



# 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, SEPTEMBER 15, 2015, 7:15 P.M.

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).
2. **Case # VRB 15-033 – 45 Maine Street / 11 Mason Street**– The Board will discuss and take action regarding a Certificate of Appropriateness for the demolition of the existing structure at 11 Mason Street and another Certificate of Appropriateness for the construction of a new Bangor Savings Bank facility on 11 Mason and 45 Maine Street combined (Map U14, Lots 163 and 165).
3. **Other Business**
4. **Approval of Minutes**

### Staff Approvals:

13 School Street – French door/sliding door  
85 Maine Street – Signage  
142 Maine Street – Signage  
29 School Street – Bike Shed

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  
136 Maine Street (rear)  
Request for Certificate of Appropriateness for  
Demolition of Structure and Replacement Parking Lot Expansion  
Village Review Board  
Review Date: September 15, 2015**

**Project Name:** Demolition and Salvage of Former Warehouse; Parking Lot Expansion – 136 Maine Street (rear)

**Case Number:** VRB 15-024

**Tax Map:** Map U13, Lot 62

**Applicant:** Dustin Slocum *for*  
136 Maine St., LLC  
136 Maine Street  
Brunswick, Maine 04011  
207-720-0330

**Property Owners:** Dustin and Kate Slocum (136 Maine St., LLC)  
136 Maine Street, Suite #5  
Brunswick, Maine 04011  
207-720-0330

**PROJECT SUMMARY**

The property owner of 136 Maine Street, has submitted an application for a Certification of Appropriateness for the demolition of the rear dilapidated warehouse structure facing Town Hall Place, to expand the existing parking lot located on site. The 15-space parking lot will primarily serve as parking for business tenants of the “Brackett Block” located at 134-142 and owned by the Slocum's, and as public parking during non-operating hours.

The recently completed contributing resource survey did not include evaluations of accessory structures. The warehouse is considered accessory to the main structure, known as the Brackett Block, which is considered a contributing resource. It is under review by the Village Review Board as the demolition of an accessory structure to a contributing resource fronting a public-right-of-way. 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, interior and 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 accessory structure being proposed for demolition was not surveyed as part of the 2014 Town Of Brunswick Village Review Zone Classification Survey but in all likelihood would be considered as a noncontributing resource. If determined by the Board as noncontributing, it may be demolished if it is further 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 planters 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. *As evidenced by photos provided, the front portion of the structure is actually pulling away from the original structure causing an unsafe condition.***
- 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. *Only photo documentation has been provided regarding suitability for adaptive reuse or economic feasibility for renovation and continued use of the structure. The applicant has noted an estimated cost to repair the roof and to stabilize the structure ranging from \$10,000 to \$15,000. It is also noted in the application that structural repair and renovation is not a feasible option due to its age and deteriorated condition. Age of the structure is unknown.***
- 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. *Presently, the structure is primarily empty. The owner has***

*made arrangements to have a contractor dismantle the structure and repurpose the wood. Also as stated in the application, the proposed demolition of the existing warehouse will result in additional parking for a thriving Maine Street area with limited on-street parking. 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. In addition, the rear wall of 4 Pleasant Street, a contributing resource will be exposed and repaired as stated by the present owner of the structure. Its removal will improve the overall streetscape appearance.*

- 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 what appears to be a noncontributing resource proposed for demolition.**

**Draft Motions  
136 Maine Street (rear)  
Request for Certificate of Appropriateness for  
Demolition of Structure and Replacement Parking Lot Expansion  
Village Review Board  
Review Date: September 15, 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 the rear dilapidated warehouse structure and to replace with an expanded parking lot onsite at 136 Maine Street, 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: 7/6/15  
By: Angie B

VRB Case #: 15-024

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: DUSTIN SLOWUM FOR 136 MAINE ST., LLC  
Address: 136 MAINE ST.  
BRUNSWICK, ME. 04011  
Phone Number: 207-720-0330

2. Project Property Owner:

Name: DUSTIN + KATE SLOWUM (136 MAINE ST., LLC)  
Address: 136 MAINE ST., SUITE 5  
BRUNSWICK, ME 04011  
Phone Number: 207-720-0330

3. Authorized Representative: (If Different Than Applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

4. Physical Location of Property Being Affected:

Address: 136 MAINE ST

5. Tax Assessor's Map # V13 Lot # 02 of subject property.

6. Underlying Zoning District TC 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): REMOVE AND SALVAGE 2,500.SF WAREHOUSE AT REAR OF PROPERTY TO PROVIDE TENANT PARKING AND GENERAL PARKING AFTER BUSINESS HOURS.

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 8/25/15 (date) by AMS 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 McKeen  
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 Dustin Slocum, relating to property designated on Assessors Tax Map # U13 as Lot # 62 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

*Demo Permit required*

Signed: \_\_\_\_\_

*[Signature]*

Date: \_\_\_\_\_

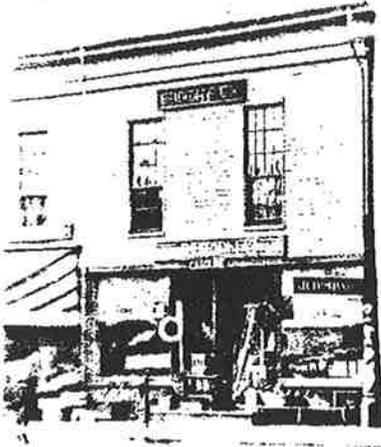
*8/31/15*

Cumberland

Brunswick

134/136 Maine

McLellan-Brackett Block: Sectional Enlargements from ca. 1900 postcard



### HISTORIC PRESERVATION SURVEY

Cumberland

Brunswick

134/136 Maine

County

City/Town

Street Address and Number

historic: McLellan or Brackett Block

Name of Building/site:

Common and/or Historic

Approximate Date: 1850; northern addition 188 . . . Greek Revival

Type of Structure:

Residential  Commercial  Industrial  Other:

Condition:

Endanger:

Sur

Rat

His



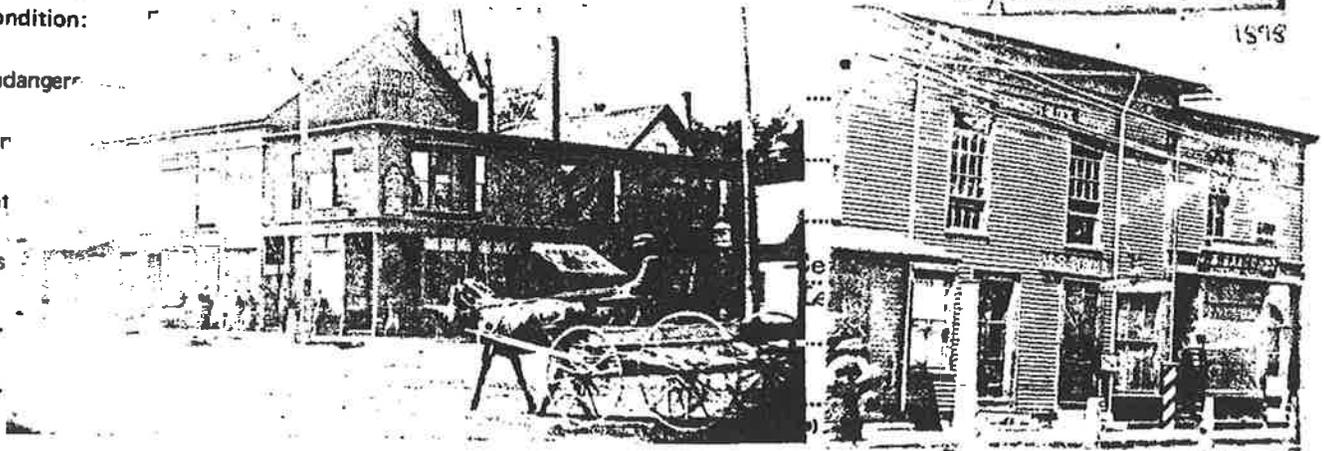
1980



1978



Bet. 1870-1883



2 photos  
ca 1890 →

## Title:

Maps: 1846 Noyes map: shows elevation of a 3 bay, 2 st. structure of H. McLellan.  
 1871: structure belonging to J/oshua/ L/ufkin/

Newspaper: Telegraph 7/11/1884 p. 3: "Mr. John L. Swift informs us that...McLellan Hall was not built until 1850, and the size of the panes there were only 12 x 18 inches."

Telegraph 5/6/1870 p. 2: /straightening Maine Street/"Voted, That the Selectmen are hereby instructed to remove forth with McLellan building..."

Telegraph 5/20/1870 p. 2: "...preparations to move the McLellan building back on the lot seven feet."

Telegraph 5/27/1870 p. 2: "McLellan building has been moved back several feet"

Telegraph 9/29/1871 p. 2: "Mr. Lufkin is altering McLellan Hall, cutting it up into three offices in front, with one large room in the rear; the three offices will afford some excellent rooms."

Photographs: ca. 1875 stereopticon view showing Lemont Hall and McLellan Hall without northern addition on Town Hall Place corner. (latter now MacBean's)  
 ca. 1880? photos, great clarity, showing Brackett Block lettering, drug store mortar-and-pestle three-dimensional trade sign.  
 1898 Furbish photographs--same as above, only slightly blurry.  
 ca. 1910 PHS photo (postcard) superb detail "Meserves Pharmacy"--3/4 view of Brackett (McLellan) Block and northern addition.

Manuscript: Townsend: "Upper part of McLellan Block formerly a large hall--town meetings were held...until Lemont Hall, then meetings were held there, until present Town Hall built"

134-142 Maine Street  
1888, Altered

The Brackett Block, at the south corner of Town Hall Place, was designed by Samuel B. Dunning in 1888 to create two storefronts and three offices on a lot then facing the recently-completed Brunswick Town Hall. For merchant John H. Brackett, Dunning remodelled an attic window in the adjacent McLellan Hall and erected a two-story block. As originally drawn, the McLellan Hall windows were designed with hood moldings and the Brackett Block storefronts were built with pilasters and multi-pane glass modelled after the Odd Fellows Block. The three second floor oriel windows were probably designed to maximize floor space and frontage on a small lot. In these respects they were certainly successful. One observer in February, 1889 reported:

Removed. Mr. Wm. W. Pennell...from the Union Bank building to the N.E. corner room (second story) in Brackett's block, and it certainly has the most charming outlook of any room on the street, as there is an unobstructed view of the P.O. square and lower Main Street to the turn for the bridge. People ought to seek insurance from an agent who occupies a room so bright and pleasant...<sup>20</sup>

Curved interior walls mirroring the bay oriel projections help contribute to a spacious design in Brackett Block's second floor offices.



Figure 8. Brackett Block, Circa 1910 View.

Samuel B. Dunning  
Brunswick's First Architect by John V. Goff

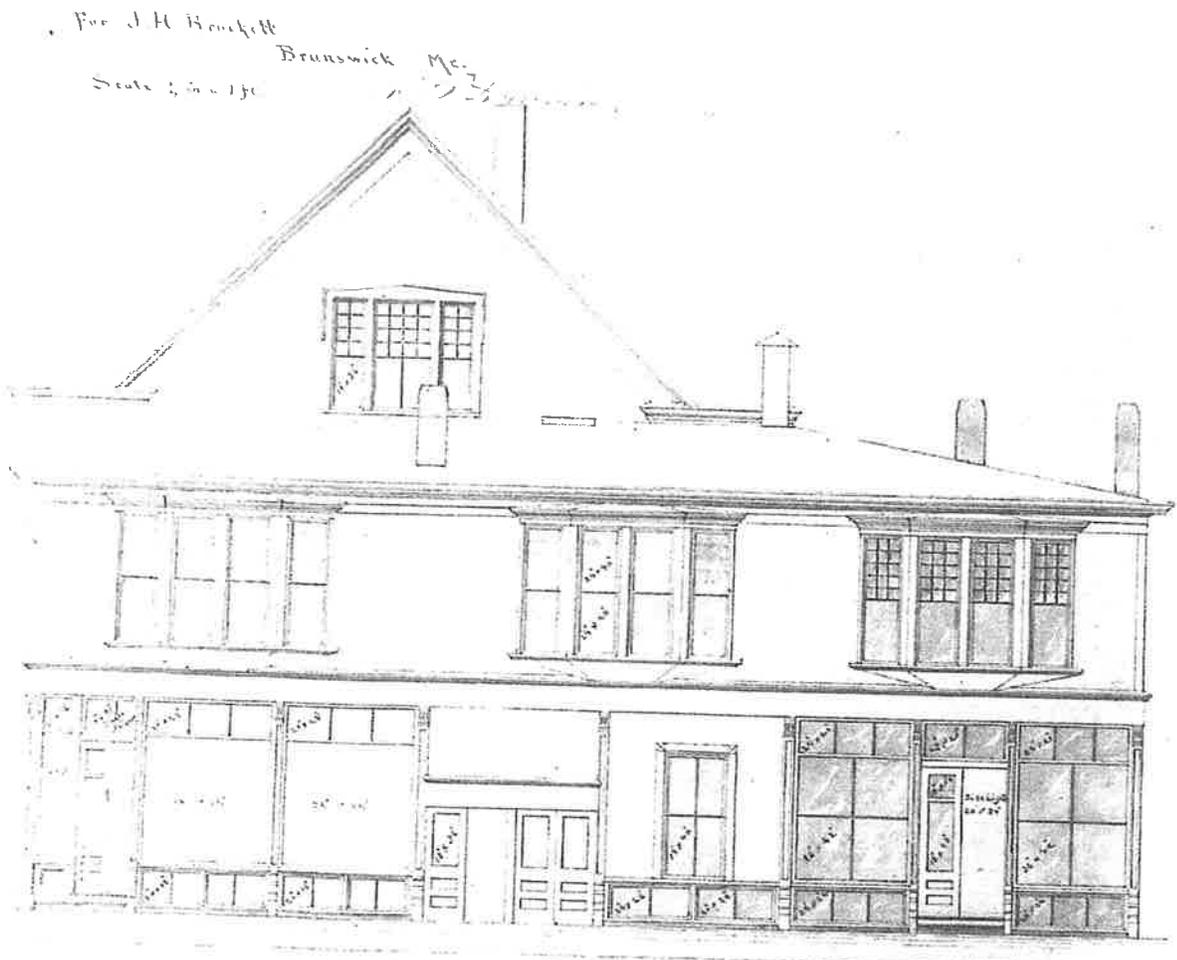


Figure 9. Brackett Block, North Elevation.

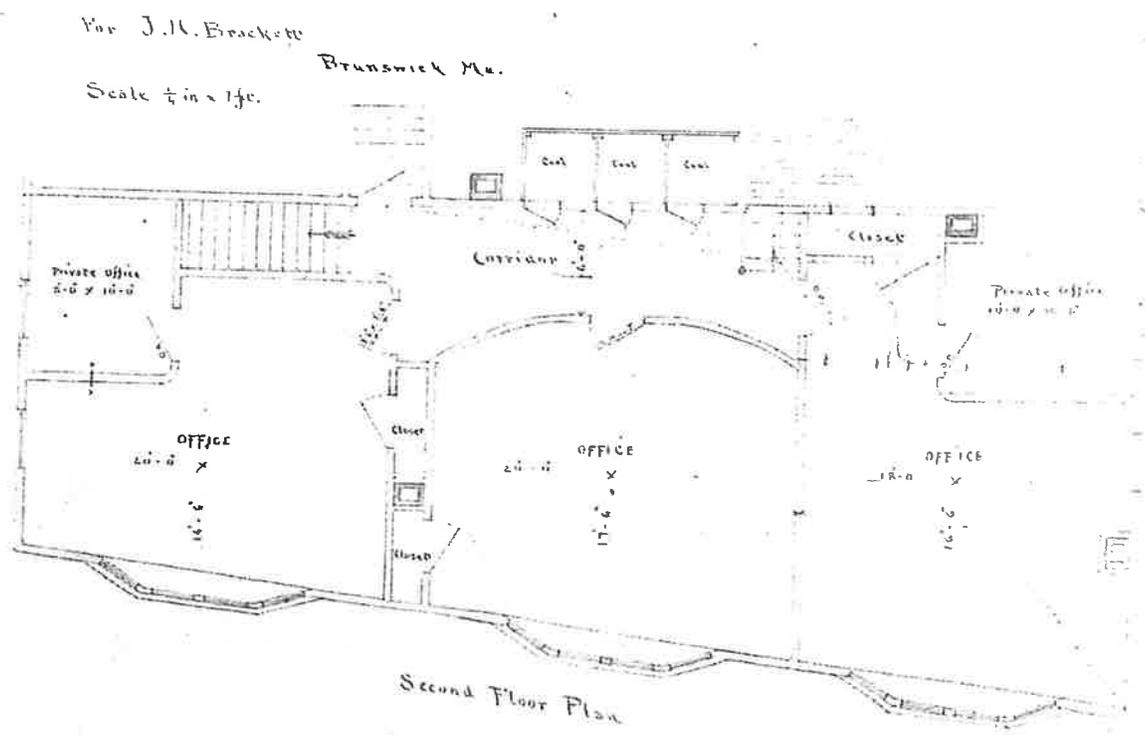


Figure 10. Brackett Block Second Floor Plan

## Location and nature of proposed change

The changes proposed are to the warehouse that exists at the rear of the building on Maine street. It has no formal address like the primary structure labeled 134-142 Maine Street. It was originally used as storage when there was a hardware store in the Maine Street building. Throughout the years it has served as occasional storage for tenants. It is currently largely empty. Due to its age, the warehouse is suffering and a portion is starting to fall away from the original structure. I believe it should be labeled a "non-contributing structure" and a possible hazard.

I am proposing removing the warehouse. I have an agreement with a company called Barn Boards & More from Mount Vernon. They will dismantle the warehouse and repurpose the wood. By choosing this method of "destruction" I am ensuring a safe worksite to the 3 abutting structures including the Maine Street building. They will dismantle the warehouse and truck the salvaged material away. They will dispose of unwanted material in an onsite dumpster and have it disposed of per town landfill requirements. They are licensed, insured, and will seek appropriate permits.

The short term goal is to provide more parking for current tenants and to serve as public parking during non- operating hours. The lot would eventually be resurfaced and striped incorporating current accepted design standards. See sketch #1. John Foster has contributed opinion as to the best layout for the space.

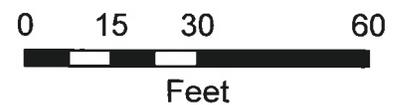
To satisfy 216.09, D, 1, I have included pictures of the interior. A portion of the building is pulling away from the original structure and is unsafe. Contributing to this is multiple areas of leaking in the roof causing rot in the flooring. Estimates to repair the roof and to stabilize the structure ranged from \$10- \$15 thousand. This is not a feasible option as it is not desirable as leased space due to age and condition to justify the expense.

# Brunswick Maine



Legend

- Selected Parcels
- Parcels
- Town Boundary



*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.*

VIEW SHOWING RELATIONSHIP  
TO U13-63, DANA SMITH  
BUILDING



VIEW SHOWING RELATION SHIP  
TO CHURCH





Handwritten text on a sign attached to the building wall, partially obscured by the green outline.

Flooring



roof rafters

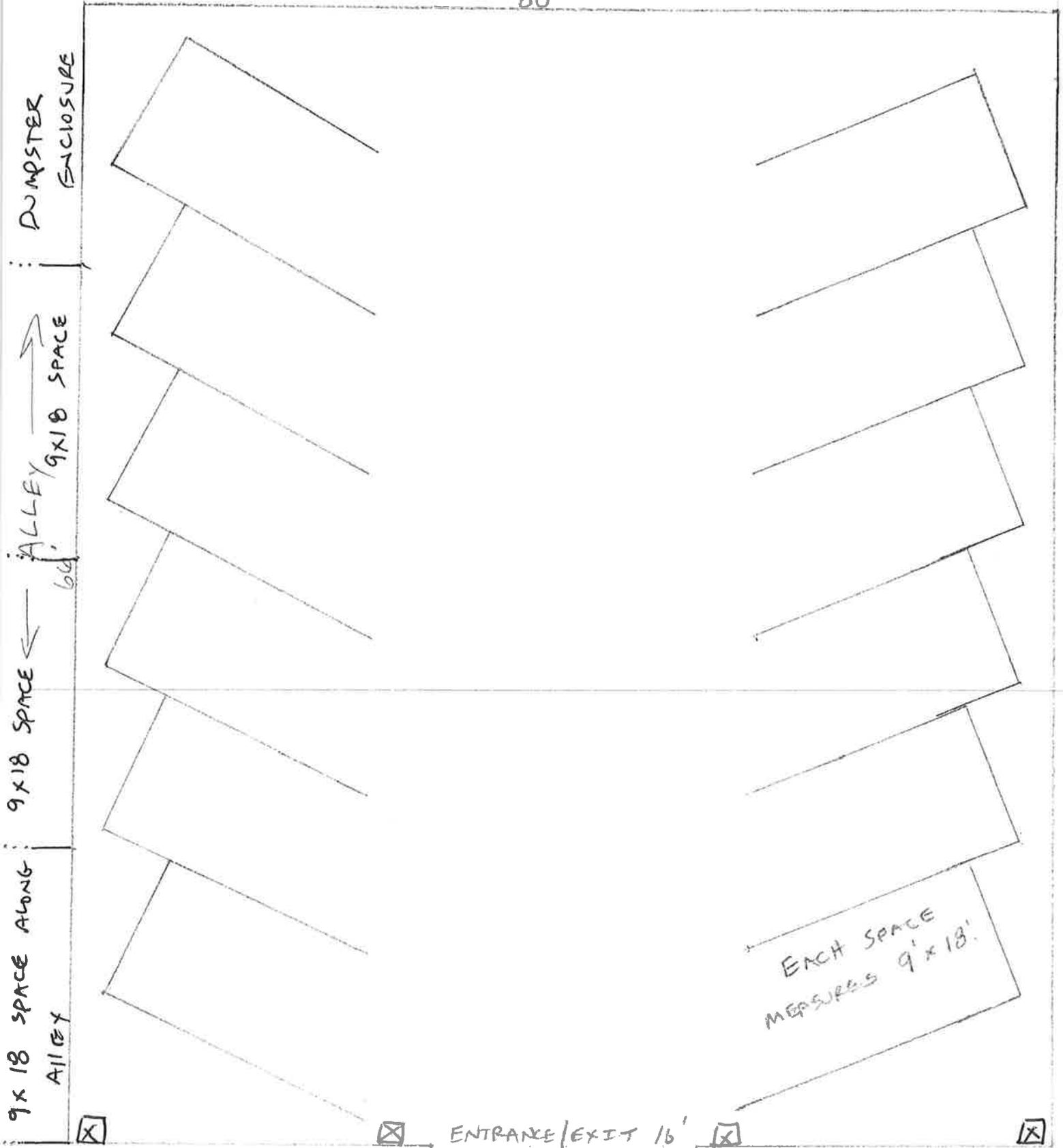


see location ①  
on exterior  
photo



SKETCH #1

← CHURCH →  
60'



— TOWN HALL PLACE —

⊠ = PLANTERS

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Submit Qu  
Advanced Search

Wood Products

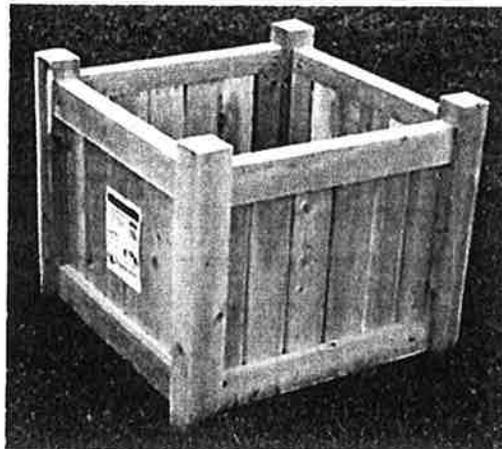
- Cedar Barrels
- Floor Displays
- Deck Rail Planters
- Wooden Window Boxes
- Decorative Pine Buckets
- Cedar Planters and Bench Combinations
- Cedar Planters
- Functional Products
- Retail Displays
- Stacked Vertical Displays
- Display Crates and Tables
- Color Options

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D004 - 24" Cedar Cube Planter

Home > Wood Products> Cedar Planters and Bench Combinations> Cedar Cube Planters> D004 - 24" Cedar Cube Planter



Product Information

D004 24" Cedar Cube Planter

24"W x 22"H x 24"D, 1 per case

- Cedar Cube Planter
- Rot resistant Northern White Cedar Construction
- No liner available for this product
- Will weather to a silver gray if left in its natural state
- Available in Natural or White (D004PW)
- Available in 17 different stains
- Can be shipped by UPS

Similar Items:

- D007 - 18" Cedar Cube Planter
- D003 - 30" Cedar Shrub Planter
- D001 - 36" Cedar Planter with Short Legs

Please feel free to contact us if you need more information or have any questions

Be the first to review this product!

- Tell a Friend
- Write review / comment

Product Code: D004

Custom POP Displays

- Wood Display Fixtures
- Custom Display Barrels
- Counter Top Displays
- Custom Wooden Racks
- Beverage, Wine, & Spirits Displays
- Miscellaneous Custom
- Custom Wooden Crate Displays
- Custom Barrel Ends

## Anna Breinich

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**From:** Dustin Slocum <cedarstreetco@gmail.com>  
**Sent:** Tuesday, August 25, 2015 12:49 PM  
**To:** Anna Breinich  
**Subject:** Fwd: 4 Pleasant St (The Church Building)

----- Forwarded message -----

From: **Paul Clark III** <[PHClark@mainere.com](mailto:PHClark@mainere.com)>  
Date: Tue, Aug 25, 2015 at 12:05 PM  
Subject: 4 Pleasant St (The Church Building)  
To: "[cedarstreetco@gmail.com](mailto:cedarstreetco@gmail.com)" <[cedarstreetco@gmail.com](mailto:cedarstreetco@gmail.com)>

HI Dusty,

This email is to follow up on our conversation today regarding your plans to tear down your storage building which abuts the property owned by Downtown Development Group at 4 Pleasant St. I'm aware that when your building is removed the North side of the former church will be more exposed. That side was never vinyl sided as was the rest of the building over 30 years ago. The old wooden clapboards, uncovered with vinyl, and the northerly exposure have proven to provide ideal growing conditions for a beautiful crop of ivy growing up that side of the building. Some consider it quite pretty in the summer and fall but when the ivy dies off in the winter, it's not so attractive. I realize that when your building is removed, we will need to access options for maintenance of the neglected North side. We will do this in conjunction with considering possible offers from a couple of parties currently interested in buying and substantially improving the 4 Pleasant St . property.

I'm pleased that you are moving ahead for removal of the old storage building and excited about the prospects of a sale of 4 Pleasant St. and how the two changes together will likely result in a very nice improvement to that section of Downtown Brunswick.

Best regards,

Paul,

Partner, Downtown Development Group



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
136 MAINE ST LLC						Description	Code	Appraised Value	Assessed Value
55 MIDDLE BAY RD						COMMERC.	3220	272,400	272,400
BRUNSWICK, ME 04011						COM LAND	3220	137,500	137,500
Additional Owners:		SUPPLEMENTAL DATA			3203 BRUNSWICK, ME  <b>VISION</b>				
Other ID:	U13-062-000-000	Park ID							
Type	3	# Of Units							
Use	67	File TG Date							
Special Cond		Status							
Mobile Home		Subdivision		Total 409,900 409,900					
Moho Serial		ASSOC PID#							
GIS ID:									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
136 MAINE ST LLC		32171/ 207	03/25/2015	U	I	0	1B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
ASRAH ASSOCIATES		12483/ 345						2014	3220	272,400	2013	3220	272,400	2012	3220	277,400
								2014	3220	137,500	2013	3220	137,500	2012	3220	137,500
								Total:		409,900	Total:		409,900	Total:		414,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	272,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	137,500
Special Land Value	0
Total Appraised Parcel Value	409,900
Valuation Method:	C
Exemptions	0
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>409,900</b>

NOTES	
2012-ADD C/O AND MAILING PER NOTE RECEIVED FR CEDAR ST CO ((DUSTIN SLOCUM) 4/9/2012	3 STORE FRONTS: DELI, OPTICIAN, BOOKS
2013-REMOVED 10X10 ADN	
142- BROADWAY DELI	

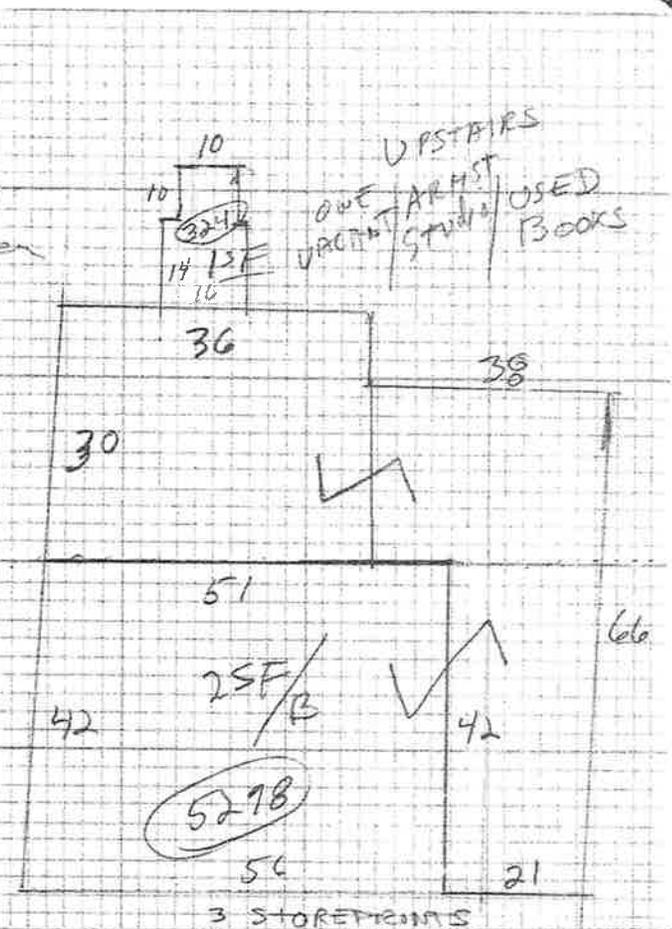
BUILDING PERMIT RECORD							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.
B140348	10/01/2014	SG	Sign/PersProp	0		0	10/01/2014
B120343	11/08/2012	DE	Demolish	0		0	04/01/2013
F6808	05/01/2012	FD	Fire Dept Perm	0		0	05/01/2012
B2009363	11/25/2009	CM	Commercial	0		0	
E2009278	10/22/2009	EL	Electric	0		0	
B2009207	07/30/2009	CM	Commercial	0		0	
S06	05/07/2008	CM	Commercial	0		0	

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj				
1	3220	Store/Shop					0.27 AC	50,000.00	1.0000	5	1.0000	1.00		0.00					
Total Card Land Units:													0.27 AC	Parcel Total Land Area:		0.27 AC	Total Land Value:		137,500



FOUNDATION	BRICK & STONE
BASEMENT	CONC 7' HT
FRAMING	2x10 160C 3x10 with 2x8 in Between
ROOF	Rolled + Asphalt
INTERIOR	Drywall PEEBOARDS 1st FLOOR PLASTER UPSTAIRS
EXTERIOR	T1-11 VINYL WOOD, VARIOUS
FLOORING	W/W CARPET Soft wood
HEAT	FHA
PLUMBING	1 2pt SINK 3-2PC
LIGHTING	100 AMP
TOTAL	



OFFICE Occupancy \_\_\_\_\_ Occupancy Number \_\_\_\_\_ %  
RETAIL Occupancy \_\_\_\_\_ Occupancy Number \_\_\_\_\_ %  
 Rank 1 low 1.5 average 3 above average 4 high  
2 Number of stories  
9' Story height  
 \_\_\_\_\_ Depreciation  
 \_\_\_\_\_ Elevators Yes/ No  
 \_\_\_\_\_ Sprinklers Dry/Wet  
1430 S.F. Paved Parking  
 \_\_\_\_\_ S.F. Display Area  
 \_\_\_\_\_ S.F. Office Area  
 \_\_\_\_\_ S.F. Storage Area  
 \_\_\_\_\_ S.F. Unfinished Area  
5298 S.F. Basement Area  
 \_\_\_\_\_ L.F. Store Front

- CLASS A Fireproof structural steel frame
  - B Reinforced concrete frame BROADWAY/CONSTR/GOLF
  - C Masonry bearing walls DELI OFFICIAL MAIN
  - D Wood or Steel frame exterior walls ↑ Books
  - S Metal frame walls
- Profile 446

OCUPANCY	CONSTRUCTION	SIZE	RATE	GRADE	AGE	CDU	REPL. VAL	PHYS. DEPR.	OBSSOL. DEPR.	SOUND VAL
DWELLING										
COM	2SF/B	5298								
GARAGE										
PAV		1430								
ADON		324								249100
WHHSC	2S	5300				(Profile 17)				28300
DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE		277,400	
6/24/91	ST									

**Draft Findings of Fact  
45 Maine Street  
11 Mason Street  
Request for Two Certificates of Appropriateness for Demolition and New Construction  
Village Review Board  
Review Date: September 15, 2015**

**Project Name:** Demolition of Existing Structure (11 Mason Street) and Construction of new Bangor Savings Bank facility (combined 11 Mason and 45 Maine Streets)

**Case Number:** VRB -15-033

**Tax Map:** Map U14, Lots 163 and 165

**Applicant:** CJ Developers, Inc.  
35 Primrose Lane  
Freeport, ME 04086  
207-865-4323

<b>Project Property Owners:</b>	Orville T. Ranger 138 Harding Road Brunswick, ME 04011	Dominic and Diane Vella 11 Mason Street Brunswick, ME 04011
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**PROJECT SUMMARY**

The applicant is requesting two Certificates of Appropriateness for demolition and new construction activities. A Certificate of Appropriateness is requested to demolish the contributing mixed use structure located at 11 Mason Street. A second Certificate of Appropriateness is requested for the construction of a 1-story professional office building with an approximate building footprint of 3,400 square feet, a rear facing drive-through facility, and a 15-space landscaped parking lot shielded by a pocket park, to serve as the new Brunswick branch office of Bangor Savings Bank.

The proposed development is located in the Town Center 1 (TC1) Zoning District and the Village Review Overlay Zone.

Planning Board is scheduled to review the combined Major Development Site Plan application on September 22, 2015.

The following combined draft Findings of Fact for a Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for New Construction 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 proposed structure is designed to be consistent with existing Maine Street architectural context as defined in the Village Review Zone Design Guidelines. Such consistencies include a 1-story height of 20' compatible with a 1 ½ story structure, hipped roofline, use of brick, and large storefront windows.*

*The building is a replacement of the historic Hinkley/Days Block destroyed by fire in April 2011. The original mixed use structure was larger in mass and scale than what is being proposed and also to structures presently existing along this portion of Maine Street and Mason Street. The 11 Mason Street structure was "saved" from similar destruction at the time of the fire. However, based on the attached structural engineering reports and owner observations, it is in a non-salvageable deteriorated condition. The proposed structure is designed to be more compatible in character to this area of Maine Street.*

**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. *Not applicable.***

**b. Alterations shall remain visually compatible with the existing streetscape. *Not applicable.***

**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. *The proposed building design and its design elements are visually compatible with the existing mass, scale and materials of the surrounding resources. It provides for traditional design elements found along Maine Street as stated in the application narrative with compatible contemporary styling. Primary building materials are brick and glass with elaborate cornice work along the eaves. Solarized "awnings" will be used to offer weather and sun protection while generating renewable energy for the building. Building materials, overall design, height and setbacks are consistent with adjacent structures along these blocks of Maine and Mason Streets.***

**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.** *Currently, an 18-space parking lot faces Mason Street and is part of the 11 Mason Street property. As shown on the submitted site plan, a smaller 15-space parking lot is proposed to be located to the rear of the new structure and accessed by Mason Street. Effective buffering of the parking lot from Maine and Mason Street will be accomplished by a pocket park designed by a landscape architect and under review by the Village Improvement Association. Existing vegetation to the east and north of the parking lot will remain to the greatest extent possible.*

*The applicant has met the ordinance requirement for parking as contained in the Brunswick Zoning Ordinance as part of their site plan review. Parking is at a premium in this area and will be available to the general public after hours.*

**2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *As shown on the site plan, pedestrian connections to sidewalks and the parking lot are provided. New pavers and granite curbing will replace existing along the lot frontage.*

**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.** *The exterior dumpsters will be located behind the structure and screened from Maine Street. Mechanical equipment will be located within the structure*

**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.** *No roof-top equipment is proposed. As mentioned previously a hipped roof is proposed with extensive cornice treatments.*

**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.** *Primary building material is brick.*

**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.** *The Maine Street*

*pedestrian entryway is located towards the center of the building façade with less than 40 feet to each end.*

**7) No building on Maine Street shall have more than 15 feet horizontally of windowless wall. *The Maine Street frontage has windows less than every 15 feet.***

**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. *The building fronts the Maine Street property line 100%.***

**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. *Not applicable.***

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

**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. *The proposed signs will ordinance standards and Village Review Zone Design Guidelines for design, size and placement. A formal review and approval will be completed by the Code Enforcement Officer upon submittal of a sign permit.***

#### **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. *As stated previously, the contributing structure located at 11 Mason Street is proposed for demolition as part of the redevelopment of this corner property. 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 meet these criteria.***

**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. *A structural engineering report is included in the application and indicates that this building is in need of significant repair. The present owner has more than attempted to maintain the structure as their home and work place.***

c. **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.** *An existing building evaluation was completed by an architect stating that the building has lost much of its historical values as detailed in an attached opinion letter. It appears that the façade has been completely altered from its original historical intent.*

*A written report by a structural engineering is attached stating that the building is in less than good condition structurally compared to other buildings of similar age and construction type. It is not economically feasible to restore, renovate or rehabilitate the existing structure. Due to the large number of structural concern areas and current instabilities, it is not a good candidate for relocation. Salvaging of old timber framing could be done for reuse by a timber framer in a new or repair project.*

d. **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.** *For reasons detailed in Section 216.9.B. findings above, staff recommends that the proposed replacement structure be deemed by the Board to be appropriate and compatible with the streetscape and surrounding contributing resources.*

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.** *Not applicable.*

**DRAFT MOTIONS  
45 MAINE STREET  
11 MASON STREET  
REQUEST FOR TWO CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION  
AND NEW CONSTRUCTION  
VILLAGE REVIEW BOARD  
REVIEW DATE: SEPTEMBER 15, 2015**

- Motion 1:** That the Certificates of Appropriateness joint application is deemed complete.
- Motion 2:** That the Board approves the Certificate of Appropriateness for Demolition of 11 Mason Street as outlined in the application with the following condition:
1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor

modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

**Motion 3:** That the Board approves the Certificate of Appropriateness for construction of a new professional office building at the combined properties of 45 Maine and 11 Mason Street as outlined in the application 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: 8/20/15  
By: [Signature]

VRB Case #: 15-033

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: CJ Developers, Inc.  
Address: 35 Primrose Lane  
Freeport, ME 04032  
Phone Number: 207-865-4323

2. Project Property Owner:

Name: Orville T. Ranger Dominic & Diane Vella  
Address: 138 Harding Road 11 Mason Street  
Brunswick, ME Brunswick, ME  
Phone Number: \_\_\_\_\_

3. Authorized Representative: (If Different Than Applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

4. Physical Location of Property Being Affected:

Address: 45 Maine St. & 11 Mason St.

5. Tax Assessor's Map # U14 Lot # 163 & 165 of subject property.

6. Underlying Zoning District 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): In 2011 the 3 story mixed use retail/apartment building at 45 Maine Street was destroyed by fire. The proposed project involves demolishing the building located at 11 Mason Street to develop a 3,400 s.f bank branch with offices and a double drive through. In accordance with the Village Review Standards, the building shall be built along the Maine Street frontage. The drive through and parking shall be located behind the building. A landscaped pocket park shall be created at the intersection of Maine Street and Mason Street. Consistent with many other Maine Street properties, the building shall be red brick with extensive heavy moldings along the hipped roof eaves.

Applicant's Signature David Lattin

**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.   X
2. A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review and submitted by the applicant.   X
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.   X
4. Photographs of the building(s) involved.   X
5. A site plan showing the relationship of proposed changes to walks, driveways, signs, lighting, landscaping and adjacent properties.   X
6. A site plan which shows the relationship of the changes to its surroundings.   X

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This application was Certified as being complete on 8/21/15 (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. Greenich*  
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 CJ Developer, Inc relating to property designated on Assessors Tax Map #U14 as Lot #163+165 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Subject to Planning Board Approval  
Construction/Demo permits required

Signed: 

Date: 8/31/15

**HISTORIC PRESERVATION SURVEY**

U14-165

Cumberland..... Brunswick..... 11 Mason Street  
 County City/Town Street Address and Number

historic: pre-1842 bldg; pre-1895 grocery of Fred W. Barron.  
 Name of Building/site: pre-1819 "house of widow Cary"?  
 Common and/or Historic

Approximate Date: pre-1842 Style: Federal

Type of Structure:

Residential  Commercial  Industrial  Other: .....

Condition:  Good  Fair  Poor

20th c. (?) front addition replaced 1st floor lintel-keystone details on windows and door.  
 Endangered:  No  Yes .....

Surveyor: J. Goff Organization: Pejepscot Regional Survey

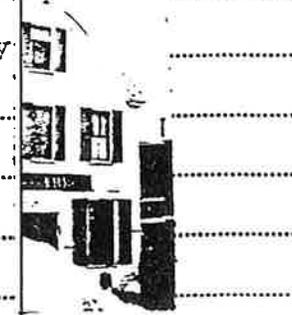
Rating: .....

Historic Significance to the Community: .....

(For Additional Information - Use Reverse Side)



1979 photo L. Borysenko  
 19th c. photo PHS archives



11 MASON

Maps: 1871= M. Davis Est.  
 1910 #9 and #11= Mary A. Davis

Deeds:

Other: 1896 Historical Almanac: "Miss A.E. Hacker, Fashionable Millinery, Mason St...  
 this business was first started in 1842 by Mrs. J.M. Hacker, the mother of the present proprietor, in the building now occupied by Elwell & Kelley."  
 ibid p.29: "Elwell & Kelley, Grocers...In January '95 they purchased the business formerly carried on by F.W. Barron on Mason street...  
 ibid p.38: "Elwell & Kelley's, 11 Mason St." [detailed ad]

Theodore S. McLellan 1899 account of 1819: "On Mason street north side, then known as the road to the Landing, was the house of widow Cary, [next to, west of] the long house..."



("long house" which once stood immediately east of 11 Mason Street--photo from PHS archives)

MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): Hinkley/Days Block
2. PROPERTY NAME (OTHER): Saint Onge Block
3. STREET ADDRESS: 45-53 Maine Street, 3-7 Mason Street
4. TOWN: Brunswick
5. COUNTY: Cumberland
6. DATE RECORDED: May 2001
7. SURVEYOR: Turk Tracey & Larry, Architects, LLC
8. OWNER NAME: Orville T. Ranger
ADDRESS: 138 Harding Road, Brunswick, Me 04011

- 9. PRIMARY USE (PRESENT):
SINGLE FAMILY
MULTI-FAMILY
INDUSTRY
TRANSPORTATION
RECREATION/CULTURE
OTHER
AGRICULTURE
GOVERNMENTAL
RELIGIOUS
DEFENSE
UNKNOWN
X COMMERCIAL/TRADE
EDUCATION
HOTEL
SUMMER COTTAGE/CAMP
FUNERARY
HEALTH CARE
LANDSCAPE
SOCIAL

10. CONDITION: X GOOD \_\_\_ FAIR \_\_\_ POOR \_\_\_ DESTROYED, DATE 7/11/11 by fire out

ARCHITECTURAL DATA

- 11. PRIMARY STYLISTIC CATEGORY:
COLONIAL
FEDERAL
X GREEK REVIVAL
GOTHIC REVIVAL
ITALIANATE
SECOND EMPIRE
STICK STYLE
QUEEN ANNE
SHINGLE STYLE
R. ROMANESQUE
ROMANESQUE
HIGH VIC. GOTHIC
NEO-CLASSICAL REV.
RENAISSANCE REV.
19TH/20TH C. REVIVAL
ARTS & CRAFTS
BUNGALOW
OTHER
FOUR SQUARE
ART DECO

destroyed by fire

- 12. OTHER STYLISTIC CATEGORY:
COLONIAL
FEDERAL
GREEK REVIVAL
GOTHIC REVIVAL
ITALIANATE
SECOND EMPIRE
STICK STYLE
QUEEN ANNE
SHINGLE STYLE
R. ROMANESQUE
ROMANESQUE
HIGH VIC. GOTHIC
NEO-CLASSICAL REV.
RENAISSANCE REV.
19TH/20TH C. REVIVAL
ARTS & CRAFTS
BUNGALOW
OTHER
FOUR SQUARE
ART DECO

13. HEIGHT: \_\_\_ 1 STORY \_\_\_ 1 1/2 STORY \_\_\_ 2 STORY X 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 X MORE THAN 5 ( 6 )

15. APPENDAGES: \_\_\_ SIDE ELL \_\_\_ REAR ELL \_\_\_ FRONT \_\_\_ ADDED STORIES \_\_\_ SHED \_\_\_ DORMERS X 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:  1 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 \_\_\_\_\_
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: \_\_\_\_\_ 26. ESTIMATED DATE OF CONSTRUCTION: ca. 1837, 1853
27. DATE MAJOR ADDITIONS/ALTERATIONS: 1853 – fire destroyed part of building and was rebuilt.  
Gable roof removed.
28. ARCHITECT: \_\_\_\_\_ 29. CONTRACTOR: \_\_\_\_\_
30. ORIGINAL OWNER: Noah Hinckley
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:

An example of a Greek Revival commercial building. " One of Brunswick's earliest surviving industrial structures. Important because of Noah Hinkley, James Cary Jr, and Lorenzo Day associations." 1980 – Pejepscot Historical Survey. 45-53 Maine surveyed in 1979 by J. Goff.  
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



47-51 Maine Street  
Map U14-163

**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 3,400 s.f. foot print building and a 15 car landscaped parking lot behind the building.



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 proposed Bangor Savings Bank Building for 45 Maine Street meets or exceeds 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:** 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.

**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.

**Materials:** The exterior building material shall be red brick. The large storefront windows along the street frontages is very consistent with surrounding contributing buildings.

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 3,400 square feet which requires 14 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.

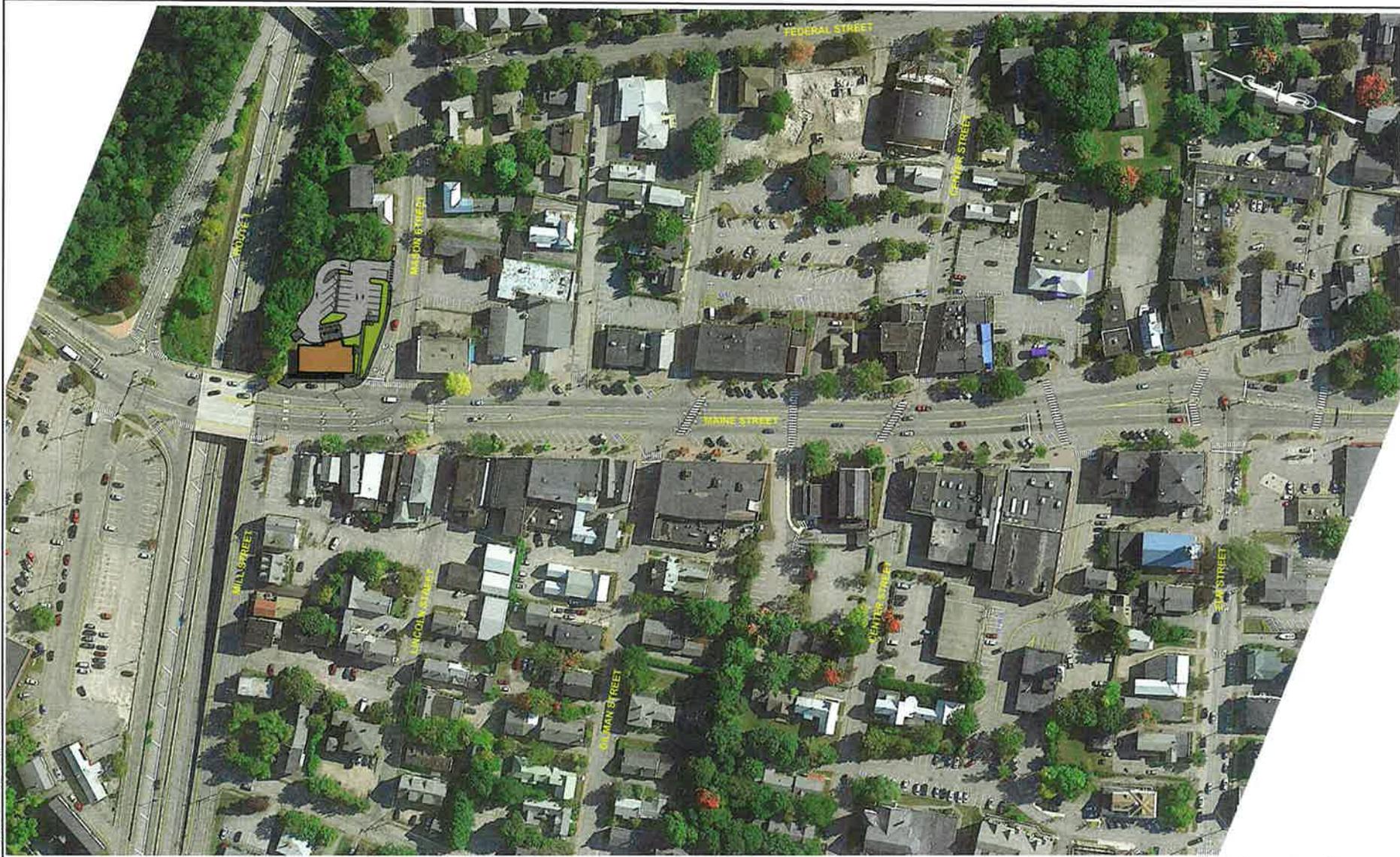
8) a) The building fronts the property line

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.

D. Demolition: Attached are reports from Dan Miller a Maine Licensed Architect of TC Architectural Group, Aaron C. Jones a Profession Engineer from Structural Integrity and Dominic Vella, the owner of 11 Mason Street. All three documents confirm that the 11 Mason Street building is in need of significant repair and not in a condition that would allow the building to be successfully relocated. Furthermore, the building walls have very limited insulation and the roof and attic have no insulation.



C:\GIS\WORKSPACE\2025 - 008 - Bangor Savings Bank - aerial - main.dwg - 8/17/25 3:53 PM  
 Rev. Date Revision  
 MAJOR DEVELOPMENT REVIEW  
 Issued For  
 Date  
 By

Design: GMP Date: 08/17/25  
 Checked: GMP Date: 8/17/25  
 File Name: 2025 - aerial - main.dwg  
 This plan shall be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCE). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCE.



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 www.gorrillpalmer.com  
 207.657.6910

Drawing Name: **Site Aerial Plan**  
 Project: **Bangor Savings Bank**  
 Bangor, Maine  
 Client: **CJ Developers**  
 35 Princetown Lane, Bangor, ME 04402

Drawing No.  
**C101**



SOUTHWEST ELEVATION



SOUTH ELEVATION - MASON STREET



WEST ELEVATION - MAINE STREET



EAST ELEVATION



SOUTHEAST ELEVATION



**Neokraft**  
S I G N S

Neokraft Signs Inc.  
686 Main Street  
Lewiston, Maine 04240  
Telephone: 207.782.9654  
Facsimile: 207.782.0009  
1.800.339.2258  
<http://www.neokraft.com>

Custom Sign Fabrication

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**Bangor Savings Bank**  
**CL023248**

Location:	Main & Mason Street	
	Brunswick, Maine	
Drawing No.:	1 of 1	
Drawn by:	PL	Rep.: PL
Date:	08.13.2015	
Lead No.:	CL023248	
Gen Ref.:		







US ROUTE ONE

MAIN STREET

MASON STREET

SPACE AND BULK STANDARDS		
ZONE	REQUIRED	PROPOSED
MIN. LOT SIZE	N/A	18,441 S.F.
FRONT	N/A	3 FT
SIDE	N/A	11 FT
REAR	N/A	122 FT
MAX. SIDEWALK SURFACE COVERAGE	100%	76%
MAX. BUILDING HEIGHT	45 FT	< 45 FT
MAX. BUILDING FOOTPRINT FOR STRUCTURE	30,000 SF	3,389 S.F.

SITE DATA		
BUILDING AREA	USE	
BANK		3,389 S.F.
TOTAL		3,389 S.F.
PARKING		
REQUIRED	PROVIDED	
NEW STRUCTURE		
TOTAL PARKING		
RETAIL OR SERVICE BUSINESS (4 SPACES/1,000 S.F.)	14	15
TOTAL	14	15
BARRICK FREE	1	1

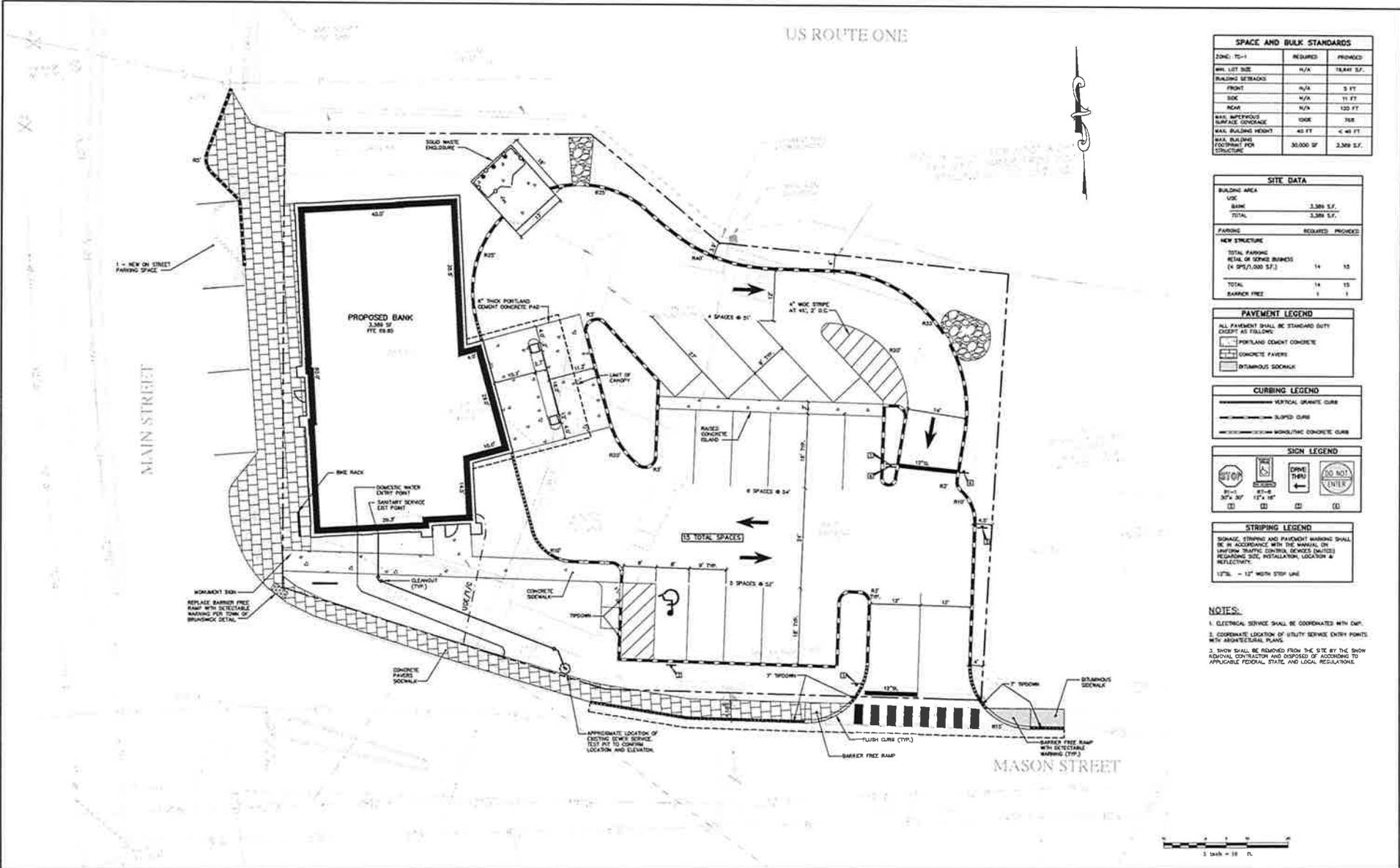
PAVEMENT LEGEND	
ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:	
	PORTLAND CEMENT CONCRETE
	CONCRETE PAVEMENT
	BITUMINOUS SOODMAK

CURBING LEGEND	
	VERTICAL GRANITE CURB
	SLOPED CURB
	MONOLITHIC CONCRETE CURB

SIGN LEGEND	
	NO LEFT TURN
	ONE WAY
	NO RIGHT TURN
	NO U-TURN

STRIPING LEGEND	
SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIGN, INSTALLATION, LOCATION & REFLECTIVITY.	
12" W	12" WIDE STOP LINE

- NOTES:**
- ELECTRICAL SERVICE SHALL BE COORDINATED WITH DPW.
  - COORDINATE LOCATION OF UTILITY SERVICE ENTRY POINTS WITH ARCHITECTURAL PLANS.
  - SNOW SHALL BE REMOVED FROM THE SITE BY THE SHOW INDIVIDUAL CONTRACTOR AND DISPOSED OF ACCORDING TO APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.



Rev	Date	Revision

MAJOR DEVELOPMENT REVIEW	Date	By

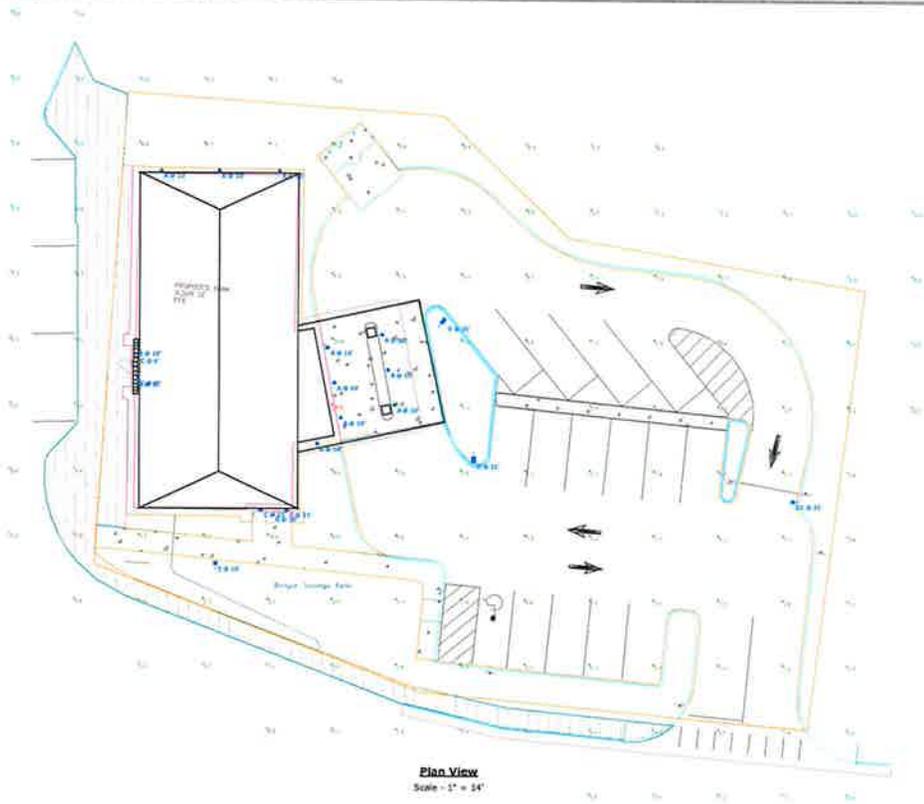
Design: DEX    Draft: CG    Date: JULY 2015  
 Checked: AMP    Scale: 1"=10'    Job No. 3025  
 File Name: 3025\_SP.dwg  
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, omissions or otherwise, shall be at the user's sole risk and without liability to GPCEI.

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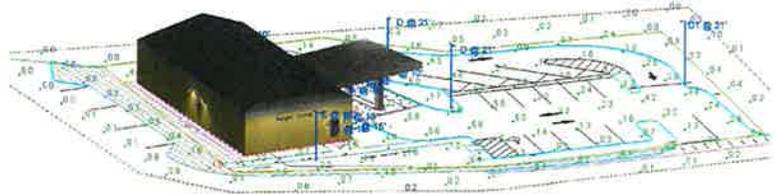
Drawing Name: **Site and Utility Plan**  
 Project: **Bangor Savings Bank**  
 Brunswick, Maine  
 CJ Developers  
 35 Firrose Lane, Freeport, ME 04032

Drawing No. **C101**

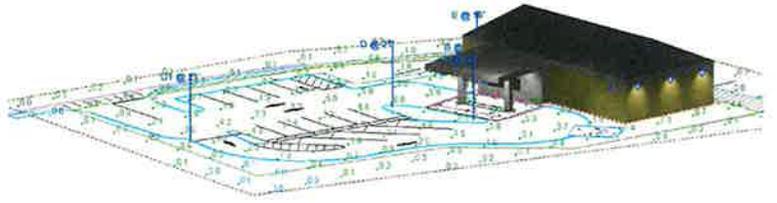
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**Plan View**  
Scale - 1" = 34'



View #1



View #2

Specification	Symbol	Qty	Watt	Volts	Wattage	Wattage
Star Zone Inside Property Line	□	415	28.3 W	0.0 V	11845.5 W	41.0 V
Star Zone Outside Property Line	□	230	0.0 W	0.0 V	0.0 W	0.0 V
Vehicle #17' above grade	□	240	25.0 W	0.0 V	6000.0 W	0.0 V

Symbol	Label	Category	Image	Quantity	Manufacturer	Description	Wattage Per Fixture	Light Lum	Footcandle
○	A	RAV 4120 LED ROBAR		12	LEARNER LIGHTING	4" LED RECYCLED COMMERCIAL DOWNLIGHT WITH 2000 NOMINAL LUMENS, (4000K) DIMMABLE, 120V EDPV, AND CLEAR BEZEL SPECULAR REFLECTOR	2802.792	0.93	41.01
○	B	RAV 4121 ROBAR LED		8	LEARNER LIGHTING	4" V4 WOOD 1.80W LED CLEAR SPHERICAL FINISH	1443.071	1	23.04
□	C	DS42 LED 800 300 MM T24 HIGHLIGHT 96		4	DAHL	82843	361	0.85	26
□	D	DS42 LED 800 300 MM T24 HIGHLIGHT 96		2	LEARNER LIGHTING	DS42 LED WITH (1) 30 LED LIGHT EMITTERS, (1) 1.80W DRIVER, WOOD LENS WITH T24 OPTICS WITH HOUSING SIDE MOUNT	1322.8	0.65	13.0
□	D1	DS41 LED 800 300 MM T24 HIGHLIGHT 96		1	LEARNER LIGHTING	DS41 LED WITH (1) 30 LED LIGHT EMITTERS, (1) 1.80W DRIVER, WOOD LENS WITH T24 OPTICS WITH HOUSING SIDE MOUNT	901.362	0.65	10.28
□	E	DS41 LED 800 300 MM T24 HIGHLIGHT 96		1	LEARNER LIGHTING	DS41 LED WITH (1) 30 LED LIGHT EMITTERS, (1) 1.80W DRIVER, WOOD LENS WITH T24 OPTICS WITH HOUSING SIDE MOUNT	1190.89	0.65	10.22



4 Carriage Lane, Hampden, ME 04444  
Telephone: (207) 659 - 2944

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July 30, 2015

David Latulippe  
CJ Developers, Inc.  
35 Primrose Lane  
Freeport, ME 04032

Re: Existing Building Evaluation - 11 Mason Street, Brunswick, ME

Dear David,

As requested, I have noted my findings from the July 22, 2015 visit to the existing building at 11 Mason Street in Brunswick. Original structure was built around 1841 and between 1841 and present three other expansions took place. Front of the building facing Mason Street an enclosed porch, big expansion equal to half the main structure in back of the original structure and enclosed porch on the back of the building. Structural Integrity Consulting Engineers, Inc. will be reporting on existing structures condition and ability to be relocated.

Architectural Historical Value: The existing building throughout the years has been stripped or lost its original historical values. Currently the building is covered with vinyl siding, over 15 years ago vinyl windows, painted aluminum break metal fascia at eaves and rakes, and a 3 tab asphalt shingle. There is one location on the building currently not covered with aluminum break metal at the eave that exposed wood is visible, but is in poor condition. Appears the façade has been completely altered from its original historical intent.

Building existing condition: The existing building has no exterior building insulation, if the building was moved we would need to remove portions of the exterior or interior walls to insulate the building to meet the current energy codes. This could be difficult work with all the horse hair plaster potential to fall apart on the inside of the exterior wall. All floors are un-level and should be stripped down to is frame and reworked. This building has well past its life expectance and holds no value in relocating it.

Please feel free to give me a call to discuss this report if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Miller', written in a cursive style.

Daniel C. Miller, AIA, CSI, CDT  
Maine Licensed Architect

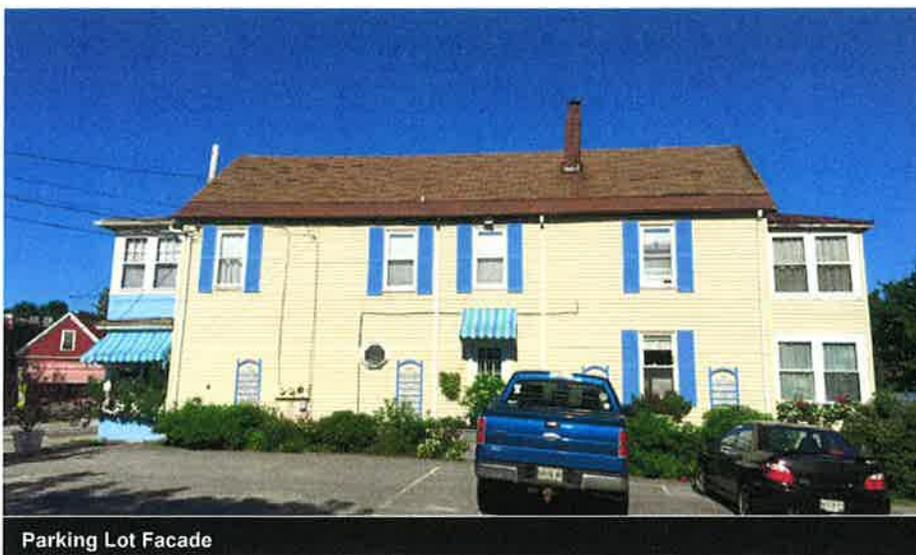
# EXISTING BUILDING EVALUATION 11 MASON STREET BRUNSWICK, ME

July 30, 2015



Mason Street Facade

Images shows the porch addition to the front of the main structure, vinyl windows, black vinyl shutters that doesn't match the blue shutter on the side of the building, and vinyl siding.



Parking Lot Facade

Image shows front and rear porch addition and the big expansion to the main structure roughly were the rain leader comes down the building centered on the blue truck. This photo also shows the 3-tab asphalt shingles, vinyl windows, and vinyl siding.



Parking Lot Façade at Back Porch



Left photo: View of the back porch addition from parking lot.

Right photo: View is a close-up of the left photo showing rotted eave and rake materials. This image shows the vinyl windows.

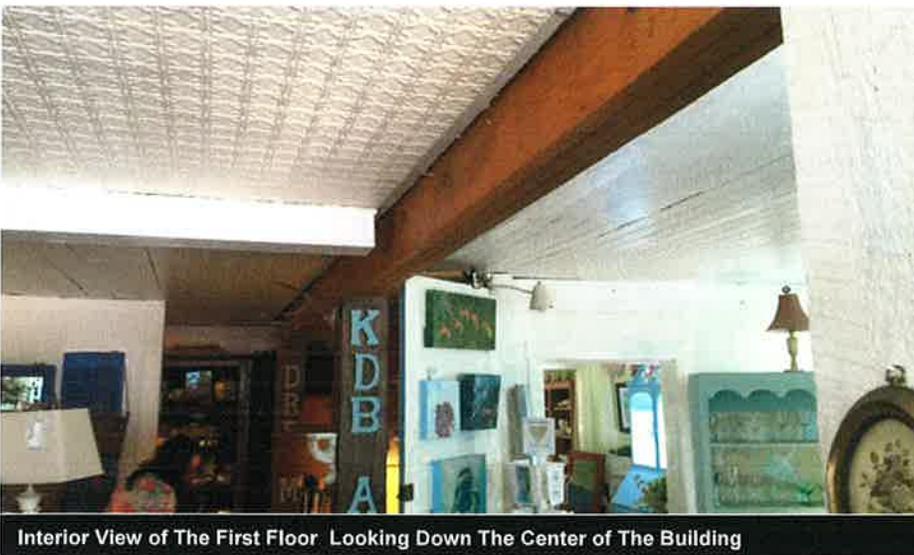


Vacant Lot Façade at Front Porch



Left photo: View of the front porch addition from vacant lot. Image shows the new break metal eave fascia

Right photo: View is a close-up of the left photo showing rotted eave materials. Unfinished break metal work at eave coving rioted material from view.



Interior View of The First Floor Looking Down The Center of The Building

Photo shows new LVL beam running down the center of the building. Existing timber been removed do to failure. This image shows a false beam not connected to LVL. Ceiling are wood plank except for in foreground of the false beam a tin stamped ceiling.



Interior View of The First Floor Looking LVL at Front Entry

Image shows LVL bearing over the front door to existing timber frame. Note the LVL and columns in basement need to be jacked each year do to building movement.



Interior View Close-up of LVL Beam

Image shows existing timber structure connection to new LVL.



Interior View of Timber Frame

Image shows timber frame at perimeter of building and heating pipes. Original crown molding appears to be removed and replaced with flat stock.



Interior Close-up Images



Left Photo: Close-up of timber frame. Note flat stock cut edge indicating not original molding.

Right Photo: Shows false beam and column to make transition into past building expansion.



Interior Close-up Images



Left Photo: Typical quality of plumbing work and existing material cut up to accommodate work.

Right Photo: Shows existing material removed and replaced with non-match quality of work.



Interior Views of Rear Porch and Basement



Left Photo: Interior re-view of rear porch.

Right Photo: Shows bearing wall between the main building and its expansion.



July 30, 2015

Daniel C. Miller AIA, CSI, CDT  
Maine Licensed Architect  
TAC Architectural Group, Inc.  
4 Carriage Lane  
Hampden, ME 04444

Reference:  
Existing Building Evaluation  
11 Mason Street  
Brunswick, ME

Structural Integrity Job # 15-0148

Dear Daniel,

As requested, I have noted my findings from the visit to the existing structure at 11 Mason Street in Brunswick. The opinions and comments contained herein are based on visual observations made during my visit to the site on July 22, 2015. Physical testing and instrument based elevation and location surveys have not been performed. No calculations have been made to determine the adequacy of the complete structural systems or their compliance with accepted building code requirements. Architectural, mechanical, electrical, and plumbing conditions are not included in this report. No warranty expressed or implied, as to the condition of the complete structure, is intended.

The existing structure is a two and a half story mixed use/residential building with light wood framed construction over a timber frame. The building consists of an older structure and a more recent small addition at the rear of the building which houses a wood framed stair.

The original building resembles typical residential construction and appears to have been built in the late 1800's. The third floor/attic is built into the sloped roof. The stair to access the attic is very small and narrow. While the structure is usable as is, major renovations, which would require changes to the building's insulation or use, would require reinforcing of the existing roof structure.

The main level and second level framing are currently less than ideal. The main level framing has many locations where rot or cut framing members have created the need for shoring and posts in the basement. The entire middle of the second floor is currently shored up on a new dropped LVL beam and is in the process of being jacked up over time to correct settlement issues. While both floors are in service currently any renovation of the spaces would require a permeant remedy to these structural deficiencies.

The foundation is built of rubble stone and brick masonry. It is in average condition with a few areas of limited damage. The wall closest to Maine Street has experienced some movement inward. Many of the sill plates have been removed and replaced with shorter shims most likely due to moisture damage and rot.

# Structural Integrity

Consulting Engineers, Inc.

In general, I have found the building to be in less than good condition structurally compared to other buildings of the age and construction type. The building is somewhat out of square and level. The floors are currently stable but will require new supports. In general the structure needs work at all levels if it is to be reconstructed/remodeled.

The building is not a good candidate for relocation due to the large number of structural concern areas currently located within the structure. While there is a timber frame present through much of the original structure, it is currently very much disjointed. My concern is that this building will rack and potentially not be able to be moved due to the current potential instabilities in the structure.

If some type of salvage operation is desired, the old timber framing could be saved during demolition of this structure for reuse by a timber framer in a new or repair project. If a company can be located that wants to salvage the frame this may prove to be a viable option.

Please feel free to give me a call to discuss this report if you have any questions. We would be happy to help with any future needs you may have with this project.

Sincerely,



---

Aaron C. Jones, P.E., SECB, LEED AP  
President

David,

The building at 11 Mason Street would not be feasible to move for a number of reasons. Primarily the building is built in sections where the back porch and kitchen were additions as well as the front bay window section. The front porch bay window area is built over an old coal shoot and not supported by the original foundation and is built as an afterthought on top of the front sidewalk. The back porch area which includes the kitchen area on each floor is built on an extended foundation. This is not part of the original beam foundation and is constructed on top of an inferior foundation supported by wooden jack beams. The main building is a balloon construction with beams 8ft apart. The primary carrying beams have sagged by the weight of the building over 10 inches which required a contractor to jack the building up with multiple 75,000 pound jacks along the main carrying beam. We were only able to jack the middle of the building about 6 inches and stopped in fear of causing structural support damage. There is still a significant grade on the building from front to back but we have learned to live with it. Lastly, the chimney is severely deteriorated structurally at the base foundation and the original owners have used a variety of support stones, blocks, and wedges to keep it supported. If the building was significantly shifted or moved the entire chimney would collapse. I hope this gives you an idea of the challenges associated with a very old building and in my opinion would prevent this building from being relocated to another location.

R/Dominic Vella



Image capture: Aug 2013 © 2015 Google

Brunswick, Maine

Street View - Aug 2013





Google 15 Mason St



Image capture: Jun 2012 © 2015 Google

Brunswick, Maine

Street View - Jun 2012





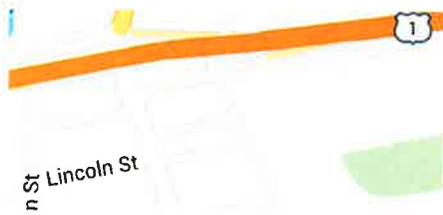
Google 5 Mason St



Image capture: Jun 2012 © 2015 Google

Brunswick, Maine

Street View - Jun 2012



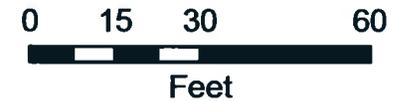
BLESSINGS - MASON STREET

# Brunswick Maine

Legend  
Selected Parcels  
Parcel  
Town Boundary



Blessings  
Footprint 1492 St



*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: 8/28/2015

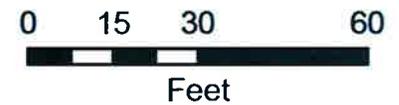
MASON AND MAINE STREETS

# Brunswick Maine

Legend

- Selected Parcels
- Parcels
- Town Boundary

Former Hinkley/Days  
Block (Maine + Mason)  
Footprint 5,920 sf



*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: 8/28/2015

**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 Morin’s Auto Parts Shop for parking expansion for Moring Glory Natural Foods. Anna said the area in the front of Morin’s 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 Morin’s 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 facade and sides, removing and replacing the garage style door, replacing the floor of the shop with possibly concrete and maybe adding 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 the 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 Gilman 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 GILMAN 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 of the difference between regular and architectural 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 present, 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 replacing 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 APPROPRIATNESS IS DEEMED COMPLETE. MOTION SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY.**

**MOTION BY BROOKS STODDARD THAT THE BOARD APPROVE THE REPLACEMENT 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

**VILLAGE REVIEW BOARD  
JULY 21, 2015**

**MEMBERS PRESENT:** Chair Emily Swan, Laura Lienert, Connie Lundquist, Brooks Stoddard, Karen Topp and Sandy Updegraph

**STAFF PRESENT:** Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Tuesday, July 21, 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 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).

Anna Breinich introduced the application to replace all existing (22) wood shutters and shutters where they are currently missing (6) with vinyl, midnight green, straight top, center mullion, shutters. Anna pointed out that the applicant has provided a cost estimate for the vinyl versus the wood shutters and it is included in the packet. Anna noted that staff does suggest that the applicant place wood shutters on the front of the house and the remaining windows to have vinyl. Karen Topp pointed out that the wood shutters would cost 50% more than the vinyl.

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

Karen Topp stated that she is fine with the vinyl shutters all over as the street has a mixture of shutter types and there is a cost difference. Laura Lienert stated that she does not agree and stated that numbers 8 and 9 of the Brunswick Review Guidelines are fairly specific. Laura noted that she was able to repair the original shutters on her house at \$60.00 per shutter which to do on this house would be cheaper than the vinyl. Laura stated that she would like the applicant to come back to the Board and explore all the potential possibilities. Brooks Stoddard pointed out that the original shutters were designed to close all the way; Brooks would like the new shutters to be a little wider. Emily Swan stated that the front section and the front section of the side (7 pairs of shutters) are visible. Sandy Updegraph asked if the applicant was going to keep the

shutters on the front and paint them. Anna Breinich replied that she did make that suggestion. Laura said that there appears to be enough shutters that are not as in such disrepair that they could be moved around to the front and front side of the house. Connie Lundquist agrees with Laura and would like to see the applicant replace the shutters with wood or look into other options such as repair. Karen asked to what standard they are holding this review to and noted that the street has a variety of different shutters not only vinyl, but also metal; Karen suggested holding a workshop to discuss the difference between the guidelines and practicality. Brooks suggested wooden shutters on the front and the front side with vinyl on the remaining back windows. Discussion between Board members on vinyl versus wood and the importance of keeping the historic district working well. Brooks provided a brief history on vinyl siding.

**MOTION BY CONNIE LUNDQUIST THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS BE DEEMED COMPLETE. MOTION SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.**

**MOTION BY CONNIE LUNDQUIST 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 repair or replace wooden window shutters for windows fronting Park Row and those for Unit #1 (side windows). It is further recommended that wider shutters be considered.

**MOTION SECONDED BY SANDY UPDEGRAPH. MOTION APPROVED BY EMILY SWAN, LAURA LIENERT, CONNIE LUNDQUIST, BROOKS STODDARD AND SANDY UPDEGRAPH. MOTION OPPOSED BY KAREN TOPP. MOTION APPROVED 5-1.**

**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).

Emily Swan introduced the application for a new entrance at the Tontine Mall to include a new set of double doors to provide a separate entrance into the cinema and a new fabric canopy at the entrance.

Curt Neufeld, applicant representative, reviewed a PowerPoint presentation. Karen Topp clarified that the pavers would be flush with the parking area and asked if it wouldn't be better to separate the parking from the pedestrian area. Curt replied that in new construction, yes, but they are retrofitting into an old building. Curt said that they will also have a granite curb which will give a strong visual clue as to where the parking and pedestrian space is. Karen asked if they have been allowed an allowance to remove the one parking spot at the curb. Anna Breinich pointed out that the chairs and tables that are currently located next to the parking spot will no longer be there and it will go back to being a walk way. Laura Lienert asked why the granite curbing was going lower. Curt replied that the building is not flush with the pavers and for drainage.

Chair Emily Swan opened the meeting to public comment.

Claudia Knox, resident of Columbia Street and Chair of the Design Committee for Maine Street Brunswick under the Brunswick Downtown Association, said that she is in support of this new design. The new doorway creates more efficient use of the inside, the design fits in both appearance and pedestrian access and the applicant has a long history of reinvestment in this property.

Chair Emil Swan closed the public comment period.

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

**MOTION BY CONNIE LUNDQUIST 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.

**MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.**

**5. Other Business**

- Anna Breinich stated that the Brunswick Downtown Associate is preparing the application for a historic Maine Street to the Department of Historic Preservation Commission. Anna reviewed the upcoming historic preservation meeting schedule.

**6. Approval of Minutes**

**MOTION BY LAURA LIENERT TO APPROVE THE MINUTES OF JUNE 4, 2015. MOTION SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.**

**7. Staff Approvals:**

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

**Adjourn**

This meeting was adjourned at 8:14 P.M.

Respectfully Submitted

Tonya Jenusaitis,  
Recording Secretary