



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, JULY 21, 2015, 7:15 P.M. *revisions 7/14/15; 7/15/15*

1. **Case # VRB 15-024 – 136 Maine Street (rear)**– The Board will discuss and take action regarding a Certificate of Appropriateness for the demolition of a 2,500 square foot warehouse to the rear of the property and facing Town Hall Place and replace with parking lot for tenants at 136 Maine Street (Map U13, Lot 62). *Removed from agenda at applicant's request. To be considered at next posted Board meeting. All abutters will be notified (rev. 7/14/15).*
2. **Case # VRB 15-025 – 171 Park Row** – The Board will discuss and take action regarding a Certificate of Appropriateness for the replacement of wood window shutters with identical in style non-wood window shutters for structure at 173 Park Row (Map U13, Lot 190).
3. **Case # VRB 15-027 – 4 Franklin Street** – The Board will discuss and take action regarding a Certificate of Appropriateness for the removal of an attached barn and the construction of an attached one-car garage/second-floor studio at 4 Franklin Street (Map U08, Lot 15). *Removed from agenda at applicant's request. All abutters will be notified when rescheduled (rev. 7/15/15).*
4. **Case # VRB 15-026 – 149 Maine Street (Tontine Mall)** – The Board will discuss and take action regarding a Certificate of Appropriateness for the addition of new glass double doors and canopy to provide for a separate entrance to the cinema, located at 149 Maine Street (Map U13, Lot 164).
5. **Other Business**
6. **Approval of Minutes**

Staff Approvals:

11 Lincoln Street – Second floor rear access door and staircase
58 Federal Street - Rear/side window replacements

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.

Received: 7/6/15
By: Ange

VRB Case #: 15-025

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Park Row Associates
Address: 171/173 Park Row Brunswick, ME
Phone Number: _____

2. Project Property Owner:

Name: Park Row Associates
Address: 171/173 Park Row Brunswick, ME
Phone Number: _____

3. Authorized Representative: (If Different Than Applicant)

Name: Shannon K. E. Warren
Address: PO Box 100
New Gloucester, ME 04260
Phone Number: (207) 926-5502

4. Physical Location of Property Being Affected:

Address: 171 Park Row

5. Tax Assessor's Map # 013 Lot # 190 of subject property.

6. Underlying Zoning District TCS

7. Describe the Location and Nature of the Proposed Change, including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change. (use separate sheet if necessary):

Replace all (22) existing exterior wooden shutters (Maroon) with vinyl shutters (Midnight green). Also to hang new shutters (6) where they are missing.
New shutters will match existing shutters in regards to width and height, straight top, centered mullion and flat finish (no wood grain).
Current shutters are in disrepair - i.e. rotten, missing slates etc.

Applicant's
Signature

Shannon K. E. Warren

**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 AMB (date) by 7/13/14
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. Breinich
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 Shannon Warren relating to property designated on Assessors Tax Map # U13 as Lot # 190 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

NO BUILDING PERMIT REQUIRED

Signed:



Date:

7/17/15

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 171 Park Row
County City/Town Street Address and Number

historic: house moved between 1802-1819 from Maquoit; first
Name of Building/site:
occupant on present site: Samuel Heath, tanner.



1980 photo by J. Goff
1898 photos by J. Furbis

Approximate Date: pre-1819 Style: Federal

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: Like 45/47 Federal Street (so. corner
Jordan Avenue), this structure survives as an early remnant of
Brunswick's 18th and 19th century tanning industry.
When the brook passed through the Mall and Booker St. area, other tanners had estab-
lishments nearby: the Pollards on 163 Park Row property (see 1853 reminiscences)
Adam Lemont (3 Booker St.) and Oliver Stoddard & Co. (see 202:165) on Booker St.



171 PARK ROW

Maps: 1871= T.S. McLellan
1910 #171 = I.R. Morrell

Deeds: 99:196-197 Jotham Stone Estate to Richard T. Dunlap + Robert P. Dunlap
for last \$377 of Beza Tucker's \$1100 mortgage payment
1/4 acre w/ dwelling house 9/2/1824... occ. Elisha Fitts.
171:184 RIT to William H. Morse \$200 1/2 of 1/4 acre w/ dw. hse occ by Mrs. Totman
no.= David S. Stanwood+; so.= Thomas C. Upham 5/18/1841.
184:61 Theodore S. McLellan to Alfred J. Stone court order \$1009.73 1/2 of 1/4 acre
w/ bldgs now occ. TSM. no=CJ Noyes; so.=TCU. 7/26/1843. cites 171:184
by name & date.
195:252 AJS to TSM \$1000 w/ bldgs. no.=CJN; so.=TCU. 6/3/1846. cites TSM court order.

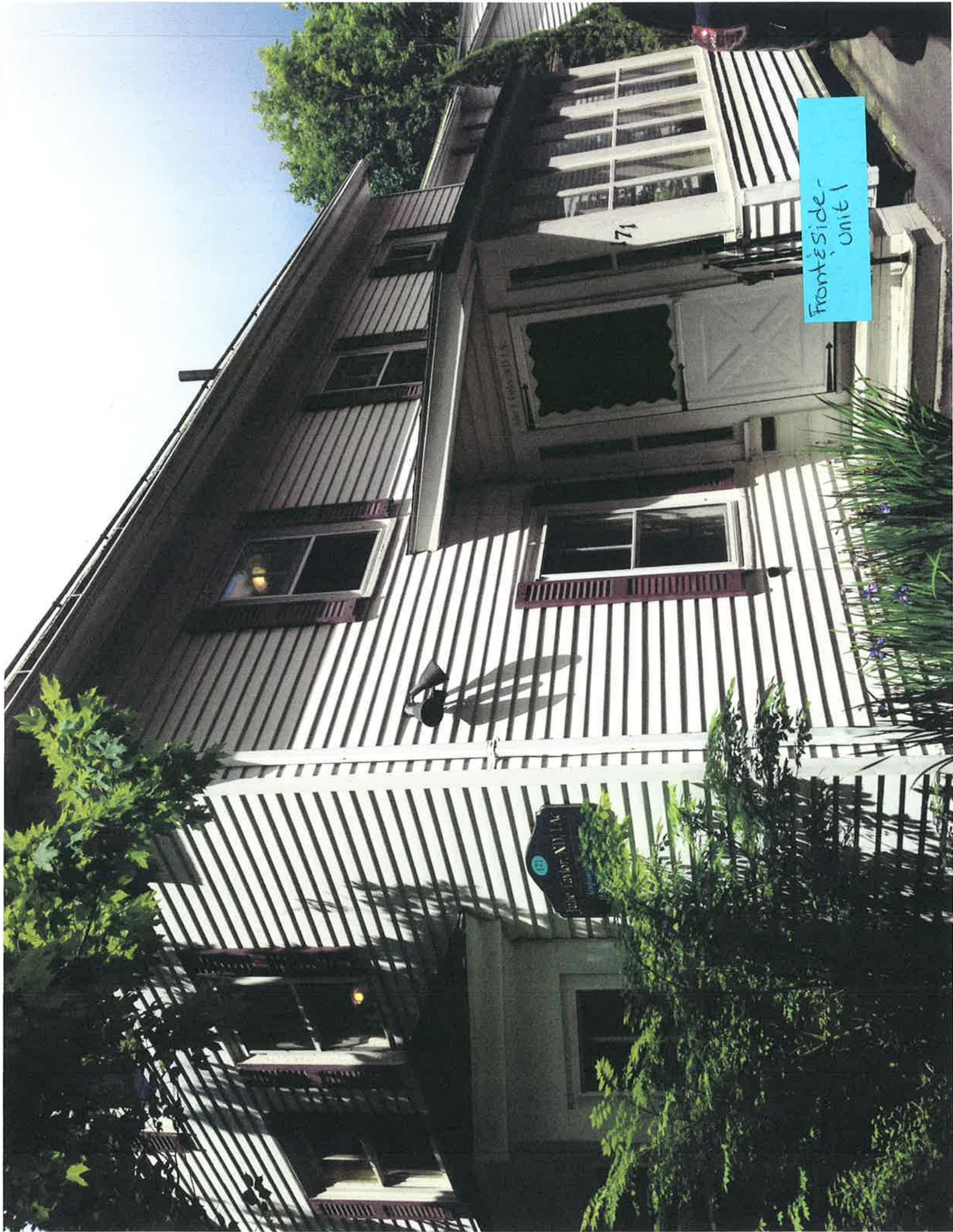
note: 99:196-197 had 2 cited sources: 57:227-8, and 99:194 by name. Letter appears
to be property 10 1/2 rods south of Green Street. 57:227-228 is: John Perry Jr. to
Jotham Stone \$500 w/ bldgs 8/9/1809. It cites (50:214,224 Jabez Perkins to
Sam Heath 1808), (53:448 Sam Heath to Ed Berry 1808), (57:10 Ed Berry to John Perry
Jr. 1809). 50:224 is: Sam Heath to Jabez Perkins \$450 w/ dw. hse 9/9/1806.
Property traces via 50:213-214 to Samuel Heath, tanner. 28:116 describes Heath
owning Gustavus A. Goss's Tanyard so. side 4rod road by great gully after 1798.

Other: 1853 account of 1802: "There was subsequently to 1802, a house hauled from Maquoit
and placed below Mr. Upham's, by a Mr. Heath, a tanner. This house has had many
occupants, and is now owned and occupied by Mr. Theodore McLellan."
Theodore S. McLellan 1899 acct. of 1819: "The wooden house owned by T.S. McLellan
was occupied by Mr. Jacqueth, a millwright."



121
Julie Taylor, ND, LAc
Acupuncture • Herbs
Chiropractic • Nutrition

Front of building
FACING PARK ROW



Frontside -
Unit 1

71

71
Frontside - Unit 1

Side
Unit 2





 **HANDICAP
PARKING**

**WARNING
FALLING
ICE**

Side

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Back-side





Back of building
Unit 3

Shutter Styles -- Available Open Louver Styles...

We offer a beautiful variety of not only sizes, but popular shutter styles. Below are the available standard styles. Please give us a call if you need something custom.



MVLL1
Cathedral Top
Center Mullion



MVLL2
Straight Top
Center Mullion



MVLL3
Cathedral Top
Offset Mullion



MVLL4
Straight Top
Offset Mullion



MVLL5
Cathedral Top All
Louver



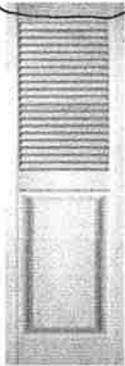
MVLL6
Straight Top All
Louver



MVLL7
Double Wide
Louver



MVCLP1
Combination
Cathedral Top &
Panel Bottom



MVCLP2
Combination
Straight Top &
Panel Bottom

Price of Shutters as per Hammond Lumber

Vinyl
52" \$130.57/pair

55" \$138.28/pair

60" \$154.28/pair

Wood
\$201.00/pair

\$205.00/pair

\$218.00/pair

**Draft Findings of Fact
171 Park Row
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: July 21, 2015**

Project Name: Window Shutter Replacements
Case Number: VRB -15-025
Tax Map: Map U13, Lot 190
**Applicant/
Property Owner:** Park Row Associates
165 Park Row
Brunswick, ME 04011

**Authorized
Representative:** Shannon K. E. Warren
P.O. Box 100
New Gloucester, ME 04260
207-926-5502

PROJECT SUMMARY

The property owner of 171 Park Row (Park Row Associates) submitted an application for a Certificate of Appropriateness to remove all (22) existing exterior wooden window shutters (maroon) and replace with vinyl shutters (midnight green). An additional six (6) missing shutters will also be replaced with vinyl shutters. The property owner has provided photos of the existing wooden shutters noting their disrepair as well as information regarding the type of shutters to be used and cost differential between wood-based replacements and vinyl replacements, all contained within the application. The Board is required to review the alteration as the shutter 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 deteriorating wooden shutters would be replaced with a total of 32 flat-finish vinyl shutters, matching in width and height of those existing. The shutters will have a straight top and center mullion. Village Review Zone Design Guidelines state shutters should be replaced with the same original material, matching size, scale, shape and detail. The proposed replacements match size scale, shape and detail of the existing wooden shutters. But have documented a cost differential of approximately 35% between wood and vinyl, with wood being higher. Per Section 216.1 of the Zoning Ordinance, it should also be noted that***

“The purpose of the Village Review Zone is to protect and preserve the architectural context and historical integrity of downtown neighborhoods in the Town of Brunswick by: A. Applying ordinance standards and design guidelines in a reasonable and flexible manner to maintain Brunswick’s traditional character and to ensure compatible construction and rehabilitation without stifling change or forcing modern recreations of historic styles.”

No changes are proposed to shutter 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 wooden shutters will be replaced with vinyl shutters of the same style. An alternative to consider, if available to the applicant, is to utilize wooden shutters, possibly repairing those not as severely deteriorated, for those windows fronting Park Row and vinyl to the side and rear.*
- b. **Alterations shall remain visually compatible with the existing streetscape.** *As stated above, shutter style will remain the same; only base materials will change.*
- c. **Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.** *Not applicable.*
- d. **New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *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 icon images built into their design ("trademark buildings") are prohibited. *Not applicable.*
- 6) No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry. *Not applicable.*
- 7) No building on Maine Street shall have more than 15 feet horizontally of windowless wall. *Not applicable.*
- 8) All new buildings and additions on Maine Street:
- a) Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.
 - b) If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.
 - c) The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass. *Subsections a., b. and c. above are not applicable.*
- 9) Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources. *Not applicable.*

C. Signs

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

**Draft Motions
171 Park Row
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: July 21, 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 wooden window shutters with vinyl shutters at 171 Park Row with the following conditions:
1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.
 2. That the applicant use replacement wooden window shutters on windows fronting Park Row and vinyl replacements for side and rear windows.

**Draft Findings of Fact
149 Maine Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: July 21, 2015**

Project Name: Add new entryway
Case Number: VRB-15-026
Tax Map: Map U13, Lot 164
Applicant/Owner: Dan Catlin/Tontine Maine LLC
100 Silver Street
Portland, Maine 04101
207-774-1885

Authorized Representative: Curtis Neufeld, PE
Sitelines PA.
8 Cumberland Street
Brunswick, ME 04011
207-725-1200, ext. 18

PROJECT SUMMARY

The applicant, Tontine Maine, LLC, requests a Certificate of Appropriateness to add a new set of double doors and canopy to provide direct entry to the Eveningstar Cinema, located to the rear of Tontine Mall. The property is located at 149 Maine Street in the Town Center 1 (TC1) District within the Village Review Overlay Zone, and is included as a contributing structure within the proposed Brunswick Maine Street Historic District.

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. *The applicant is proposing to add a new entryway within the wall adjacent to the rear parking area of the Tontine Mall in order to provide dedicated access to the Eveningstar Cinema. Access to the cinema is now only available through the front entrance to Tontine Mall. The proposed entryway will consist of double glass doors and a new fabric canopy similar in style with the front entrance and second rear access. Matching concrete pavers will be utilized. The structure was originally constructed in 1928 as an automobile showroom, then adaptively reused in 1977 as Tontine Mall. No other alterations are proposed.***

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 proposed, the new entryway is of the same style and materials used for the existing two entryways located onsite. Per the Village Review Zone Design Guidelines, the new entryway should match existing material. The proposed entryway is consistent with this guideline. The proposed entryway does minimize the overall effect on the structure's historic integrity.*
- b. Alterations shall remain visually compatible with the existing streetscape.** *The new entryway remains visually compatible with the existing streetscape with no changes in style.*
- 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.** *The new entryway will not conceal any distinctive historic or architectural character-defining features of the structure.*
- 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 icon images built into their design ("trademark buildings") are prohibited.** *Not applicable.*
 - 6) No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.** *Not applicable.*
 - 7) No building on Maine Street shall have more than 15 feet horizontally of windowless wall.** *Not applicable.*
 - 8) All new buildings and additions on Maine Street:**
 - a) Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the**

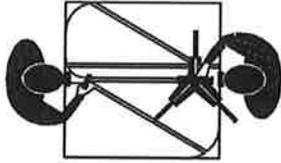
- setback is developed as a pedestrian space.
- b) If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.
 - c) The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass. *Subsections a., b. and c. above are not applicable.*
- 9) Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources. *Not applicable.*

C. Signs

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

**Draft Motions
149 Maine Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: July 21, 2015**

- Motion 1:** That the Certificate of Appropriateness application is deemed complete.
- Motion 2:** That the Board approves the Certificate of Appropriateness for the creation of an additional entryway located at 149 Maine Street (Tontine Mall) 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.



July 7, 2015

2910-7

Mrs. Anna Breinich
Director of Planning and Development
85 Union Street
Brunswick, Maine 04011

**Re: Village Review Board Application
Tontine Mall Entry Addition
149 Maine Street
Tax Map U13 Lot 164**

Dear Anna:

On behalf of Tontine Maine LLC, enclosed please find a copy of a Village Review Board Certificate of Appropriateness Application for a new entrance to the Tontine Mall at 149 Maine Street.

The Applicant proposes to add a new set of double doors to provide a separate entrance for the cinema. In addition to allowing a dedicated entrance to the cinema for after-hours use, the new set of doors will also reduce the travel distance and time from the common space in the event of an emergency. The location of the proposed entrance is in line with the existing paver patio/sidewalk adjacent to the elevated deck. A new fabric canopy supported by a square tubular steel frame will be constructed at the location of the entrance. The existing paver walkway will be removed and reset at a lower grade to match the floor elevation at the building. The entrance at the doorways will be constructed using concrete pavers to match the existing doorway/entrance to the south. The seasonal seating currently placed adjacent to the deck will no longer be set there to ensure clear access to the entrance. Simulations of the entrance are enclosed to provide an idea of the location and scale of the entrance. While the entrance will be of similar style and materials as the existing entrances, it will not be as large as either existing entrance. The proposed double doors will be 6 feet wide and approximately 7 feet tall. A transom window will be installed over the doorways similar to the existing entrance to the south.

By aligning the new entrance to the existing paver area it will be possible to add the doors without impacting the existing parking and no parking spaces will be lost.

SITELINES PA

ENGINEERS ▪ PLANNERS ▪ SURVEYORS

8 Cumberland Street ▪ Brunswick, ME 04011 ▪ TEL 207-725-1200 ▪ FAX 207-725-1114 ▪ www.sitelinespa.com

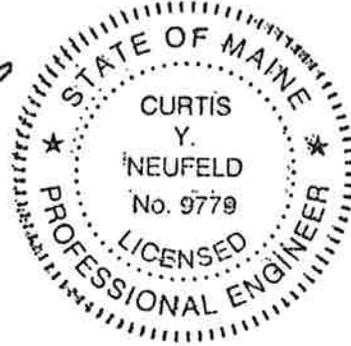
Village Review Board Application
July 7, 2015
Page 2 of 2

We request the application be placed on the next available agenda with the Village Review Board for review. We trust that this information satisfactorily addresses the requirements for their review; however, if you have any questions or require additional information, please do not hesitate to call or contact me via cneufeld@sitelinespa.com.

Very truly yours,

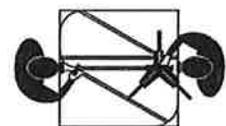


Curtis Y. Neufeld, P.E.
Vice President



Enclosures

cc: Dan Catlin, Tontine Maine LLC



Received: 7-7-15
By: Jamelyn

VRB Case #: 15-026

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Dan Catlin
Address: 100 Silver Street
Portland, ME 04101
Phone Number: (207) 774-1885

2. Project Property Owner:

Name: Tontine Maine LLC
Address: 100 Silver Street
Portland, ME 04101
Phone Number: (207) 774-1885

3. Authorized Representative: (If Different Than Applicant)

Name: Sitelines PA (Curtis Neufeld, PE)
Address: 8 Cumberland Street
Brunswick, ME 04011
Phone Number: 207-725-1200 x18

4. Physical Location of Property Being Affected:

Address: 149 Maine Street, Brunswick, ME

5. Tax Assessor's Map # U13 Lot # 164 of subject property.

6. Underlying Zoning District Town Center 1 / Maine Street (TC1)

7. Describe the Location and Nature of the Proposed Change, including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change. (use separate sheet if necessary): Addition of new double doors and canopy to allow for separate entrance to cinema

Applicant's
Signature Curtis Y. Neufeld

**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 7/8/15 (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. Greinich
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 Tontine Maine LLC, relating to property designated on Assessors Tax Map # U13 as Lot # 164 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

BUILDING PERMITS REQUIRED

Signed: _____

Date: _____

[Handwritten Signature]
7/17/15

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 149 Maine
 County City/Town Street Address and Number
 historic: ca. 1928 automobile showroom adaptively re-used
 Name of Building/site: common: Tontine Mall ca. 1977.
 Common and/or Historic

Approximate Date: ca. 1928, 1977 Style: International

Type of Structure:
 Residential Commercial Industrial Other:

Condition: Good Fair Poor

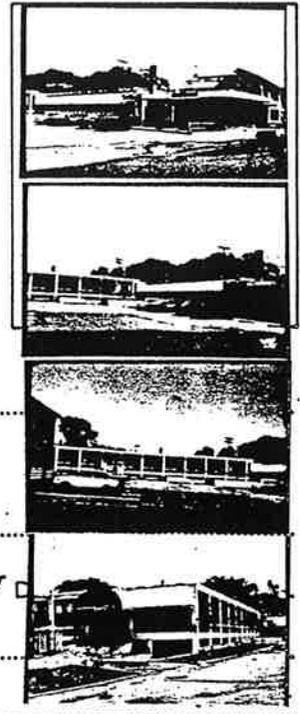
Endangered: No Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey

Rating:

Historic Significance to the Community:
 Brilliant ca. 1977 adaptive re-use project of formerly under-utilized structure.

(For Additional Information - Use Reverse Side)



1980 photos by J. Goff

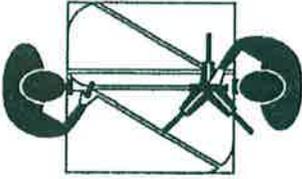
149 MAINE

Maps: 1871= Tontine Hotel outbuildings on site.

Survey notes compiled between 1977 and 1980: "1928 International Style Goodwin Chevrolet---1977 Modern"



Ca. 1920 photo of Maine Street front (now driveway entrance). Photo from Bowdoin College Archives.



July 7, 2015

2910-1

Dan Catlin
Commercial Properties
100 Silver Street
Portland, Maine 04101
<via email>

**Re: Village Review Board Application
Tontine Mall Entry Addition
149 Maine Street
Tax Map U13 Lot 164**

Dear Dan:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Tontine Maine LLC for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the addition of a new building entrance to the Tontine Mall in Brunswick, Maine.

Sincerely,

Curtis Y. Neufeld, P.E.
Vice President

The undersigned hereby gives Sitelines, PA the authority to act as agent for Tontine Maine LLC for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

Daniel Catlin

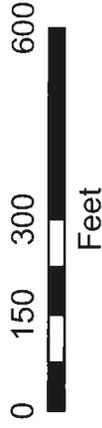
Date

Brunswick

Maine

Legend

- Selected Parcel
- Parcel
- Buildings
- Town Boundary
- Town Center 1 / Maine Street
- BNAS Conservation District
- Town Center 2 / Fort Andross
- Town Center 3 / Lower Park Row
- Town Residential 1 / Inner Pleasant St
- Town Residential 2 / Federal St
- Town Residential 3 / Water St
- Town Residential 4 / Jordan Acres
- Town Residential 5 / Cumberland Ave - Spring St
- Residential 1 / Longshore St
- Residential 2 / Main Street - Pleasant
- Residential 3 / Maguire Rd
- Residential 4 / Main St Dr - West Main St
- Residential 5 / River Rd
- Residential 6 / Couch Corner
- Residential 7 / Mid Main - Garrison St
- Residential 8 / College Park
- College Use / Town Conservation District
- College Use 1 / Campus Center
- College Use 2 / Richard Field
- College Use 3 / College St
- College Use 4 / Bowdoin Plaza
- College Use 5 / Brunswick Apartments
- College Use 6 / College and St - Bath Rd
- College Use 7 / Longshore Ave - South St
- Commercial / Couch Corner
- Highway Commercial 1 / Other Pleasant
- Highway Commercial 2 / Upper Bath Rd
- Mixed Use 1 / Lower Pleasant Corner
- Mixed Use 2 / Upper Pleasant Rd
- Mixed Use 3 / Upper Pleasant Rd
- Mixed Use 4 / Fox Run
- Mixed Use 5 / Lower Pleasant Rd
- BNAS Noise District
- Business and Industry 1 / Industry Rd
- Business and Industry 2 / Church Rd
- Business and Industry 3 / Bath Rd
- Business and Industry 4 / Exr 22
- Farm Forest 1 / Dunbar Hector Road Area
- Farm Forest 2 / New Meadows River Area
- Country Residential 1 / Northwood Brunswick
- Country Residential 2 / Old Bath Rd
- Park Mixed Use 1 / Lower Old Bath Rd
- Rural Mixed Use 5 / Portland Road Area
- Coastal Protection 1
- Coastal Protection 2



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: 7/6/2015

Tontine Mall



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment, swisslog, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisslog, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**TONTINE MALL, BRUNSWICK, MAINE
Existing Conditions**



Photograph 1 – Existing entrance



Photograph 2 – Existing Entrance to Wild Oats Proposed Entrance at Caution Tape

Photographs taken by Sitelines, PA; July 2015

**TONTINE MALL, BRUNSWICK, MAINE
Existing Conditions**



Photograph 3 – Existing Entrance to Wild Oats, Proposed Entrance at Caution Tape



Photograph 4 – Existing Entrances

Photographs taken by Sitelines, PA; July 2015

**TONTINE MALL, BRUNSWICK, MAINE
Existing Conditions**



Photograph 5 - Location of Proposed Entrance in-line with pavers



Photograph 6 - Existing Entrance with Concrete Paver Landing

Photographs taken by Sitelines, PA; July 2015

**TONTINE MALL, BRUNSWICK, MAINE
Existing Conditions**



Photograph 7 – Bull Moose Building from School Street



Photograph 8 – Bull Moose Building from School Street at Park Row

Photographs taken by Sitelines, PA; July 2015

**TONTINE MALL, BRUNSWICK, MAINE
Existing Conditions**



Photograph 9 – Bull Moose Building, Main Entrance



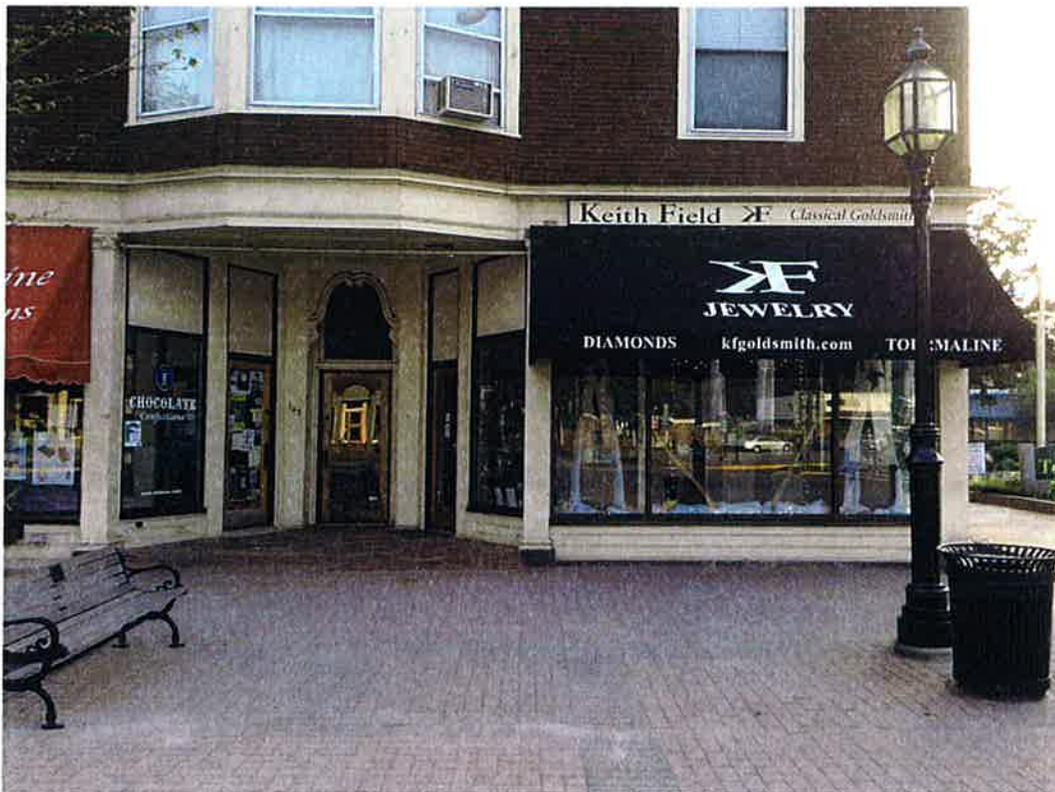
Photograph 10 – Adjacent Commercial Building and Site Entrance

Photographs taken by Sitelines, PA; July 2015

TONTINE MALL, BRUNSWICK, MAINE
Existing Conditions



Photograph 11 – Southerly Tontine Mall Entrance



Photograph 12 – Adjacent Building Entrances

Photographs taken by Sitelines, PA; July 2015

CONCEPTUAL VIEW OF NEW ENTRANCE

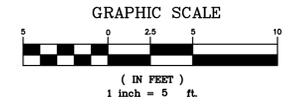
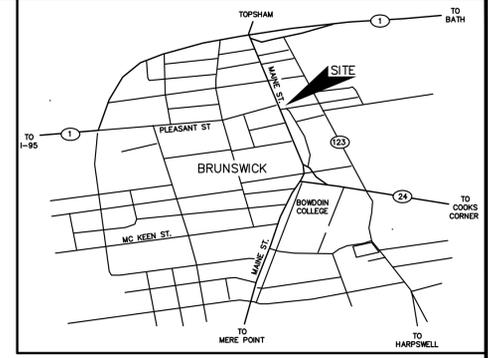
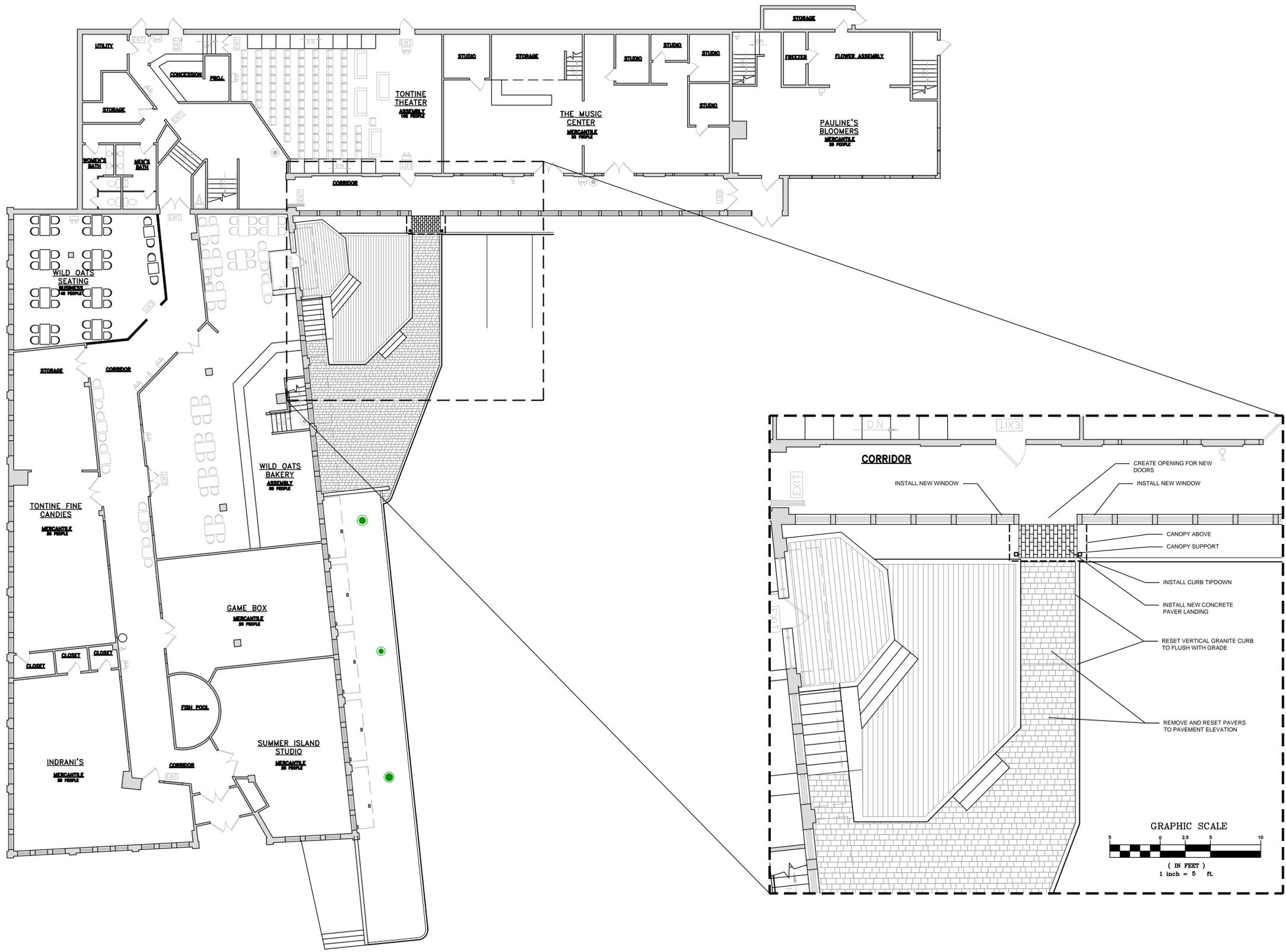


CONCEPTUAL VIEW OF NEW ENTRANCE



CONCEPTUAL VIEW OF NEW ENTRANCE





1. 07-07-15 SUBMITTED WITH VRB APPLICATION CYN

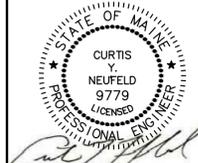
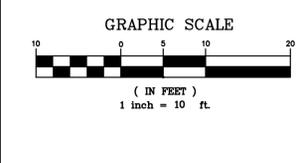
SITE IMPROVEMENT PLAN

TONTINE MALL
ENTRANCE ADDITION

TONTINE MAINE LLC
100 SILVER STREET, PORTLAND, ME 04101

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

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SITELINES, PA
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
207.725.1200 www.sitelinespa.com

FIELD WK:	SCALE: AS NOTED	SHEET:
DRN BY: DEPT	JOB #: 2910	1 of 1
CH'D BY: CYN	MAP/LOT: U13/164	
DATE: 07-06-15	FILE: 2910-BASE	

**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 faux 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 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

**VILLAGE REVIEW BOARD
JUNE 16, 2015**

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

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Tuesday, June 16, 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.

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.

Postponed per applicants request.

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)

Anna Breinich introduced the application for demolition of the former Morins Auto Parts Shop for parking expansion for Moring Glory Natural Foods. Anna said the area in the front of Morins and side between Morning Glory is currently a parking lot; this would be an expansion and improvement of the site. As part of the application, Anna said that the applicant will be placing a fence on the west side of the property line abutting residential property to buffer light from vehicles. Anna added that Morins Auto Parts was a noncontributing structure.

The applicant, Craig Urqhart, stated that the property was purchased with the intent of demolition. Craig said that Morning Glory has high volume sales and the availability of dedicated parking will help secure their future. Craig said of the three structures, they decided to maintain and improve the structure referred as the muffler shop. Craig noted that with the demolition of the remaining two structures, they get approximately 16-17 parking slots and have worked with the Town Engineer with regards to curbing. In regards to the improvements to the muffler shop in the future, Craig stated that they plan on repainting the face and sides, remove and replace the garage style door, replace the floor of the shop with possibly concrete and maybe add a ramp to make access into the area easier. Craig said that they would like to take returnable and recyclables from the existing location and relocate them to this property and make it a working building; at some point they would like the structure to generate income. Laura Lienert clarified that

if the applicant were to change the garage door, they would need to come back before the VRB. Anna replied that it would depend on the extent of the change, but yes. Anna said that there is the possibility that the second phase could include an addition to the main building. Craig replied that the addition would be primarily on the Gillman Street side and that they are looking to extend the building along the side and square off the building. Craig said that they would do this to expand the retail store and relocate the offices behind the tea section of the current store and push the work area back towards the storage shed area. Emily Swan clarified that the fence will go between 5 and 7 Gillman Street. Craig emphasized the lack of parking in this area of Town and pointed out that they plan on allowing Town parking after business hours.

Emily Swan opened the meeting to public comment, no comment was made and that public comment period was closed.

Laura Lienert asked about the planters in the parking lot. Anna Breinich replied that they are moveable because of plowing in winter months and the reason why they suggested this application is to limit access into the parking lot instead of a free for all as it is now. Anna said that the Town does not currently have sidewalk money, but that Gillman Street is on the list for sidewalk improvements and for the time being, the planters can channel the cars coming into the parking lot. Laura Lienert clarified that the area in front of the planters would eventually become, when the Town has the funding, sidewalk and that there would be no changes to the granite curbing at this time.

MOTION BY BROOK STODDARD TO DEEM THE CERTIFICATE OF APPROPRIATENESS COMPLETE. MOTION SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY.

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVE DEMOLITION OF TWO OF THREE ATTACHED STRUCTURES TO REPLACE WITH AN EXPANDED PARKING LOT ONSITE AT 5 GILLMAN AVENUE, AS OUTLINED IN THE APPLICATION, AND 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 style and materials for the removable planters for placement along the Gilman Avenue sidewalk shall be approved by the Director of Planning and Development.

MOTION SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.

Connie Lundquist excused herself from the meeting.

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).

Anna Breinich introduced the application for 165 Park Row who would like to replacing the cedar shingles on the porch roof with like nickel grey shingles on the remaining roof. Emily Swan noted that the main part of the building has cedar shingle and the newer parts in the back have asphalt shingle. Laura Lienert agreed as she noticed the main roof as well. Emily pointed out that the application states removal and replacement of cedar shingles on the porch roof and the main roof. Laura asked if the shingles will be architectural shingles and Anna replied that she was not sure. Laura provided a description between the difference of regular and flat shingles and said that there may be roughly a 15% difference.

Emily swan opened the meeting to public comment.

Richard Tomlin, Bowdoin College Intern, stated that the shingles are a nice touch and can see why they want to make it one type of shingle, but suggested that the applicant stay with cedar shingle or architectural shingles.

Emily Swan stated that without the applicant, she suggests adding a condition that the applicant use architectural shingles. Anna suggested that they *recommend* the use of architectural shingles instead of require them. Laura Lienert replied that she would prefer that they require the architectural shingles and pointed out that what is existing is cedar and what is in the back is asphalt, but not seen. Emily agreed with Laura, and noted that they could require cedar with cedar. Decision among Board members to require the use of architectural shingles or cedar as a more suitable substitution as added in the Conditions of Approval.

MOTION BY BROOKS STODDARD TO DEEM THE CERTIFICATE OF APPROPRIATENESS IS DEEMED COMPLETE. MOTION SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY.

MOTION BY BROOKS STODDARD THAT THE BOARD APPROVE THEREPLACEMENT OF A CEDAR-SHINGLED FRONT PORCH ROOF AND A MAIN BUILDING ROOF WITH AN ASPHALT-SHINGLED ROOF AT 165 PARK ROW WITH THE FOLLOWING CONDITIONS:

3. 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.
4. That the Board requires the use of architectural-style asphalt shingles or cedar shingles as a more suitable material to maintain existing texture in appearance. Please provide sample of shingles for approval by the Director of Planning and Development prior to start of work.

MOTION SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY.

4. Other Business

5. Approval of Minutes

MOTION BY LAURA LIENERT TO APPROVE THE MINUTES OF MARCH 17, 2015. MOTION SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.

Staff Approvals

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

Adjourn

This meeting was adjourned at 7:49 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary