

**VILLAGE REVIEW BOARD
JUNE 4, 2015**

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

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Tuesday, June 4, 2015 at the Municipal Meeting Facility at 85 Union Street, Council Chambers. Chair Emily Swan called the meeting to order at 7:15 P.M.

Case # VRB 14-012 – 4 Pleasant Street – The Board will discuss and take action regarding a Certificate of Appropriateness for building renovations to include, removal of the side pergola, entryway enhancements, and replacement of windows and outdoor lighting fixtures at 4 Pleasant Street (Map U13, Lot 60).

Application withdrawn by staff and rescheduled to June 16, 2015 VRB meeting.

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

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

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

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

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

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

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

MOTION BY BROOKS STODDARD THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR PHASE 2 OF ALTERATIONS INCLUDING FAÇADE IMPROVEMENTS TO THE CARRIAGE HOUSE, DEMOLITION OF THE TWO-CAR GARAGE / ONE-CAR GARAGE REPLACEMENT, THE CONSTRUCTION OF A PERGOLA/PATIO AND OTHER SITE IMPROVEMENTS WITH THE FOLLOWING CONDITIONS:

1. That the Board’s review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.
2. That prior to the issuance of a building permit for new construction, an executed shared parking agreement for one off-site parking space is provided to the Director of Planning and Development.

MOTION SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.

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

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

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

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

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

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

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

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

MOTION SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.

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

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

Minutes

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

Other

Next meeting to be June 16, 2015.

Adjourn

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

Respectfully Submitted



Tonya Jenusaitis,
Recording Secretary