

**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