street. Karen Topp stated that she surprising does like the design and is happy with the use of the brick.

Connie Lundquist stated that she has a serious problem with the small side parking lot; not on the appearance but considering it new construction which effects the draft Findings and disagrees that the 13 space parking lot meets the intent of the ordinance. Anna Breinich replied that they are dealing with two different parts of the ordinance that apply and noted that they do have an existing situation with side-lot parking. Anna stated that in checking with the Codes Enforcement Officer, this would allow for a non-conformity to continue to exist and was the reason why this was acceptable with the heavy landscaping and fencing. Connie replied that she wished the ordinance stated this and Anna replied that the ordinance does speak to non-conformity in another section.

Laura Lienert stated that she has spent the past few weeks thinking about CEI's comments about the Kennedy Park Building in Augusta that "this type of character doesn't reflect the progressive nature of their image" and does not feel that Brunswick needs to accommodate CEI's image but that CEI should accommodate Brunswick's rules and guidelines that speak to Brunswick's legacy. Laura said that at the last meeting, a gentleman spoke to the linear aspect of Federal Street and in looking at Section 216.1.E, it speaks to the features of historic patterns of the neighborhood; it struck her that almost all the houses on Federal Street have a side gabled roof (34 side gabled, 5 end gabled and 8 hipped roof) and between Dunlap Street and Green Street, all 34 homes have the side gabled roof with the exception of the red office building which is a non-contributing structure. Laura stated that the roofline is a huge element and wonders if they could make a fake roofline.

Laura Lienert, in referring to a letter submitted which speaks about the Federal Street houses not aspiring to stand out from one another, speaks to the Depart of Interior statements under new construction within the boundaries of new construction which states "when visible from or in close proximity, the new construction must be subordinate to these buildings" and further states "the limitation on the size, scale and design of new construction may be less critical the further it is located from historic buildings". Laura stated that in order to get on the National Registry, a majority of residents on Federal Street would have had to have wanted it which speaks to the culture of the residents at that time and that this is still a reflection of how the residents feel and have spoken about at the meetings. Laura stated that the VRB has the opportunity to honor this designation and the citizens with a structure that is worthy of this designation and historical context which can be done with the proposed building via roofing and brick vs clapboard.

Laura Lienert referring to another letter submitted which asked "how a building to scale of the Hawthorne School or Tondreau Block set back from a mere 20 feet from Federal Street will appear". Speaking to Section 216.9.B.1.d, new construction, Laura does not know how the VRB can consider the mass and scale of the applicants building without thinking that it could also possibly be another serious intrusion to the area. In another letter, Laura stated that it is asked "does the State historian's conclusion that the current design, size, scale, proportion and materials are all out of keeping with lower Federal Street carry some weight with the VRB"? Laura said that this speaks to Section 216.9.A and reviewed Earl Shuttleworth's comments that the proposed building is not compatible. Laura spoke to her unhappiness that Earl's comments be

merely suggestions and instead refer to the applicant's interpretation of the guidelines. Laura stated that this is a wrong understanding of and execution of the ordinance. Laura said that she does believe that Earl's comments should carry weight. Lastly, Laura referred to a letter that "driving CEI away by making unreasonable demands" and another letter stating that "CEI is a non-profit not a wealthy company, please don't make this project even more expensive for them" replied that economic costs are a reality not lost on her, but with respect to new construction, the ordinance does not ask that they consider guidelines or standards based on an applicant's financial situation. In conclusion, Laura stated that design and good planning are as much an economic draw as a natural resource.

Karen Topp replied that she loves Hawthorne but does not like that it is so far back and that she sees all the cars parked out front; would rather the school be up front. In terms of the State Historian and using the comments as guidelines or not, Karen said that she does not like the fake historical construction such as the train station and likes that modern cast on the proposed building; it is still respectful and does not think that they could go back to the area being residential.

Gary Massanek stated that this is a challenging project and complimented the effort that has been put in and agreed that at some point economics does come into play. Gary thanked the applicant for putting the brick in and believes that the building has come far, but does not think that the building is quite there yet. Gary stated that the end with the canopy is nice, but the end with the jog is not enough and has not accomplished what it is meant to do. Gary said that the canopy for the patio is working against what they are trying to do in breaking up the massing and if the applicant is going to have the brick facade, they need to make the canopy pop possibly by adding a center. Gary said that massing is still a concern, but reiterated that the application is so much better than it was before. Gary would like to see the application go through one more reiteration, more direction from the Town Attorney on interpretation on the side parking lot and more input on the fencing. Laura Lienert replied that she likes Gary's idea about centering the porch canopy. Gary stated that keeping the clapboard is essential, but would like a little more separation.

Connie Lundquist asked if the applicant had been asked if they would like another workshop. Connie stated that she has a problem with the process that the Town uses and stated that the VRB did not have to vote tonight. If the VRB did not vote, she would encourage that the Board meet again very soon. In reference to the non-conformity in parking, Connie stated that she does not agree with the Codes Enforcement Officer's interpretation.

Betsy Marr stated that her concerns have been met and she is happy with the application presented. Brooks Stoddard stated that he is impressed with the work the architects have done with the design of the building and noted that it is a very delicate dance that they are doing. Brooks said that he hopes that they can find a way to move forward tonight. David Latulippe replied that they would be fine with a condition regarding working with the Town Planner on the fencing and with the Town Attorney on the interpretation of the parking. David also stated that they can explore jetting out the porch canopy a bit more. David noted that the applicant is on a time constraint and asked that the Board move forward. Ben Walters replied that they may be able to move the canopy out four feet. Karen Topp asked if they did have the canopy come out

more, would they change the side pieces that come out the same way. Ben replied that he thinks it would be fine as is.

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF THE FORMER BRUNSWICK MUNICIPAL BUILDING AND RECREATION CENTER AT 28-30 FEDERAL 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.

SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY.

MOTION BY BETSY MARR THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF A NEW PROFESSIONAL OFFICE BUILDING AT 28-30 FEDERAL STREET AS OUTLINED IN THE APPLICATION 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.
2. That the porch and its canopy facing Federal Street be located within the clapboard façade area of the structure and not protrude across the brick portion of the façade.
3. That the brick façade portion of the structure, south of the patio area, be stepped forward an additional 3-4 feet towards Federal Street.
4. That staff approve the black metal fencing to be used as screening of the parking lot with landscaping.
5. That the Planning Board pay particular attention to site lighting so as not to shine beyond property boundaries.
6. That staff requests the Town Attorney to review their interpretation of Section 216.9.B.1.f. with regard to side yard parking being considered a nonconforming condition

per Section 304 of the Brunswick Zoning Ordinance and make any necessary revisions to the site plan.

SECONDED BY GARY MASSANEK, APPROVED BY BROOKS STODDARD AND KAREN TOPP. UNAPPROVED BY LAURA LIENERT AND CONNIE LUNDQUIST (4-2).

Emily Swan returned to the business meeting.

Other Business

- Gary Massanek suggested that ZORC take a particular look with respects to VRB edge in the rewrite.
- Connie Lundquist asked that they speak about the *process* at another meeting. Discussion among members about workshop vs meetings and future handling of large applications.

Staff Approvals:

16A Lincoln Street – Sign
8 Lincoln Street – Sign
1 Middle Street – Sign
7 Lincoln Street – Sign
103 Maine Street – Sign
1 Middle Street – Sign
20 Lincoln Street - Roof

Minutes

No minutes were approved at this meeting.

Adjourned

This meeting was adjourned at 9:44 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary