



# 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 WEDNESDAY, FEBRUARY 23, 2016, 5:00 PM

1. **Election of Chair and Vice-Chair**
2. **Tabled Case # VRB 16-001 – 15 Jordan Avenue** – The Board will remove from the table, discuss and take action regarding two Certificates of Appropriateness for the demolition of a portion of an existing commercial structure and the construction of replacement structure at 15 Jordan Avenue (Map U08, Lot 41).
3. **Case # VRB 16-003 – 14 Maine Street (Fort Andross)** - The Board will discuss and take action on a Certificate of Appropriateness for the tower placement of a broadband antenna and related equipment at 14 Maine Street (Map U14, Lot 148).
4. **Other Business**
5. **Approval of Minutes**
6. **Next Meeting Date – 3/22/16, 5:00PM**

### Staff Approvals:

- 16 Union Street – Solar Panels

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.

CEDAR Spectrum  
Hand-Split



CEDAR Spectrum  
Shingle Siding



CEDAR Spectrum  
Round Cut Siding



CEDAR Spectrum  
Hand-Split, Shingle & Round Cut

Whether used as an accent or for full house coverage, the rustic craftsmanship of Cedar Spectrum Siding is a striking enhancement to any elevation.

Cedar Spectrum™, designed with a deep grain and rough texture, can achieve an authentic, seamless, cedar-shingle look that is easy to install and long lasting.

- Wood grain finish on all exposed surfaces is milled from real woodier siding
- Milled from long lasting polymers to help resist sunlight and warping
- Virtually maintenance free
- Backed by a Limited Lifetime Transferable Warranty\*



Exclusive UpRight™ Locking System  
for Cedar Spectrum™ Hand-Split &  
Shingle Siding

- Extra thick nail flange for solid fastening that stands up to time and provides top performance in high winds
- UpRight™ locking system that allows accurate and easy installation in a variety of temperatures
- UpRight™ lock feature that provides smooth installer, prevents warping and narrow spaces and stops secure
- UpRight™ locking tab to ensure a secure fit across the entire wall

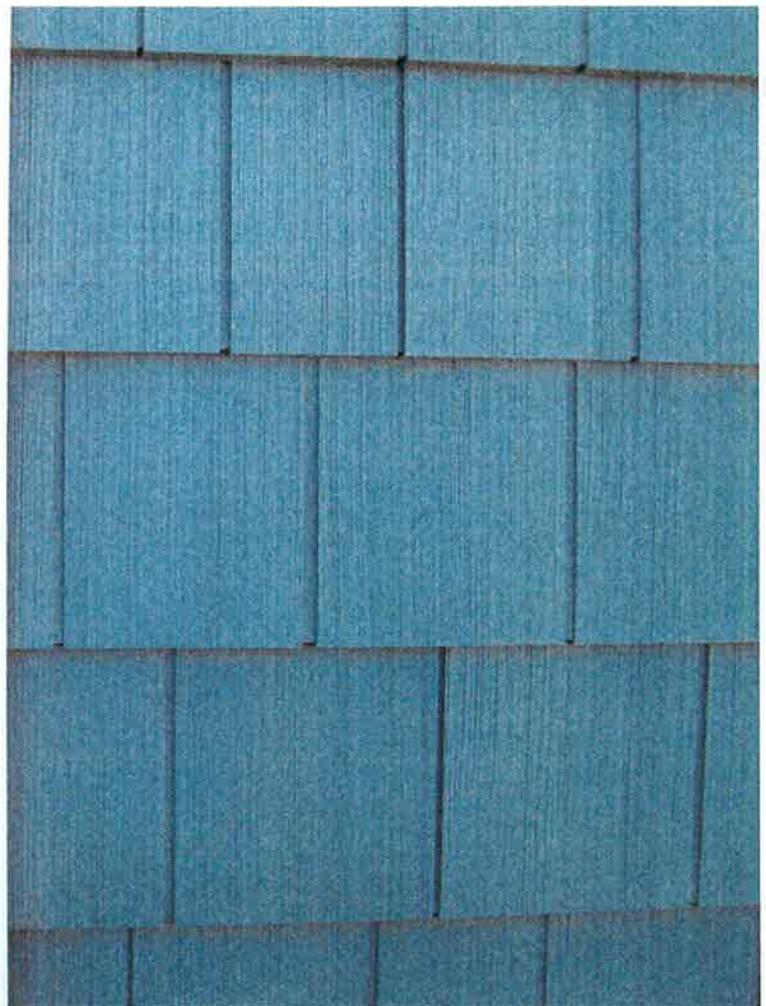
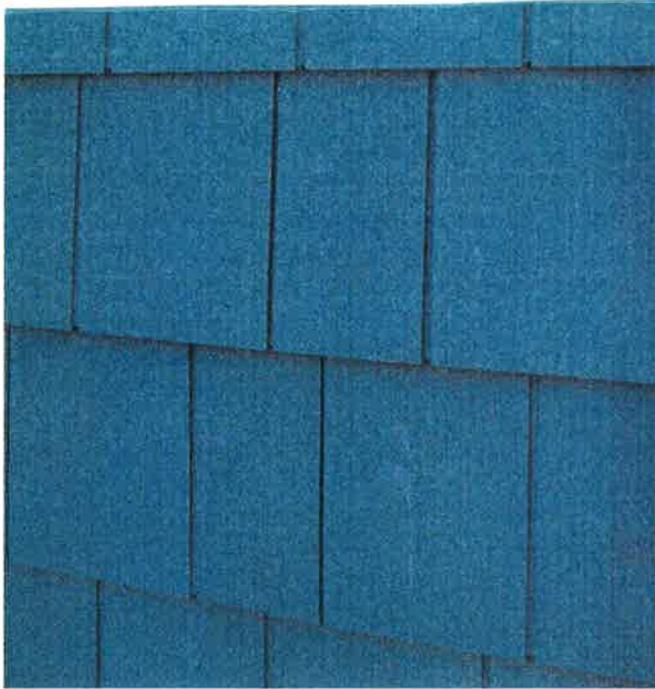
Cedar Spectrum™  
Hand-Split & Shingle  
Siding Corner Posts

Coordinating Corner Posts  
provide a seamless corner  
post solution.



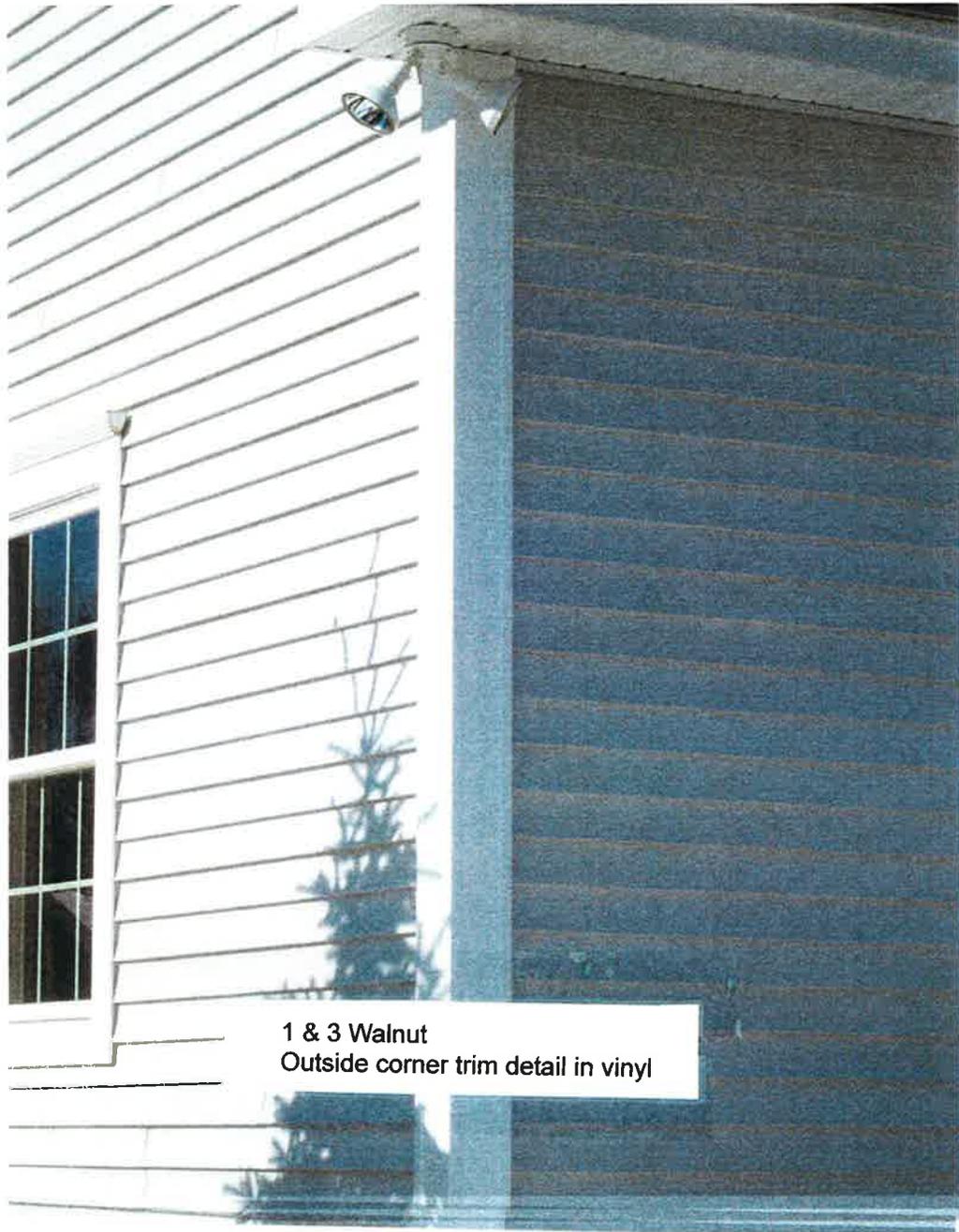


86 Baribeau Dr.  
New commercial building  
Corner, shingle, window, gable end, under roof  
Detail all in vinyl

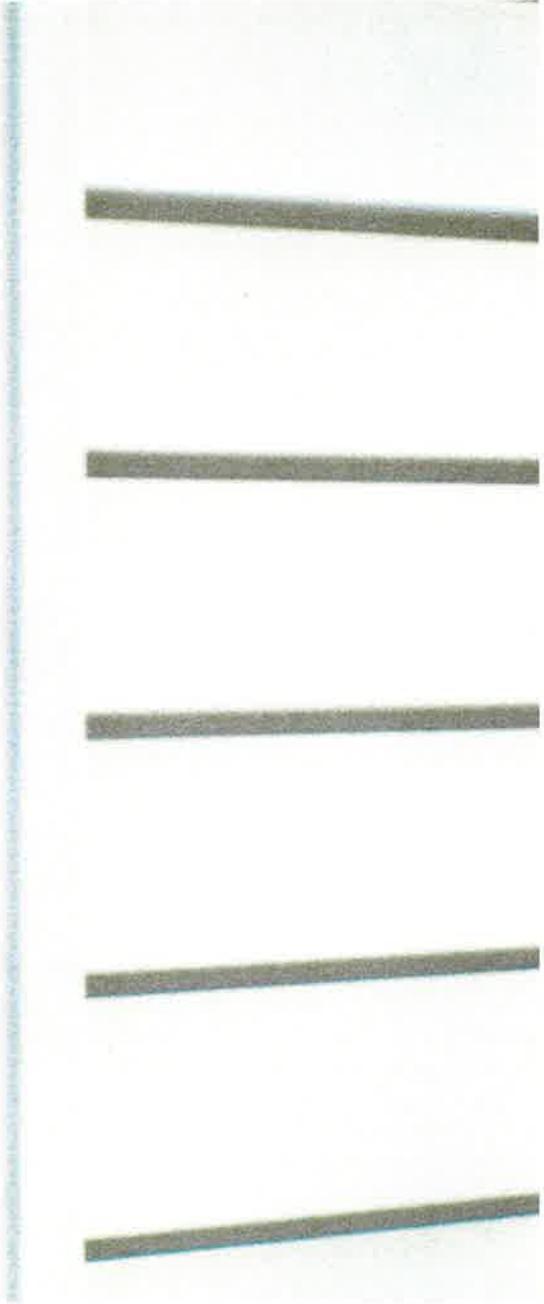


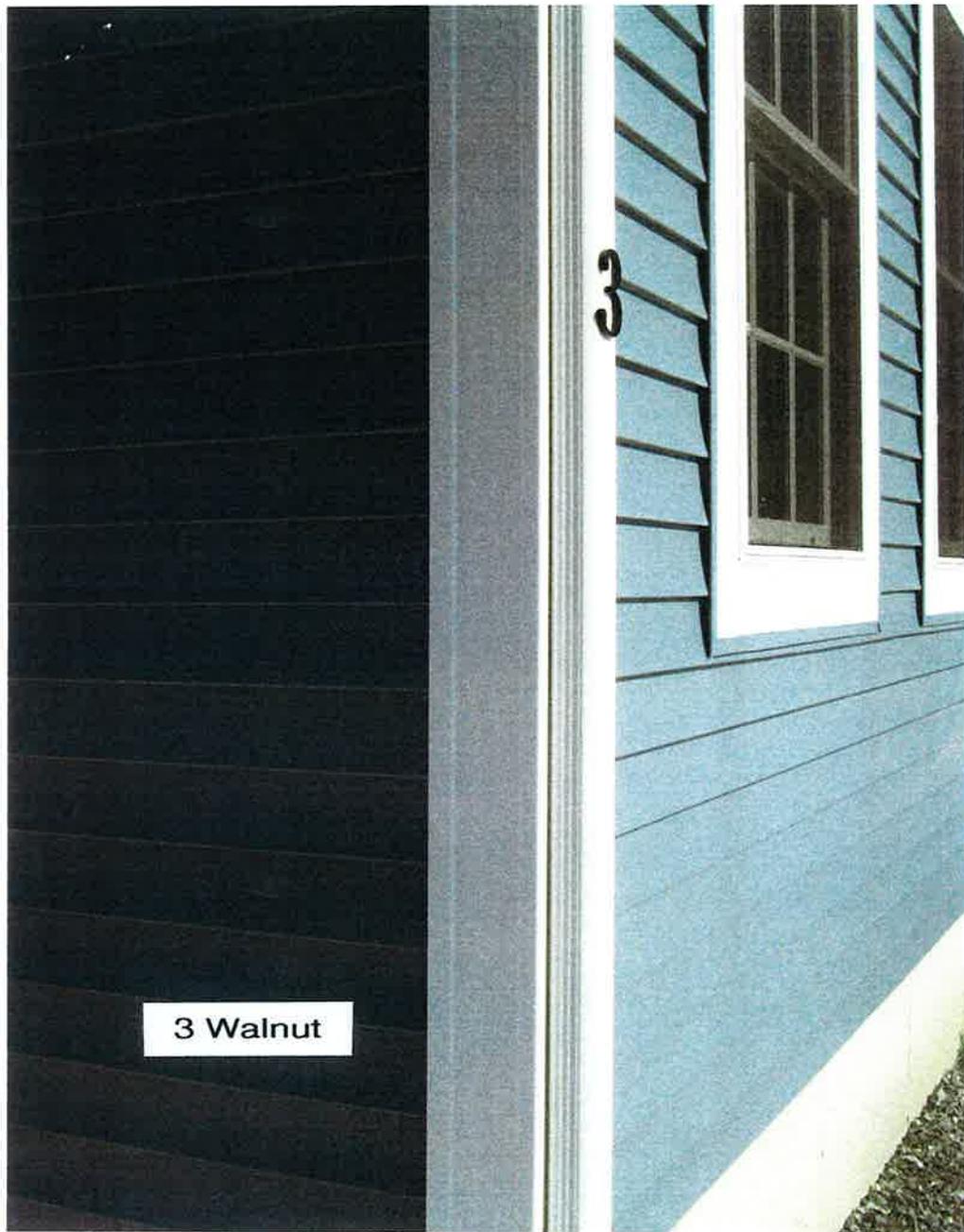
86 Baribeau Dr.





1 & 3 Walnut  
Outside corner trim detail in vinyl





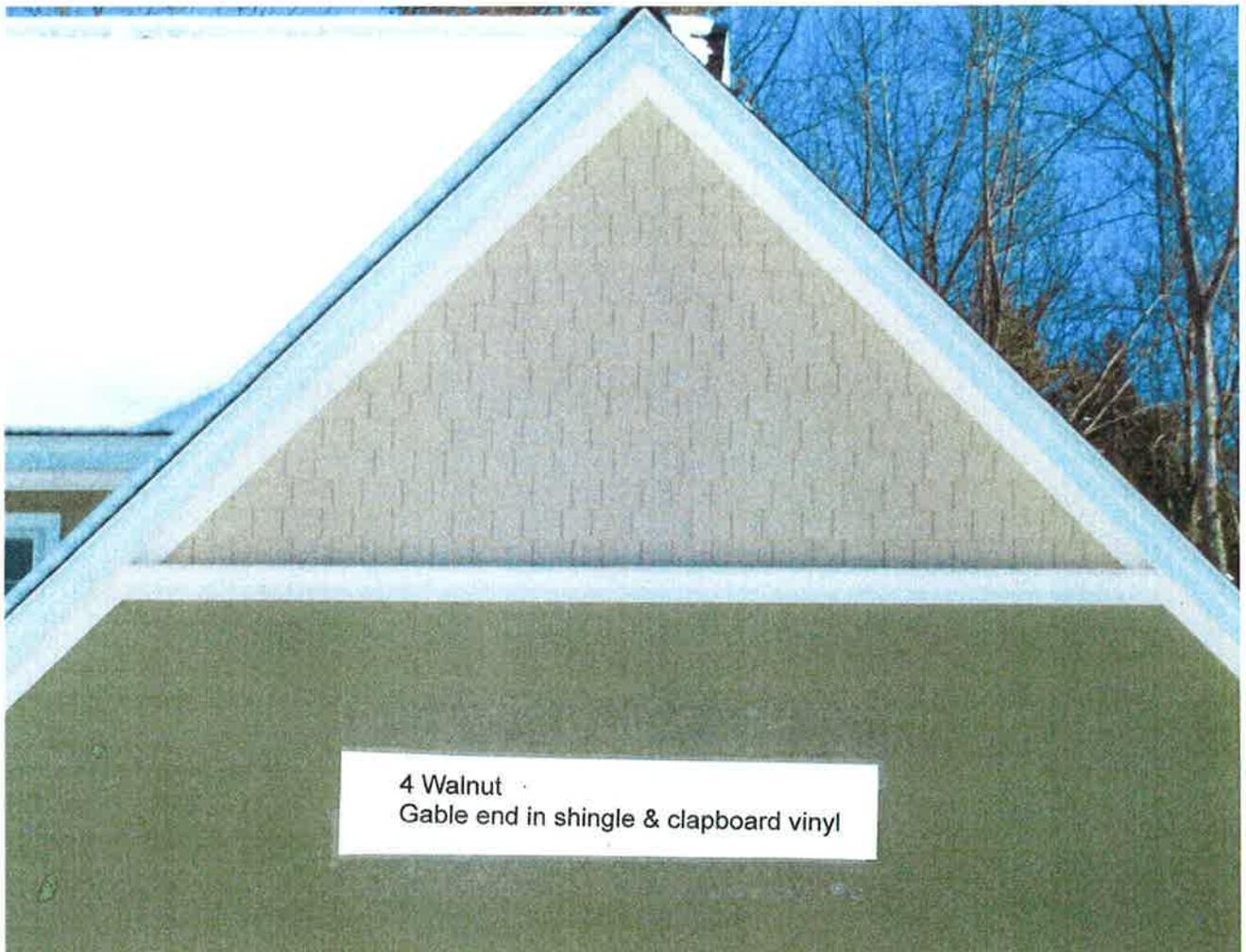
3 Walnut



Standard vinyl corner trim



2 Walnut  
Corner, shingle, clapboard  
Detail vinyl siding



4 Walnut  
Gable end in shingle & clapboard vinyl

**Draft Findings of Fact  
Certificate of Appropriateness  
Village Review Board Review Date: February 23, 2016**

**Project Name:** 14 Maine Street (Fort Andross Mill) Rooftop Wireless Antenna Installation  
**Case Number:** VRB – 16-003  
**Tax Map:** Map U14, Lot 148  
**Applicant:** Redzone Wireless  
41 Mechanic Street, Suite 219  
Camden, ME 04843  
(207) 593-7277  
**Property Owner:** Waterfront Maine, Brunswick, LLC  
14 Maine Street  
Brunswick, ME 04011  
(207) 729-7970  
**Authorized Representative:** Tilson Technology Management, Inc.  
245 Commercial Street, Suite 203  
Portland, ME 04101  
(207) 358-7454

**PROJECT SUMMARY**

The applicant, Redzone Wireless, on behalf of the property owner, Waterfront Maine, LLC, is requesting a Certificate of Appropriateness to install a wireless antenna in the back corner of the west tower of Fort Andross, located at 14 Maine Street. As proposed the antenna would not be of a stealth-type installation and would be visible from all sides of the historic mill structure.

The project site is located within the Town Center 2 (TC2) Zoning District and the Village Review Overlay Zone. Although not a listed property on the National Register of Historic Places, Fort Andross is a contributing structure to the Village Review Zone and likely eligible for listing. A copy of the Pejepscot Historic Site Survey is included with the application noting historical characteristics of the building. In addition, a description and history of the mill structure from the property owner’s website is attached.

The proposed installation will require building and electrical permits. Per local ordinances, no additional reviews and approvals by the Brunswick Planning Board or Zoning Board of Appeals are required.

Staff requested the Maine Historic Preservation Commission (MHPC) to determine if any additional reviews are required under the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas between the Federal Communications Commission (FCC), the National Conference of State Historic Preservation Officers and the Advisory Council on Historic Preservation. The MHPC staff has stated that “it appears this new undertaking should be subject to Section 106 review” with their office since the Cabot Mill (Fort Andross) was previously determined as eligible for listing in the National Register of Historic Places in 2010. The MHPC survey form is attached. The FCC is available to the applicant for further guidance.

**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 exterior alteration is the installation a wireless antenna in the back corner of the west tower of Fort Andross. No stealth-type concealment is being considered. As stated above, additional review by the State Historic Preservation Officer appears to be required. The Village Review Zone Design Guidelines do not provide guidance relative to the placement of wireless antennas.*

**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.** *As stated in the application, the chosen location is considered to be the least visually intrusive. Staff questions the applicant's decision to not replace the existing flagpole with one to conceal the wireless antenna on the east tower or install a new concealing flagpole on the west tower, perhaps to display the Maine Flag. It is further noted that a request (attached) was made by Omnipoint Communications in 2000 and approved by staff to replace the existing flagpole with one to conceal a wireless communication antenna but never implemented. Staff recommends a similar approach be used to conceal the proposed wireless antenna in order to minimize the overall effect on the historic integrity of this contributing resource.*
  - b. **Alterations shall remain visually compatible with the existing streetscape.** *As proposed the wireless antenna is not compatible with the existing streetscape.*
  - 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.** *No character-defining features will be concealed or replaced.*
  - d. **New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *Not applicable.*
  - 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.** *Not applicable.*
    - 2) **Site plans shall identify pedestrian ways and connections from parking**

areas to public rights-of-way. *Not applicable.*

- 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. *Not applicable.*
- 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. *Not applicable.*
- 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. *Not applicable.*
  - 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. *Not applicable.*
  - c) Buildings with advertising icon images built into their design ("trademark buildings") are prohibited. *Not applicable.*
- 6) No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry. *Not applicable.*
- 7) No building on Maine Street shall have more than 15 feet horizontally of windowless wall. *Not applicable.*
- 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.
  - 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.
  - 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. *Subsections a., b. and c. above are not applicable.*
- 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. *Not applicable.*

**DRAFT MOTIONS  
CERTIFICATE OF APPROPRIATENESS  
14 MAINE STREET (FORT ANDROSS) ROOFTOP WIRELESS ANTENNA  
INSTALLATION**

**Motion 1:** That the Certificate of Appropriateness application is deemed complete.

**Motion 2:** That the Board approves the Certificate of Appropriateness for the removal of the vestry chimney 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 consult with the Maine Historic Preservation Commission regarding the completion of a Section 106 project review and proceed accordingly.
3. That the proposed wireless antenna be concealed as a flagpole or other appropriate concealment.

Received: 1/27/16  
By: [Signature]

VRB Case #: 16-003

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: Redzone Wireless  
Address: 41 Mechanic St., Suite 219  
Camden, ME 04843  
Phone Number: 207-593-7277

2. Project Property Owner:

Name: Waterfront, Maine Brunswick, LLC.  
Address: 14 Maine St.  
Brunswick, ME 04011  
Phone Number: 207-729-7970

3. Authorized Representative: (If Different Than Applicant)

Name: Tilson Technology Management, Inc.  
Address: 245 Commercial St., Suite 203  
Portland, ME 04101  
Phone Number: 207-358-7454

4. Physical Location of Property Being Affected:

Address: Ft. Andross Mill - 14 Maine St., Brunswick, ME 04011

5. Tax Assessor's Map # U14 Lot # 148 of subject property.

6. Underlying Zoning District TC2 - Town Center 2 / Fort Andross

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):  
Redzone Wireless is proposing a co-location installation of 3 wireless LTE spectrum antennas and accompanying equipment for broadband internet service on the roof of the Ft. Andross Mill.

Applicant's Signature [Signature]

Benjamin T. Madden  
(Tilson - agent for Redzone Wireless)

**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 2/19/16 (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: May need additional review by SHPO.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Anna K. 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 Richard Wierks, relating to property designated on Assessors Tax Map # 148 as Lot # 414 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Building & Electrical permits

Signed:   
Date: 2/17/16



**TILSON**

245 COMMERCIAL ST., SUITE 203  
PORTLAND, ME 04101  
OFFICE: 207-358-7454 / MOBILE: 207-232-9001  
[bmadden@tilsontech.com](mailto:bmadden@tilsontech.com)

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**MEMORANDUM**

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**TO:** THE TOWN OF BRUNSWICK  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ATTN: ANNA BREINICH – DIRECTOR  
85 UNION ST.  
BRUNSWICK, ME 04011  
207-725-6660 EXT. 4020  
ABREINICH@BRUNSWICKME.ORG

**FROM:** BENJAMIN T. MADDEN

**SUBJECT:** REDZONE WIRELESS EQUIPMENT CO-LOCATION  
BRUNSWICK (FT. ANDROSS) SITE

**DATE:** JANUARY 26, 2016

Please find enclosed: a "Village Review Board Packet" supplied by the Town of Brunswick, a check for fifty dollars (\$50.00) to go towards this project being reviewed by the Village Review Board, and two (2) copies of the construction drawings.

Please confirm when the next meeting is for the Village Review Board that this issue will be discussed at. Thank you very much for your assistance, and have a great day.

**Please send all correspondence to:**

Tilson Technology Management, Inc.

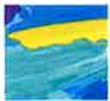
**ATTN:** Benjamin T. Madden (Tilson – agent for Redzone Wireless)

**Address:** 245 Commercial St., Suite 203

Portland, ME 04101

**Phone:** 207-358-7454

**Email:** [bmadden@tilsontech.com](mailto:bmadden@tilsontech.com)



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**MEMORANDUM**

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**TO:** THE TOWN OF BRUNSWICK  
ATTN: ANNA BREINICH – DIRECTOR OF PLANNING AND DEVELOPMENT  
85 UNION ST.  
BRUNSWICK, ME 04011  
207-725-6660 EXT. 4020  
ABREINICH@BRUNSWICKME.ORG

**SUBJECT:** REDZONE WIRELESS COLOCATION ON FORT ANDROSS ROOF

**DATE:** FEBRUARY 8, 2016

Redzone Wireless selected Fort Andross after an exhaustive search and multiple negotiations that would put Redzone in a great location, all while having fiber optic connection available. Redzone tried working with Bowdoin College, but they were not interested in having Redzone, despite other wireless companies on their roof.

The mounting of this antenna (one single mast in the back corner of the west tower) was physically demonstrated to the building owners for approval as we all have a concern with visual impact. At the time, this demonstration was 4' x 4' from the back corner on the west tower. It was engineered to be more structurally sound and to mount directly to the brick on the back corner, which also would decrease visual impact. Redzone sees this as a win-win.

Redzone discussed the using the east tower with the flag pole, but both parties agreed it would be less intrusive if we didn't disturb a well-known landmark and "eye catcher".

**Please direct all correspondence to:**

Tilson Technology Management, Inc.

**ATTN: Benjamin T. Madden (Tilson – agent for Redzone Wireless)**

**Address: 245 Commercial St., Suite 203**

**Portland, ME 04101**

**Phone: 207-358-7454**

**Email: bmadden@tilsontech.com**

MHPC USE ONLY

INVENTORY NO.

## MAINE HISTORIC PRESERVATION COMMISSION Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): Cabot Mill

2. PROPERTY NAME (OTHER): Fort Andross/Lewis Industrial Building

3. STREET ADDRESS: 14 Maine Street

4. TOWN: Brunswick

5. COUNTY: Cumberland

6. DATE RECORDED: May 2001

7. SURVEYOR: Turk Tracey & Larry, Architects, LLC.

8. OWNER NAME: Waterfront Maine

ADDRESS: 14 Maine Street, Brunswick, Me 04011

9. PRIMARY USE (PRESENT):

- |   |                                       |  |                                      |
|---|---------------------------------------|--|--------------------------------------|
| <input type="checkbox"/> SINGLE FAMILY      | <input type="checkbox"/> AGRICULTURE  | <input checked="" type="checkbox"/> COMMERCIAL/TRADE | <input type="checkbox"/> FUNERARY    |
| <input type="checkbox"/> MULTI-FAMILY       | <input type="checkbox"/> GOVERNMENTAL | <input type="checkbox"/> EDUCATION                   | <input type="checkbox"/> HEALTH CARE |
| <input type="checkbox"/> INDUSTRY           | <input type="checkbox"/> RELIGIOUS    | <input type="checkbox"/> HOTEL                       | <input type="checkbox"/> LANDSCAPE   |
| <input type="checkbox"/> TRANSPORTATION     | <input type="checkbox"/> DEFENSE      | <input type="checkbox"/> SUMMER COTTAGE/CAMP         | <input type="checkbox"/> SOCIAL      |
| <input type="checkbox"/> RECREATION/CULTURE | <input type="checkbox"/> UNKNOWN      |  |                                      |
| <input type="checkbox"/> OTHER              |                                       |  |                                      |

10. CONDITION:  GOOD  FAIR  POOR  DESTROYED, DATE  / /

### ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> COLONIAL              | <input type="checkbox"/> STICK STYLE      | <input type="checkbox"/> NEO-CLASSICAL REV.   | <input type="checkbox"/> FOUR SQUARE   |
| <input type="checkbox"/> FEDERAL               | <input type="checkbox"/> QUEEN ANNE       | <input type="checkbox"/> RENAISSANCE REV.     | <input type="checkbox"/> ART DECO      |
| <input type="checkbox"/> GREEK REVIVAL         | <input type="checkbox"/> SHINGLE STYLE    | <input type="checkbox"/> 19TH/20TH C. REVIVAL | <input type="checkbox"/> INTERNATIONAL |
| <input type="checkbox"/> GOTHIC REVIVAL        | <input type="checkbox"/> R. ROMANESQUE    | <input type="checkbox"/> ARTS & CRAFTS        | <input type="checkbox"/> RANCH         |
| <input checked="" type="checkbox"/> ITALIANATE | <input type="checkbox"/> ROMANESQUE       | <input type="checkbox"/> BUNGALOW             | <input type="checkbox"/> VERNACULAR    |
| <input type="checkbox"/> SECOND EMPIRE         | <input type="checkbox"/> HIGH VIC. GOTHIC | <input type="checkbox"/> OTHER                |  |

12. OTHER STYLISTIC CATEGORY:

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> COLONIAL       | <input type="checkbox"/> STICK STYLE      | <input type="checkbox"/> NEO-CLASSICAL REV.   | <input type="checkbox"/> FOUR SQUARE   |
| <input type="checkbox"/> FEDERAL        | <input type="checkbox"/> QUEEN ANNE       | <input type="checkbox"/> RENAISSANCE REV.     | <input type="checkbox"/> ART DECO      |
| <input type="checkbox"/> GREEK REVIVAL  | <input type="checkbox"/> SHINGLE STYLE    | <input type="checkbox"/> 19TH/20TH C. REVIVAL | <input type="checkbox"/> INTERNATIONAL |
| <input type="checkbox"/> GOTHIC REVIVAL | <input type="checkbox"/> R. ROMANESQUE    | <input type="checkbox"/> ARTS & CRAFTS        | <input type="checkbox"/> RANCH         |
| <input type="checkbox"/> ITALIANATE     | <input type="checkbox"/> ROMANESQUE       | <input type="checkbox"/> BUNGALOW             | <input type="checkbox"/> VERNACULAR    |
| <input type="checkbox"/> SECOND EMPIRE  | <input type="checkbox"/> HIGH VIC. GOTHIC | <input type="checkbox"/> OTHER                |  |

13. HEIGHT:

- 1 STORY     1 1/2 STORY     2 STORY     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     MORE THAN 5 (31)

15. APPENDAGES:

- SIDE ELL     REAR ELL     FRONT     ADDED STORIES     SHED  
 DORMERS     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:  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  ALUMINUMNYL  
 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 Misc. Associated Outbuildings/Pumping Rooms

## HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: 1891-1892 26. ESTIMATED DATE OF CONSTRUCTION: ca. \_\_\_\_\_
27. DATE MAJOR ADDITIONS/ALTERATIONS: \_\_\_\_\_
28. ARCHITECT: Samuel B. Dunning 29. CONTRACTOR: \_\_\_\_\_
30. ORIGINAL OWNER: Cabot Manufacturing Co.
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:

"The first cotton mill was built in 1809 here on the site of Fort George and burned in 1825. It was rebuilt by Raymond in 1834, and in 1867, wings were added. The plant was completely rebuilt in 1891." The mill was designed like a fort with its tower, which was to serve as a focal point at the end of Maine Street and create a bold statement of the importance of the mill to the town.

"In the 1840, the mill employed 160 persons and by the late 1880s the work force was 675, mostly French-Canadians," nearly 1/8 of the town was employed at the mill by 1875. The mill continued operation until after World War II...the machinery was shipped south and the mill was closed." American Association of University Woman, *From the Falls to the Bay*, 1980.

14 Maine Street, Cabot Mill is identified as being designed by Samuel B. Dunning in 1891-2. John V. Goff, *Samuel B. Dunning, Brunswick's First Architect*. Brunswick, Maine, 1984. \_\_\_\_\_ 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

FORM K:\KIRKARCH-SVY.FRM\HBSSFSVY.MAS



14 Maine Street  
Map U14-148

Google Maps 35 Mill St

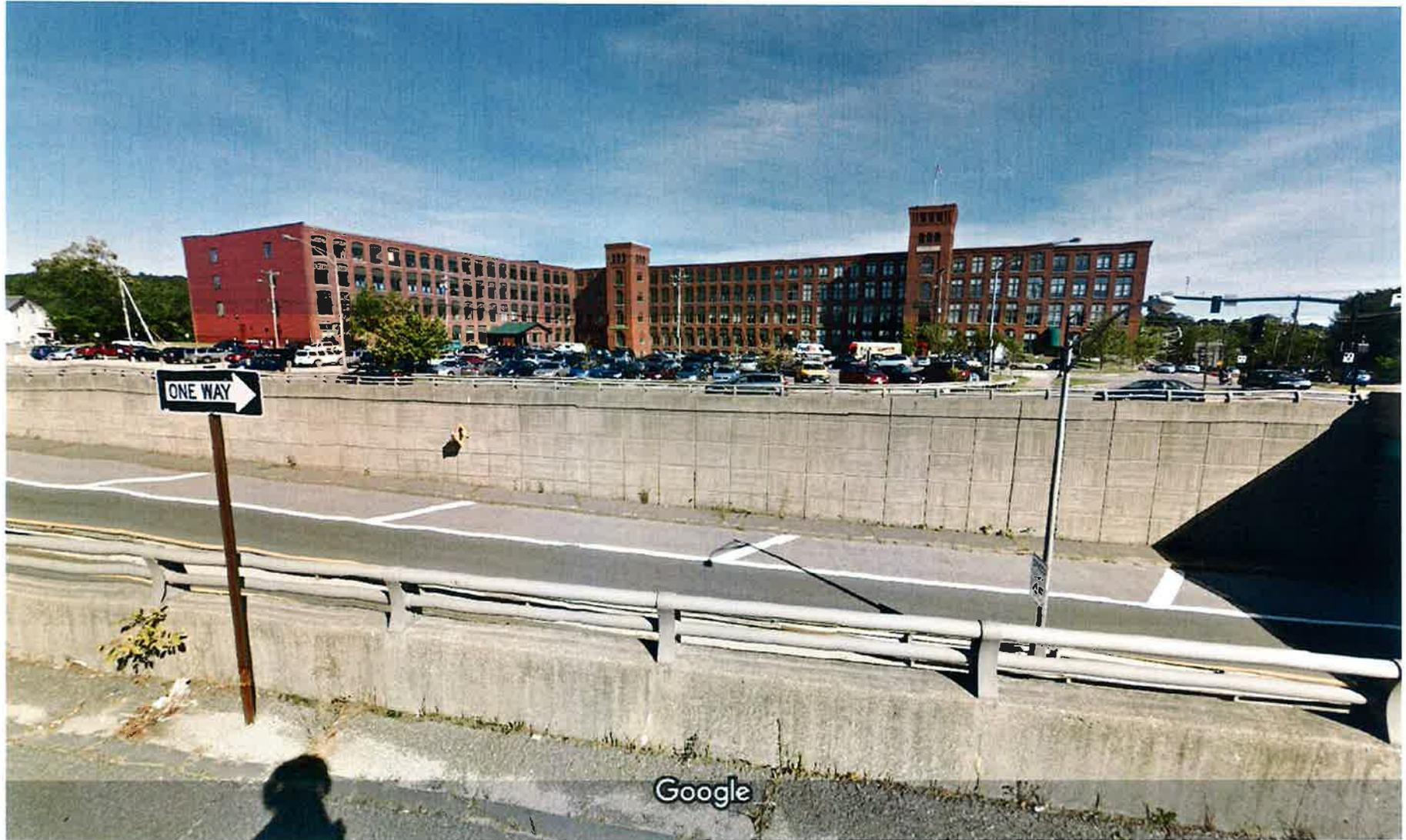


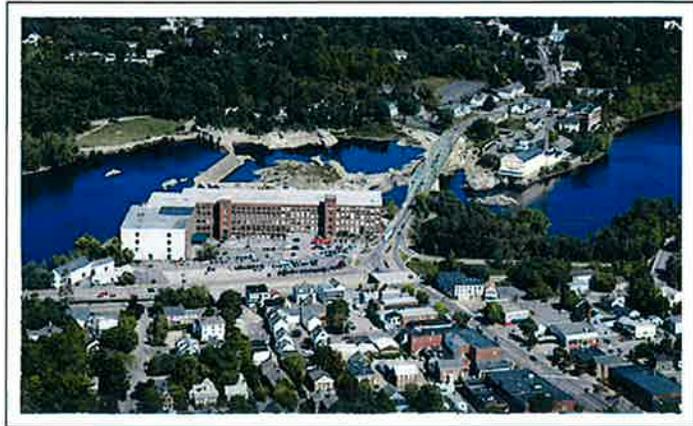
Image capture: Sep 2013 © 2016 Google

<a href="#">About The Mill</a>	<a href="#">History</a>	<a href="#">On-Site Services</a>	<a href="#">Contact Us</a>	<a href="#">Our Location</a>	
<a href="#">Prime Office Space</a>	<a href="#">Retail Space</a>	<a href="#">Self Storage Units</a>	<a href="#">Warehouse Space</a>	<a href="#">Industrial Space</a>	<a href="#">Business Center</a>

## Fort Andross

14 Maine Street Brunswick, Me 04011 Phone (207) 729-7970 Fax (207) 725-9500

Fort Andross is a Mill Complex strategically located on the Androscoggin River in Brunswick, Maine, just north of Portland, adjacent to Routes 1 and 95. This historic brick structure, once known as the Cabot Mill, has been rechristened "Fort Andross" after the original pre-revolutionary fort erected on the same site in 1688.



Over the years, the Mill has served a number of companies in a variety of businesses, including the manufacture of cotton cloth, woolen broadcloth, synthetics, shoes, brushes and woven fiberglass. In this tradition, the building's phased renovation has followed a mixed use format, providing prime office, retail, light manufacturing and warehouse space.

The renovation of a 100,000 square foot office complex within the Mill features exposed brick and beams, spectacular downtown and river views, and a first class heating and air conditioning system. This business center has attracted architectural, engineering and law firms, as well as media, financial services companies and not-for-profits. The building provides a unique and affordable opportunity for area businesses to upgrade their image while allowing for future expansion.

### Prime Office Space ↑

Office suites are available to suit any size tenant and are competitively priced. The sixteen foot ceilings and large windows accommodate a variety of design options including mezzanines, enclosed private offices and conference rooms, and open work areas. Suites can be custom designed, with rates adjustable for the level of finish.

### Business Center Space ↑

Our "Business Center" office suites, provide fully finished individual offices, surrounding a shared reception area, for those smaller tenants seeking both convenience and flexibility. The offices range in size between 125 and 360 square feet and can be rented on a month-to month basis or annual term.

### Retail Space ↑

A limited number of retail spaces complementary to the office complex have been constructed on the ground floor of the building. Where possible, these retail suites have been built adjacent to dedicated entrances with full visibility from downtown Brunswick.

### Warehouse Space ↑

The standard mill construction is suitable for light manufacturing, freight forwarding and bulk storage. Subdividable floors of 1,000 to 45,000 square feet share large capacity freight elevators and common loading docks.

### Industrial Space ↑

The standard mill construction is suitable for light manufacturing, freight forwarding and bulk storage. Subdividable floors of 1,000 to 45,000 square feet share large capacity freight elevators and common loading docks.

### Cumberland Self Storage ↑

Offered by Cumberland Self-Storage has, self-service storage units are available in sizes from 3x5 to 10x24 feet. Larger units can be custom built. These steel structured rooms are enclosed within a facility which is fully heated, lighted and secure. [MaineStorage.Com](http://MaineStorage.Com)

### On-Site Services ↑

- Central Mailroom FedEx, UPS, Postage
- Restaurants
- Ample Parking
- On-Site Storage
- [Frontier Cafe, Cinema & Gallery](#)
- [Bangkok Garden Restaurant](#)
- [Jai Yoga](#)
- [Full Circle Dance Studio](#)
- [Cabot Mill Antiques](#)
- Waterfront Flea Market

[History](#) | [On - Site Services](#) | [Prime Office Space](#) | [Retail Space](#) | [Incubator Space](#) | [Warehouse Space](#) | [Industrial Space](#) | [Self Storage Units](#) | [Available Space](#) | [Contact Us](#)

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<a href="#">About The Mill</a>	<a href="#">History</a>	<a href="#">On-Site Services</a>	<a href="#">Contact Us</a>	<a href="#">Our Location</a>	
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<a href="#">Prime Office Space</a>	<a href="#">Retail Space</a>	<a href="#">Self Storage Units</a>	<a href="#">Warehouse Space</a>	<a href="#">Industrial Space</a>	<a href="#">Business Center</a>
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## History of Fort Andross

14 Maine Street Brunswick, Me 04011 Phone (207) 729-7970 Fax (207) 725-9500

### 1688

Fort Andross established, as a trading post for fur trappers and as a garrison built during King William's war.

### 1715

Fort George, a stone fort, is built on the Fort Andross site to protect the settlers from Indians.

### 1809

Industrialist developers of the Brunswick Cotton Manufacturing Company, harnessed the Androscoggin River's power at the Pejepscot Falls and built the first cotton mill in Maine to make yarn.

### 1812

Purchased in 1812, the mill was enlarged by the Maine Cotton & Woolen Factory Company.

### 1857

The Mill is rebranded and further expanded as the Cabot Manufacturing Co. succeeding the Warumbo Manufacturing Company.

### 1890

Maine Street is moved to provide for further expansion of the Mill.

### 1930

By the 1930's Cabot Mill employed over 1,100 workers in the textile manufacturing industry.

### 1950

The Mill is used for textile and shoe manufacturing and becomes the Verney Mill.

### 1986 - Current

The Mill was purchased by Waterfront Maine, and for the past 24 years it has undergone constant renovation.



[Home](#) | [On - Site Services](#) | [Prime Office Space](#) | [Retail Space](#) | [Incubator Space](#) | [Warehouse Space](#) | [Industrial Space](#) | [Self Storage Units](#) | [Available Space](#) | [Contact Us](#)

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**NATIONWIDE PROGRAMMATIC AGREEMENT  
for the  
COLLOCATION OF WIRELESS ANTENNAS**

**Executed by**

**The FEDERAL COMMUNICATIONS COMMISSION,  
The NATIONAL CONFERENCE OF STATE HISTORIC PRESERVATION OFFICERS  
and  
The ADVISORY COUNCIL ON HISTORIC PRESERVATION**

WHEREAS, the Federal Communications Commission (FCC) establishes rules and procedures for the licensing of wireless communications facilities in the United States and its Possessions and Territories; and,

WHEREAS, the FCC has largely deregulated the review of applications for the construction of individual wireless communications facilities and, under this framework, applicants are required to prepare an Environmental Assessment (EA) in cases where the applicant determines that the proposed facility falls within one of certain environmental categories described in the FCC's rules (47 C.F.R. § 1.1307), including situations which may affect historical sites listed or eligible for listing in the National Register of Historic Places ("National Register"); and,

WHEREAS, Section 106 of the National Historic Preservation Act (16 U.S.C. §§ 470 *et seq.*) ("the Act") requires federal agencies to take into account the effects of their undertakings on historic properties and to afford the Advisory Council on Historic Preservation (Council) a reasonable opportunity to comment; and,

WHEREAS, Section 800.14(b) of the Council's regulations, "Protection of Historic Properties" (36 CFR § 800.14(b)), allows for programmatic agreements to streamline and tailor the Section 106 review process to particular federal programs; and,

WHEREAS, in August 2000, the Council established a Telecommunications Working Group to provide a forum for the FCC, Industry representatives, State Historic Preservation Officers (SHPOs) and Tribal Historic Preservation Officers (THPOs), and the Council to discuss improved coordination of Section 106 compliance regarding wireless communications projects affecting historic properties; and,

WHEREAS, the FCC, the Council and the Working Group have developed this Collocation Programmatic Agreement in accordance with 36 CFR Section 800.14(b) to address the Section 106 review process as it applies to the collocation of antennas (collocation being defined in Stipulation I.A below); and,

WHEREAS, the FCC encourages collocation of antennas where technically and economically feasible, in order to reduce the need for new tower construction; and,

WHEREAS, the parties hereto agree that the effects on historic properties of collocations of antennas on towers, buildings and structures are likely to be minimal and not adverse, and that in the cases where an adverse effect might occur, the procedures provided and referred to herein are proper and sufficient, consistent with Section 106, to assure that the FCC will take such effects into account; and

WHEREAS, the execution of this Nationwide Collocation Programmatic Agreement will streamline the Section 106 review of collocation proposals and thereby reduce the need for the construction of new towers, thereby reducing potential effects on historic properties that would otherwise result from the construction of those unnecessary new towers; and,

WHEREAS, the FCC and the Council have agreed that these measures should be incorporated into a Nationwide Programmatic Agreement to better manage the Section 106 consultation process and streamline reviews for collocation of antennas; and,

WHEREAS, since collocations reduce both the need for new tower construction and the potential for adverse effects on historic properties, the parties hereto agree that the terms of this Agreement should be interpreted and implemented wherever possible in ways that encourage collocation; and

WHEREAS, the parties hereto agree that the procedures described in this Agreement are, with regard to collocations as defined herein, a proper substitute for the FCC's compliance with the Council's rules, in accordance and consistent with Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800; and

WHEREAS, the FCC has consulted with the National Conference of State Historic Preservation Officers (NCSHPO) and requested the President of NCSHPO to sign this Nationwide Collocation Programmatic Agreement in accordance with 36 CFR Section 800.14(b)(2)(iii); and,

WHEREAS, the FCC sought comment from Indian tribes and Native Hawaiian Organizations regarding the terms of this Nationwide Programmatic Agreement by letters of January 11, 2001 and February 8, 2001; and,

WHEREAS, the terms of this Programmatic Agreement do not apply on "tribal lands" as defined under Section 800.16(x) of the Council's regulations, 36 CFR § 800.16(x) ("Tribal lands means all lands within the exterior boundaries of any Indian reservation and all dependent Indian communities."); and,

WHEREAS, the terms of this Programmatic Agreement do not preclude Indian tribes or Native Hawaiian Organizations from consulting directly with the FCC or its licensees, tower companies and applicants for antenna licenses when collocation activities off tribal lands may affect historic properties of religious and cultural significance to Indian tribes or Native Hawaiian organizations; and,

WHEREAS, the execution and implementation of this Nationwide Collocation Programmatic Agreement will not preclude members of the public from filing complaints with the FCC or the Council regarding adverse effects on historic properties from any existing tower or any activity covered under the terms of this Programmatic Agreement.

NOW THEREFORE, the FCC, the Council, and NCSHPO agree that the FCC will meet its Section 106 compliance responsibilities for the collocation of antennas as follows.

#### **STIPULATIONS**

The FCC, in coordination with licensees, tower companies and applicants for antenna licenses, will ensure that the following measures are carried out.

##### **I. DEFINITIONS**

For purposes of this Nationwide Programmatic Agreement, the following definitions apply.

- A. "Collocation" means the mounting or installation of an antenna on an existing tower, building or structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

B. "Tower" is any structure built for the sole or primary purpose of supporting FCC-licensed antennas and their associated facilities.

C. "Substantial increase in the size of the tower" means:

- 1) The mounting of the proposed antenna on the tower would increase the existing height of the tower by more than 10%, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to avoid interference with existing antennas; or
- 2) The mounting of the proposed antenna would involve the installation of more than the standard number of new equipment cabinets for the technology involved, not to exceed four, or more than one new equipment shelter; or
- 3) The mounting of the proposed antenna would involve adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable; or
- 4) The mounting of the proposed antenna would involve excavation outside the current tower site, defined as the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site.

## II. APPLICABILITY

- A. This Nationwide Collocation Programmatic Agreement applies only to the collocation of antennas as defined in Stipulation I.A, above.
- B. This Nationwide Collocation Programmatic Agreement does not cover any Section 106 responsibilities that federal agencies other than the FCC may have with regard to the collocation of antennas.

## III. COLLOCATION OF ANTENNAS ON TOWERS CONSTRUCTED ON OR BEFORE MARCH 16, 2001

A. An antenna may be mounted on an existing tower constructed on or before March 16, 2001 without such collocation being reviewed under the consultation process set forth under Subpart B of 36 CFR Part 800, unless:

1. The mounting of the antenna will result in a substantial increase in the size of the tower as defined in Stipulation I.C, above; or
2. The tower has been determined by the FCC to have an effect on one or more historic properties, unless such effect has been found to be not adverse through a no adverse effect finding, or if found to be adverse or potentially adverse, has been resolved, such as through a conditional no adverse effect determination, a Memorandum of Agreement, a

programmatic agreement, or otherwise in compliance with Section 106 and Subpart B of 36 CFR Part 800; or

3. The tower is the subject of a pending environmental review or related proceeding before the FCC involving compliance with Section 106 of the National Historic Preservation Act; or

4. The collocation licensee or the owner of the tower has received written or electronic notification that the FCC is in receipt of a complaint from a member of the public, a SHPO or the Council, that the collocation has an adverse effect on one or more historic properties. Any such complaint must be in writing and supported by substantial evidence describing how the effect from the collocation is adverse to the attributes that qualify any affected historic property for eligibility or potential eligibility for the National Register.

#### IV. COLLOCATION OF ANTENNAS ON TOWERS CONSTRUCTED AFTER MARCH 16, 2001

A. An antenna may be mounted on an existing tower constructed after March 16, 2001 without such collocation being reviewed under the consultation process set forth under Subpart B of 36 CFR Part 800, unless:

1. The Section 106 review process for the tower set forth in 36 CFR Part 800 and any associated environmental reviews required by the FCC have not been completed; or

2. The mounting of the new antenna will result in a substantial increase in the size of the tower as defined in Stipulation I.C, above; or

3. The tower as built or proposed has been determined by the FCC to have an effect on one or more historic properties, unless such effect has been found to be not adverse through a no adverse effect finding, or if found to be adverse or potentially adverse, has been resolved, such as through a conditional no adverse effect determination, a Memorandum of Agreement, a programmatic agreement, or otherwise in compliance with Section 106 and Subpart B of 36 CFR Part 800; or

4. The collocation licensee or the owner of the tower has received written or electronic notification that the FCC is in receipt of a complaint from a member of the public, a SHPO or the Council, that the collocation has an adverse effect on one or more historic properties. Any such complaint must be in writing and supported by substantial evidence describing how the effect from the collocation is adverse to the attributes that qualify any affected historic property for eligibility or potential eligibility for the National Register.

#### V. COLLOCATION OF ANTENNAS ON BUILDINGS AND NON-TOWER STRUCTURES OUTSIDE OF HISTORIC DISTRICTS

A. An antenna may be mounted on a building or non-tower structure without such collocation being reviewed under the consultation process set forth under Subpart B of 36 CFR Part 800, unless:

1. The building or structure is over 45 years old;<sup>1</sup> or

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<sup>1</sup> Suitable methods for determining the age of a building include, but are not limited to: (1) obtaining the opinion of a consultant who meets the Secretary of Interior's Professional Qualifications Standards (36 CFR Part 61) or (2)

2. The building or structure is inside the boundary of a historic district, or if the antenna is visible from the ground level of the historic district, the building or structure is within 250 feet of the boundary of the historic district; or

3. The building or non-tower structure is a designated National Historic Landmark, or listed in or eligible for listing in the National Register of Historic Places based upon the review of the licensee, tower company or applicant for an antenna license; or

4. The collocation licensee or the owner of the tower has received written or electronic notification that the FCC is in receipt of a complaint from a member of the public, a SHPO or the Council, that the collocation has an adverse effect on one or more historic properties. Any such complaint must be in writing and supported by substantial evidence describing how the effect from the collocation is adverse to the attributes that qualify any affected historic property for eligibility or potential eligibility for the National Register.

B. Subsequent to the collocation of an antenna, should the SHPO/THPO or Council determine that the collocation of the antenna or its associated equipment installed under the terms of Stipulation V has resulted in an adverse effect on historic properties, the SHPO/THPO or Council may notify the FCC accordingly. The FCC shall comply with the requirements of Section 106 and 36 CFR Part 800 for this particular collocation.

#### VI. RESERVATION OF RIGHTS

Neither execution of this Agreement, nor implementation of or compliance with any term herein shall operate in any way as a waiver by any party hereto, or by any person or entity complying herewith or affected hereby, of a right to assert in any court of law any claim, argument or defense regarding the validity or interpretation of any provision of the National Historic Preservation Act (16 U.S.C. §§ 470 *et seq.*) or its implementing regulations contained in 36 CFR Part 800.

#### VII. MONITORING

A. FCC licensees shall retain records of the placement of all licensed antennas, including collocations subject to this Nationwide Programmatic Agreement, consistent with FCC rules and procedures.

B. The Council will forward to the FCC and the relevant SHPO any written objections it receives from members of the public regarding a collocation activity or general compliance with the provisions of this Nationwide Programmatic Agreement within thirty (30) days following receipt of the written objection. The FCC will forward a copy of the written objection to the appropriate licensee or tower owner.

#### VIII. AMENDMENTS

If any signatory to this Nationwide Collocation Programmatic Agreement believes that this Agreement should be amended, that signatory may at any time propose amendments, whereupon the signatories will consult to consider the amendments. This agreement may be amended only upon the written concurrence of the signatories.

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consulting public records.

IX. TERMINATION

A. If the FCC determines that it cannot implement the terms of this Nationwide Collocation Programmatic Agreement, or if the FCC, NCSHPO or the Council determines that the Programmatic Agreement is not being properly implemented by the parties to this Programmatic Agreement, the FCC, NCSHPO or the Council may propose to the other signatories that the Programmatic Agreement be terminated.

B. The party proposing to terminate the Programmatic Agreement shall notify the other signatories in writing, explaining the reasons for the proposed termination and the particulars of the asserted improper implementation. Such party also shall afford the other signatories a reasonable period of time of no less than thirty (30) days to consult and remedy the problems resulting in improper implementation. Upon receipt of such notice, the parties shall consult with each other and notify and consult with other entities that are either involved in such implementation or that would be substantially affected by termination of this Agreement, and seek alternatives to termination. Should the consultation fail to produce within the original remedy period or any extension, a reasonable alternative to termination, a resolution of the stated problems, or convincing evidence of substantial implementation of this Agreement in accordance with its terms, this Programmatic Agreement shall be terminated thirty days after notice of termination is served on all parties and published in the Federal Register.

C. In the event that the Programmatic Agreement is terminated, the FCC shall advise its licensees and tower construction companies of the termination and of the need to comply with any applicable Section 106 requirements on a case-by-case basis for collocation activities.

X. ANNUAL MEETING OF THE SIGNATORIES

The signatories to this Nationwide Collocation Programmatic Agreement will meet on or about September 10, 2001, and on or about September 10 in each subsequent year, to discuss the effectiveness of this Agreement, including any issues related to improper implementation, and to discuss any potential amendments that would improve the effectiveness of this Agreement.

XI. DURATION OF THE PROGRAMMATIC AGREEMENT

This Programmatic Agreement for collocation shall remain in force unless the Programmatic Agreement is terminated or superseded by a comprehensive Programmatic Agreement for wireless communications antennas.

Execution of this Nationwide Programmatic Agreement by the FCC, NCSHPO and the Council, and implementation of its terms, evidence that the FCC has afforded the Council an opportunity to comment on the collocation as described herein of antennas covered under the FCC's rules, and that the FCC has taken into account the effects of these collocations on historic properties in accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800.

**FEDERAL COMMUNICATIONS COMMISSION**

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

**ADVISORY COUNCIL ON HISTORIC PRESERVATION**

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

**NATIONAL CONFERENCE OF STATE HISTORIC PRESERVATION OFFICERS**

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

1001 ANDROSS / UNKIN POINT FLAGPOLE  
14 MAINE ST.  
IN-HOUSE APPROVAL

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. on file
- 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. n/a
- 6. A site plan which shows the relationship of the changes to its surroundings. n/a

This application was Certified as being complete on 6/26/00 (date) by PJC 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PJC  
Signature of Department Staff Reviewing Application

New File:

VRB

VRB 00-076



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OMNIPOINT COMMUNICATIONS  
50 Vision Boulevard, East Providence, RI 02914  
401-588-5600 Fax: 401-588-5658

03/30/00

Attn: Phil Carey, Planner  
Town Hall  
28 Federal Street  
Brunswick, ME 04011-1581

Dear Mr. Carey:

As requested, here is a copy of the Village Review Board application. The proposed plan is to replace the existing flag pole, located on the roof top. We at Omnipoint feel this is a great alternative to building structures or mounting on existing towers. Although this type of installation will possibly double the cost of construction, we are sensitive to any visual changes in the Village District.

Omnipoint also plan to have another antenna located in Brunswick's telecommunications zone, on Tower Lane. This will provide excellent coverage for the citizens of Brunswick. These antennas will be used for wireless communications. PCS technology is the most advanced on the market, today. This allows both verbal and text messaging to be sent direct from and to your phone. This includes wireless Internet service, as well.

#### **Company Information**

Omnipoint Communications has been awarded a license by the Federal Communications Commission (FCC) to provide Personal Communications Services (PCS) throughout New England as well as many other parts of the country. The company's success in developing its wireless communications technology for the first digital PCS system at 1.9 GHZ during 1991 and 1992 was instrumental in the FCC awarding the company one of three Pioneer's Preference licenses issued for broadband PCS. Since that time, Omnipoint completed a successful public offering and now trades on the NASDAQ market.

Just as importantly, it has successfully brought its service to the consumer market and has developed a substantial existing customer base. To date, the company's extensive network development includes more than three hundred fifty (350) sites in the Greater Boston area with many more currently in development. The company's regional offices are located in Lowell, MA and East Providence, RI.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gregory Morton".

Gregory Morton  
Site Acquisition Specialist

Received: 4/4/00  
By: PGC

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: OMNIPPOINT COMMUNICATIONS, MB OPERATIONS, LLC  
Address: 50 VISION BLVD  
EAST PROVIDENCE, RI 02914  
Phone Number: (207) 415-5507  
Attn: GREG MORTON

2. Project Property Owner:

Attn: Anthony Gatti  
Name: WATER FRONT MAINE  
Address: 14 MAINE STREET  
BRUNSWICK, ME 04011  
Phone Number: (207) 729-7970

3. Authorized Representative: (If Different Than Applicant)

Name: GREG MORTON  
Address: 7 MARRENER CT  
PEAKS ISLAND, ME 04108  
Phone Number: (207) 415-5507

4. Physical Location of Property Being Affected:

FORT ANDROS MALL  
Address: 14 MAINE ST.

5. Tax Assessor's Map # U14 Lot # 148 of subject property.

6. Underlying Zoning District TOWN CENTER/ GROWTH

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): THE CHANGE WILL BE TO THE  
FLAG POLE, ON TOP OF THE FORT ANDROS MALL. OMNIPPOINT  
WILL REPLACE THE POLE WITH ONE SIMILAR.  
THERE WILL BE ANTENNAS INSIDE OF THE  
REPLACED POLE. EQUIPMENT WILL BE PLACED  
ON A 5'x7' PAD, ON THE ROOFTOP. FLAG POLE  
WILL BE 20' TALL. THE ANTENNAS WILL BE FOR  
PCS WIRELESS TECHNOLOGY.

Applicant's  
Signature

[Signature], Agent for Omnipoint Communications, MB OPERATIONS, LLC



# WELLMAN ASSOCIATES INCORPORATED

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## FACSIMILE TRANSMITTAL SHEET

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TO:	FROM:
Phil Carey	Michelle Schenck
COMPANY:	DATE:
TOWN OF BRUNSWICK	June 23, 2000
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
207 725 6663	1
PHONE NUMBER:	

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RE: Proposed Omnipoint Facility, Andross Mall

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URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

NOTES/COMMENTS:

Per your request, please be advised that the existing flagpole is the same as the height proposed, has cross bracing at the height of 4' and is approximately 6" in diameter tapering to approximately 4". Our experience in other locations leads us to believe the visual impact, despite the thicker pole, would be very minimal from a distance.

Please call with any further questions and accept my apology for the typo in the last fax the approximate diameter is six inches tapering to four inches.

Thank you,

Michelle Schenck  
 978-589-9870 Office  
 508-954-6767 Mobil

## Anna Breinich

---

**From:** Reed, Robin K <robin.k.reed@maine.gov>  
**Sent:** Thursday, February 18, 2016 3:50 PM  
**To:** Anna Breinich  
**Cc:** Mitchell, Christi; Mohny, Kirk  
**Subject:** RE: Fort Andross Wireless Antenna Installation request  
**Attachments:** Cabot Mill.pdf; MHPC# 0524-00.pdf

Anna:

The Nationwide PA only applies to National Register listed properties and those properties which were previously determined to be eligible.

Our office previously determined that the Cabot Mill (Fort Andross) was eligible for listing in the National Register of Historic Places in 2010. Please see attached survey form.

I found the previous FCC review from 2000. Please note there is a typo regarding the project's location in our letter – it should be Brunswick. See attached.

It appears this new undertaking should be subject to Section 106 review with our office. If the applicant has any questions, they should contact the FCC directly for guidance at the contact information I provided below.

Robin K. Reed  
Maine Historic Preservation Commission

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**From:** Anna Breinich [mailto:abreinich@brunswickme.org]  
**Sent:** Thursday, February 18, 2016 2:34 PM  
**To:** Reed, Robin K  
**Cc:** Mitchell, Christi  
**Subject:** RE: Fort Andross Wireless Antenna Installation request

Thanks for your quick response Robin!

The applicant has not indicated the need for Section 106 review. I am questioning the need based on Section V. of the Programmatic Agreement:

Would this section apply to Fort Andross, a contributing resource to the Village Review Zone but not a National Register-listed property; visible to two listed historic districts (new Brunswick Commercial Historic District and the Topsham Historic District for the Lower Village Area but not within 250 feet of either district.

Thanks again for your help. I'm here if you prefer to talk.

Anna

Anna Breinich, FAICP  
Director of Planning and Development  
Town of Brunswick  
85 Union Street

MHPC USE ONLY

Survey Map No. \_\_\_\_\_  
Survey Map Name \_\_\_\_\_

INVENTORY NO. \_\_\_\_\_

MAINE HISTORIC PRESERVATION COMMISSION  
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): Cabot Mill
2. PROPERTY NAME (OTHER): \_\_\_\_\_
3. STREET ADDRESS: Mill Street
4. TOWN: Brunswick 5. COUNTY: Cumberland
6. DATE RECORDED: 1/7/92 7. SURVEYOR: R. Reed
8. OWNER NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

9. PRIMARY USE (PRESENT):

- |                          |                    |  |                   |
|--------------------------|--------------------|--|-------------------|
| SINGLE FAMILY _____      | AGRICULTURE _____  | COMMERCIAL/TRADE <input checked="" type="checkbox"/> | FUNERAR / _____   |
| MULTI-FAMILY _____       | GOVERNMENTAL _____ | EDUCATION _____                                      | HEALTH CARE _____ |
| INDUSTRY _____           | RELIGIOUS _____    | HOTEL _____  | LANDSCAPE _____   |
| TRANSPORTATION _____     | DEFENSE _____      | SUMMER COTTAGE/CAMP _____                            | SOCIAL _____      |
| RECREATION/CULTURE _____ | UNKNOWN _____      |  |                   |
| OTHER _____              |                    |  |                   |

10. CONDITION: GOOD  FAIR \_\_\_\_\_ POOR \_\_\_\_\_ DESTROYED \_\_\_\_\_, DATE \_\_\_\_\_

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:

- |                         |                         |   |                  |
|-------------------------|-------------------------|---|------------------|
| COLONIAL _____          | STICK STYLE _____       | COLONIAL REV. _____                               | FEDERAL _____    |
| RENAISSANCE REV. _____  | GREEK REVIVAL _____     | SHINGLE STYLE _____                               | BUNGALOW _____   |
| ROMANESQUE _____        | 19TH/20TH C. REV. _____ | R. ROMANESQUE <input checked="" type="checkbox"/> | ITALIANATE _____ |
| NEO-CLASSIC. REV. _____ | SECOND EMPIRE _____     | QUEEN ANNE _____                                  | GOTHIC _____     |
| HIGH VIC. GOTHIC _____  | ARTS & CRAFTS _____     | OTHER _____                                       |                  |

12. OTHER STYLISTIC CATEGORY:

- |                         |                         |                     |                  |
|-------------------------|-------------------------|---------------------|------------------|
| COLONIAL _____          | STICK STYLE _____       | COLONIAL REV. _____ | FEDERAL _____    |
| RENAISSANCE REV. _____  | GREEK REVIVAL _____     | SHINGLE STYLE _____ | BUNGALOW _____   |
| ROMANESQUE _____        | 19TH/20TH C. REV. _____ | R. ROMANESQUE _____ | ITALIANATE _____ |
| NEO-CLASSIC. REV. _____ | SECOND EMPIRE _____     | QUEEN ANNE _____    | GOTHIC _____     |
| HIGH VIC. GOTHIC _____  | ARTS & CRAFTS _____     | OTHER _____         |                  |

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

15. APPENDAGES: SIDE ELL  REAR ELL  FRONT \_\_\_\_\_ ADDED STORIES \_\_\_\_\_ SHED \_\_\_\_\_ DORMERS \_\_\_\_\_ 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: 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  BOARD AND BATTEN  CONCRETE   
 PRESSED METAL  STUCCO  ASPHALT  ALUMINUM/VINYL   
 GRANITE  ASBESTOS  TERRA COTTA  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: 1891-92 26. ESTIMATED DATE OF CONSTRUCTION: \_\_\_\_\_
27. DATE MAJOR ADDITIONS/ALTERATIONS: 1896, 1909, c. 1920
28. ARCHITECT: Dunning + Campbell 29. CONTRACTOR (NOTE IF SAME AS 28): E.S. Hackett Son
30. ORIGINAL OWNER: The Cabot Company
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: A Stone water mill on this site, built in the 1830s and enlarged in the late 1860s, was acquired by the Cabot Manufacturing Company in 1857. In October, 1890, the Brunswick firm of Dunning + Campbell, architects and engineers, were hired to prepare plans for a new mill "on the Lockwood plan" (Brunswick Telegram 10/2/1890).
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 KM CM 7/12/2010

DATA SOURCE: HPF  CLG  R&C  STAFF  STATE SURVEY  OTHER  LEVEL OF SURVEY: R  I

Inventory No.

MAINE HISTORIC PRESERVATION COMMISSION  
Historic Building/Structure Form

Continuation Sheet

No. 34, continued:

Construction of the main section of the mill occupied much of 1891 and 1892 as the old mill was kept in operation until each section was displaced by portions of the new mill. One wing from the old mill, dating from 1865-66 was retained and is still standing.

Additions continued to be made over the next three decades. For a description of the completed first section of the mill see, Lewiston Evening Journal December 7, 1891. Information of the first mill can be found in Wheeler's History of Brunswick. The 1865 addition is documented in the Brunswick Telegraph December 15, 1865, p.2. The following Industrial Journal items also provide documentation: March 18, 1892, p.3; Sept. 2, 1892, p.4; Oct. 28, 1892, p.1; April 11, 1893, p.1; Jan. 25, 1895, p.5; Dec. 4, 1896, p.8; Sept., 1909, p.31.



South Wing of Cabot Mill, c.1920

Inventory No.

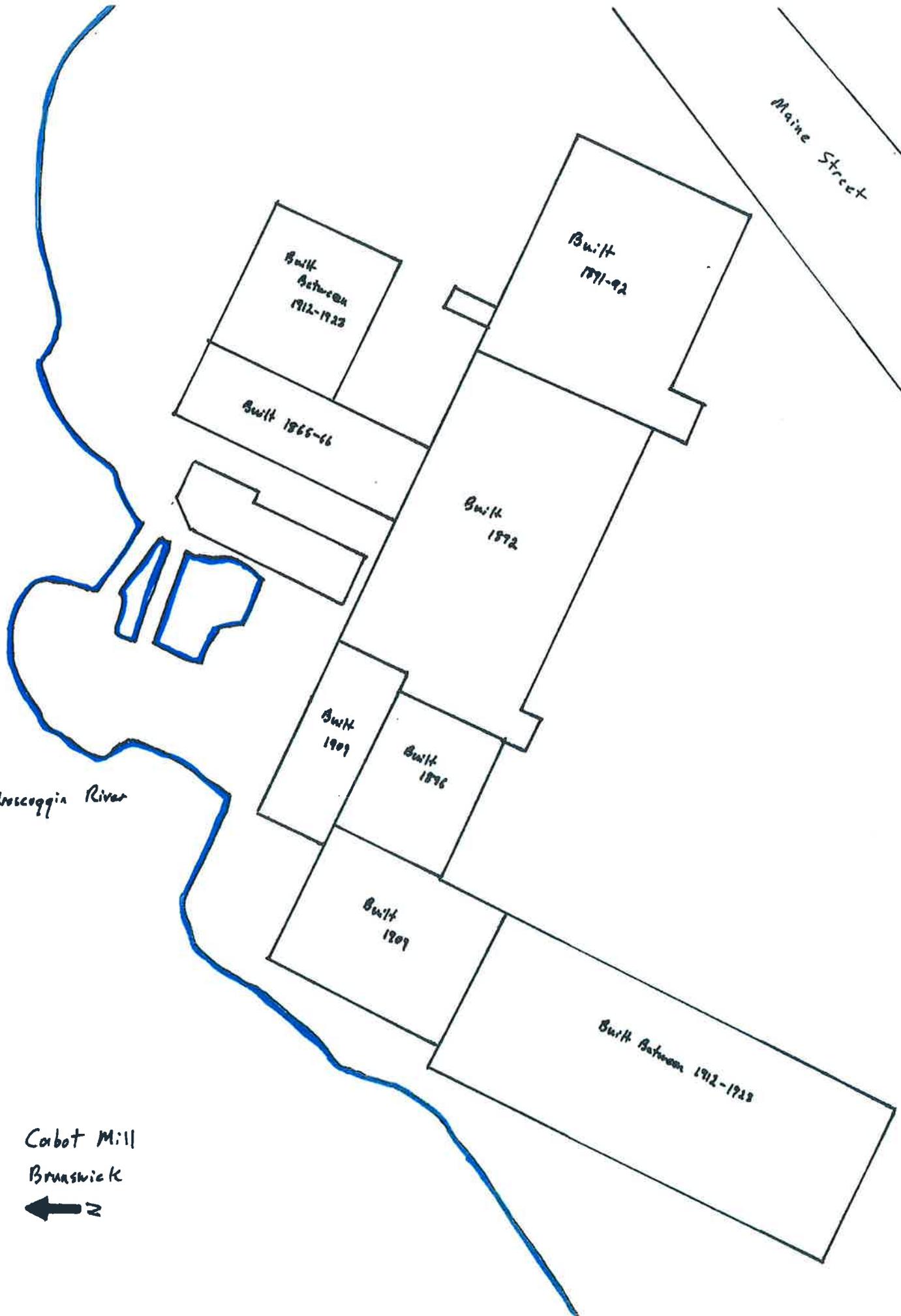
MAINE HISTORIC PRESERVATION COMMISSION  
Historic Building/Structure Form

Continuation Sheet



Cabot's Mill from Topsham, looking south.

Maine Street



Androscoggin River

Carbot Mill  
Brunswick





MAINE HISTORIC PRESERVATION COMMISSION  
55 CAPITOL STREET  
65 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333

ANGUS S. KING, JR.  
GOVERNOR

EARLE G. SHETTLEWORTH, JR.  
DIRECTOR

March 22, 2000

Chantelle Goldthwaite  
ATC Associates, Inc.  
1 Richmond Square Tech Center  
Providence, RI 02906

Project: MHPC #524 - Rooftop Telecommunications Array, 14 Main Street (4PB-218-A)  
Location: Prospect, Maine

Dear Ms. Goldthwaite:

In response to your recent request, I have reviewed the information received March 16, 2000 to initiate consultation on the above referenced project. We are reviewing this project pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

Based upon the description of this project (addition of telecommunication array on top of subject building), I find that the proposed project will have no adverse effect to historic properties (potentially eligible industrial complex).

Please call Dana R. Vaillancourt of my staff if we can be of further assistance in this matter.

Sincerely,

Earle G. Shettleworth, Jr.  
State Historic Preservation Officer

EGS/drv



1 Richmond Square Te inter  
Providence, Rhode Isla 2908  
www.etc-e.com  
401.. 3955  
Fax 401.. 3894

March 15, 2000

Mr. Earle G. Shettleworth, Jr.  
Maine Historic Preservation Commission  
55 Capitol Street  
65 State House Station  
Augusta, ME 04333

MAR 16 2000 --3

RE: Section 106 Determination  
Proposed Telecommunication Facility  
Omnipoint Site Number 4PB-0218A  
14 Main Street  
Brunswick, ME

Dear Mr. Shettleworth,

In accordance with FCC regulations in 47 CFR 1.1307(a)(4), ATC requests that the MHPC make a Section 106 determination for the proposed wireless telecommunication facility at the above-referenced location.

Enclosed for your review is a site information sheet, location map and preliminary design drawings. Should you have any questions or comments concerning our request, contact the undersigned at 401/274-3955. Please reference Omnipoint site number 4PB-0218A in your correspondence.

Very truly yours,

ATC Associates, Inc.

  
Chantelle Goldthwaite

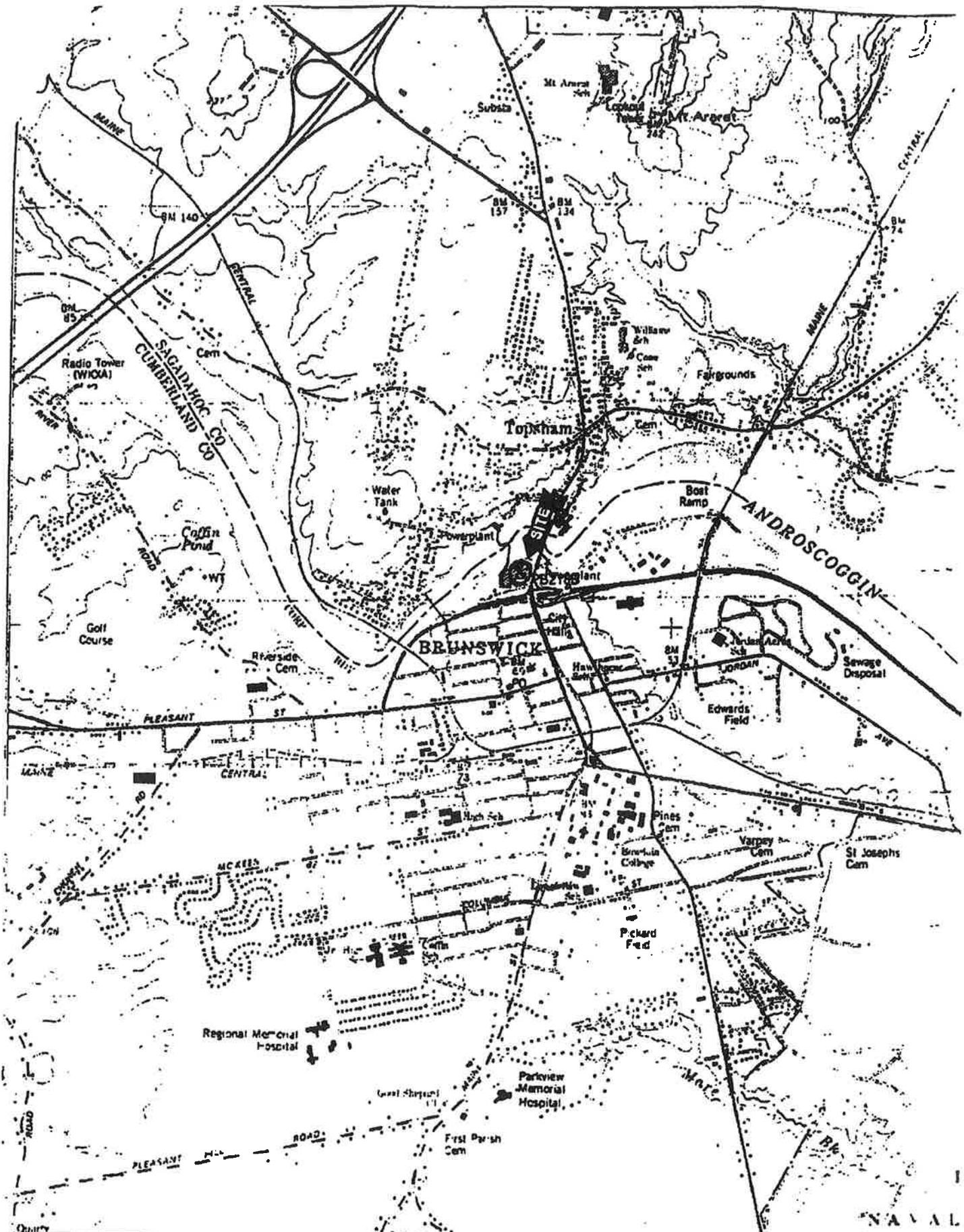
Enclosures

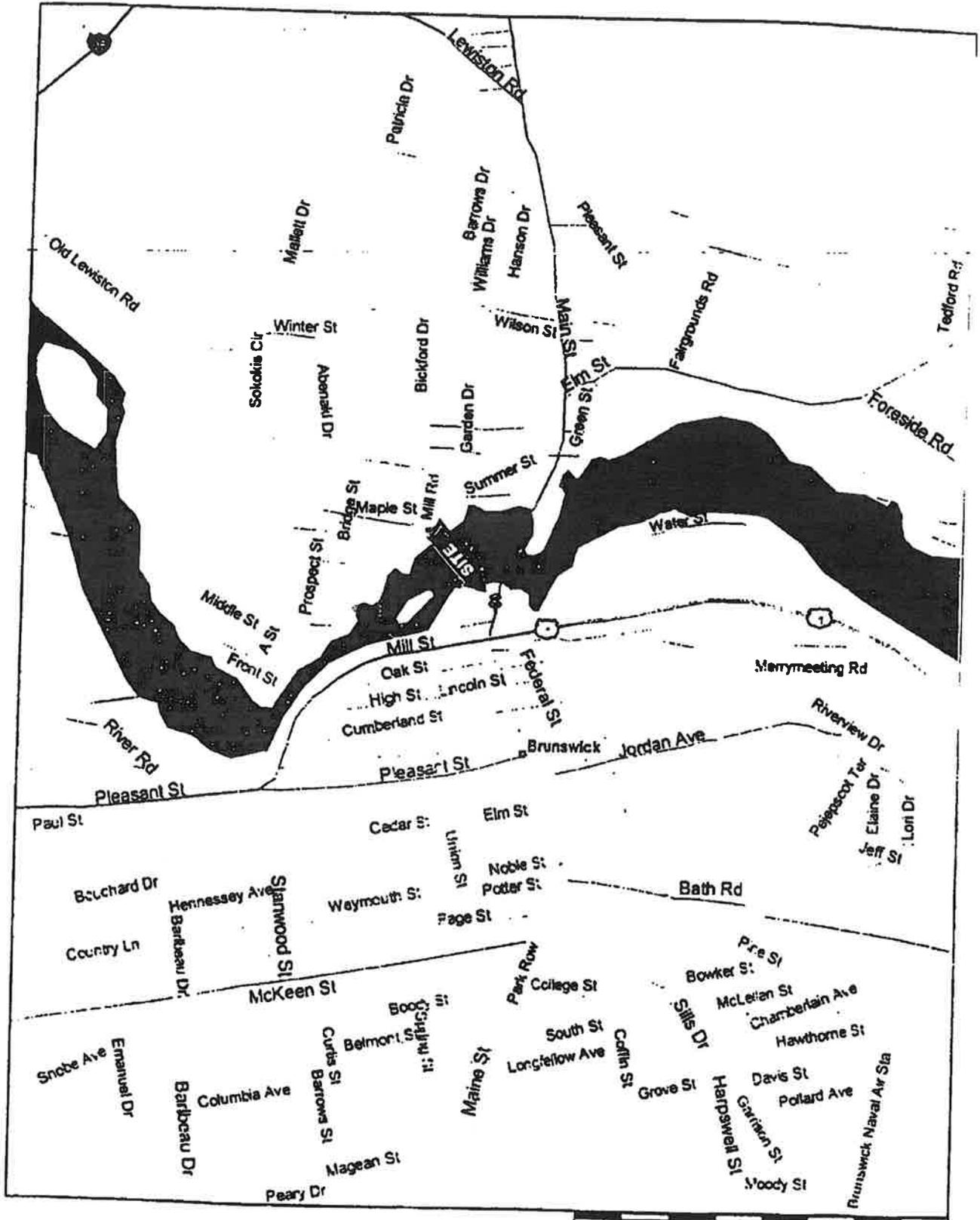
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## Wireless Telecommunication Facility Information Sheet

Site Reference: 4PB-0218A

- Site Location: 14 Main Street Brunswick, ME
- Antenna Location:  New tower  Existing tower  Roof top  Steeple  Smoke Stack  
 Water tank  Existing utility pole  Other: \_\_\_\_\_
- Overall Structure Height: 130 feet above ground level.
- Antenna Mounting Height: 140 feet above ground level.
- Antennas Type:  Panels  Canister  Whip/omnis Total of 9 antennas
- Antenna Dimensions:  60"H x 6"W x 3"D  90"H x 16" dia.  Other: \_\_\_\_\_
- Antenna Configuration:  Three Sector  Dual Sector  Omni-directional
- Antennas Mounts:  Triangular Frame  Ballast Frame  Pipe Mount  Facade
- Stealth Treatment:  None  Paint to match  Special: \_\_\_\_\_
- Radio Cabinet Location:  Existing ground level  Roof top  Existing building floor \_\_\_\_\_  
 Existing equipment shelter  New equipment shelter
- Radio Cabinet: 2 total, approximately 70" high x 51" wide x 26" deep.
- Site Access Road:  No new site access required.  New gravel access road \_\_\_\_\_ feet long.
- Utilities (from existing demarc):  Inside building or structure  Underground  Overhead
- Additional Information Attached:  Street Level Map  Design Plans  Photos
- Comments: none.





# Streets98

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**SITE NAME: FORT ANDROSS MILL (BRUNSWICK)**

**LATITUDE: 43° 55' 09"**

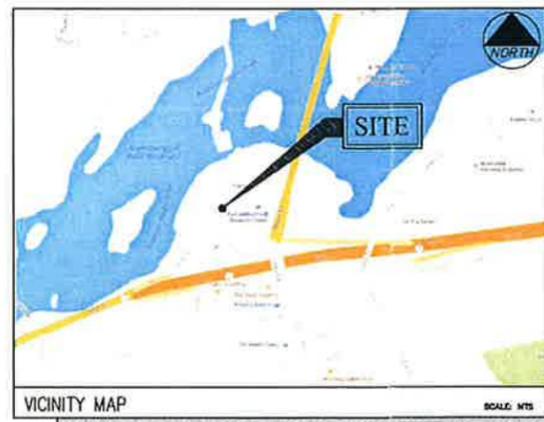
**LONGITUDE: 69° 58' 04"**

EXISTING ROOFTOP AND

PROPOSED CO-LOCATION OF EQUIPMENT IN EXISTING BUILDING AND ANTENNAS

**SITE NAME:** FORT ANDROSS MILL - BRUNSWICK  
**TOWER TYPE:** ROOFTOP PIPE MOUNT FRAME  
**SITE ADDRESS:** 14 MAINE STREET  
 BRUNSWICK, ME 04011  
**PROPERTY OWNER:** WATERFRONT MAINE  
 14 MAINE STREET  
 BRUNSWICK, ME 04011  
**MAP & LOT:** U14-148  
**APPLICANT:** REDZONE WIRELESS  
 413 MAIN STREET #205  
 ROCKLAND, ME 04841

**PROJECT SUMMARY**



VICINITY MAP

**BUILDING REQUIREMENTS:**  
 BUILDING IS UNMANNED AND NOT FOR HUMAN  
 HABITATION. HANDICAPPED ACCESS REQUIREMENTS  
 NOT REQUIRED.  
**PLUMBING REQUIREMENTS:**  
 FACILITY HAS NO PLUMBING.

SHEET NO.	DESCRIPTION	DATE	REV. NO.
T-1	TITLE SHEET	01/12/16	0
C-1	PLOT PLAN	01/12/16	0
C-2	EXISTING ROOF PLAN	01/12/16	0
C-3	ANTENNA CONFIGURATION AND DETAILS	01/12/16	0
A-1	ELEVATION PLAN	01/12/16	0
S-1	STRUCTURAL DETAILS	01/12/16	0
S-2	STRUCTURAL DETAILS AND NOTES	01/12/16	0

**SHEET INDEX**



**TILSON**  
 245 Commercial Street Suite 203  
 Portland, ME 04101  
 P: (207) 691-8427 F: (207) 772-3427



111 Congress Street Suite 200, Portland, ME 04101  
 P: (207) 773-8401 F: (207) 772-4782 www.amec.com

APPLICANT:



SURVEYOR



PROJECT NO: 3618158523

DRAWN BY: CBM

RELEASED BY: MSD

**SUBMITTALS**

DATE	DESCRIPTION
01/12/16	ISSUED FOR PERMIT

**FORT ANDROSS MILL  
 BRUNSWICK**

14 MAINE STREET  
 BRUNSWICK, ME 04011

SHEET TITLE

TITLE SHEET

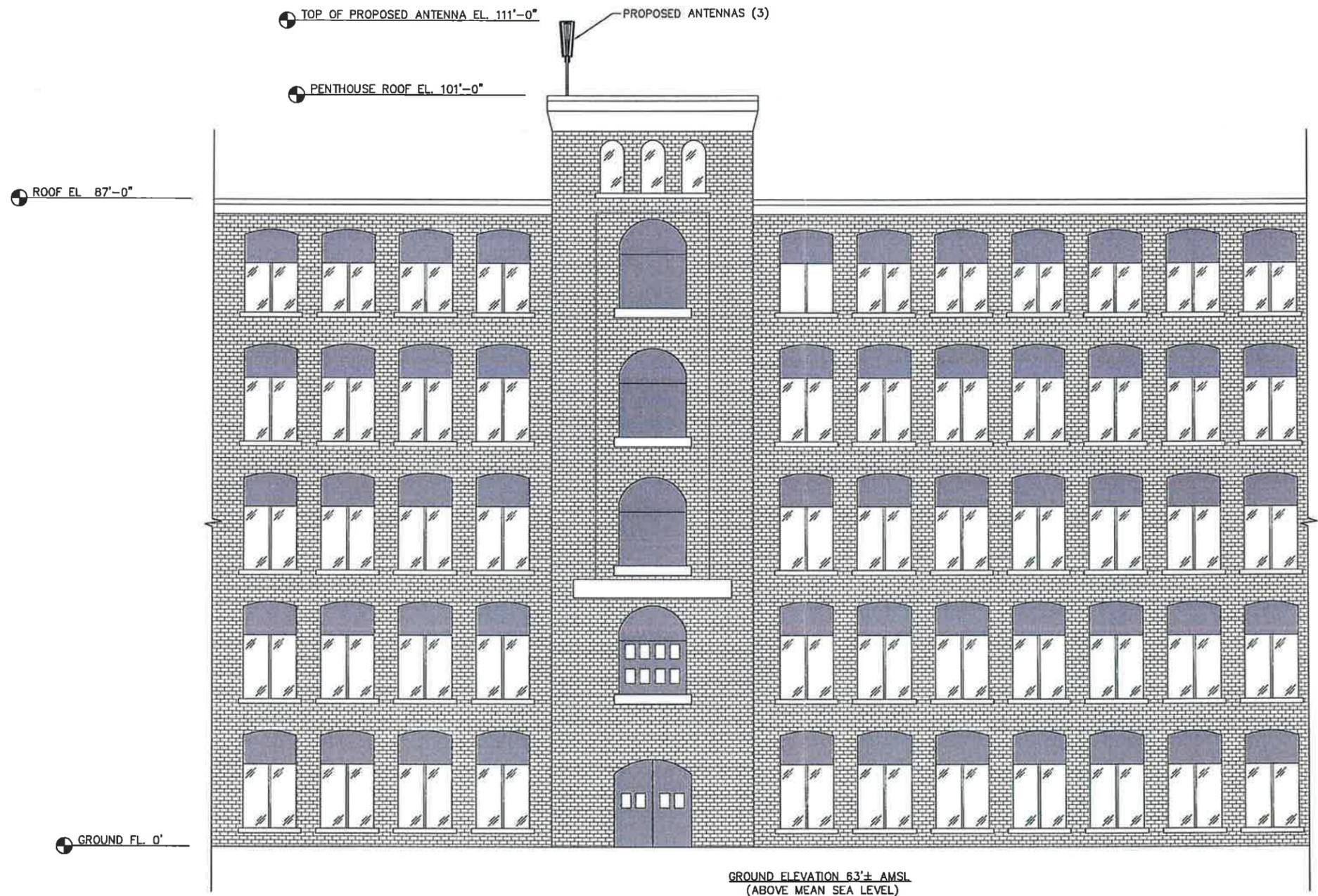
SHEET NUMBER

T-1









2  
A-1 ELEVATION  
SCALE 1/8" = 1'-0"





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Portland, ME 04101  
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811 Congress Street Suite 200, Portland, ME 04101  
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APPLICANT:



SURVEYOR



PROJECT NO: 3618158523

DRAWN BY: CBM

RELEASED BY: MSD

SUBMITTALS


01/12/16 ISSUED FOR PERMIT

FORT ANDROSS MILL  
BRUNSWICK

14 MAINE STREET  
BRUNSWICK, ME 04011

SHEET TITLE

ELEVATION PLAN

SHEET NUMBER

A-1



**DESIGN LOADS**

1. THE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FOLLOWING STANDARDS:
  - a. INTERNATIONAL BUILDING CODE (IBC) 2009
  - b. ASCE/SEI 7-05 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
2. BUILDING OCCUPANCY CATEGORY: II
3. DEAD LOADS:
  - a. CABINET: 1.1 KIPS
5. SNOW LOADS:
  - d. GROUND SNOW LOAD (PG): 60 PSF
  - e. IMPORTANCE FACTOR (IS): 1.0
  - f. EXPOSURE FACTOR (Ca): 1.0
  - g. THERMAL FACTOR (Ct): 1.0
6. WIND LOADS:
  - a. BASIC WIND SPEED, 3-SECOND GUST (V): 100 MPH
  - b. IMPORTANCE FACTOR (W): 1.0
  - c. EXPOSURE: C
7. SEISMIC LOADS:
  - a. SPECTRAL RESPONSE ACCELERATIONS:
 

SS	0.294
S1	0.076
  - b. IMPORTANCE FACTOR (IE): 1.0
  - c. SITE CLASSIFICATION: D
  - d. SEISMIC DESIGN CATEGORY: C
  - e. SPECTRAL RESPONSE COEFFICIENTS:
 

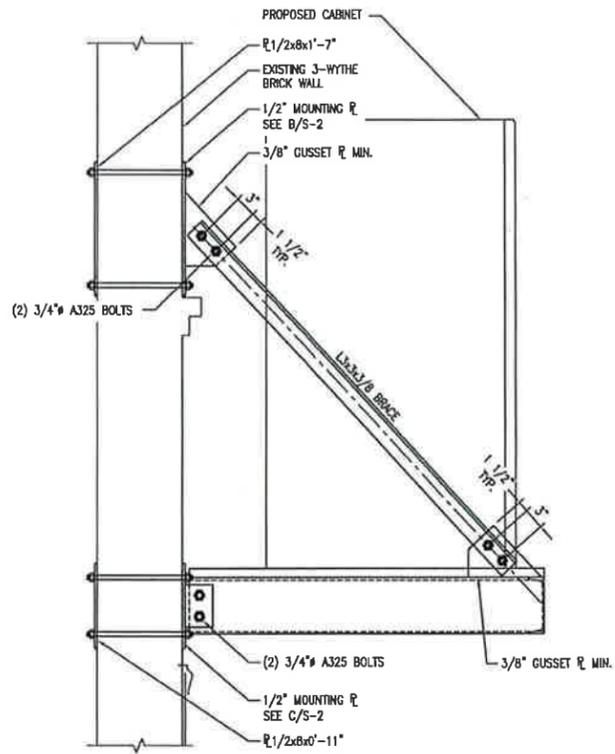
SDS	0.307
SD1	0.121
  - f. SEISMIC-FORCE RESISTING SYSTEM: "STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE"
  - g. RESPONSE MODIFICATION FACTOR (R): 3.0
  - h. SEISMIC RESPONSE COEFFICIENT (CS): 0.11
  - i. ANALYSIS PROCEDURE: "EQUVALENT LATERAL FORCE"

**GENERAL NOTES**

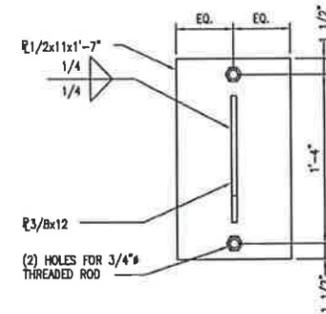
1. THE TERM "LICENSED ENGINEER" IN THIS DOCUMENT REFERS TO AN ENGINEER LICENSED IN THE STATE OF MAINE.
2. MAKE NO DEVIATIONS FROM THE DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE ENGINEER.
3. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE NOTES, DRAWINGS, SPECIFICATIONS, AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE AFFECTED PORTIONS OF THE WORK.
4. COORDINATE ALL WORK WITH THE OWNER TO MINIMIZE DISRUPTION TO OPERATIONS, AND PROTECT EXISTING FACILITIES, STRUCTURES, AND UTILITIES FROM DAMAGE.
5. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE ONLY AFTER THE STRUCTURAL WORK CONTAINED IN THE DRAWINGS IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACINGS, CHYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
6. CONSIDER SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS TO BE TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE ENGINEER.
7. SUBMIT COMPLETE SHOP DRAWINGS FOR ALL PARTS OF THE WORK, INCLUDING DESCRIPTION OF SHORING, AND CONSTRUCTION METHODS AND SEQUENCING WHERE APPLICABLE. NO PERFORMANCE OF THE WORK SHALL COMMENCE WITHOUT REVIEW OF THE SHOP DRAWINGS BY THE ENGINEER.
8. ADHERE TO ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL LAWS, RULES, REGULATIONS, AND ORDINANCES, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

**STRUCTURAL STEEL**

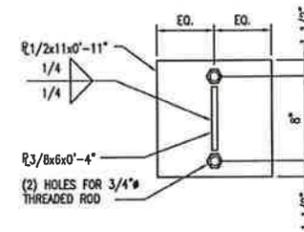
1. FABRICATE, ERECT, AND DESIGN CONNECTIONS FOR STRUCTURAL STEEL PER AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
  - a. PLATES AND OTHER SHAPES: ASTM A36
  - b. CHANNELS: ASTM A36
  - c. PIPES: ASTM A53, GRADE B
  - d. SQUARE AND RECTANGULAR TUBING: ASTM A500, GRADE B
  - e. THREADED RODS: ASTM A36
3. BOLT FIELD CONNECTIONS USING ASTM A325 OR A490 HIGH STRENGTH BOLTS, UNLESS NOTED OTHERWISE.
4. FULLY TENSION STRUCTURAL STEEL BOLTED CONNECTIONS DESIGNATED AS SUP-CRITICAL (SC) ON THE CONTRACT DOCUMENTS PER AISC REQUIREMENTS USING TENSION INDICATOR BOLTS.
5. TIGHTEN ALL STRUCTURAL STEEL BOLTED CONNECTIONS TO THE SNUG-TIGHT CONDITION UNLESS NOTED ON THE CONTRACT DOCUMENTS AS SUP-CRITICAL. THE SNUG-TIGHT CONDITION IS DEFINED AS THE TIGHTNESS ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A PERSON USING AN ORDINARY SPUD WRENCH.
6. CONFORM TO AWS D1.1. USE E70XX WELDING ELECTRODES COMPLIANT WITH AWS REQUIREMENTS, UNLESS NOTED OTHERWISE.
7. PROVIDE MINIMUM FILLET WELD SIZES NOT SHOWN ON DRAWINGS AS FOLLOWS, BASED ON MATERIAL THICKNESS OF THICKER PART JOINED:
  - a. TO 1/2" INCLUSIVE: 3/16"
  - b. OVER 1/2" TO 3/4": 1/4"
  - c. OVER 3/4": 5/16"
8. HOT DIP GALVANIZE STRUCTURAL STEEL EXPOSED TO WEATHER PER ASTM A123.
9. SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
10. COORDINATE INSTALLATION OF ANCHORAGE ITEMS TO BE EMBEDDED OR ATTACHED TO OTHER CONSTRUCTION, WITHOUT DELAYING THE WORK. PROVIDE SETTING DIAGRAMS, TEMPLATES, INSTRUCTIONS, AND DIRECTIONS FOR INSTALLATION.
11. STORE STEEL MATERIALS OFF THE GROUND AND SPACED USING PALLETS, DUNBAGE, OR OTHER APPROVED SUPPORTS AND SPACERS. PROTECT STEEL MEMBERS AND PACKAGED MATERIALS FROM CORROSION AND DETERIORATION.
12. PROVIDE TEMPORARY BRACING DESIGNED BY THE CONTRACTOR'S ENGINEER AS REQUIRED TO RESIST ALL LATERAL LOADS UNTIL ALL PERMANENT BRACING HAS BEEN INSTALLED.
13. COAT ALL STEEL EMBEDDED IN CONCRETE WITH BITUMINOUS MASTIC.
14. IMMEDIATELY AFTER ERECTION, CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRASION AREAS OF GALVANIZING. TOUCH-UP DAMAGED GALVANIZED SURFACES IN ACCORDANCE WITH ASTM A780-93A, INCLUDING AT SCREW HOLES, WELDS, NICKS AND ALL OTHER AREAS WHERE GALVANIZED SURFACE HAS BEEN PENETRATED OR DAMAGED.
15. REMOVE SLAG ON WELDS AND EXCESS SPLATTER BY CHIPPING OR GRINDING.
16. TOUCH-UP GALVANIZED SURFACES IN ACCORDANCE WITH ASTM A780-93A.



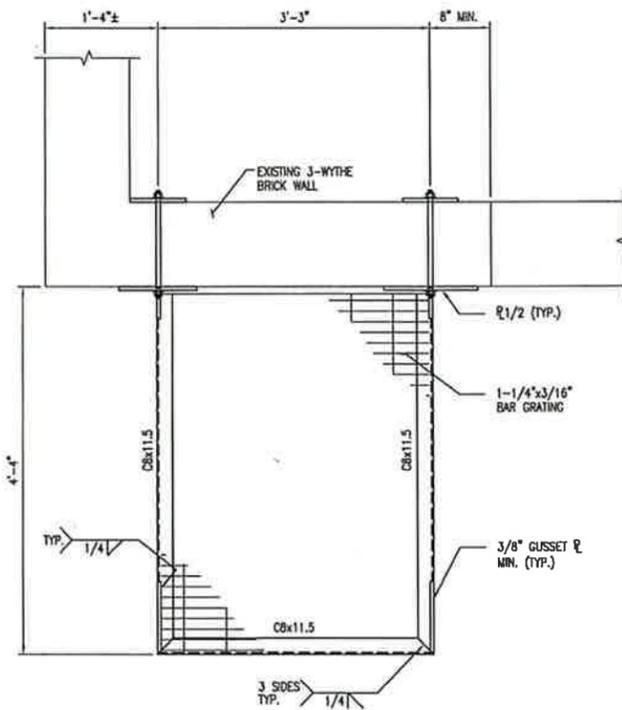
**SECTION SK-1**  
SCALE: 1" = 1'-0"



**DETAIL B**  
SCALE: 1 1/2" = 1'-0"



**DETAIL C**  
SCALE: 1 1/2" = 1'-0"



**SECTION SK-1**  
SCALE: 1" = 1'-0"



**TILSON**  
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P: (207) 775-8401 F: (207) 772-4782 www.amec.com

APPLICANT:  
**redZone** WIRELESS

SURVEYOR

PROFESSIONAL ENGINEER  
MICHAEL B. DELETTRETSKY  
No. 6023  
12 July 2016

PROJECT NO: 3618158523

DRAWN BY: RWB

RELEASED BY: MSD

**SUBMITTALS**

NO.	DESCRIPTION	DATE	STATUS

01/12/16 ISSUED FOR PERMIT

**FORT ANDROSS MILL  
BRUNSWICK**

14 MAINE STREET  
BRUNSWICK, ME 04011

SHEET TITLE  
STRUCTURAL DETAILS AND NOTES

SHEET NUMBER  
**S-2**

**VILLAGE REVIEW BOARD  
DECEMBER 15, 2015**

**MEMBERS PRESENT:** Chair Emily Swan, Laura Lienert, Karen Topp, Gary Massanek, Connie Lundquist, and Sande Updegraph

**MEMBERS ABSENT:** Vice Chair Brooks Stoddard

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

A meeting of the Village Review Board was held on Thursday, December 15, 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 15-037 – 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).

Emily Swan introduced the application for 37 Mill Street that was tabled from the meeting of November 17, 2015 pending a site visit. Emily said that Board members have visited the site and the application is now back before the Board for approval. Emily asked the applicant representative, Mike Anderson, if he had any new changes to propose. Mike replied that he did not. Emily asked if he had made any changes to the materials being used and Mike replied that they do plan on using pressure treated wood that will be painted, but noted that they are limited to the weather in terms of painting at this point. Emily clarified that the materials would be pressure treated and wooden railings. Gary Massanek asked if *everything* will be painted. Mike replied that it is his intent to paint everything. Emily asked if 2 x 2 balusters were on the other buildings in the area and Mike replied that they are all 2 x 2. Emily asked if they will be doing any landscaping. Mike replied that he assumes that some landscaping will be done. Gary asked what he plans on doing for the staircase landing and Mike replied that it will be padded concrete or brick. Connie Lundquist asked what utilities go on the side of the building. Mike replied that the phone, cable and electricity are all on the side and will be located just above foundation height. Connie suggested trees may help cover the utilities. Gary asked if there will be any associated lighting and Mike replied that there will not be any associated lighting.

Chair Emily Swan opened the meeting to public comment. No public present and the public comment period was closed.

Emily Swan stated that during the site visit a lot of poking around was conducted to see if a wall could be moved or if the egress could be moved to another space. Gary Massanek replied that the ideal location for the egress would be on the back, but given the way that the addition was placed on the original building and the location of

some of the utilities, trying to make this work out of the back would be a significant cost for the applicant. Emily Swan said that another issue are those presented by the Fire Marshall. Anna Breinich noted that after the site visit, she spoke again with the Codes Inspection Officer, Jeff Hutchinson, and the Deputy Fire Chief, Jeff Emerson, who both agreed that there is no other way to build the exterior stairway. Connie Lundquist said that it was determined at the site visit that the only way to place the egress on the back was to go through an office that is currently being rented. Connie said that she is satisfied that there is no alternative. Connie asked if the Board can require trees. Anna replied that the Board can request screening. Laura Lienert asked if the stringers will be painted. Mike said that the stringers will be painted. Laura asked if there was any discussion on the way the staircase came down and if the window could be salvaged. Mike replied that it is the Fire Marshal who said that it would require a fire rated window. Emily added that they looked at bringing the staircase out straight, but that it is very steep there.

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

**MOTION BY GARY MASSANEK THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR STRUCTURAL ALTERATIONS ASSOCIATED WITH THE PROVISION OF A SECOND STORY EGRESS AT 37 MILL STREET 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 proposed exterior second story egress be completely painted as soon as possible to match the color of the existing structure's siding.

**MOTION SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.**

2. Other Business:

- Emily Swan discussed her email to the Board regarding guidance to applicants looking for contractors. Emily explained what she found on the Maine Preservation website and the Sagadahoc Preservation website. Emily said that

that the Town policy states that they cannot link to other sources, but they can refer to other organizations. Anna Breinich suggested that the Board ask the Northwest Brunswick Neighborhood association to put a link on their website. Laura to generate draft language. Sande Updegraph suggested placing a link on the BDA or Chamber website as well.

- Suggestion to have a workshop in lieu of meeting to talk about guidelines and what needs to be changed. Other items to include:
  - Connie Lundquist asked that Board members look at the signs that have been approved and possibly provide the Codes Enforcement Officer some guidance on what the Board would like to see.
  - Laura Lienert suggested talking about procedure (results of preservation workshop held last fall at the Topsham Baptist Church).
  - Sande Updegraph said that she would like to discuss color.
  - Gary suggested discussing “what is a hardship” or feasibility.
- Next meeting date to be rescheduled due to holiday.

### 3. Approval of Minutes

**MOTION BY EMILY SWAN TO APPROVE THE MINUTES OF OCTOBER 1, 2015 AS AMENDED. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.**

#### **Staff Approvals:**

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

#### **Adjourn**

This meeting was adjourned at 7:50 P.M.

Respectfully Submitted

Tonya Jenusaitis,  
Recording Secretary