



TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
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VILLAGE REVIEW BOARD AGENDA COUNCIL CHAMBERS, 85 UNION STREET TUESDAY, DECEMBER 15, 2015, 7:15 PM

1. **Case # VRB 15-037 – 37 Mill Street** – The Board will discuss and take action regarding a Certificate of Appropriateness to construct a second story emergency access on the front of the structure and complete associated window alterations. (Map U14, Lot 85).
2. **Other Business**
3. **Approval of Minutes**

Staff Approvals:

- o 149 Maine Street – Signage
- o 19 High Street – Solar panels
- o 30 Federal Street – Door
- o 15 Mill Street – Signage

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.

PROPOSED

Updated Image





Similar Railing System in VRZ



Similar Railing System in VRZ

**VILLAGE REVIEW BOARD
OCTOBER 1, 2015**

MEMBERS PRESENT: Chair Emily Swan, Vice Chair Brooks Stoddard, Laura Lienert, Karen Topp, and Sande Updegraph

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Thursday, October 1, 2015 at the Municipal Meeting Facility at 85 Union Street, Council Chambers. Chair Emily Swan called the meeting to order at 6:00 P.M.

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

Anna Breinich reviewed the tabled case to act on a Certificate of Appropriateness for 45 Maine Street and 11 Mason Street. This application was first reviewed at the Village Review Board meeting of September 15 at which time it was tabled by the Board.

MOTION BY KAREN TOPP TO REMOVE CASE 15-033 FROM BEING TABLED. MOTION SECONDED BY SANDE UPDEGRAPH, MOVED UNANIMOUSLY.

Emily Swan reminded members that the Board approved the demolition of 11 Mason Street upon approval of a new design for the proposed Bangor Savings Bank. Anna Breinich stated that she has not made any changes to the Findings of Fact and reminded Board members that what is in the Findings of Fact is based on the Zoning Ordinance, but pointed out that the Board still has flexibility with guidelines.

David Latulippe with CJ Developers and applicant representative for Bangor Savings Bank, presented a PowerPoint presentation reviewing the proposed building roofline, landscaping, street alignment and building designs and associated design problems with other layouts. David added that the applicant believes that they meet the standards and guidelines in terms of building mass, scale, parking, landscaping, materials and those set forth in the Maine Street requirements.

Karen Topp asked about the rectangles / relief above the windows and asked if they will relief out or in. David Latulippe replied that they will relief in and added that without the relief it looked like too much brick. David added that they played around with granite, but it did not fit in the design. Sande Updegraph said that she likes this design and the changes the applicant has made as it fits into the corner and is a good transition to Fort Andross. Brooks Stoddard still believes that the drive-thru overhang is over scaled;

suggested cutting the size in half. David replied that they can cut it in half and soften the treatment. Jason Donovan clarified that they are suggesting to scale down the trim similar to what you would do on a dormer. Karen asked about the pillar in the drive-thru and David replied that this is a double drive-thru.

Chair Emily Swan opened the meeting to public comment.

Maurice Bernier, owner of 17 Mason Street (empty lot), asked if there was a way to see the proposed building from the 17 Mason Street side. David Latulippe reviewed the aerial view. Maurice asked how this development will impact future development of his property. Anna Breinich replied that both lots are within the same zoning district; 100% lot coverage and no set-back requirements.

Chair Emily Swan closed the meeting to public comment.

Laura Lienert stated that she was disappointed with the proposed design. Laura said that she believes the guidelines that the applicant has been using are the neighborhood designs guidelines and not the store-front design guidelines. Laura reviewed the store-front guidelines. Laura said that she is disappointed that the applicant did not go with a flat roof and referenced Board member Gary Massenek's letter to the Board dated 9/24/15, in which he states that he feels that a flat roof is appropriate for this site and the inclusion of the pocket park reduces the buildings ability to make a corner. Laura reiterated that she is less than happy with this design. David Latulippe replied that they extended the building the building in the corner and felt if you went to close to the corner, it was too close to the intersection. Emily Swan said that when she first reviewed this design, she felt the same way as Laura, but that she disagrees with the comments regarding the corner. Emily said that by adding a more elaborate side, it is visible from Maine Street and Mason Street and that it does add more definition to the corner. Emily is not opposed to landscaping. With regards to 2 or 3 story building, Emily said that this applicant does not need 2 or 3 stories. Brooks Stoddard replied that they are in a difficult position because the Board wants something similar to what was there and not quite like the mill across the street. David replied that when they attempted to put in a tower as discussed at the last meeting, it did not fit and because of the configuration of the lot, the tower look awkward. Laura added that this design is not unique and can be found in any town. Laura pointed out that this building is not 2 – 3 stories, it has solar panel awnings and not fabric awnings, and it is not anchoring the corner per the design guidelines. With respects to the awnings, Emily pointed out that the guidelines are geared towards existing buildings and not new construction. Laura replied that she is simply pointing out that they have descriptions and guidelines for a reason. Anna Breinich stated that they are dealing with different materials, some of which were not developed when the guidelines were created, and this is a way to blend in some contemporary features and aspects to a more classic style building. Laura noted that she does not have an issue with the awnings and reiterated that she is simply trying to make a point. Sande Updegraph said that she feels that the applicant did bring in some of the ideas brought forth at the last meeting, but she agrees with Brooks that they need to soften the trim on the drive-thru. Emily said that she likes the windows, the solar awnings, the stepped in corner and brick detail.

MOTION BY BROOKS STODDARD THAT THE APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY KAREN TOPP, MOTION MOVED UNANIMOUSLY.

MOTION BY KAREN TOPP 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 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 drive-through roofline be redesigned to be lighter in overall appearance and similar in style to the proposed structure's Mason Street side entryway, to the satisfaction of the Director of Planning and Development.

MOTION SECONDED BY SANDE UPDEGRAPH, MOTION APPROVED BY EMILY SWAN, BROOKS STODDARD, KAREN TOPP, AND SANDE UPDEGRAPH, OPPOSED BY LAURA LIENERT. MOTION APPROVED 4-1.

2. Other Business

- Emily Swan briefly reviewed a workshop by the Maine Historic Preservation Commission.

3. Approval of Minutes

No minutes were reviewed at this meeting.

Adjourn

This meeting was adjourned at 6:53 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary

**VILLAGE REVIEW BOARD
NOVEMBER 3, 2015**

MEMBERS PRESENT: Chair Emily Swan, Vice Chair Brooks Stoddard, Gary Massanek, Karen Topp, and Sande Updegraph

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Thursday, November 3, 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 15-035 – 217 Maine Street** – The Board will discuss and take action regarding a Certificate of Appropriateness for the removal of a chimney at the First Parish Church (Map U16, Lot 43).

The applicant representative, Austin Smith, reviewed the history of the vestry and the uses the vestry serves. Austin pointed out the entrances to the church and stated that there is not a lot of egress from the bottleneck located in the back of the vestry near the chimney and handicapped ramp. Austin said that the handicapped lift is difficult to operate and extremely small. Mary said that the lift is at the end of its mechanical life and that it takes roughly five minutes to move one person in and out. Mary pointed out that in an emergency there is no ramp to get people out; the lift is the only option. Mary said that in discussions with the members of the congregation, it was decided that they would remove the lift and put in a ramp and stairs so that many members of the congregation have access to egress at the same time. Austin said that they propose to remove the handicapped lift, closet and fireplace to be replaced with an approved ADA ramp and stairs. Austin pointed out that the only handicapped toilet is located on the upper level.

Kevin Hart provided a history of the church and stated that the church was built in 1846 (without a chimney) and the vestry was added 1898. Kevin said that in 1929 a boiler was added in the cellar of the vestry as well as a fireplace in the vestry; a chimney was added to vent the boiler and the fireplace. Kevin said that sometime in 2000, the church converted to natural gas and the boiler was no longer use and the fireplace was converted to propane. At some point, the fireplace ceased to work and has not been repaired or used and both vents in the chimney are no longer being used. Austin Smith pointed out that in the 2001 record by the Historical Society, there was no recognition of the chimney. Anna Breinich clarified that this was the Maine Historic Commission Form that was used, but the survey was conducted by a consultant from the Town. Austin reviewed renditions of the church with and without the chimney.

Sande Updegraph, asked how much weight, if at all, the comment by Mike Johnson in his email dated 10/1/15 where he states “the complete removal of the chimney above the roof line will result in the loss of some of the residential character of the Parish House” fits

into deliberations. Emily Swan replied that the recommendation by the Maine Historical Society is fairly inconclusive. Anna Breinich replied that the vestry was never a Parish House and this was a mix up between applications. Austin Smith reiterated that the vestry was never a Parish House and that Mike was made aware of this and apologized for the confusion. Anna said that what weight MHPC carries is advisory and that although the church is listed as part of the Historic District, it is not part of a project funded with Federal money and therefore, recommendations are in advisory capacity. Karen Topp reiterated that the chimney is not original and that she feels that the vestry looks better without the chimney; this is a non-issue.

Chair Emily Swan opened the meeting to public comment, no comment was made and the public comment period was closed.

Sande Updegraph agrees with Karen Topp and stated that the chimney does not add to the character; removal will serve the congregation much better. Emily Swan agrees with Karen and Sande.

MOTION BY GARY MASSENEK THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION BE DEEMED COMPLETE. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

MOTION BY GARY MASSANEK THAT THE BOARD APPROVE S THE CERTIFICATE OF APPROPRIATENESS FOR THE REMOVAL OD THE VESTRY CHIMNEY 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.

~~2. Case # VRB-15-040—40 Federal Street—The Board will discuss and take action regarding a certificate of appropriateness for the replacement of single pane double hung windows with energy efficient windows similar in appearance (Map U13, Lot 168). Tentatively rescheduled for Tuesday, November 17, 2015.*~~

3. Other Business

- Karen Topp asked if any resource has been or can be created to assist homeowners in deciding how to purchase, repair, or replace windows / shutters in the Village Review Zone. Anna Breinich suggested this subject for the Historical Preservation month. Emily Swan to research further.

4. Approval of Minutes

MOTION BY SANDE UPDEGRAPH TO APPROVE THE MINUTES OF JULY 21, 2015. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

Adjourn

This meeting was adjourned at 7:43 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary