

**VILLAGE REVIEW BOARD
JULY 15, 2014**

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

STAFF PRESENT: Anna Breinich

A meeting of the Village Review Board was held on Tuesday, July 15, 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.

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).

Anna Breinich introduced the application and said that the new owners of 32 School Street come before the Board as part of an emergency COA that was issued by the Codes Enforcement Officer on 6/13/14 which allowed the owners to begin repairs to the building immediately in an effort to minimize further damage caused by leaky walls and roofing. Anna said that the emergency waiving of the COA still requires that the applicant go through the normal COA process. Anna said that the renovation 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. Anna said that in taking a look at everything that was being done to the main structure, they are following the Design Guidelines.

In terms of the garage, Anna Breinich said that it is fairly dilapidated as seen in the photographs. The owner has decided to build a new garage in its footprint that would be stick built, wood clapboard siding, of white color, green roof and as presented with one double wide overhead door which the Design Guidelines say to avoid. Anna has included in the conditions that the doublewide overhead door be avoided and two single overhead doors be used.

The applicant, Michael Sanders said that when he and his wife recently purchased this house, it was basically falling into the street and he and Amy Russell would like to bring it back to where it was.

Connie asked if the applicant has thought of any other protection from the weather aside from using storm doors. Michael Sanders replied that the challenge is to save the front wood doors behind the storm door while still being able to showcase them. Michael said that the contractor will be repairing them as best he can, but that they need a barrier. Connie asked if the storm doors will be staying on all year and Michael replied that he had not considered that, but it is an easy solution to remove them each spring.

Emily Swan asked why the applicant chose vinyl over wood or wood-like siding. Michael Sanders replied that it came down to the question of how often do you want to paint your house. Michael said that they did look at the condition of the clapboard and were considering clapboard but that this house is being renovated at a significant expense. Michael said that this was one expense that they felt they could compromise in while still maintaining the character. Emily asked about the trim and Michael replied that it will be all wood. Emily asked if the Marvin windows being put in are wood on the inside and metal on the outside. Michael replied that it is aluminum on the outside, painted black.

Connie Lundquist asked if they will be replacing the garage door and Michael Sanders replied that in stage 2 they plan to get rid of one of the bays and remodeling it to make a real entrance to an apartment to the left of a single garage door. Michael said that the garage roof will have a pitched roof in keeping in sync with the house.

Chair Emily Swan opened the meeting to public comment.

Phil Dionne, resident of 91 Merrymeeting Road and owner of adjacent property at 31-33 School Street, asked if the emergency COA was new. Anna Breinich replied that an emergency COA was not new and has been in the ordinance since the beginning. Phil replied that he missed/was not made aware of this and feel as though he was misled a few years ago when the former occupant of the home needed a ramp installed; approval took almost 9 weeks. Phil said that it is well known in Brunswick that it is easier to beg for forgiveness then to go along with the process and thinks that the process needs to be tightened. Phil said that he is very surprised that the applicant was granted an emergency COA for the siding and roofing.

Chair Emily Swan closed the meeting to public comment.

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

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVE 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

SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

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).

Anna Breinich introduced the application and clarified that what the Village Review Board is approving is the construction of a new storage shed at 21 Town Hall Place, the demolition of the former shed did not come under review because it was not a contributing structure to an existing contributing structure and was exempt; the Fire House is a contributing structure. Anna said the demolition permit for the shed has been issued. Anna said that the replacement shed will have a gabled roof, stick built and smaller in size (19 x 32 to 16 x 16) and will have a single overhead door on the north side facing Central Station. Anna said she believes that it will be white vinyl siding with a fiberglass doors, steel overhead door and a silver metal galvanized roof. Emily Swan asked where the front edge would be located and Anna replied that she has asked the Fire Chief to place it as far back as possible but suggested that the Board make this a Condition of Approval to minimize the view and to gain a couple of parking spaces. Gary Massanek said that the proposed orientation will make the galvanized metal roof very prominent. Anna replied that it was a matter of cost, but if desired the roof can be green. Gary and Emily agreed that they would prefer the green.

Chair Emily Swan opened the meeting to public comment.

Jeff Morse, Pierce Photography owner and direct abutter, would like to be notified of the exact date of the demolition. Jeff asked that the Town double check the property lines. Jeff asked if there will be any issue with the tree at this location as it is situated on 3 different properties and hangs down over the roof. Jeff asked if they will be enclosing the area with a fence given that the structure would be smaller and Anna replied that she did not know for sure, but noted that they do not regulate fences in Brunswick. Jeff said that they may want to look into this as the fence may be on another property.

Chair Emily Swan closed the meeting to public comment.

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 APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR THE NEW CONSTRUCTION OF AN ACCESSORY SHED AT 21 TOWN HALL PLACE 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 metal roofing be evergreen in color per the color samples provided, instead of the silver galvanized color as proposed by the applicant in order to reduce glare on abutting properties.

MOTION SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY.

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).

Anna Breinich introduced the application and said that this application may trigger additional review by the Board over the next few months. Anna said that there is a façade grant program that is available to business on Maine Street, administered by the Brunswick Downtown Association and the applicant has recently won one of these reimbursement grants. Anna said that the owner would like to redo the roof from asphalt to metal roofing which is prevalent throughout Brunswick. The applicant has provided 3 different colors for the Board to review with the closest one in color to the existing roof being the medium bronze. Anna said that in taking a look at the building, the bronze would probably be the closest and pointed out that the metal roof would only be on the main part of the structure and not the rear towards the parking lot.

The applicant, Kimberly Elwell, said that she would like to keep the roof color as historic as possible. Kim said that part of the reason they are looking at the metal roof is that the north side is like a snow trap and this will allow for less maintenance and her husband having to go on the roof to clear it off.

Chair Emily Swan opened the meeting to public comment. No comments were made and the public comment period was closed.

Emily Swan and Gary Massanek both agreed that they liked that bronze, but that all the proposed colors were very similar. Karen Topp said she would be happy with any of them.

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

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVE 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.

MOTION SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY.

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).

Anna Breinich introduced the application and said that for this application the Village Review Board will be looking to issue a COA for the demolition of the garage and a separate Certificate of Appropriateness (COA) for the new construction of a garage. Anna said that as seen in the photographs provided, the garage is fairly dilapidated and the owner has decided to build a new garage in the existing footprint. The new garage would be stick built, wood clapboard siding, white, with detail, green roof and as presented with one double wide overhead door. Anna said that the Design Guidelines ask that they avoid double width doors. Anna has asked that in the conditions for approval, the double width overhead door be excluded and 2 single overhead doors be used.

Emily Swan referenced her garage door and provided photographs for viewing. Emily said that sometimes she does not want to open both sides of her garage at the same time and wanted to provide another design for the applicant to consider. Connie Lundquist asked what material they were going to use for the garage and Brett Barrett, representative, replied that it would be fiberglass. Emily asked if the applicant would be discouraged by staff's recommendation for 2 single doors and Brett replied that he believed the applicant wished for one double width door so that she would have extra room getting into and out of the garage. Karen Topp asked if the garage would be the same width from the street and Brett replied that it would be the same.

Chair Emily Swan opened the meeting to public comment.

John, resident of 35 School Street, said that he is very happy that the applicant has decided to make these changes and asked if the single doors versus the double width door is a factor in the size of the garage. Brett replied, that it would not make a difference and would work. John said that he likes the windows in the door. Connie Lundquist asked what the size of the current doors are and Brett replied that they are not a standard size door and probably a little smaller. Emily asked if there was a way to create the illusion of 2 doors without there being 2 doors. Gary Massanek said that it will be very tight with the 2 doors. Gary asked if the owner planned on parking 2 cars in the garage and Brett replied that she would only be parking 1. Gary asked if the door could be narrower. Brett replied that it would look as though you are trying to fit a short door in a large

building and it would look awkward. Karen Topp said that she would be ok with the double width as long as there were windows in the garage door.

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

MOTION BY GARY MASSANEK 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.

SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

Karen Topp asked about the tree overhead and Brett Barrett replied that it will have to be trimmed back as the proposed structure would be slightly higher.

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE NEW CONSTRUCTION OF A 2-CAR GARAGE AT 36 SCHOOL STREET 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 selection of the double-width overhead garage door be subject to the approval of the Director of Planning and Development and per the Board's request include windows and, if possible, be similar in style to that of a carriage house door.

SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY.

5. Other Business

- Anna Breinich updated the Board on the Zoning Ordinance rewrite progression to this point.

6. Staff Approvals:

35 Union St – Signage

39 Union St – Window/Door Replacement
135 Maine St – Signage

Board members referenced 2016.8.B.1.a, Application Review Process in review of the Staff Approval of window/door replacement at 39 Union Street.

7. Approval of Minutes

MOTION BY EMILY SWAN TO APPROVE THE MINUTES OF JUNE 6, 2013, JULY 8, 2013 AND OCTOBER 13, 2013. SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

MOTION BY GARY MASSANEK TO APPROVE THE MINUTES OF MARCH 3, 2014. SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

Adjourn

This meeting was adjourned at 8:33.

Attest:

Tonya Jenusaitis
Recording Secretary