

**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 Gilman 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 Gilman 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 APPROPRIATENESS 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