# TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET, SUITE 216
BRUNSWICK, ME 04011

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**VILLAGE REVIEW BOARD**
**SPECIAL MEETING AGENDA**
**COUNCIL CHAMBERS, 85 UNION STREET**
**THURSDAY, OCTOBER 1ST, 6:00 PM**

1. **Case # VRB 15-033 – 45 Maine Street / 11 Mason Street–** The Board will discuss and take up this tabled agenda item from the Board's 9/15/15 meeting and take action regarding a Certificate of Appropriateness for the construction of a new Bangor Savings Bank facility on 11 Mason and 45 Maine Streets combined (Map U14, Lots 163 and 165).

2. **Other Business**

3. **Approval of Minutes**

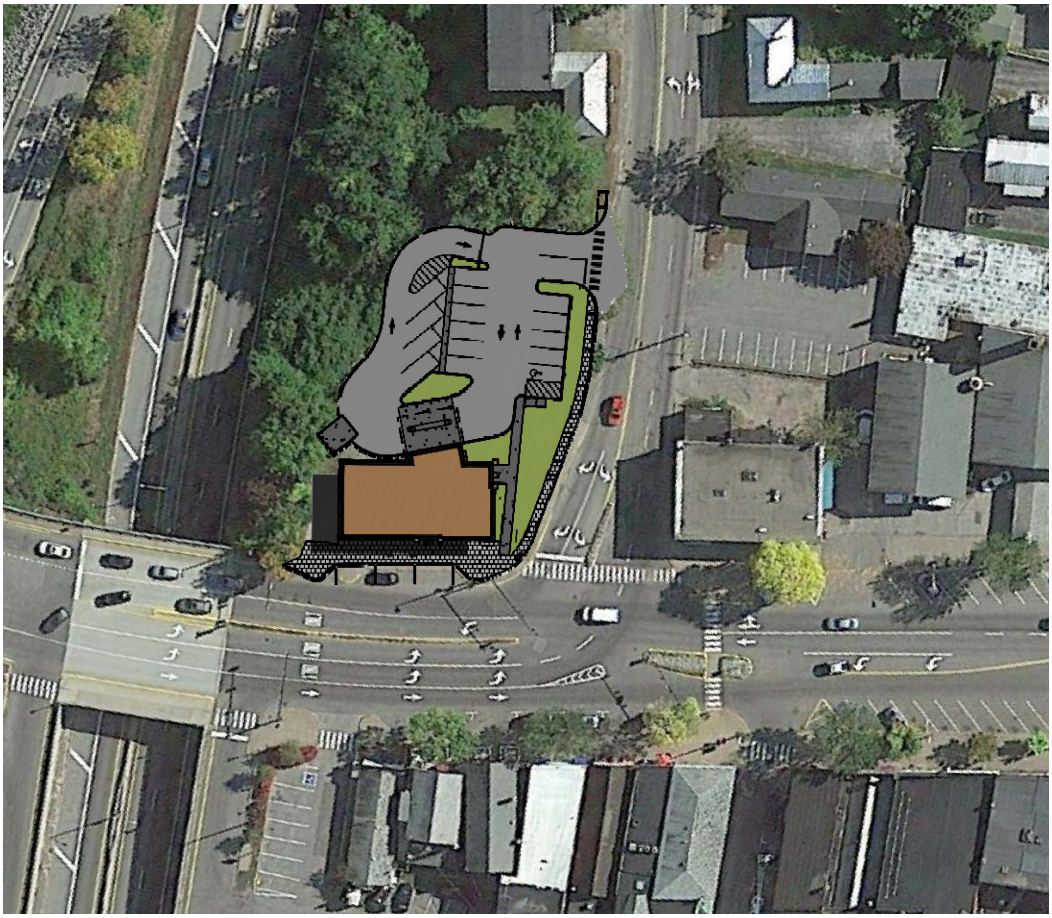
This agenda is being mailed to all abutters within 200 feet of the above referenced locations for Certificate of Appropriateness requests and serves as public notice for said meeting. Village Review Board meetings are open to the public. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. This meeting is televised.

**Brunswick Village Review Board**
**Application for Certificate of Compliance**

Applicant: CJ Developers, Inc.
35 Primrose Lane
Freeport, ME 04032

Project Title: Bangor Savings Bank Branch w/ Drive Through
Project Address: 45 Maine Street & 11 Mason Street
Brunswick, Maine
Tax Map/Lot: U14/163 & 165
Zone: Town Center 1 (TC-1)

CJ Developers is proposing to redevelop the corner of Maine Street and Mason Street for a new Bangor Savings Bank Branch and offices with associated drive through. The redevelopment project involves a new 3,700 s.f. foot print building and a 15 car landscaped parking lot behind the building.



On September 15, 2015, the Village Review Board conditionally approved the demolition of the building located at 11 Mason Street and tabled a decision on the proposed building design of the new structure to located at 45 Maine Street. The Village Review Board requested a more contemporary design and to try to move the building closer to the Maine Street and Mason Street intersection. There was not agreement among Village Review Board members on specific design features or alternative building materials. There appeared to be general agreement for fronting the building along Maine Street and maintaining the extensive glass front with the solar panel awnings.

Subsequent to the September 15th hearing, we have attempted over 20 alternative designs which we reviewed with Planning Staff. All attempts to add a tower treatment or angled building extension towards the intersection resulted in an awkward looking building requiring at minimum a flat roof. The flat roof designs resulted in a more suburban style building which we felt was not appropriate for a historic downtown. The various attempts to incorporate more contemporary exterior materials like metal panels, spandrel glass and fiber cement cladding gave a faux architecture feel to the building that we felt would not stand the test of time. Included in this submission is the final version which we feel meets our goal of redeveloping this important corner of downtown Brunswick with an architecturally attractive building that is appropriate for its surrounding now and well into the distance future.

A Certificate of Appropriateness is required for the construction of a new structure and demolition of the existing structures located at 11 Mason Street. The following is a detailed summary as to how the revised Bangor Savings Bank Building for 45 Maine Street meets or exceeds all of Section 216.9 of the Brunswick Zoning Ordinance and the Village Review Design Guidelines.

216.9 Review Standards

B. New Construction

a., b., c. and e. apply to additions and alterations to existing contributing structures.

d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.

Mass: From the Village Review Guidelines: *Despite a wide variety of buildings, Maine Street maintains a sense of uniformity as a result of the generally consistent building setback and building height.* The proposed building occupies almost the entire Maine Street frontage which makes it very visually compatible with the surrounding contributing resources. Furthermore, since the 45 Maine Street building burned down in 2011, this high profile end of Maine Street lacked a compatible building front. Attached is an aerial of Maine Street which shows that the proposed building fronting Maine Street with its small parking lot behind is consistent with other properties along Maine Street. The Mason Street side of the building has been extended and

contemporary column supported entry way has been added to create a higher profile view from the Maine Street and Mason Street intersection.

Scale: From the Village Review Design Guidelines: *Residential scale 1 ½ and 2-story buildings populate the west side of the street between Route One and Gilman Street. They are free-standing structures with either hipped or gable roofs. These buildings are typically either brick or wood frame.* The proposed building is approximately 20 feet to the roof eaves which is comparable to a 1 ½ to 2-story residential building. The proposed building is red brick with a hipped roof and a couple gable roof features. The side of the building provides a more architecturally interesting roof line while maintaining the height consistency of this part of Maine Street.

Materials: The exterior building material shall be red brick. The large storefront windows along the street frontages is very consistent with surrounding contributing buildings. The extensive storefront adds back in the pedestrian nature of this section of Maine Street that has been missing since the Hinkley/Days Block burned down. A brick relief has been added to the area between the solar panel awning and the cornice eaves along the two main elevations of the building.

f. For new construction or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:

1) Parking: Section 512.2 of the Zoning Ordinance: The Parking Requirement for Non-residential Use – retail or service business uses – is 4 spaces per 1,000 square feet of floor area. The occupied floor area is approximately 3,700 square feet which requires 15 on-site parking spaces. 14 parking spaces and 1 handicapped space shall be provided which is sufficient to accommodate the proposed bank and office use during a typical week. The parking spaces are located in the rear of the property and surrounded by a landscaped strip.

2) Pedestrian Ways: The site plan has accommodated bicycle and pedestrian access and circulation with a sidewalk connecting the rear parking lot to the side entrance door and to the Maine Street sidewalk. The project is proposing to replace the old pavers in the public sidewalk along both Maine Street and Mason Street with new concrete pavers in accordance with the Town's standards.

3) Dumpsters and mechanical equipment: The exterior dumpsters shall be located behind the building (more than 25 feet from any public right-of-way) and screened from Maine Street. The mechanical equipment shall be located inside the building.

4) The heating, ventilation, and energy producing equipment shall be located inside the building. The condensers for the air-conditioning system shall be

located on the side of the building behind the dumpster enclosure. The building shall have a hipped roof and two gable end features.

5) Building Materials: The exterior building materials shall be red brick and with elaborate cornice features along the eaves. In place of traditional awnings, Bangor Savings is proposing to install solarized panels. The solar panels will provide the weather and sun protection while producing renewable energy for the building.

6) The Maine Street pedestrian entryway has been located towards the center of the building so that it is less than 40 feet from each end of the building.

7) The Maine Street frontage has windows less than every 15 feet.

8) a) The building fronts the property line

b) n/a – the proposed project is not an addition to an existing structure

c) The first floor façade from Maine Street has more than 50% glass.

C. Signs: The signs shall comply with the requirements of Chapter 6 (Sign Regulations) and the Village Review Zone Design Guidelines. The proposed signs have been integrated into design of the building and are shown on the attached colored renderings.

GARY MASSANEK

September 24, 2015

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

Dear Anna Breinich– Director of Planning and Development:

As I am unable to attend next week's workshop of the Village Review Board to review the proposed Bangor Savings Bank I would like this letter to be read into the record at that meeting.

I very much regret missing this discussion of what I believe is one of the more important site developments this committee will ever review. This site is crucial to the northwards site lines on Maine Street and will serve as the new terminus for the streetscape at the boundary created by the by-pass. As such it places a tremendous burden on the applicant to design a structure worthy of this location.

You have forwarded to the applicant and Board the web link I sent you showing the various small town banks that the famous American architect Louis Sullivan designed during the early 1900's. Though I am not advocating that this new building copy or mimic these Sullivan "jewels", they can serve as examples of how a small building, of approximately the same footprint and height as the proposed project, can be a prominent, civic edifice. These Sullivan banks are all visually strong, timeless in their aesthetic and establish the corner where they sit.

I feel that a flat roofed building is certainly appropriate for this site. More importantly I feel the inclusion of a pocket park on the corner reduces the buildings ability to "make the corner" of this prominent intersection in town. I am not sure what the specific requirements are for such a green space but I believe it is wrong for this location.

I look forward to the next review following the workshop. It was obvious the applicant is also interested in treating this site with the respect it is due and I am sure they, with input from the Board, will arrive at a design that all can take pride in.

Sincerely,

Gary Massanek

4 BEECH DRIVE
BRUNSWICK, ME 04011 | [COMPANY E-MAIL] | [COMPANY PHONE]