



TOWN OF BRUNSWICK, MAINE
INCORPORATED 1739
DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET, SUITE 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, JUNE 16, 2015, 7:15 P.M.**

1. **Case # VRB 14-012 – 4 Pleasant Street** – The Board will discuss and take action regarding a Certificate of Appropriateness for building renovations to include, removal of the side pergola, entryway enhancements, and replacement of windows and outdoor lighting fixtures at 4 Pleasant Street (Map U13, Lot 60). *Rescheduled from 6/4/15 agenda at request of applicant.*
2. **Case # VRB 15-011 – 5 Gilman Street** – The Board will discuss and take action regarding a Certificate of Appropriateness for the demolition of a noncontributing structure (formerly Morin's Auto Parts) and establishing a new parking lot for Morning Glory Natural Foods at 5 Gilman Avenue (Map U13, Lot 1)
3. **Case # VRB 15-019 – 165 Park Row** – The Board will discuss and take action regarding a Certificate of Appropriateness for the removal and replacement of porch roof shingles with different type of material at 165 Park Row (Map U13, Lot 187).
4. **Other Business**
5. **Approval of Minutes**

Staff Approvals

- 11 Pleasant Street – Sign
- 40 Union Street – Sign
- 40 Union Street – Vent Fan Installation

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
4 Pleasant Street
Request for Certificate of Appropriateness for Alterations to an Existing Structure
Village Review Board
Review Date: June 4, 2015**

Project Name: 4 Pleasant Street Alterations¹⁶
Case Number: VRB -14-012
Tax Map: Map U13 Lot 60
Applicant: Zerine Whyte/Whyte Acquisitions
P.O. Box 7932
Portland, ME 04112
207-841-4184
Project Property Owner: Downtown Development Group
240 Maine Street
Brunswick, ME 04011
207-729-1863

PROJECT SUMMARY

A Certificate of Appropriateness is requested to alter the existing front façade of the structure to be more consistent with its original architectural features. The structure, what was first constructed as a Methodist Church and more recently reused for various non-residential purposes, is located in the Town Center 1 (TC1) Zoning District and the Village Review Overlay Zone. It is considered a contributing resource to the Village Review Overlay Zone. The applicant is now considering a residential/retail mix of uses which will require a Change of Use Review/Permit as well as Development Review Approval.

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 submitted application, the proposed renovations are consistent with the Village Review Zone Design Guidelines and will remove noncontributing building features and replace with those more similar to the original architectural elements of the structure. The front/west side pergola addition will be removed as well as the front and east side porticos. The front portico will be replaced with one similar to the original design. Double over-hung vinyl to vinyl window replacements, with fixed transoms above, are proposed with interior and exterior grids. Insulated aluminum doors will replace existing fiberglass or aluminum doors and include a "faux" door on the front west side of the building as originally designed. Building elevations are included in the application.**

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.** *As shown by the proposed building elevations compared with an undated historic postcard image of the building, the alterations as depicted will enhance the historic integrity of the building.*
 - 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, no distinctive historic and architectural character-defining features will be affected by the proposed alterations.*
 - d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *No changes in scale or massing are proposed. Types of materials are replacements to what currently exists. Compatible side door overhangs and "barn-style" mounted lighting fixtures will be mounted on the sides of the structure.*
 - 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.** *No changes proposed.*
 - 2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *No changes proposed.*
 - 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.** *Dumpster shared with abutting businesses for the non-residential use. A common trash receptacle for the residential units is needed. Ground-level heat pump condensers will be utilized. The trash receptacle and mechanical units shall be located no less than 25 feet from the public right-of-way and screened from public view satisfactory to the Director of Planning and Development.*
 - 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. *Building materials are of like materials.***
 - c) **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited. *No trademark advertising icons are proposed to be built into the design of the building.***
- 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 proposed.*

Draft Motions
4 Pleasant Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: June 4, 2015

- Motion 1:** That the Certificate of Appropriateness application is deemed complete.
- Motion 2:** That the Board approves the Certificate of Appropriateness for alterations to the building façade and other site improvements 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 prior to the issuance of a building permit the locations/screening materials for a common trash receptacle and outdoor ground-level mechanicals shall be approved by the Director of Planning and Development.

Received: ~~5/5/15~~ 5/5/15
By: CRB

VRB Case #: 14-012

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Whyte Acquisitions / Zerin Whyte
Address: PO Box 79312
Portland ME 04112
Phone Number: 207 841 4184

2. Project Property Owner:

Name: Downtown Development Group
Address: 240 Maine St
Brunswick ME 04011
Phone Number: 207 729 1863

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 4 Pleasant St

5. Tax Assessor's Map # 4013 Lot # 60 of subject property.

6. Underlying Zoning District _____

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):

We will remove the side pergola. We will match a single faux door on the front left of building. We will replace the first floor section of vinyl siding with a little darker gray. We will replace the vinyl windows with black vinyl windows as in picture. We will add barn style dish downlights on the sides and in the front of building.

Applicant's Signature 

**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 5/6/15 (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: _____

Anna M. Steinich
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 Whyte Acquisitions, relating to property designated on Assessor's Tax Map # C113 as Lot # 60 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Perms/ building permits required

Signed: 
Date: 5/28/15

HISTORIC PRESERVATION SURVEY

013-60

Cumberland Brunswick 4 Pleasant
 County City/Town Street Address and Number

Name of Building/site: Methodist Episcopal Church
 Common and/or Historic

Approximate Date: 1866 Style: Gothic Revival spire

Type of Structure:
 Residential Commercial Industrial Other: Religious

Condition: Good Fair Poor
 note diminutive Gothic spires, small window and clapboard
 Endangered: No Yes siding in old photographs

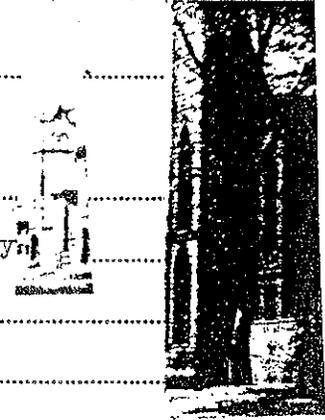
Surveyor: J. Goff Organization: Pejepscot Regional Survey

Rating:

Historic Significance to the Community: Daniel A. Booker, housewright



1979 photo L. Borysenko
 19th c. photos PHS archive



(For Additional Information - Use Reverse Side)

4 PLEASANT

Title: (341:55 Methodist Meetinghouse on Federal St. sold to trustees 2/16/66)
 341:107-108 James Berry & Jacob Sands sell 2/5 for "building lot" 3/9/66
 also Adam Lemont sells 3/5 Pleasant St. lot " " " 3/9/66
 post-date: 377:215 Joshua Lufkin selling adjacent property to building
 --for rear projection 1870.

Maps: 1871: M.E. Ch.
 1910: Meth. Ch.

Newspaper: Telegraph 6/15/1866 p.2: "The new Methodist church is all under roof,
 boarded in and nearly shingled. The work has gone ahead with wonderful
 rapidity. The building presents good proportions, and when completed,
 we think, will be quite an ornamental structure. Mr. D. A. Booker
 has charge of the carpenter work."
 Telegraph 8/10/66 p.2: "The Methodist Church...is to be lighted with
 gas...we think the spire not quite high enough for the best effect."
 Telegraph 11/23/66 p.2: "The New Methodist Church...frescoing...
 pews--of chestnut..."

-also-

"Dedication...Distinguished Singers from Prof. Touyee's Musical
 Institute of Providence, R.I. have been engaged to give a concert
 in the new church" (Portland & Kennebec and Androscoggin Railroads
 at half-fare for this occasion)

MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): Methodist Episcopal Church

2. PROPERTY NAME (OTHER): The Kitchen Restaurant

3. STREET ADDRESS: 4 Pleasant Street

4. TOWN: Brunswick

5. COUNTY: Cumberland

6. DATE RECORDED: May 2001

7. SURVEYOR: Turk Tracey & Larry, Architects, LLC.

8. OWNER NAME: Downtown Development Corp, C/O Paul Clark

ADDRESS: 240 Main Street, Brunswick, Me 04011

9. PRIMARY USE (PRESENT):

- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| <input type="checkbox"/> SINGLE FAMILY | <input type="checkbox"/> AGRICULTURE | <input checked="" type="checkbox"/> COMMERCIAL/TRADE | <input type="checkbox"/> FUNERARY |
| <input type="checkbox"/> MULTI-FAMILY | <input 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 type="checkbox"/> 19TH/20TH C. REVIVAL | <input type="checkbox"/> INTERNATIONAL |
| <input checked="" 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 checked="" 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 ()

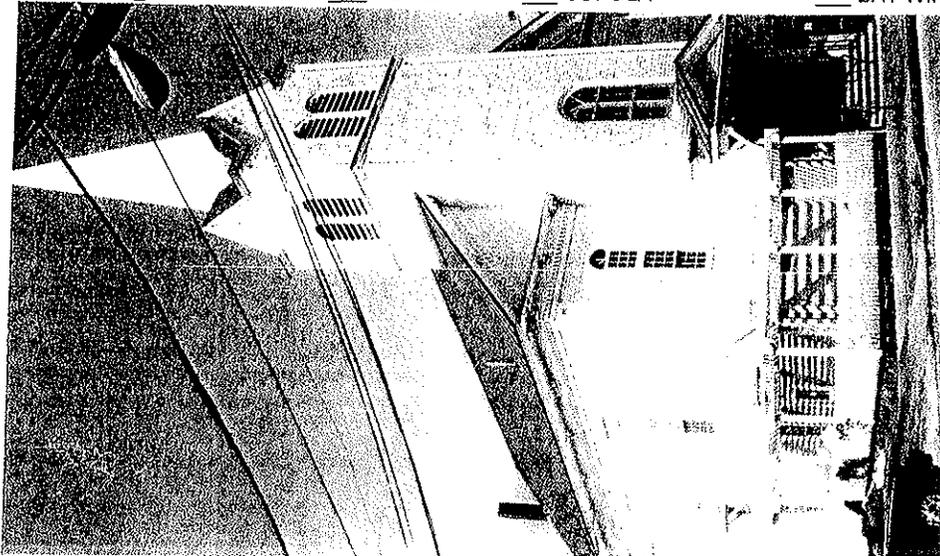
14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):

- 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 _____
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 Unknown
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: 1866 26. ESTIMATED DATE OF CONSTRUCTION: _____
27. DATE MAJOR ADDITIONS/ALTERATIONS: Interior Renovation ca. 1988, garage added 1993, 2000 Assessors Record
28. ARCHITECT: _____ 29. CONTRACTOR: Daniel A. Booker
30. ORIGINAL OWNER: Methodist Church
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:

A unique and well preserved adaptive reuse of a building which no longer was serving its original function; in addition the church is significant for its association with the late nineteenth century development of Brunswick.

"The new Methodist church is all under roof, boarded in and nearly shingled... The building presents good proportions, and when completed... will be quite an ornamental structure. Mr. D. A. Booker has charge of the carpenter work." *Telegraph*, June 15, 1866.

1980 - Pejepsco Historical Survey. 4 Pleasant Street was surveyed in 1979 by J. Goff and L. Borysenko.

Unpublished manuscripts, reproduced clippings, and newspaper clippings in the Subject files of the Pejepsco Historical Society.

2000 Assessors Database, Town of Brunswick.

35. HISTORICAL DRAWINGS EXIST: YES NO LOCATION: _____

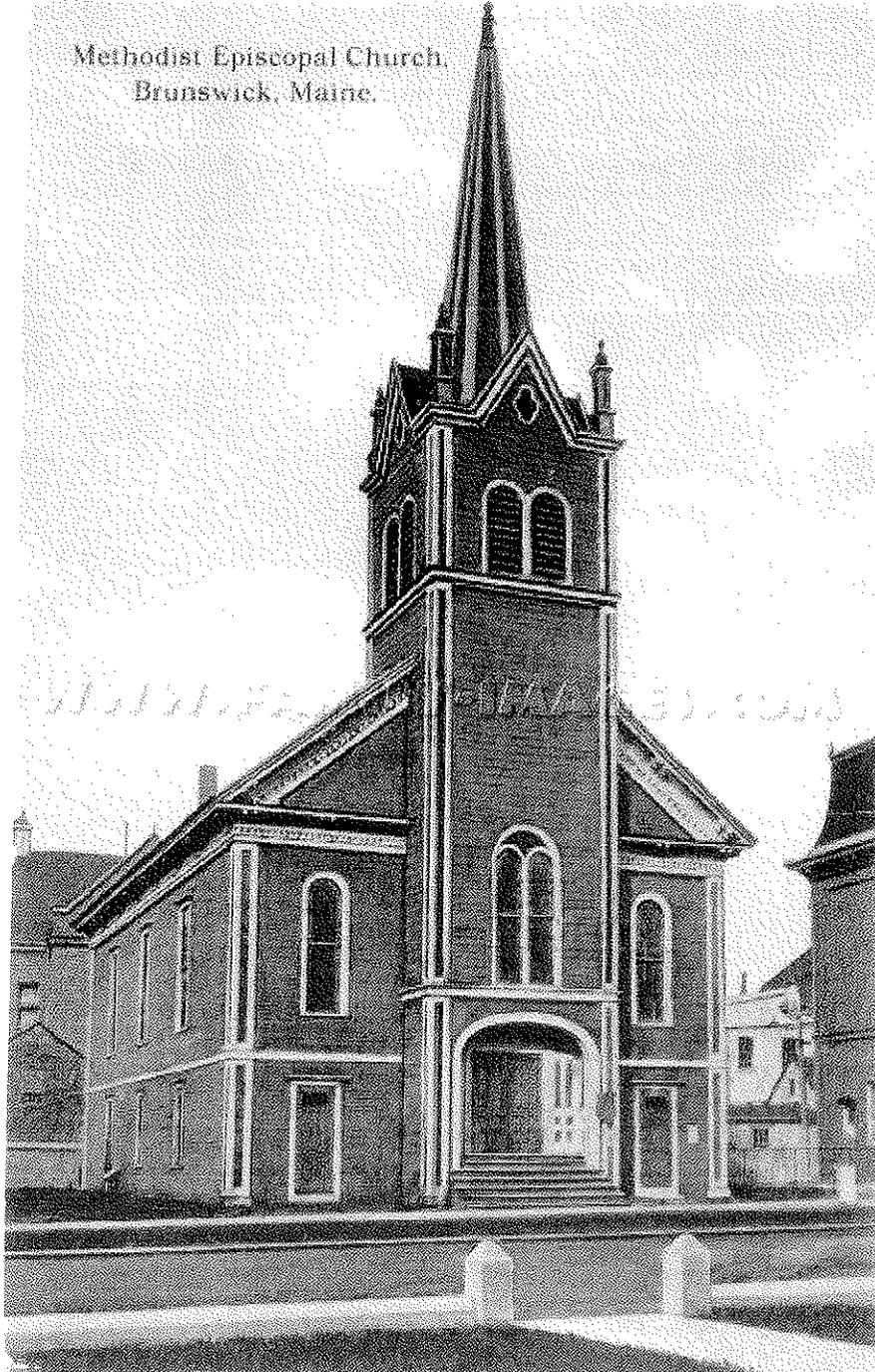
ENVIRONMENTAL DATA

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



Current.



Left neighbor



Right neighbor.



Registry in Book 386, Page 33; thence running easterly by the north line of Pleasant Street, eight feet, more or less, to the Methodist Episcopal Church lot; thence northerly by said Church lot, to land formerly of Joshua Lufkin; thence westerly by said Lufkin land, seven feet more or less, to said land conveyed by Small; thence southerly by the last named land to the place of beginning, being the same premises described in the deed from Jacob Sands to Samuel Skolfield, dated the sixth day of June, A.D. 1873 and recorded in Cumberland Registry of Deeds in Book 400, Page 152.

Reference is made to deed dated May 13, 1884 and recorded in said Registry in Book 506, Page 126.

Excepting from the above described four (4) parcels so much thereof as is described as follows:

"A certain piece or parcel of land in said Brunswick and being on the North side and near the Methodist Meeting House, now in process of building, bounded as follows, viz: Beginning at a point in the South line of said Lufkin's land four inches from the North sill of said Meeting House; thence running westerly in the course of said north sill to the west line of said Meeting House lot; thence northerly by west line of said Meeting house lot to said Lufkin's line; thence easterly by said Lufkin's south line to the place of beginning. Also a private right of way on the easterly side of said Meeting House from Pleasant Street to his south line of sufficient width for teams and carriages, subject to gates, said right of way to extend to him the said Lufkin his heirs and assigns, forever. Reserving to said Trustees the right to build and maintain pediment end on north end of said Meeting House to project two feet northerly of the body of said Meeting House, also to project from the second story a projection for pulpit of four (4 ft) feet from north end of said Meeting House and to extend east and west fourteen feet. Also the right to build and maintain a chimney alongside of said projection from the ground, but said chimney shall not extend over three feet northerly from the north sill of said Meeting House."

Being the premises conveyed in deed from Charles H. Toothaker, et al, Trustees of the Methodist Episcopal Church to Joshua Lufkin, dated June 2, 1866, recorded in said Registry in Book 495, Page 355.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said DOWNTOWN DEVELOPMENT GROUP, its successors and assigns, to its own use and behoof forever. And we do covenant with the said Grantee, as aforesaid, that we are lawfully seized in fee of the premises, that it is free of all encumbrances; except as hereinbefore set forth that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our successors and assigns shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said THE UNITED METHODIST CHURCH OF BRUNSWICK, formerly the Pleasant Street Methodist Church, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 7th day of July in the year of our Lord one thousand nine hundred and eighty-eight.

032623

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we, THE UNITED METHODIST CHURCH OF BRUNSWICK, formerly The Pleasant Street Methodist Church, a non-profit corporation, organized and existing under the laws of the State of Maine and being situated in Brunswick, Cumberland County and State of Maine, in consideration of One Dollar and other good and valuable considerations paid by DOWNTOWN DEVELOPMENT GROUP of Brunswick, County of Cumberland and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said DOWNTOWN DEVELOPMENT GROUP, its successors and assigns forever, a certain lot or parcel of land with the buildings thereon, situated in Brunswick, County of Cumberland, State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated on Pleasant Street, in Brunswick, County of Cumberland and State of Maine being the same premises conveyed to the Trustees of the Methodist Episcopal Society of Brunswick by deed of James Berry and Jacob Sands, dated March 9, 1866 and recorded in the Cumberland County Registry of Deeds in Book 341, Page 107 and by deed of Adam Lemont, dated March 9, 1866 and recorded in said Registry in Book 341, Page 108, and being more particularly bounded and described as follows:

A certain lot or parcel of land, situated in said Brunswick and bounded as follows, viz: Beginning on the north line of Pleasant Street at a point ten feet East from the southeast corner of land of the late Richard Merryman; thence running northerly at right angles with Pleasant Street to land of Joshua Lufkin; thence easterly in the south line of said Lufkin land sixty-four feet; thence southerly, parallel with first named course or line, to Pleasant Street; thence westerly in the north line of Pleasant Street, sixty-four feet to the point of beginning, viz, ten feet east of the southeast corner of said Merryman's land.

A certain lot or parcel of land, situated in said Brunswick and bounded and described as follows, viz: Beginning on the South line of my (Joshua Lufkin) land and lot on which my dwelling house now stands on the East sill of the Methodist Meeting House facing on Pleasant Street; thence running Northerly in the course of the East sill of said Meeting House one foot and four inches to a point four inches North from the North sill of said Meeting House; thence Westerly in the course of the North sill of said Meeting House and four inches North of said sill to the place where the said course intersects with the North line of said Meeting House lot which was conveyed to said Trustees by James Berry, Jacob Sands and Adam Lemont in A.D., 1866; thence Easterly in my south line to the place of beginning. I also hereby convey to said Trustees, their successors and assigns, the right to build and forever maintain a projection from the second story of said Meeting House on the North end of said house, no part of said projection to be within ten feet of the ground except braces to support the same, also to build and maintain Pediment end to said Meeting house not to extend more than two feet North of the main body of said house. Also to build and maintain a chimney along side of said projection from the ground, said chimney not to extend more than three feet North of said house and said projections shall not extend more than four feet north of said house, not more than fourteen feet East and West.

Being the same premises conveyed in deed dated April 7, 1870 and recorded in Book 377, Page 215.

Also, another certain lot or parcel of land situated in said Brunswick, and bounded as follows: Beginning at the southeastern corner of a parcel of land, which was conveyed by William Small, Junior to Elizabeth R. Skolfield by deed recorded in Cumberland



SHEET U-12

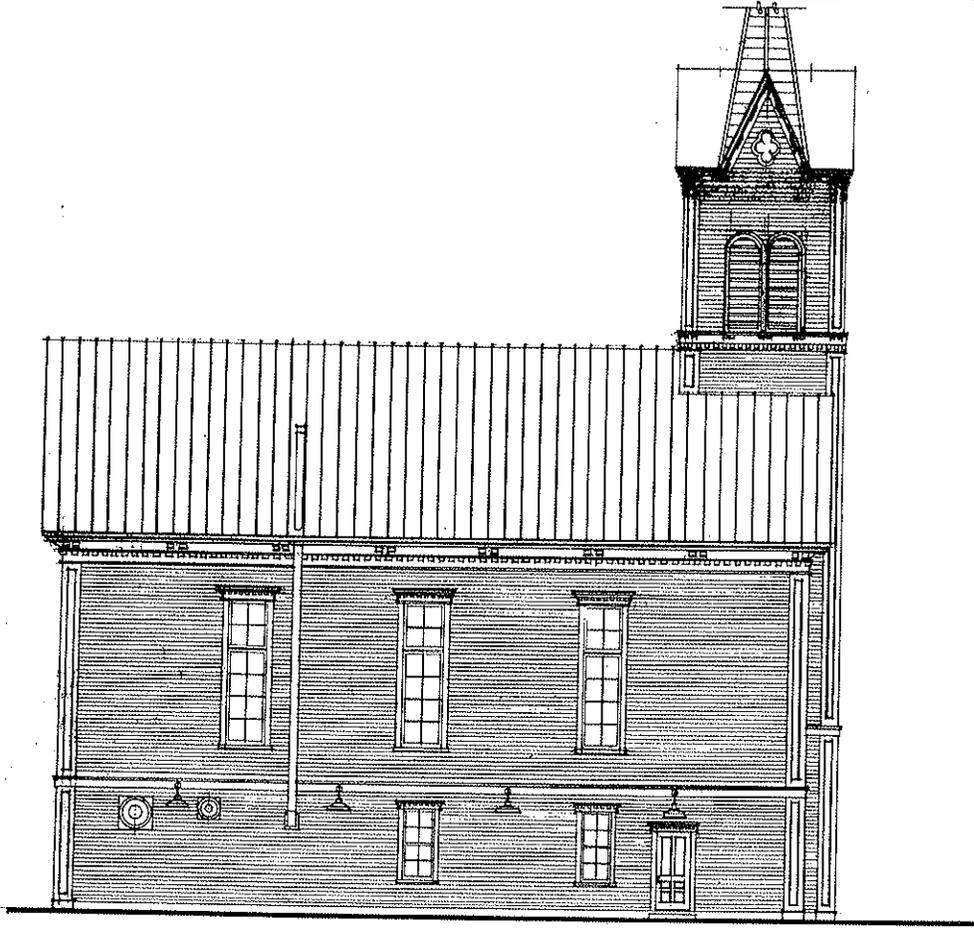
SHEET U-13

SHEET U-14

STATE ROUTE 24

SHEET U-7

4 Pleasant Street
Map U13-60




 GRANT HAY
 ASSOCIATES
ARCHITECTS
100 STATE STREET, SUITE 2000, BOSTON, MASSACHUSETTS 02109
TEL: 617-552-1100
FAX: 617-552-1101

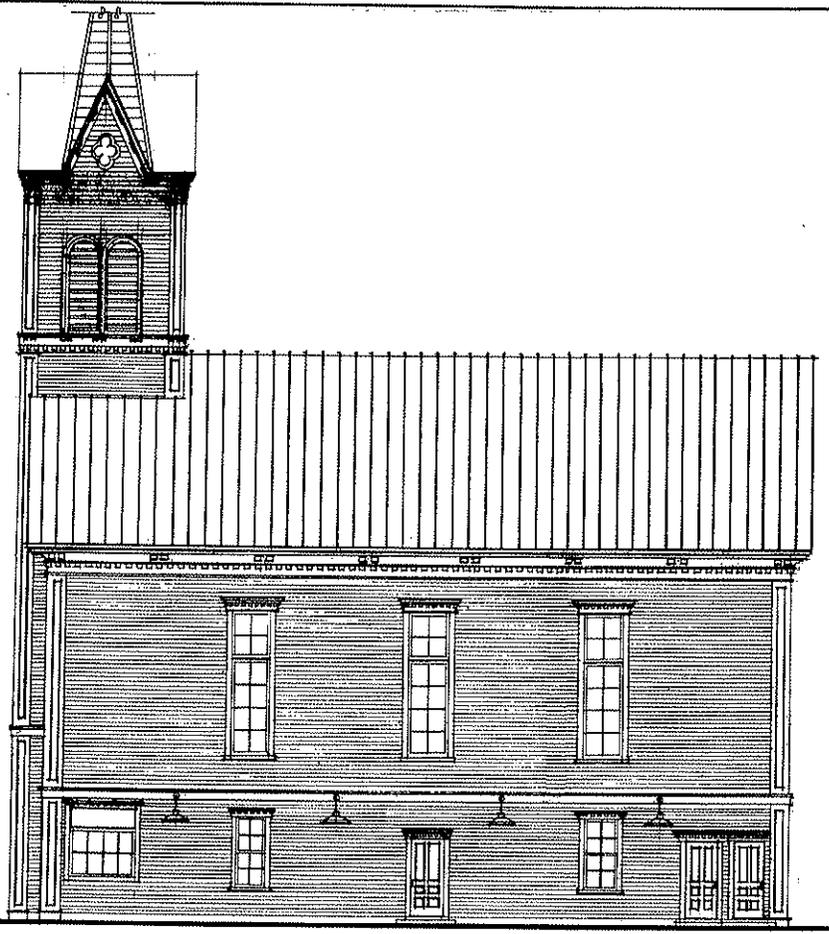
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 DATE

ALTERATIONS TO
 4 PLEASANT ST.
 BRUNSWICK # MANIC

LEFT
 ELEVATION

DATE 5-2-19
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 CHECKED MPH
 PROJECT 100102
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REPRODUCTION OF THIS DRAWING FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF GRANT HAY ASSOCIATES IS PROHIBITED.



GRANT MAX
ASSOCIATES

ARCHITECTURAL & INTERIOR DESIGN
FOR COMMERCIAL, RESIDENTIAL & INSTITUTIONAL
WORK

DATE

PROJECT

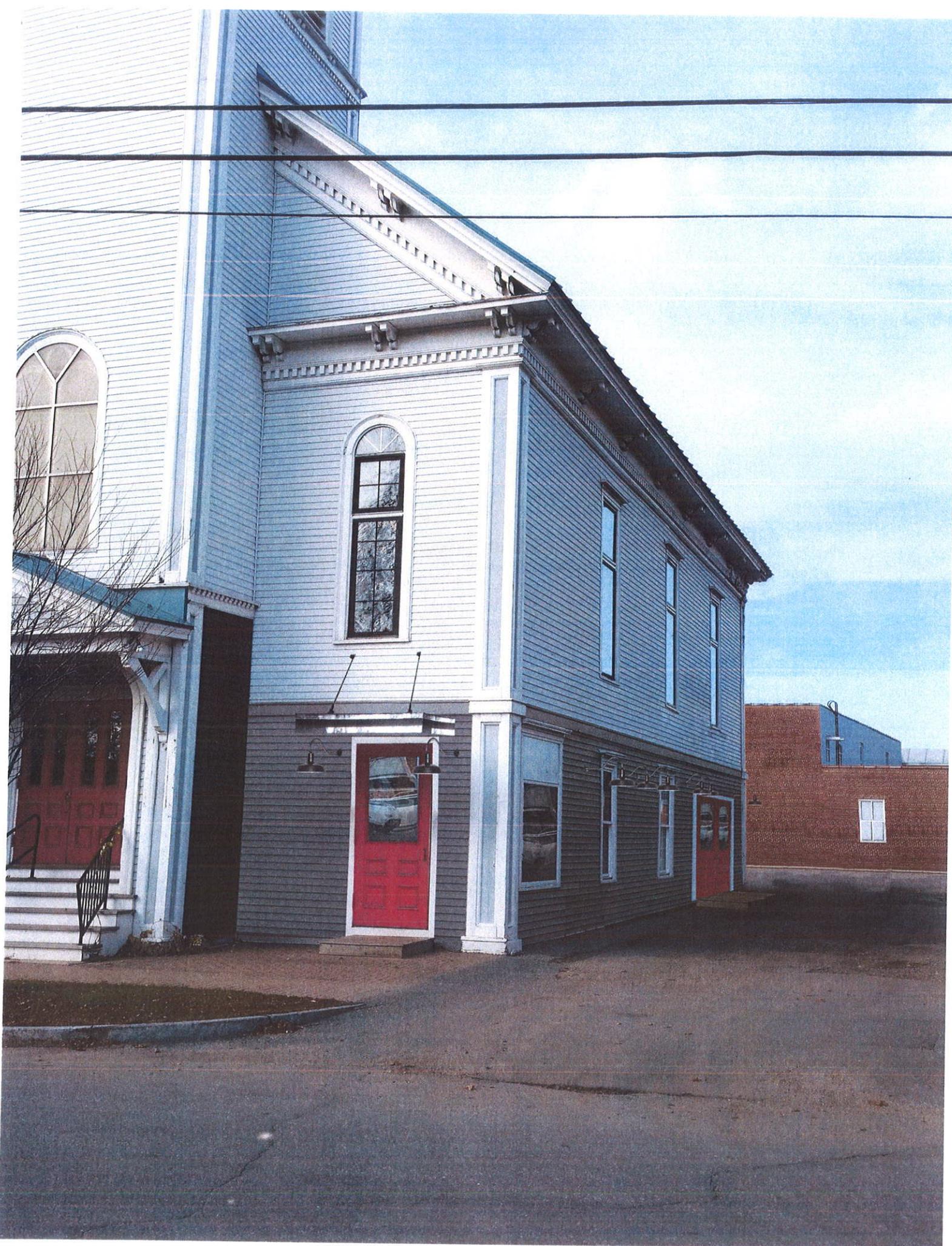
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BRUNSWICK, MARYLAND

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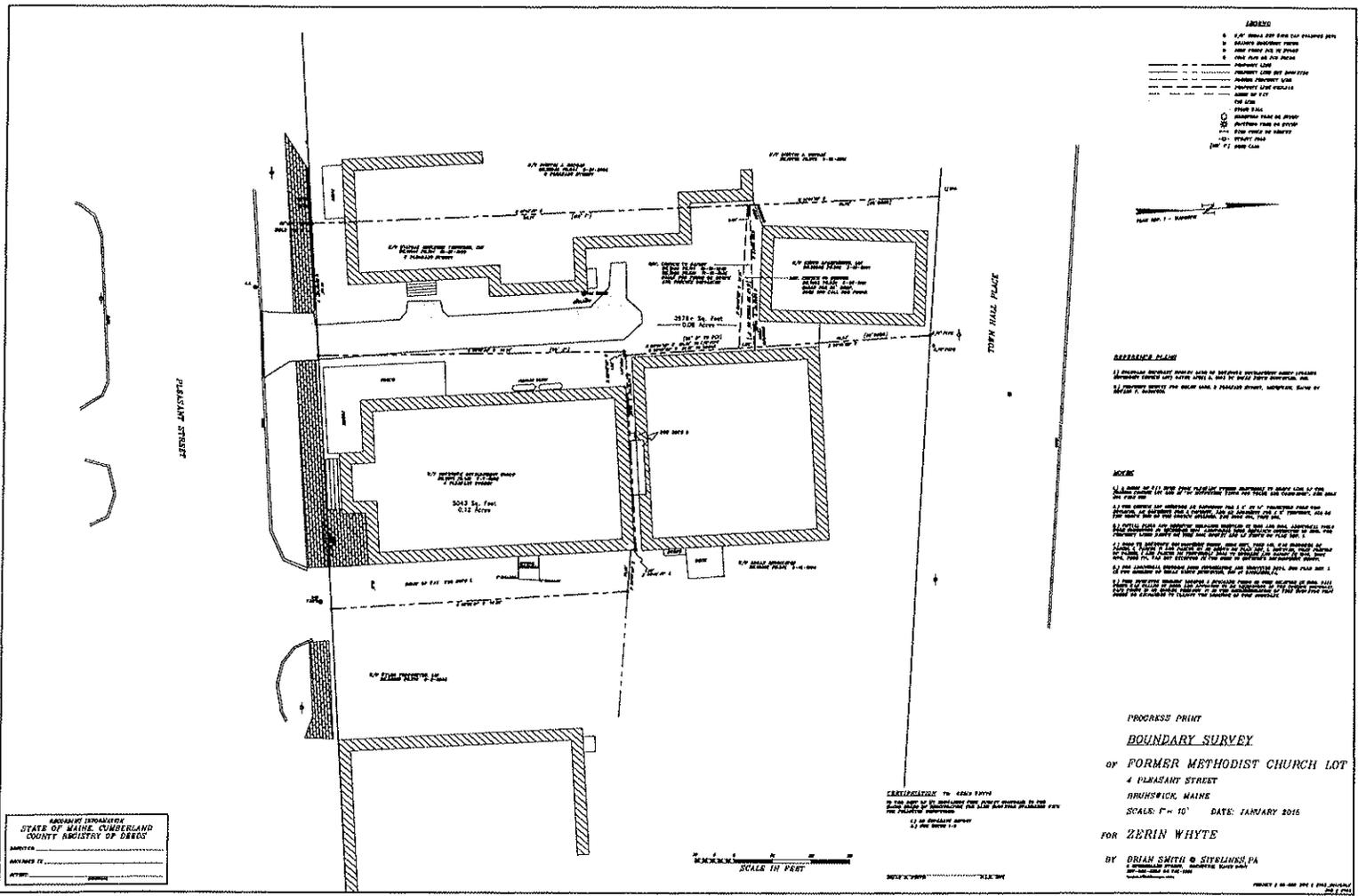
DATE 5.5.15
DRAWN BY M. H. H.
CHECKED BY M. H. H.
SCALE A/G

REPRODUCED BY THE ARCHITECT WITHOUT THE WRITTEN PERMISSION OF GRANT MAX ASSOCIATES, INC.









- LEGEND**
- 1. 1/4" LINE FOR EASEL OR RECORDS
 - 2. BOUNDARY
 - 3. 1/4" LINE FOR EASEL OR RECORDS
 - 4. 1/4" LINE FOR EASEL OR RECORDS
 - 5. 1/4" LINE FOR EASEL OR RECORDS
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REFERENCE PLANS

1. RECORDS OF THE TOWN OF BRUNSWICK, MAINE, 1850-1860, PLANS 1-10, 12-15, 17-20, 22-25, 27-30, 32-35, 37-40, 42-45, 47-50, 52-55, 57-60, 62-65, 67-70, 72-75, 77-80, 82-85, 87-90, 92-95, 97-100.

NOTES

1. THIS SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS IN THE MONTH OF JANUARY, 2015, AND THE RESULTS ARE HEREBY SET FORTH IN THIS REPORT.

2. THE BOUNDARY LINES SHOWN ON THIS MAP ARE BASED ON THE SURVEY DATA AND THE RECORDS OF THE TOWN OF BRUNSWICK, MAINE.

3. THE AREA OF THE LOT IS 5013 SQUARE FEET, OR 0.12 ACRES.

4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPPLERS OF THE STATE OF MAINE.

5. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYORS AND MAPPLERS OF THE STATE OF MAINE.

6. THE SURVEYOR HAS BEEN LICENSED SINCE 1980.

7. THE SURVEYOR HAS BEEN LICENSED AS A PROFESSIONAL SURVEYOR.

8. THE SURVEYOR HAS BEEN LICENSED AS A PROFESSIONAL SURVEYOR.

9. THE SURVEYOR HAS BEEN LICENSED AS A PROFESSIONAL SURVEYOR.

10. THE SURVEYOR HAS BEEN LICENSED AS A PROFESSIONAL SURVEYOR.

PROGRESS PRINT

BOUNDARY SURVEY

OF
FORMER METHODIST CHURCH LOT
 4 PLEASANT STREET
 BRUNSWICK, MAINE
 SCALE: 1" = 10' DATE: JANUARY 2015
 FOR **ZERIN WHYTE**

BY **DRIAN SMITH & SYLVANUS PA**
 SURVEYORS
 BRUNSWICK, MAINE

RECORDS DEPARTMENT
 STATE OF MAINE, CUMBERLAND
 COUNTY REGISTER OF DEEDS

SCALE 1" = 10'

CERTIFICATION TO 4800 5013
 I, THE SURVEYOR, HAVE BEEN LICENSED BY THE BOARD OF SURVEYORS AND MAPPLERS OF THE STATE OF MAINE.
 I, THE SURVEYOR, HAVE BEEN LICENSED SINCE 1980.
 I, THE SURVEYOR, HAVE BEEN LICENSED AS A PROFESSIONAL SURVEYOR.

**Draft Findings of Fact
5 Gilman Avenue
Request for Certificate of Appropriateness for
Demolition of Structure and Replacement Parking Lot Expansion
Village Review Board
Review Date: June 16, 2015**

Project Name: Demolition of former Morin's Auto Parts Shop; Parking Lot Expansion – 5 Gilman Avenue

Case Number: VRB 15-011

Tax Map: Map U13, Lot 1

Applicant: Craig Urquhart *for*
Morning Glory Natural Foods
60 Maine Street
Brunswick, Maine 04011
207-729-0546

Property Owners: Craig Urquhart and Susan Tarpinian
39 Moontide Lane
Brunswick, Maine 04011
207-841-8012 (cell)

PROJECT SUMMARY

The new property owners of the former Morin Auto Parts shop at 5 Gilman Street, the owners of the adjacent business, Morning Glory Natural Foods, have submitted an application for a Certification of Appropriateness for the demolition of two of three attached structures to expand the existing parking lot located on site. The 18-space parking lot will serve Morning Glory Natural Foods customers when open and the general public during non-operating hours. The remaining structure will serve as storage space for Morning Glory. The entire structure is considered noncontributing to the Village Review Overlay Zone. The property is located in the Town Center 1 (TC1) Zoning District and Village Review Overlay Zone. The application contains a completed application form, project description, the Pejepscot Historical Society building survey form, exterior photos, and a proposed reuse plan.

The following draft Findings of Fact for a Certification of Appropriateness is based upon review standards as stated in Section 216.9.D. (Demolition and Relocation) 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. *The structure being proposed for demolition was identified in the 2014 Town Of Brunswick Village Review Zone Classification Survey as a noncontributing resource. As such it may be demolished if it is determined that the proposed reuse of the property is deemed more appropriate and compatible with the surrounding contributing resources than the resource proposed for demolition. The proposed reuse expands and improves the existing parking lot located on site, with landscaping and privacy fencing provided.*

D. Demolition and Relocation

- 1. Demolition or partial demolition or relocation of a contributing or, if visible from a public right-of-way, a noncontributing resource, excluding incidental or noncontributing accessory buildings and structures located on the same property, shall be prohibited unless the application satisfies at least one of the following criteria.**

Ordinance criteria are satisfied as follows:

- a. The structure poses an imminent threat to public health or safety.** *The structure does not pose an imminent threat to public health or safety and does not need to meet this criteria as the structures are considered noncontributing resources.*
- b. The condition of the structure is such that it cannot be adapted for any other permitted use, whether by the current owner or by a purchaser, resulting in a reasonable economic return, regardless of whether that return represents the most profitable return possible, provided that the applicant can document he/she has not contributed significantly to the deterioration of the structure. An opinion shall be provided from an architect, licensed engineer, developer, real estate consultant or appraiser or from a professional experienced in historic rehabilitation, as to the economic feasibility for restoration, renovation, or rehabilitation of the contributing resource versus demolition or relocation of same.** *Satisfaction of this criteria is not required as the structures are considered non-contributing resources.*
- c. The proposed replacement structure or reuse of the property is deemed to be as appropriate and compatible with the existing streetscape and surrounding contributing resources.** *As stated in the application, the proposed demolition of a portion of the noncontributing resource will result in additional parking for a thriving Maine Street business, Morning Glory Natural Foods. The proposed parking lot, to the rear of the business, will be landscaped with removable potted plants along the sidewalk, thereby providing a specific point of ingress to the lot. A wood fence, materials attached in the application will serve as screening between the west side of the parking lot and abutting residential units. The parking lot is in scale with a similarly situated rear parking lot serving Maine Street businesses directly across Gilman Avenue.*

As a second phase, the façade of the remaining structure is proposed to be enhanced in the future and will serve as storage space. In addition, the owners are considering a physical expansion of the structure, enclosing the open northwest corner adjacent

to the structure. Dumpsters will also be moved to a less visible location. The proposed reuse is in scale and use with abutting properties and will improve the appearance of the existing noncontributing resource.

- 2. Demolition, partial demolition or relocation of a noncontributing resource visible from a public right-of-way, shall be approved by the Village Review Board if it is determined that the proposed replacement structure or reuse of the property is deemed more appropriate and compatible with the surrounding contributing resources than the resource proposed for demolition. For reasons stated above, staff recommends the Board determine that the proposed property reuse is deemed more appropriate and compatible with the surrounding contributing resources than the noncontributing resource proposed for demolition.**

**Draft Motions
5 Gilman Avenue
Request for Certificate of Appropriateness for
Demolition of Structure and Replacement Parking Lot Expansion
Village Review Board
Review Date: June 16, 2015**

- 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 two of three attached structures to replace with an expanded parking lot onsite at 5 Gilman Avenue, as outlined in the application, and 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: 4/1/15
By: [Signature]

VRB Case #: 15-011

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: CRAIG URQUHART FOR MORNING GLORY NATURAL FOODS
Address: 60 MAINE ST
BRUNSWICK
Phone Number: 207-729-0546

2. Project Property Owner:

Name: CRAIG URQUHART + SUSAN TARPUNIAN
Address: 39 MOUNTIDE LANE
BRUNSWICK, ME
Phone Number: 207-841-8012 = C. URQUHART CELL

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: S GILMAN AVE

5. Tax Assessor's Map # U13 Lot # 1 of subject property.

6. Underlying Zoning District T C 1

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

[Signature]

**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 6/4/15 (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: _____

Anna McCreinich
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 Craig Urquhart, relating to property designated on Assessors Tax Map # U13 as Lot # 1 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Demo Permits Required

Signed: _____

Date: _____


6/12/15

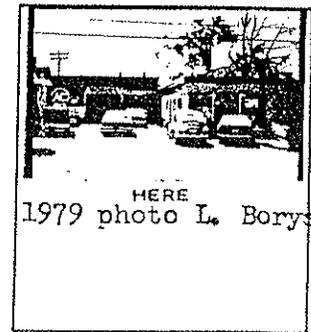
HISTORIC PRESERVATION SURVEY

013-1

Cumberland Brunswick 5 Gilman Ave.
County City/Town Street Address and Number

historic: ca. 1952, 1963 bldg; common: Morin's Auto Parts
Name of Building/site: Common and/or Historic

Approximate Date: ca. 1952, 1963 Style: International



1979 photo L. Borysenko

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

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

Rating:

Historic Significance to the Community:

Site of residence occupied in 1917 by E.J. Wilson, carpenter & builder.

(For Additional Information - Use Reverse Side)

5 Gilman

Maps: (present structure not on 1910 map)

Deeds:

Early survey notes: "1952, 1963 "

1917 Directory: #5=E.J. Wilson, carp. & bldr.

LOCATION AND NATURE OF PROPOSED CHANGE

5 Gilman Avenue, formerly Morin's Auto Parts, closed shop in 2013. Morning Glory Natural Foods, an abutter, purchased the property in November 2014 to satisfy two strategic goals. Goal one is to maximize dedicated customer parking. Close convenient parking is essential to our ongoing success and growth.

Goal two is to expand our 60 Maine Street retail location. Expanding our location will offer improved customer selection and ultimately result in more jobs.

5 Gilman Avenue is approximately 0.19 acres and supports 3 attached structures. See attached Sketch 1. Four to five cars now randomly park on the existing lot. Demolishing two of the three existing attached structures to obtain formal parking would triple available parking to an estimated capacity of 15-18 spaces.

Morning Glory proposes to demolish and remove structures identified as Gene's Shop and The Retail Store. The entire lot would then be resurfaced and striped for parking, incorporating current accepted design standards. See Sketch 2.

The improved parking lot would be open to public access during non-operating hours.

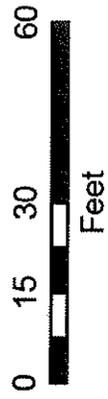
A turn-out provision for tractor trailers along Gilman Avenue is also being proposed to accommodate deliveries to our store (typically early morning, three days a week). This provision would limit the placement of curbs along Gilman Avenue.

In the interest of "best use", Morning Glory's proposed conversion of this property insures continued economic vitality to our business. Our customers, elders in particular, will benefit greatly from reliable, convenient parking. In addition, we will significantly reduce pressure on existing public parking, thus improving the vitality of surrounding business's.

Brunswick Maine

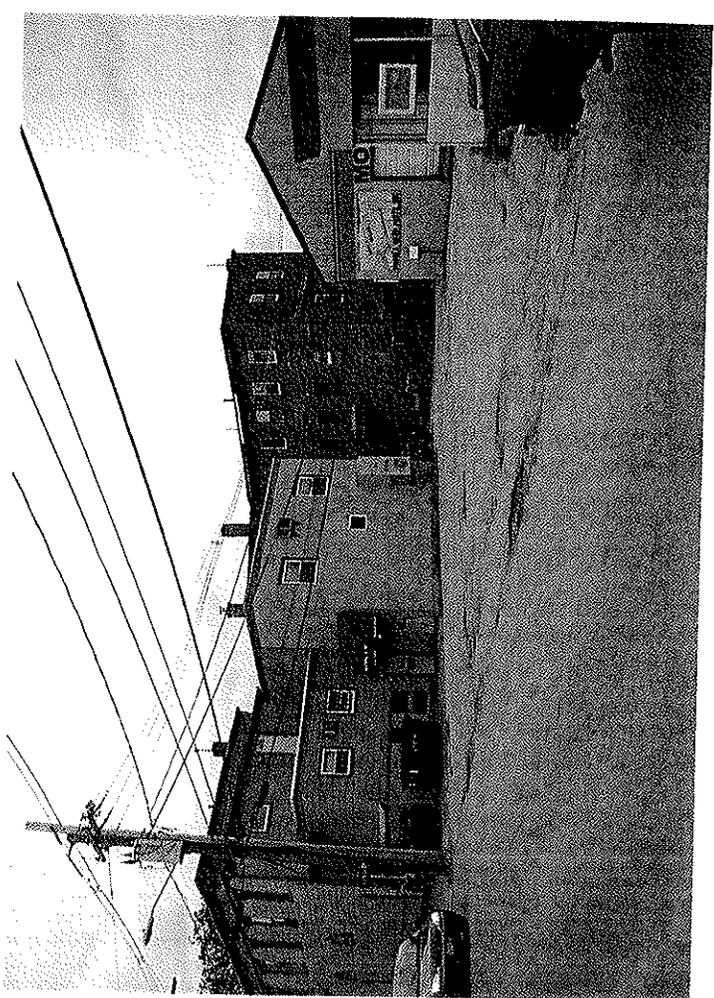
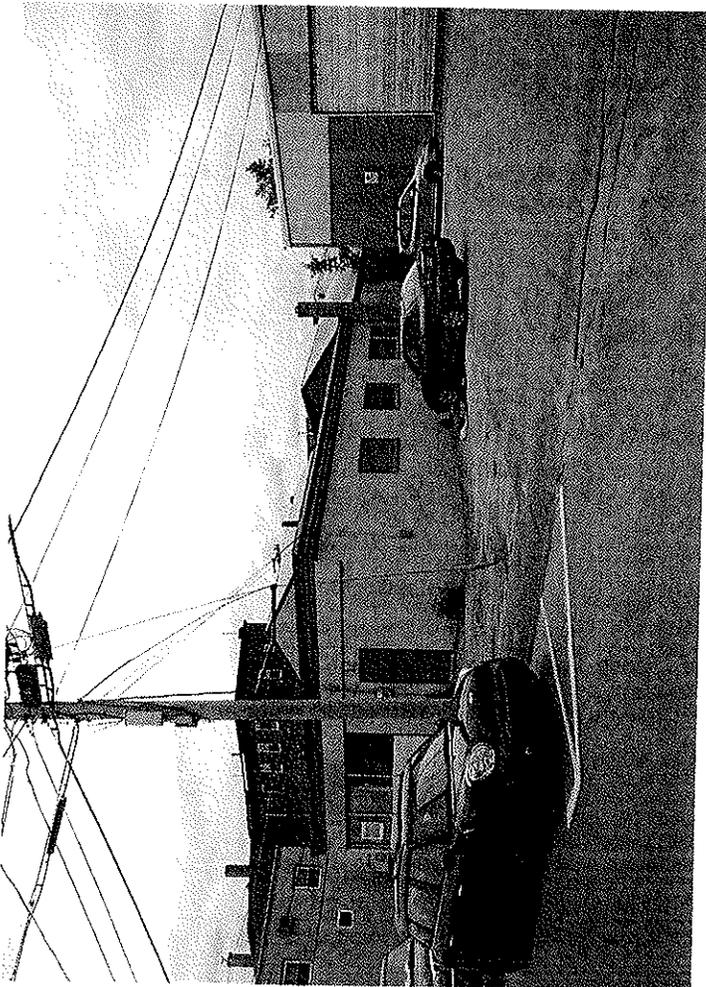
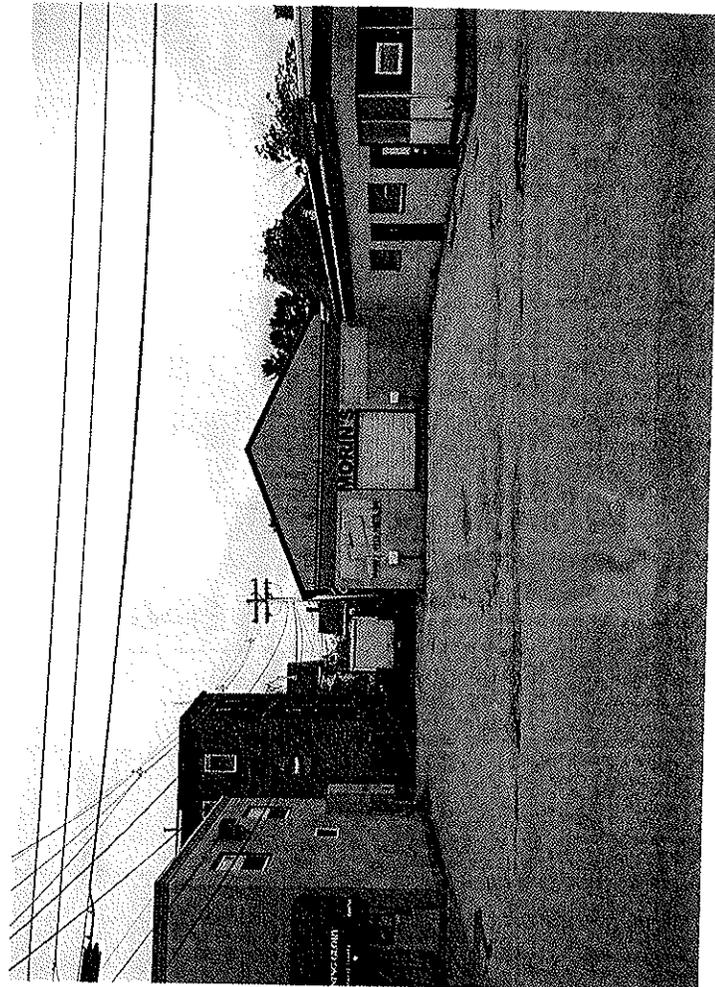


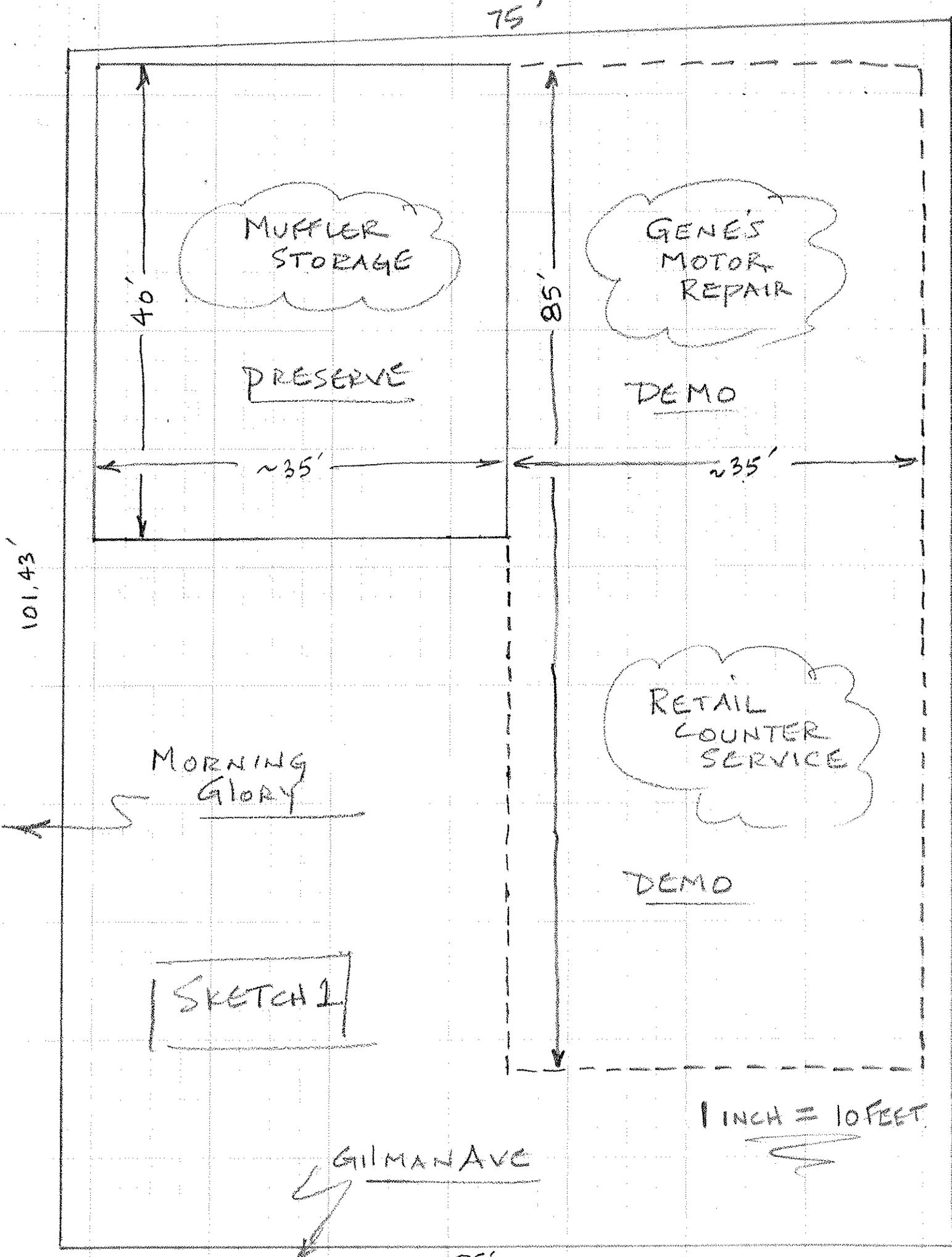
MORNING GLORY



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: 4/7/2015





MUFFLER STORAGE

GENE'S MOTOR REPAIR

PRESERVE

DEMO

RETAIL COUNTER SERVICE

DEMO

MORNING GLORY

SKETCH 1

1 INCH = 10 FEET

GILMAN AVE

75'

101.43'

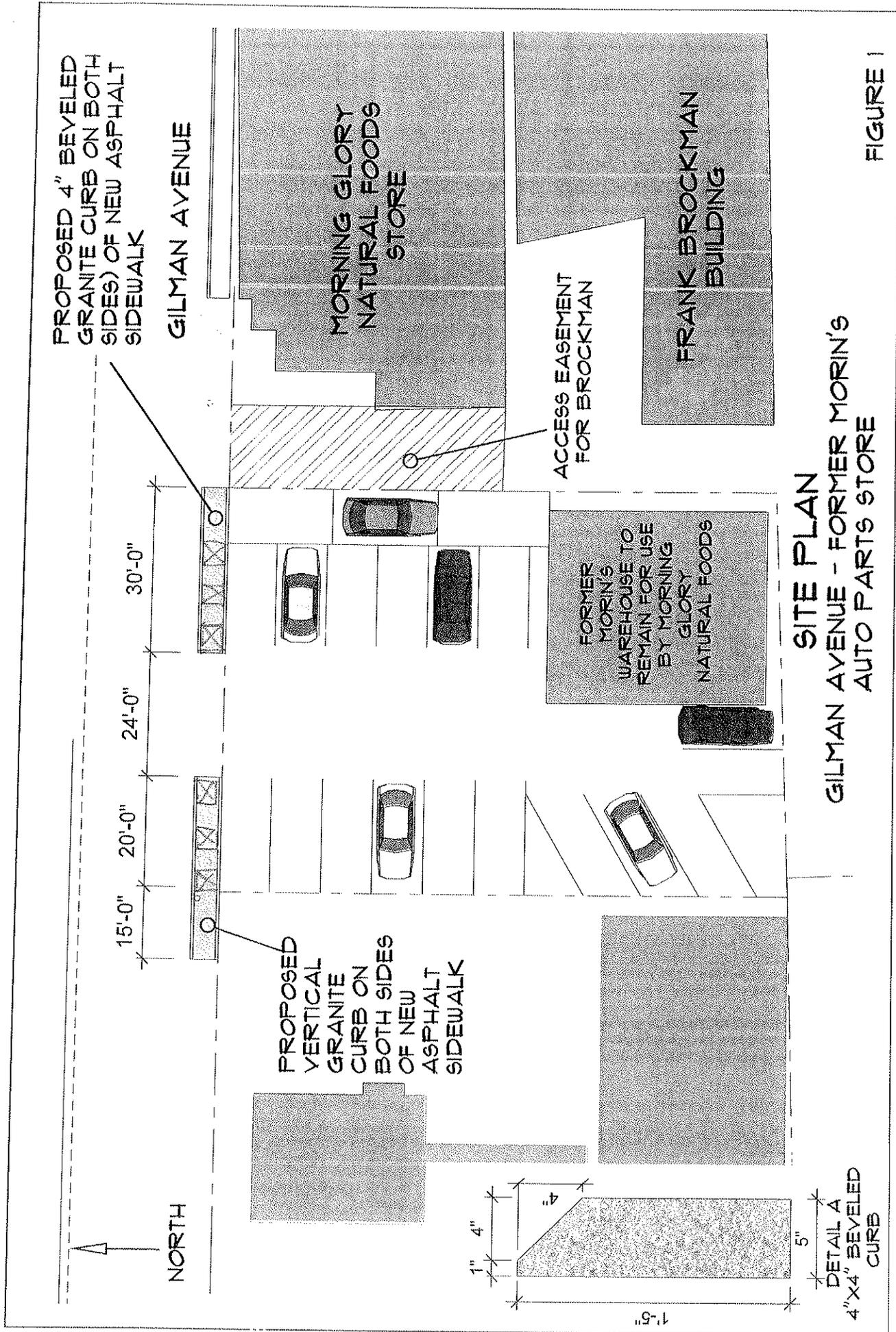
107.75'

40'

85'

~35'

~35'



SITE PLAN
GILMAN AVENUE - FORMER MORIN'S
AUTO PARTS STORE

FIGURE 1

BRUNSWICK PUBLIC WORKS DEPT.
 9 INDUSTRY RD
 BRUNSWICK, MAINE 04011
 207.725.6654

JOHN FOSTER, PE, TOWN ENGINEER/PW DIRECTOR



GILMAN AVENUE
 POSSIBLE CURB & SIDEWALK IMPROVEMENTS
 AFTER DEMOLITION OF MORIN'S AUTO STORE
 AND PARKING LOT DEVELOPMENT BY
 MORNING GLORY NATURAL FOODS

REVISIONS	
MM/DD/YY	REMARKS
05/15/2014	5 SKETCH FOR COST ESTIMATE
2	...
3	...
4	...
5	...



PINE TREE FENCE

Residential, Agricultural & Commercial Fencing

Proposal Submitted To:

Craig Urguhart
5 Gilman Ave.
Brunswick, ME. 04011

Phone: 841-8012

Date: 5/29/2015

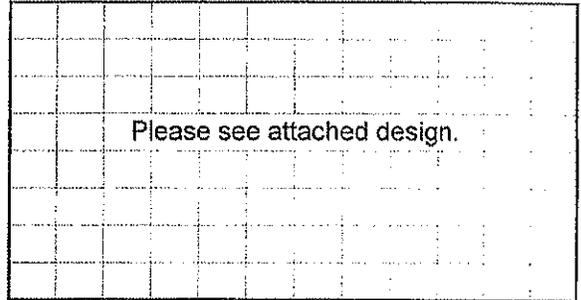
Site:

same

WE PROPOSE to furnish material and labor to erect along lines established by the undersigned, wood fence as specified below:

Fence Height (1): 6' Total length of fence (including gates) 64'
Fence Height (2):

Panel name:	Georgetown (Premium)				
Pickets:	X Cedar:	4"	Size:	Flat	Top:
Backers:	X Cedar:	2" x 3"	M & D		N/O
Posts:	5" x 5" Size:	10'	Height:	Flat	Top:
Post cap:	X Pyramid		Flat top		other
Panel trim cap:	X 1" x 2"		2" x 3"		other
Panel top:	Scallop		Crown	X	Straight



Gates: Qty. N/A width height frame
width height frame

Total Lump Sum Installed Price: \$ 2,395.00 *Includes all taxes, if applicable*
Terms: 33% Deposit with order - Final payment due upon completion.

Clearing fence lines, dismantling of existing fence and disposal of the same are not included in this proposal unless specifically stated.

Local building permits, if required, are the responsibility of owner.

Underground utilities are dangerous and may cause serious injury. Failure to notify Pine Tree Fence, Inc. of the existence and locations of underground utilities will cause the undersigned to be liable for all damages and/or personal injuries. DigSafe identifies utilities from street to point of entry on a home. Privately owned utilities are not identified by Dig Safe. Privacy fence will be installed with posts 36" greater than fence height, unless specified otherwise. Unusual below grade rock formations may alter installation methods and incur additional costs. Minimum charge for drill equipment & supplies is \$150.00 plus \$45.00 per drilled hole.

Warranty on workmanship two year's when payment is received within 15 days of completion of installation. Pine Tree Fence, Inc. values their customers and reputation and therefore requests that any issue needing attention should be reported immediately for correction. Past due accounts are subject to minimum rebilling charge, all collection or legal fees & 18% per annum finance charge. Maine Mechanics' Lien Law states, any contractor, subcontractor, laborer, materialman or other person who helps improve your property and is not paid for his labor, services or material, has the right to enforce his claim against your property. Signatory party(s) agree to lien rights and guaranty payment to Pine Tree Fence, Inc. By my signature, I authorize Pine Tree Fence, Inc. to obtain my credit report for use in determining whether to accept this application for credit and in the future for collections on any amounts that the above named or myself may owe for unpaid fees or charges, as specified.

This proposal may be withdrawn if not accepted within 30 days

Submitted by:

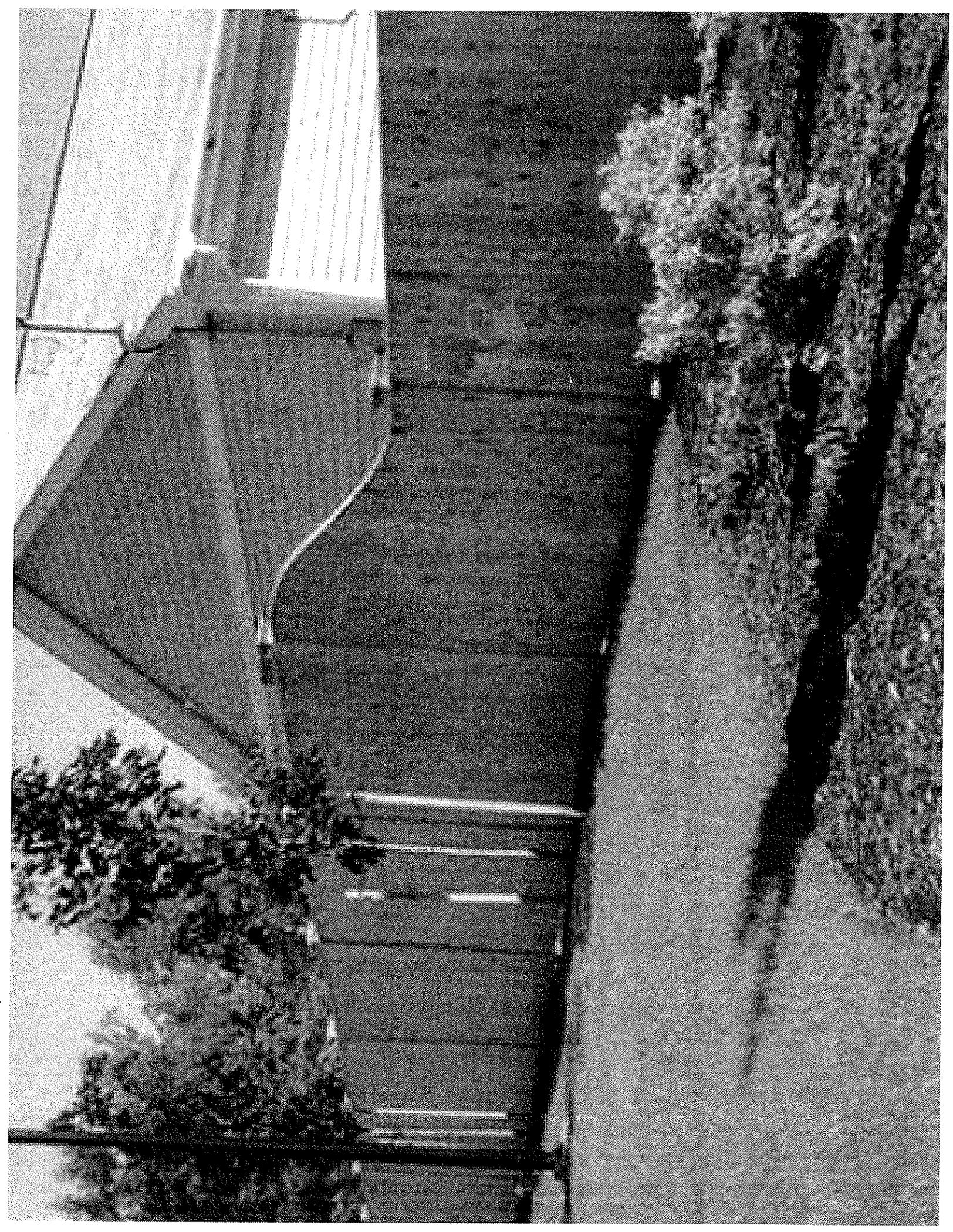
Rich Bonomo, Sales Representative

Acceptance of proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. Pine Tree Fence Inc. is authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance:

Signature



**Draft Findings of Fact
165 Park Row
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: June 16, 2015**

Project Name: **Porch Roofing Material Replacement**

Case Number: VRB -15-019

Tax Map: Map U13, Lot 187

Applicant: The Brunswick Inn
 165 Park Row
 Brunswick, ME 04011

Property Owner: Eileen Horner
 1510 Harpswell Neck Road
 Harpswell, ME 04079
 207-729-4914 (office)

PROJECT SUMMARY

The property owner of 165 Park Row (The Brunswick Inn) submitted an application for a Certificate of Appropriateness to completely remove the existing cedar shingles from the front porch roof and replace with asphalt shingles matching the rest of the existing roof. The property owner has provided information regarding the type and color of the shingles to be used and is part of the application. 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 3 (TC3) Zoning District, the National Register-listed Federal Street Historic 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 cedar-shingled front porch roofing material is proposed to be replaced with an asphalt-shingled roofing material matching that of the main structure. 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 cedar-shingle roofing materials used on the front porch roof will be removed and replaced with asphalt-shingles. No changes to the front porch roof style are proposed and the color will match the existing asphalt-shingled roof of the main structure.*
 - b. Alterations shall remain visually compatible with the existing streetscape.** *As stated above, color will be same as main structure roofing and roof style will remain as is.*
 - 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. *Not applicable.*

c) Buildings with advertising icons 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
165 Park Row
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: June 16, 2015

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 cedar-shingled front porch roof with an asphalt-shingled roof at 165 Park Row 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: 6-2-15
By: ATB

VRB Case #: 15-019

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: The Brunswick Inn
Address: 165 Park Row
Brunswick, ME 04011
Phone Number: 729-4914

2. Project Property Owner:

Name: Eileen Hornor
Address: 1510 Harpswell Neck Rd
Harpswell, ME
Phone Number: 314-3523

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 165 Park Row

5. Tax Assessor's Map # V13 Lot # 187 of subject property.

6. Underlying Zoning District Town Center 3

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): _____

removal of cedar shingle roof on front of Main Inn
and porch roof
replace with asphalt shingle to match the rest of
existing roof

Applicant's
Signature

Eileen Hornor

**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 6/4/15 (date) by AMR
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: _____

Anna M. Steinhilber
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 Eileen Horner, relating to property designated on Assessor's Tax Map # U13 as Lot # 187 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: 6/11/15

013-187

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 165 Park Row

 County City/Town Street Address and Number
 historic: 1869 residence of Robert Bowker
 Name of Building/site:
 Common and/or Historic



1980 photo J. Goff
 1898 photo J. Furbish

Approximate Date: 1869 Style: Greek Revival

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

porch originally had balustrade..

Endangered: No Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey

Rating:

Historic Significance to the Community:



Outstanding Greek Revival residence built along traditional lines after earlier structure burned in 1869. (For Additional Information - Use Reverse Side)

165 PARK ROW

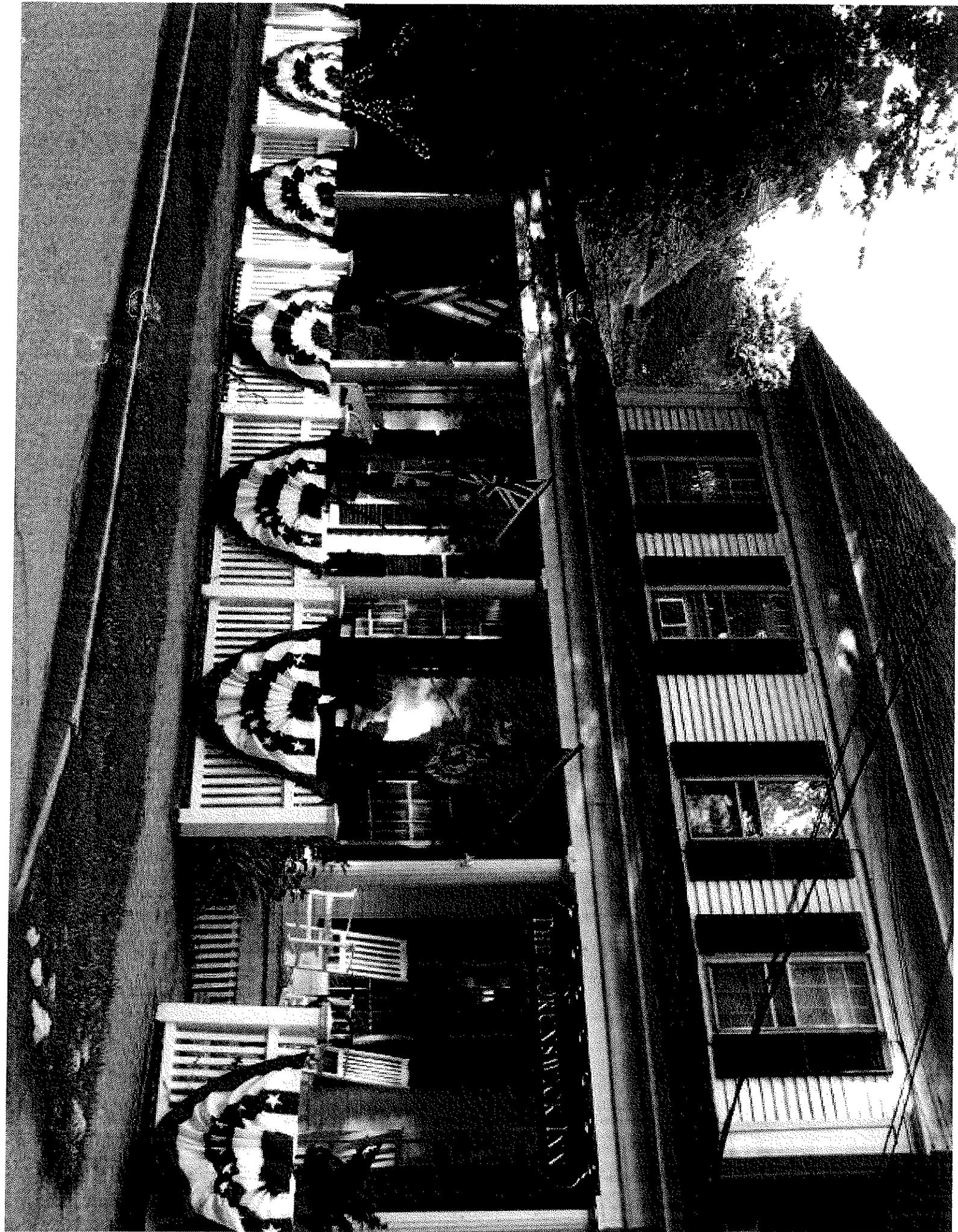
Maps: 1871: R. Bowker
 1910 #165=G.E. Bowker

Deeds: 223:170 George E. Adams + Deborah G. Folsom to Robert Bowker \$200 2r x 10r no. of property formerly owned by W.H. Morse. 10/24/1850 cites Rebecca Wirgate 1846--196:201.

1857 map as post-date of this original residence built for Robert Bowker between 1850-1857?

Original structure replaced by another after 1869 fire:

Brunswick Telegraph 4/30/1869 p.2: "Mr. Robert Bowker is re-building upon his old foundations...to occupy late in the summer or early in the fall."



Anna Breinich

From: The Brunswick Inn <info@thebrunswickinn.com>
Sent: Wednesday, June 03, 2015 9:37 AM
To: Anna Breinich
Subject: RE: specs for Brunswick Inn roof shingles

Nickel gray to match the back of the house.
Thank you!
Eileen

From: Anna Breinich [<mailto:abreinich@brunswickme.org>]
Sent: Tuesday, June 02, 2015 4:49 PM
To: The Brunswick Inn
Subject: RE: specs for Brunswick Inn roof shingles

Thanks Eileen.

Which color are you using? You're on the agenda for the 16th.

Thanks!

Anna Breinich, FAICP
Director of Planning and Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

(207) 725-6660, ext. 4020 (v)
(207) 725-6663 (f)
(207) 504-0549 (c)
abreinich@brunswickme.org
www.brunswickme.org

From: The Brunswick Inn [<mailto:info@thebrunswickinn.com>]
Sent: Tuesday, June 02, 2015 10:02 AM
To: Anna Breinich
Subject: specs for Brunswick Inn roof shingles

Hi Anna. I know today is my deadline. This is what I have from the roofer—is it enough? Sending photos shortly.
Thanks,
Eileen

The Brunswick Inn
www.thebrunswickinn.com
207-729-4914
800-299-4914

CertainTeed

SAINT-GOBAIN

XT 30, XT 25

Traditional Shingles

CertainTeed **XT 30**

EXTRA TOUGH

- 215 lb. per square
- 30-year limited transferable warranty against manufacturing defects
- 10-year StreakFighter™ warranty
- 5-year SureStart™ protection
- 5-year warranty against winds up to 70 mph

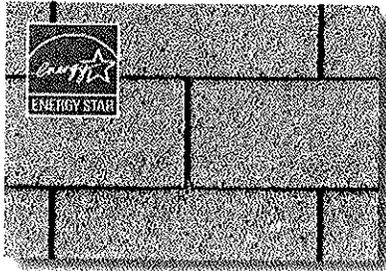
See actual warranty for specific details and limitations.

CertainTeed **XT 25**

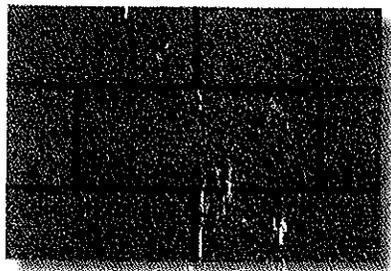
EXTRA TOUGH

- 205 lb. per square
- 25-year limited transferable warranty against manufacturing defects
- 10-year StreakFighter™ warranty
- 5-year SureStart™ protection
- 5-year warranty against winds up to 60 mph

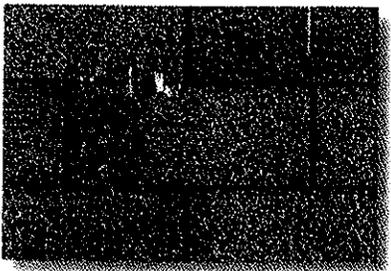
See actual warranty for specific details and limitations.



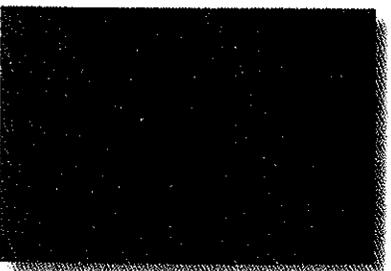
STAR WHITE



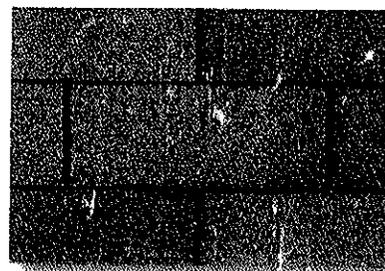
SEA GREEN



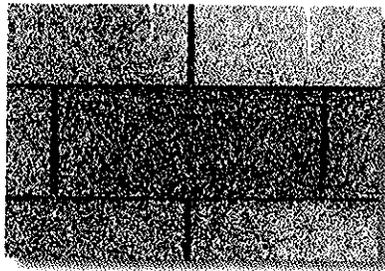
NANTUCKET GRAY



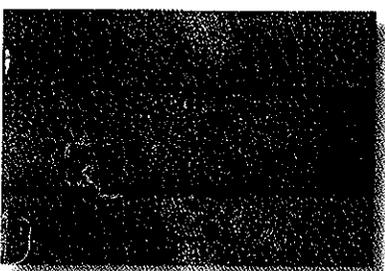
SLATE GRAY



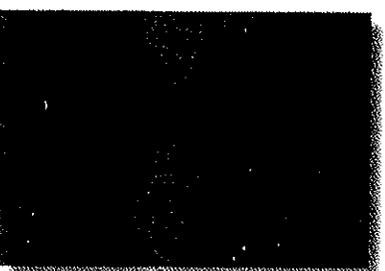
SLATE BLEND



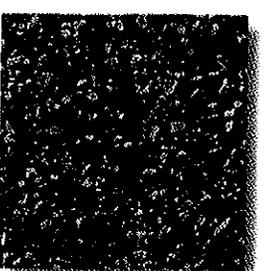
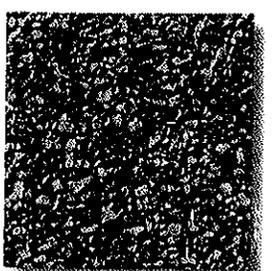
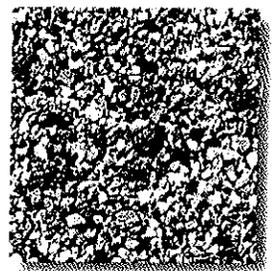
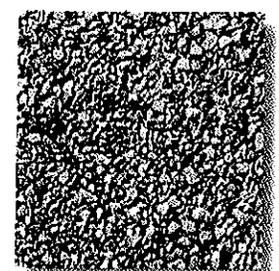
GRAY FROST



BLACK PEPPER



NICKEL GRAY



**VILLAGE REVIEW BOARD
MARCH 17, 2015**

MEMBERS PRESENT: Chair Emily Swan, Laura Lienert, Connie Lundquist, Gary Massanek and Brooks Stoddard (Entered at 7:20)

Members absent: Karen Topp

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Tuesday, March 17, 2015 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 15-006 – 0 Abbey Road – The Board will discuss and take action regarding a Certificate of Appropriateness for the construction of a new commercial structure on the existing foundation onsite, to include parking, storage, workspace and a greenhouse for Tao Yuan restaurant; located at 0 Abbey Road (Map U13, Lot 95).

Connie Lundquist stated that she is acquainted with the technology consultant, but does not feel that this will impact her decision on the Board and asked if members or the applicant had any issues with her remaining a voting member. There were no objections and Connie remained a voting member in the application.

Anna Breinich introduced the application for a rooftop greenhouse and offices on an existing foundation located on the same lot and restaurant as Tao Yuan; greenhouse address 0 Abbey Road. The proposed structure is located in the Town Center Village Review overlay district. The design incorporates the present restaurant on site and the surrounding area buildings which are a mix of structures. The applicant has tried to match some of the restaurant elements as well as meshing in the adjacent modern town houses that were constructed a few years ago.

Brooks Stoddard entered the meeting.

Kate Holcomb introduced the application and presented a PowerPoint presentation. Kate stated that some changes have been made since the Village Review workshop on February 17, 2015. Since the workshop the applicant has decided to have two residential apartments on the first floor; one, 1 bedroom and the second a studio. Kate said that they have modified the deck on the northeast corner to prevent oversized vehicles from flipping at this corner. Kate said that the west view was the most problematic at the last meeting and since then they have enclosed the dumpster to create a more fluid line, changed the garage door to a double door and included a door frame on the stairway to prevent public access. To the south view, they have added tire stops to prevent cars from hitting the building. Kate reviewed other examples of rooftop greenhouse and discussed the advantages of the polycarbonate that will be used in the project. Wood siding, pine

board trim, double hung windows, single-pane patio style doors and double door on the west side, Ipe wood for the decking, black railing and the garage door will be white with simple windows on the top.

Emily Swan asked if the doors were wood and John Stadler replied that the doors are wood with vinyl. Emily confirmed that the windows had muntins on the outside of the glass and the applicant replied that they are on the outside. Emily asked about the pillars on the corner and John replied that the architect has to recommend them depending on the length; there are existing posts that they may have to use. Connie Lundquist asked if there was just one garage and what the door was made of. Kate Holcomb replied that there is only one garage door that will be insulated and the same as the adjacent garage door.

Gary Massanek pointed out that within the application it stated that the design is generated by “sketch-up” software and may change due to structural considerations. Anna Breinich replied that there were a number of concerns raised at staff review which was based on what was given at that time. Anna said that what was given for Planning Board review has since changed as the use that was proposed and reviewed at staff level was based on a different set of uses and staff has requested a new application for Staff Review and Planning Board; original review was for office use and has since changed to apartments. The application will be resubmitted tomorrow and will be going back through Staff Review on March 25th and scheduled for the April 7th Planning Board meeting. Anna said that the issue raised was building code, residential and non-residential, there may be some changes and could come back to the VRB and trigger another review.

Emily Swan asked if the polycarbonate would be molded/built for this use and John replied that the sections are flexible. With regards to the free standing door frame, Connie Lundquist said that it still seems as though someone could hop around it. John Stadler replied that he looked at placing it at the bottom but that could be bypassed and this is an issue that was raised at the Staff Review level for safety.

Emily opened the meeting to the public comment.

Andy Friedman, resident of 11 Abbey Road, said that this is a fantastic project, but still has concerns with blacking out the light, the noise issue and actual construction traffic impact. Andy asked what time of day construction would be taking place and snow removal. Anna Breinich replied that none of the concerns are applicable for VRB, but are for Planning Board and Staff Review. Anna suggested forwarding comments to her, the Staff Review Committee or attending the Planning Board meeting. Kate Holcomb replied that the material being used for a light curtain is a blackout curtain for plants that need less light in the summer and used to prevent light from escaping. The applicant is looking at a system that would slowly retract and cover the roof in sections; this material is light-weight dark material that would bundle in the beams. Gary Massanek asked if the curtain rolled from top up or vice versa and Kate replied that they come in different designs. Kate said that they will be using LED lights that do not emit as much light pollution and

have a broader spectrum and not as much white light. Emily Swan asked if they will be blocking out day light as well. John Stadler stated that the primary use of the curtains and light will be for the wintertime use and for heat. Emily and Gary noted that they are both worried that the curtains will take away from the current look and that they may want to consider adding a condition. Gary asked the dimensions of the arch rib and John replied that the actual arch is about 4 inches and the perlin are just rods an inch diameter.

Laura Lienert asked about the heating, cooling and where venting will be located. John Stadler replied that the location of the AC has not been drawn yet, but will probably be located on the Post Office side. Connie Lundquist asked if they can be enclosed and John replied that they can be to some degree. John replied that he was comfortable with making a condition that the systems not be visible to neighbors, public or located on the roof or deck.

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

Laura Lienert said that she is concerned that the steps on the Post Office side will be industrial in appearance and asked if the steps be moved to the back behind the tree. Emily Swan replied that the steps come down to the loading dock. Anna Breinich encouraged the applicant to keep as much landscaping that is already there. John Stadler replied that removing the stairs would reduce the green the west side of the building and push out the compressor making it more visible. Laura replied that she did not realize there was a loading dock; she thought it was just parking. Kate Holcomb replied that they do not anticipate using the loading dock that often and reviewed the proposed landscaping design.

Laura Lienert spoke about lighting and although the spots are functional, they are very non-residential looking and suggested a semi-flush mount. Anna Breinich replied that this is something that they discussed in Staff Review and they have asked for a new photometric plan. Anna said that the lights will be looked at to make sure that they meet the cut off by the Town Engineer, John Foster. Laura suggested a flush mount or semi-flush mount; Emily Swan and Connie Lundquist agreed. Gary Massanek also suggested changing out the glass doors as they are no longer offices but residential apartments.

MOTION BY GARY MASSENEK, THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO AN EXISTING STRUCTURE AT 22 PLEASANT STREET 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 prior to the issuance of a Certificate of Appropriateness, construction materials for the dumpster enclosure shall be provided to staff for review and approval, consistent with the Village Review Zone Design Guidelines.

3. Outdoor HVAC equipment will be placed on ground level under the rear staircase located on the southwest corner of the building.

4. That the greenhouse heat shielding mechanism, in its withdrawn position, does not significantly alter the appearance of the structure.

5. That prior to the issuance of a Certificate of Appropriateness, cut-off exterior building lighting, more residential in style shall be found acceptable by the Director of Planning and Development.

MOTION SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.

Minutes

MOTION BY GARY MASSANEK TO APPROVE THE MINUTES OF JANUARY 22, 2015 AS AMENDED. MOTION SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.

Other

Emily Swan spoke about past year preservation month activities such as a photo contest, themed tours and themed talks. Themes have included Focus on Maine Street; Look up Look Down, Look In; This Place Matters; Old is the New Green and etc. It was decided that if there was interest and time, to please contact Emily.

Adjourn

This meeting was adjourned at 8:36 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary

**VILLAGE REVIEW BOARD
JUNE 4, 2015**

MEMBERS PRESENT: Chair Emily Swan, Laura Lienert, Connie Lundquist, Gary Massanek and Brooks Stoddard

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Tuesday, June 4, 2015 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 14-012 – 4 Pleasant Street – The Board will discuss and take action regarding a Certificate of Appropriateness for building renovations to include, removal of the side pergola, entryway enhancements, and replacement of windows and outdoor lighting fixtures at 4 Pleasant Street (Map U13, Lot 60).

Application withdrawn by staff and rescheduled to June 16, 2015 VRB meeting.

Case # VRB 15-014 – 32 School Street – The Board will discuss and take action regarding a Certificate of Appropriateness for building renovations to include, garage replacement, back porch and pergola addition, new windows and entryways for carriage house at 32 School Street (Map U8, Lot 29)

Anna Breinich introduced the project and said this is the 2nd phase of this project and is for the carriage house and related site improvements. Anna pointed out that included in this application is the demolition of the two car garage, the flat roof part of the building, which would be replaced with a one car garage with a shed roof. Façade improvements include replacing three existing windows utilizing the same windows the Village Review Board approved previously for the main house improvements. Anna said that the applicant is also adding a new pergola and patio to be added to the house.

Laura Linert asked for clarification on the parking area. Anna Breinich replied that what was utilized as parking was never approved as a parking lot and the applicant would like to take the area back to what it should be which is grass / garden area. Anna said that she along with the Codes Enforcement Officer have visited the site and with the reduction of apartments from two to one, the applicant will meet requirements as they will have two parking spots in the front plus the garage spot. Anna said that during the time that they have two rental units, the applicant is planning on leasing a parking spot nearby and is currently working on procuring a parking lease. Emily asked if the pergola would be over the patio and the applicant replied that it would be.

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

Gary Massanek commended the applicant for the work that they have done and the work they are doing.

Connie Lundquist asked if the applicant need a demolition application and Anna Breinich replied that she put the two applications together because the demolition was only a portion of the application. Anna noted that the VRB could separate the motions if they preferred to.

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

MOTION BY BROOKS STODDARD THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR PHASE 2 OF ALTERATIONS INCLUDING FAÇADE IMPROVEMENTS TO THE CARRIAGE HOUSE, DEMOLITION OF THE TWO-CAR GARAGE / ONE-CAR GARAGE REPLACEMENT, THE CONSTRUCTION OF A PERGOLA/PATIO AND OTHER SITE IMPROVEMENTS 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 prior to the issuance of a building permit for new construction, an executed shared parking agreement for one off-site parking space is provided to the Director of Planning and Development.

MOTION SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.

Case # VRB 15-016 – 8 Mason Street – The Board will discuss and take action regarding a Certificate of Appropriateness for a building addition at 8 Mason Street (Map U13, Lot 132).

Anna introduced this application for Mid Coast Eye Associates to construct a 275 foot addition to the existing building that would be replacing existing lawn area. Anna noted that the addition does not impact the parking area and because this is located within the TC1 area, it does not require a green space and can be 100% build-out as there are no setbacks.

The architect and representative, James Herrick, stated that the applicant is in need of three new exam rooms and after researching where to place them, it was felt that the lawn

area off the 1850's building would be best. James said that the building materials will match with the current building. Connie Lundquist asked if the applicant was going to place a window on the street side as suggested by the Director of Planning. James replied that they would be happy to put in either a cape window or shuttered pho window. Anna Breinich replied that she suggested the window as this addition will be facing Mason Street and they would be looking at too much of a blank wall; Emily and Laura agreed. Gary Massanek asked what the distance was from the new wall to the basement as the basement will not be useful. James replied that the basement is a crawl space, not a storage space. Gary asked if there had been any thought about pushing the addition back a foot at the front of the building; Emily concurred. Emily also suggested that they could possibly push the addition back behind the trim. James replied that they could possibly bring it back as this may also help with the roof. Laura Lienert replied that setting back the addition along with the window will help break up the wall.

Emily Swan noted that there were no members of the public present.

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

MOTION BY GARY MASSANEK THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A 275 SF ADDITION AT 8 MASON STREET WITH THE FOLLOWING CONDITIONS:

1. That a window or faux window treatment be located on the addition's blank wall facing Mason Street to improve streetscape appearance to the satisfaction of the Director of Planning and Development.
2. That the front of the proposed addition be offset slightly to the east in order to minimally clear the existing corner trim of the original structure.
3. That foundation plantings be identified and approved by the Town Arborist.

MOTION SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.

Case # VRB 15-017– 7-9 Lincoln Street – The Board will discuss and take action regarding a Certificate of Appropriateness for building renovations to include, removal of side porch steps and window replacements at 7-9 Lincoln Street (Map U13, Lot 25).

Removed from agenda. Based on new information provided by applicant, application will be reviewed at staff level as a minor activity. Application is available for review at the Planning and Development office.

Minutes

**MOTION BY GARY MASSANEK TO APPROVE THE MINUTES OF
FEBRUARY 17, 2015 AS AMENDED. MOTION SECONDED BY LAURA
LIENERT, APPROVED UNANIMOUSLY.**

Other

Next meeting to be June 16, 2015.

Adjourn

This meeting was adjourned at 7:46 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary