

**VILLAGE REVIEW BOARD
OCTOBER 21, 2014**

MEMBERS PRESENT: Chair Emily Swan, Laura Lienert, Connie Lundquist, Gary Massanek and Karen Topp

STAFF PRESENT: Anna Breinich

A meeting of the Village Review Board was held on Tuesday, October 21, 2014 at the Municipal Meeting Facility at 85 Union Street, Council Chambers. Chair Emily Swan called the meeting to order at 7:15 P.M.

Case # VRB 14-033 – 6 Jordan Avenue – The Board will review and take action regarding a Certificate of Appropriateness to construct a mudroom addition off west side entrance to the residence and the installation of 2 skylights on cape roof facing street, located at 6 Jordan Avenue (Map U08, Lot 66).

Anna Breinich introduced the application for new construction of a mudroom and a skylight installation on a Cape style home located at 6 Jordan Avenue. Anna said that the mudroom would be using an existing doorway on the west side of structure. Anna noted that the area of construction is narrow and that this would be new impervious surface. Anna passed around the materials being used in the new construction as provided to staff at the meeting for review. Anna said that the proposed mudroom would be 5.6 sqft wide and 8 sqft long; will be of same color and materials as the house.

Laura Lienert asked about the distance between the surrounding houses and Anna replied that the issue is going to come down to the impervious footprint which will be determined through the Codes Enforcement Office pending VRB approval. Karen Topp asked the applicant why they chose the 45 skylight instead of the 53 size skylight. Corey Rattleff replied that the 53 wouldn't fit. Gary Massanek clarified that in construction of the mudroom, there will be a loss of one of the shutters on an existing window and asked if there was a possibility of moving the footprint 1 foot or so to avoid this. Corey Rattleff replied that moving it will take away the bench that the applicants were going to install. Gary suggested that they pursue moving the mudroom room to avoid losing the shutter. Connie Lundquist asked for clarification on how the Board can approve an application that does not meet the ordinance. Anna replied that Board is looking at the design review; if the application can't move forward, the applicants can still install the skylights and what may not work is the impervious coverage. Emily noted that the mudroom slopes back and asked if it is because of storage. Corey replied that it is where they are going to store the trash so it will be out of view. Emily agreed with Gary on the shutter. Laura replied that it is located on the side of the house; Karen agreed and said that this is a nice design matching the slopes of the roof. Connie likes the proposal and the bench.

Chair Emily Swan opened the meeting to public comment. Hearing none, the public comment period was closed.

MOTION BY GARY MASSANEK THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY.

Laura Lienert asked if the applicant is replacing the front door as well. Corey Rattleff replied that the front door will remain as is. Anna Breinich added that the door that is going on the addition will match the front door and will be a half light and not as depicted in the application materials. Corey added that it will be a 9 light and fiberglass; the front door is wood. Laura referred to section 216.9.B.1.c. of the Brunswick Zoning Ordinance which states that the material needs to be in kind. Anna replied that the ordinance also allows for comparable material to which Laura replied it notes only when not available. Anna replied that in the past fiberglass has been acceptable. Corey replied that they look the same and noted that the fiberglass will not rot out and is more energy efficient. Gary Massanek pointed out that from the street you won't be able to see the door and again suggested moving the mudroom back to avoid cutting off the shutter from the existing window. Laura replied that there is nothing in the guidelines about preserving shutters. Emily said that as far as the door goes, she does not have an issue and Karen Topp agreed. Laura suggested taking off the other shutter.

MOTION BY GARY MASSANEK THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF MUDROOM ADDITION AND INSTALLATION OF 2 ROOF SKYLIGHTS AT 6 JORDAN AVENUE 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 applicant shall redesign the mudroom extension to accommodate the adjacent existing window shutter.

SECONDED BY KAREN TOPP AND APPROVED BY EMILY SWAN, CONNIE LUNDQUIST, GARY MASSANEK AND KAREN TOPP. MOTION OPPOSED BY LAURA LIENERT. MOTION PASSES 4-1.

Case # VRB 14-038 – 38 Cumberland Street – The Board will review and take action regarding a Certificate of Appropriateness to install wrought iron railings on front steps of the residence located 38 Cumberland Street (Map U14, Lot 59).

The applicant, Bernard Breibart, said that the railings are being added for safety and will be custom forged, black wrought iron railings. Emily Swan thanked the applicant for providing research into the range of railing styles on the street.

MOTION BY GARY MASSANEK THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

MOTION BY KAREN TOPP THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE INSTALLATION OF RAILINGS ON THE FRONT STEPS AT 38 CUMBERLAND 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.

SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY.

Case # VRB 14-036 – 86 Maine Street – The Board will review and take action regarding a Certificate of Appropriateness to replace the front door and side lights on a building located at 86 Maine Street (Map U13, Lot 17).

Anna Breinich introduced the application for a replacement of a wood to fiberglass doorway that is very similar in style. Anna pointed out that it is not the original doorway.

Karen Topp asked why the door is so short. Bill Wilson, applicant representative, provided a brief history of the doorway and said the reason why the door is so short is because it was already in the building before the sidewalk was put in; to move it up is not possible as it would be major construction. Bill said that after discussion with the owner, they want to replace the doorway the same way as it currently is. Emily Swan asked about the material dividing the light in the door and Mr. Wilson replied that it would be grill work placed inside. Karen stated that she would prefer to see the side panels remain all light. Emily replied that it is not really an issue for her.

Chair Emily Swan opened the meeting to public comment. Hearing none, the public comment period was closed.

Laura Lienert referenced the Village Review Design Guidelines and stated that they can match wood; the depth and dimension are important to her as a fiberglass door does not have these highs and lows. Gary Massanek agreed with Laura as the public will be much more intimate with this door and would prefer discussing a wooden door. Anna Breinich asked if the grills can be placed on the outside and Mr. Wilson replied that he does not know. Mr. Wilson said that a fir door will be much more expensive than what is proposed. Anna said that over time so much has changed in the doorway that she does not see a problem with what is being proposed. Connie Lundquist is concerned about the clip on mullions and agrees with Laura on the design guidelines. Discussion between Emily and Laura over the materials of the door, what makes sense to have now and what is acceptable. Connie clarified that they are replacing the entire door unit and Mr. Wilson replied that over time the unit has become compromised and that it would be almost impossible to fit a new door in the opening. Even if they replaced just the door, you would still have a new door in an old opening. Laura reiterated provisions in the ordinance and Emily reiterated that this is not the original door. Connie replied that she has never seen a non-wood door that looks like a wood door and as a result without the wood they won't have the window mountings. Emily replied that to get hung up on the wood door look on a heavily altered building is making it harder to find a door that works. Karen asked if there is funding through the BDA and Anna replied that it is a matching program. Bill pointed out that the grant does not pay for architectural fees. Mr. Wilson asked if it were a true door with lights and insulated glass would they accept, members replied that they believed so.

MOTION BY GARY MASSANEK THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE REPLACEMENT OF A DETERIORATED WOODEN ENTRYWAY (COMBINATION DOOR AND SIDE LIGHTS) WITH A FIBERGLASS ENTRYWAY OF SIMILAR STYLE LOCATED AT 86 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.

2. That the applicant shall substitute an entryway made of wood and glass instead of fiberglass/glass, with true window divides and raised panels, keeping same configuration as that proposed in application.

SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY.

Case # VRB 14-037 – 92 Maine Street – The Board will review and take action regarding a Certificate of Appropriateness to install a window and relocate the existing window on the first floor on the Lincoln Building, along with other minor improvements, located at 92 Maine Street (Map U13, Lot 40).

Anna Breinich stated that this application started out as an application for in house review, but that the owner came back with additional changes and decided to move forward at this time. Anna said that this application is mainly for façade improvements and maintenance and replacement of the second floor windows; these changes will be an enhancement to the building.

The applicant, Bill , said this application is for quite a bit of maintenance work that is going to be done and said that in addition, he proposes to extend the dentil work that is on the Nest and bring it across. Connie Lundquist asked if the signs will move down because of the extension of the dentil work and Mr. Moore replied only if the signs are above the dental work. Karen Topp asked if he will be placing new windows where there is currently brick and Mr. replied that he is not. Emily Swan asked what type of windows are currently on the building and what they plan to replace them with. Mr. Moore replied that they are currently wood with aluminum storm windows and he is proposing to replace them with vinyl. Mr. Moore said that they are very thin with no mountings and that the bottom sash is twice as big as the top with no sash. Mr. Moore said that he has spoken with the window man and they believe that they can recreate the same window. Laura Lienert asked if any efforts were made to maintain or preserve the wood windows. Mr. Moore replied that they tried to preserve the trim but not the sash and that wood windows would extremely expensive not feasible; he just wouldn't replace them. Emily asked exactly what windows are being replaced and Mr. Moore replied that he is replacing the 20 windows on the second floor on the front and side. Connie asked about the back windows and Mr. Moore replied that he would like to at some point. Laura asked if there is a mix of windows and Mr. Moore replied that the storm windows get stuck sometimes so it looks like they are different. Anna suggested that members look at the 1910 pictures as it is clear that the windows were straight dividers. Connie asked if they can require that all signs be level with the Nest and Anna replied that the issue could be with Aki as they would be the only ones with a sign remaining. Emily replied that they should all be in line per the BDA proposal.

Chair Emily Swan opened the meeting to public comment. Hearing none, the public comment period was closed.

Emily Swan said that she is ok with the vinyl if they are preserving the trim and that overall, the maintenance will be an improvement. Laura Lienert pointed out that the

Design Guidelines emphasize working with the applicant, but the biggest thing is that it says alternative materials should only be used as a last resort and she does not see this as a last resort but does recognize that the windows are high up on the second floor. Karen Topp replied that given the scale and cost of replacing 20 windows, this could be a last resort. Laura replied that she didn't want to discuss costs as it is not their burden to which Connie replied that a last resort may include cost. Laura reviewed the options. Emily noted that they need to apply the ordinance in a flexible manner and that she would rather not have vinyl, but that the Board has to find a balance. Mr. Moore added that the windows are not part of the grant through the BDA at this time and that the current windows are very drafty and unsafe.

Connie Lundquist recused herself from voting as she has a studio in the building.

MOTION BY KAREN TOPP THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY AMONG THOSE VOTING.

MOTION BY LAURA LIENERT THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS TO COMPLETE FACADE IMPROVEMENTS, RELOCATE TWO WINDOWS ON THE FIRST FLOOR OF THE STRUCTURE AND REPLACE SECOND FLOOR WINDOWS WITH VINYL CLAD REPLACEMENTS AT 90-102 MAINE STREET (LINCOLN BUILDING) 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 KAREN TOPP, APPROVED UNANIMOUSLY AMONG THOSE VOTING.

Connie Lundquist returned as a voting member to the meeting.

Public Draft Zoning Ordinance Update/Joint Meeting with ZORC Proposal

A workshop will be held prior to the 11/18/14 meeting to discuss changes for Section 216 of the Brunswick Zoning Ordinance.

Other Business: No other business.

Staff Approvals:

29 Union St – Renovations
134/136 Maine St – Signage
6 Jordan Ave – Rear Dormer
29 Cumberland St – Garage demolition
15 High St – Garage demolition

Approval of Minutes

MOTION BY GARY MASSANEK TO APPROVE THE MINUTES OF JUNE 17, 2014. SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

Adjourn

This meeting was adjourned at 9:02.

Attest:

Tonya Jenusaitis
Recording Secretary