

**VILLAGE REVIEW BOARD
JULY 21, 2015**

MEMBERS PRESENT: Chair Emily Swan, Laura Lienert, Connie Lundquist, Brooks Stoddard, Karen Topp and Sande 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 Design 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. Sande 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 among 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 Cumberland 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 Historic District to the Maine Historic Preservation Commission. Anna reviewed the upcoming Historic Preservation Commission 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