



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 ROOM 206, 85 UNION STREET TUESDAY, APRIL 26, 2016, 5:00 PM

1. **Tabled Case # VRB 16-003 – 14 Maine Street (Fort Andross)** – The Board will remove from the table, 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).
2. **Case # VRB 16-001– 15 Jordan Avenue** – At the request of the applicant, the Board will reconsider their action on a Certificate of Appropriateness for the construction of a replacement structure at 15 Jordan Avenue (Map U08, Lot 41).
3. **Case # VRB 16-012 – 1 Dunning Street/44 Union Street** – The Board will discuss and take action on a Certificate of Appropriateness for the construction of a new second story dormer, remove a chimney and replace roof shingles at 1 Dunning Street (Map U14, Lot 002).
4. **Case # VRB 16-013 – 14 Maine Street (Fort Andross)** - The Board will discuss and take action on a Certificate of Appropriateness for the rooftop installation of 160 solar panels at 14 Maine Street (Map U14, Lot 148).
5. **Case # VRB 16-014 – 17 Bow Street** – The Board will discuss and take action on a Certificate of Appropriateness for the demolition of a non-contributing structure and expanding an existing parking lot at 17 Bow Street. (Map U14, Lot 133).
6. **Case # VRB 16-015 – 34 School Street** – The Board will discuss and take action on a Certificate of Appropriateness for the structural alteration of a structure located at 34 School Street (Map U08, Lot 028).
7. **Other Business**
8. **Approval of Minutes**
9. **Next Meeting Date – 5/17/16**

Staff Approvals:

- 55 Cushing Street – Signage (Atlantic Regional Federal Credit Union)
- 149 Maine Street – Signage (Wild Oats)

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 will be recorded to be televised at a later date.

**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.

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

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

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: 1876, 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.

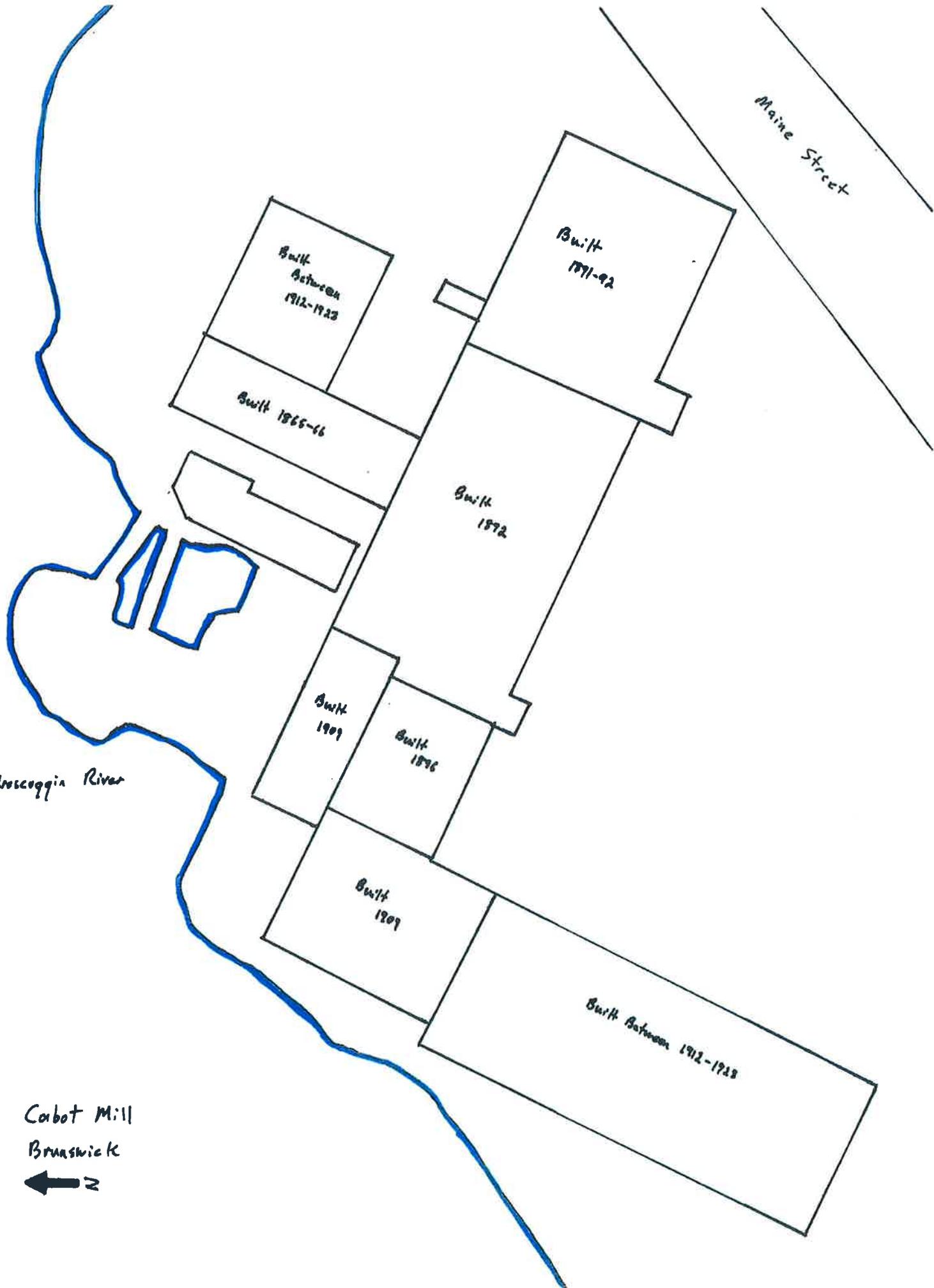
MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Form

Continuation Sheet



Cabot Mill from Topsham, looking south.

Maine Street



Androscoggin River

Carbot Mill
Brunswick
← N



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.

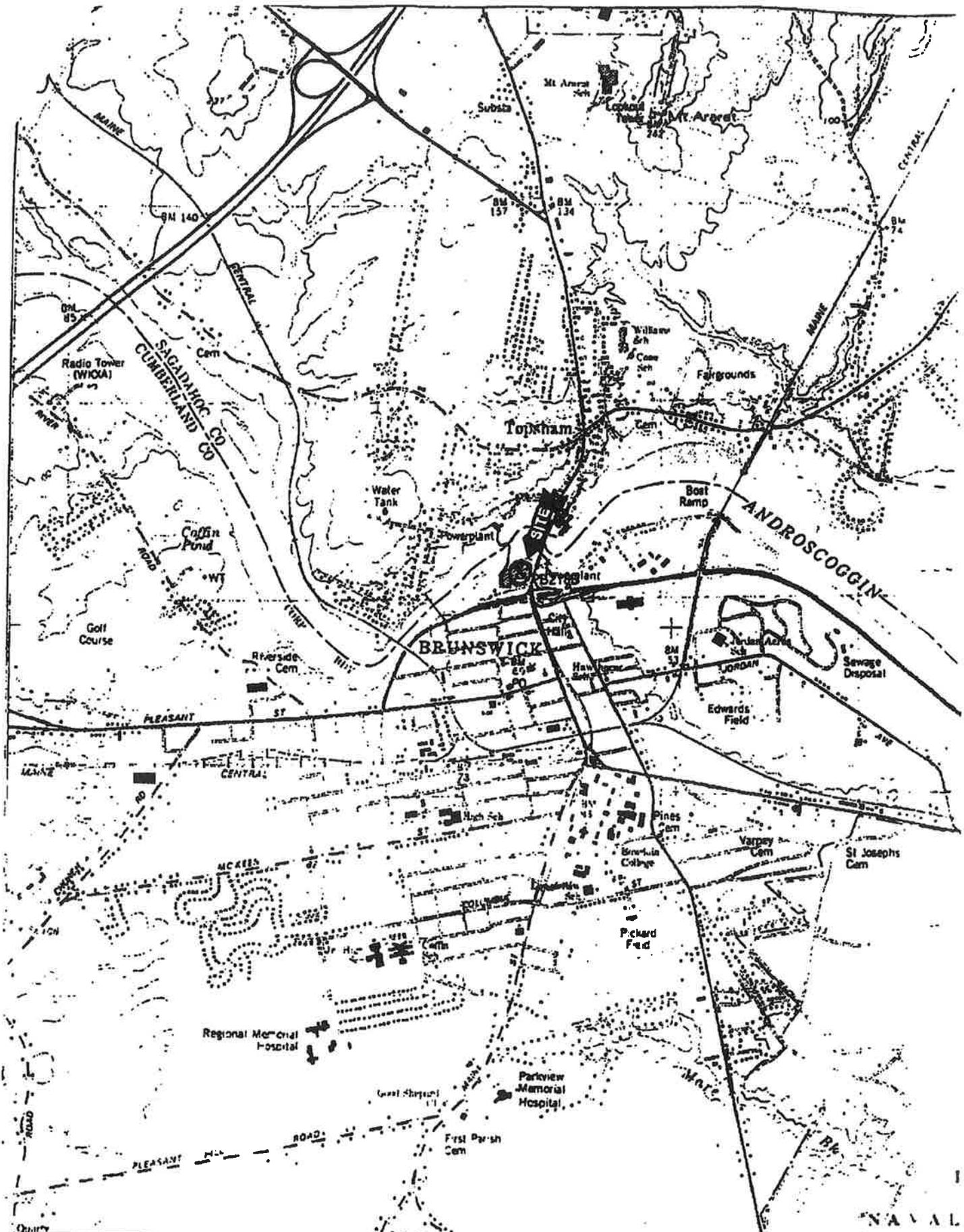

Chantelle Goldthwaite

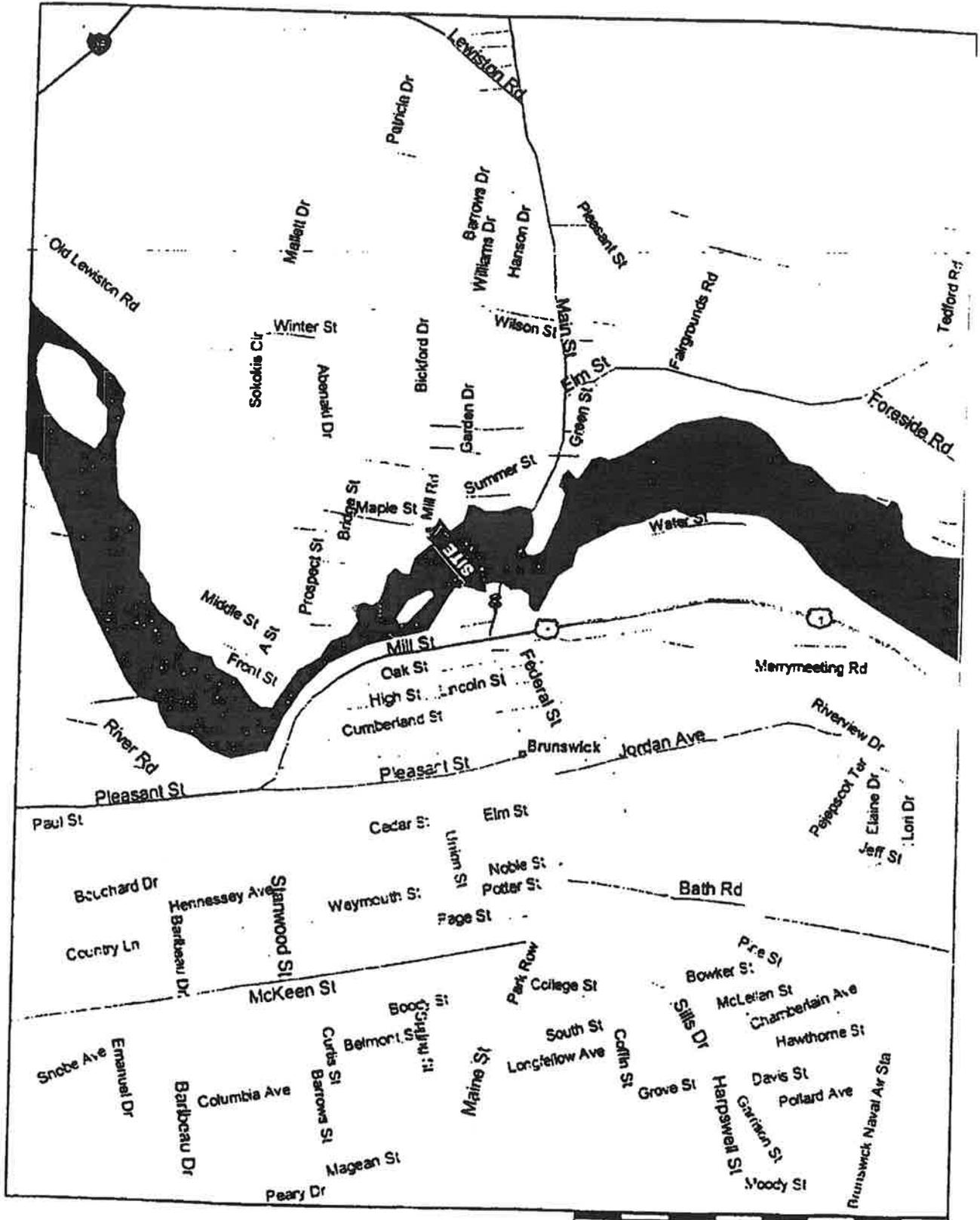
Enclosures

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 Whips/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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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

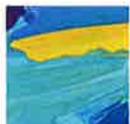
COMPLIANCE WITH ZONING STANDARDS

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

MEMORANDUM

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.

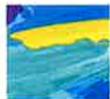
ATTN: Benjamin T. Madden (Tilson – agent for Redzone Wireless)

Address: 245 Commercial St., Suite 203

Portland, ME 04101

Phone: 207-358-7454

Email: bmadden@tilsontech.com



MEMORANDUM

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 ALUMINUM
 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

=====

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- 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

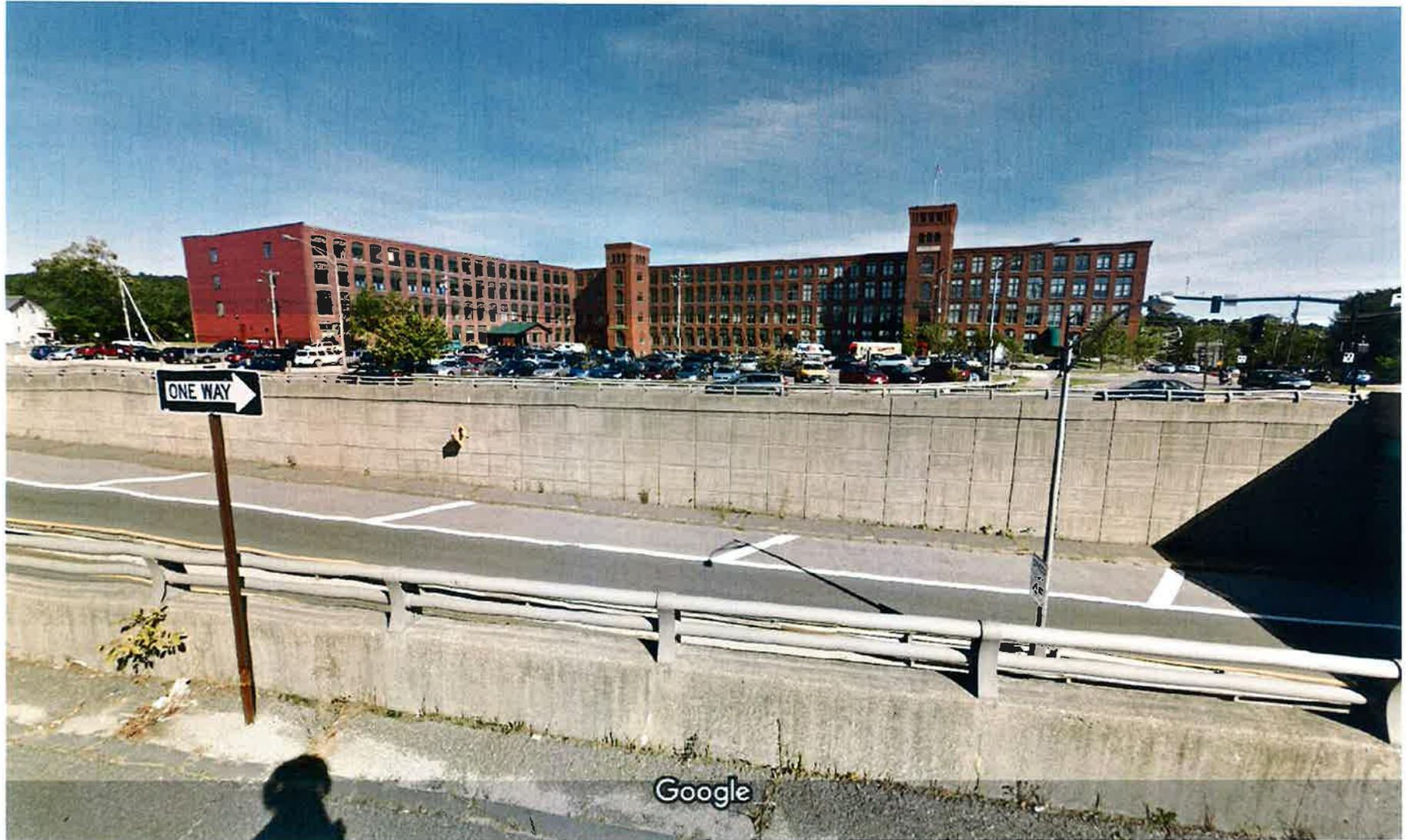


Image capture: Sep 2013 © 2016 Google

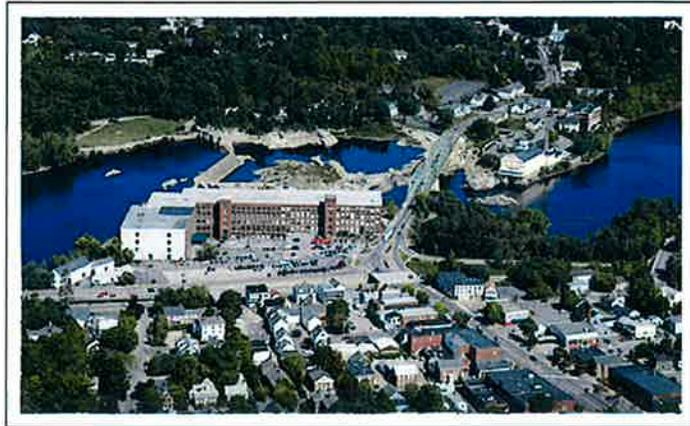
About The Mill	History	On-Site Services	Contact Us	Our Location	
					
Prime Office Space	Retail Space	Self Storage Units	Warehouse Space	Industrial Space	Business Center

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

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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About The Mill	History	On-Site Services	Contact Us	Our Location	
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Prime Office Space	Retail Space	Self Storage Units	Warehouse Space	Industrial Space	Business Center
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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;¹ or

¹ 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.

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 PGC 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: _____

PGC
Signature of Department Staff Reviewing Application

New File:
VRB

VRB 00-076



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 black 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

FACSIMILE TRANSMITTAL SHEET

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:	

RE: Proposed Omnipoint Facility, Andross Mall

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

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:

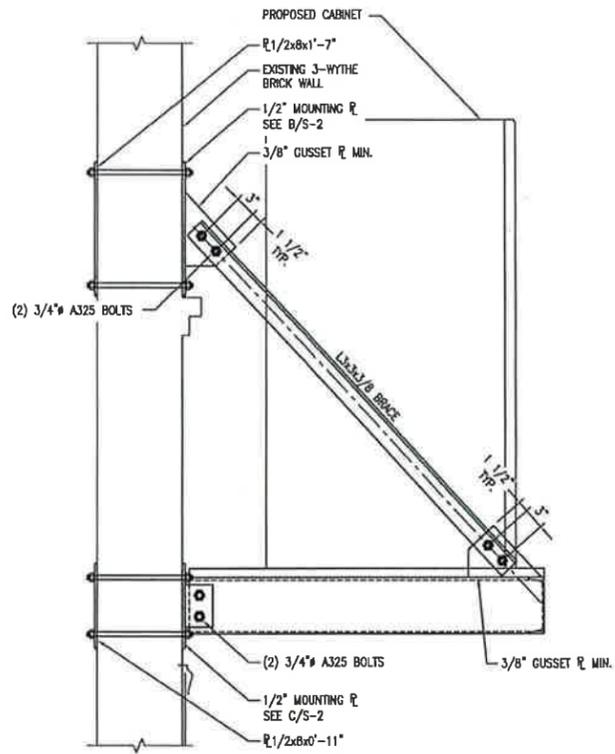
SDS	0.307
SD1	0.121
 - f. SEISMIC-FORCE RESISTING SYSTEM: "STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE"
 - g. RESPONSE MODIFICATION FACTOR (R): 3.0
 - h. SEISMIC RESPONSE COEFFICIENT (CS): 0.11
 - i. ANALYSIS PROCEDURE: "EQUVALENT LATERAL FORCE"

GENERAL NOTES

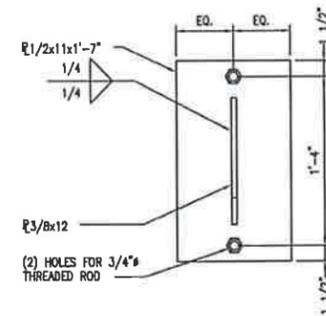
1. THE TERM "LICENSED ENGINEER" IN THIS DOCUMENT REFERS TO AN ENGINEER LICENSED IN THE STATE OF MAINE.
2. MAKE NO DEVIATIONS FROM THE DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE ENGINEER.
3. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE NOTES, DRAWINGS, 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

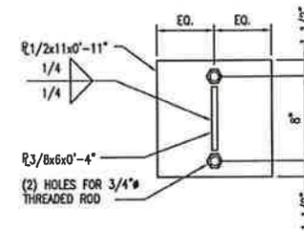
1. FABRICATE, ERECT, AND DESIGN CONNECTIONS FOR STRUCTURAL STEEL PER AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
 - a. PLATES AND OTHER SHAPES: ASTM A36
 - b. CHANNELS: ASTM A36
 - c. PIPES: ASTM A53, GRADE B
 - d. SQUARE AND RECTANGULAR TUBING: ASTM 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 SPATTER BY CHIPPING OR GRINDING.
16. TOUCH-UP GALVANIZED SURFACES IN ACCORDANCE WITH ASTM A780-93A.



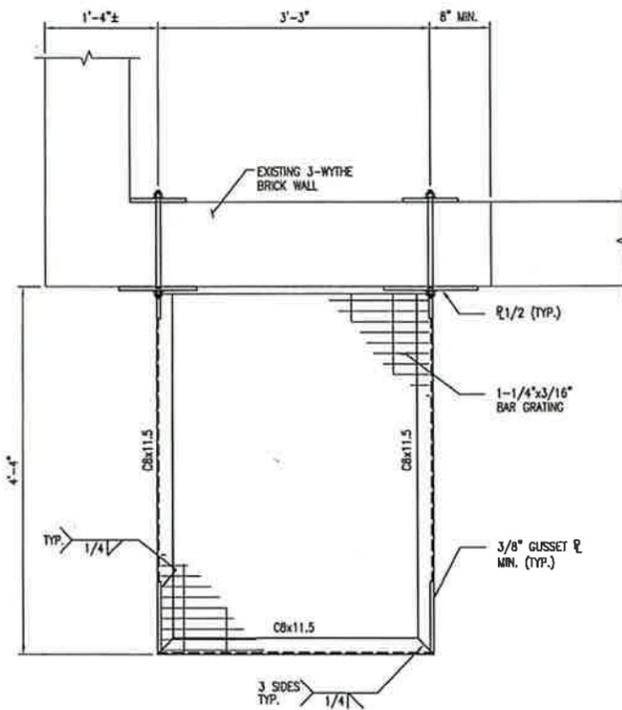
SECTION 4 SK-1
SCALE: 1" = 1'-0"



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



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



SECTION 5 SK-1
SCALE: 1" = 1'-0"



245 Commercial Street Suite 203
Portland, ME 04101
P: (207) 591-8427 F: (207) 772-3427

811 Congress Street Suite 200, Portland, ME 04101
P: (207) 775-8401 F: (207) 772-4782 www.amec.com

APPLICANT:

SURVEYOR

PROJECT NO: 3618158523

DRAWN BY: RWB

RELEASED BY: MSD

SUBMITTALS

FORT ANDROSS MILL
BRUNSWICK

14 MAINE STREET
BRUNSWICK, ME 04011

SHEET TITLE

STRUCTURAL DETAILS AND NOTES

SHEET NUMBER

S-2

March 18, 2016



Cameron Kilton
Redzone Wireless, LLC
41 Mechanic Street, Suite 219
Camden, ME 04843

SUBJECT: Fort Andross Mill
14 Maine Street, Brunswick, ME 04011
Structural Analysis

Dear Cameron:

Per your request, we have performed a gravity and lateral analysis on the existing exterior wall, associated with supporting the proposed cellular equipment. The purpose of this letter is to present our findings on the analysis of the existing structures and their ability to adequately support the new equipment.

It is our understanding that you intend to install the following new equipment at this location:

- (3) Telrad 2300-2700MHz antennas, weighing approximately 20 pounds each.
- (3) Telrad BreezeCOMPACT 3000 LTE Radio Modules, weighing approximately 42 pounds each.
- (1) Key 9929 MT-BTS equipment cabinet, weighting approximately 1600 pounds

ANALYSIS CRITERIA:

Our analysis was based on equipment information provided to our office in conjunction with field verified existing conditions. This analysis was limited to the areas of the building impacted by the addition of the new equipment.

The following additional information was used in our analysis:

- Codes used in analysis: IBC 2009/ASCE 7-05

Continued...

RESULTS AND COMMENTS:

The exterior wall of the Fort Andross Mill is comprised of a 3-wythe masonry wall. Amec Foster Wheeler performed structural analysis on the aforementioned framing system using designated live/equipment loads, estimated dead loads, existing conditions and the information delineated above.

The results of our analysis indicated that the existing structural elements are capable of supporting the proposed antennas, radios and cabinet, provided the equipment is installed as indicated on the Amec Foster Wheeler construction drawings dated 03/18/2016.

If you have any questions or need additional information, please feel free to contact our office.

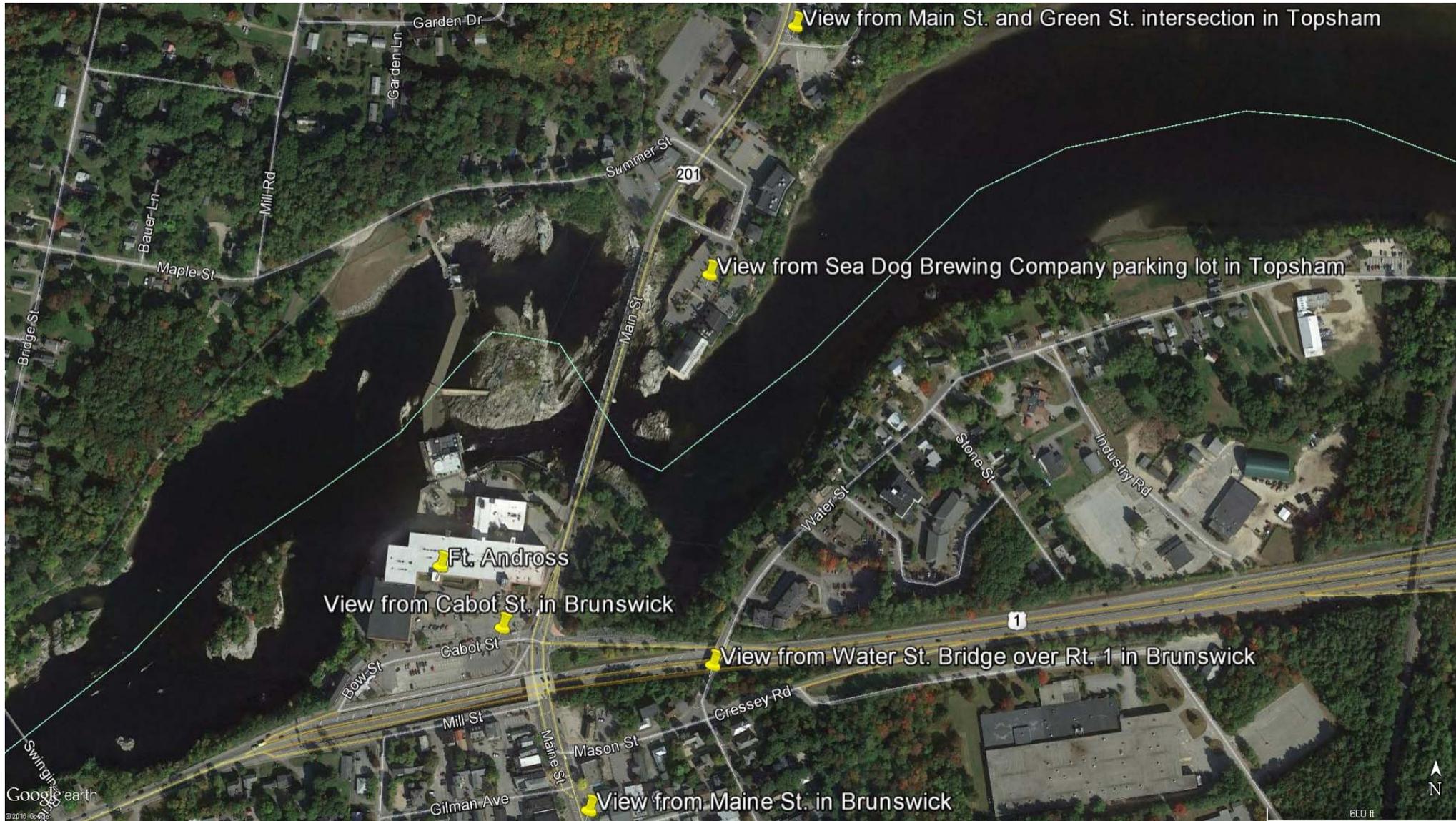
Sincerely,
Amec Foster Wheeler Environment and Infrastructure, Inc.



Michael S. Deletetsky, P.E.
Manager of Building Services

18 March 2016

Photo Simulation Locations Map



View from Cabot St. in Brunswick



View from Main St. and Green St. intersection in Topsham



View from Maine St. in Brunswick



View from Sea Dog Brewing Company parking lot in Topsham



View from Water St. Bridge over Rt. 1 in Brunswick





TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET
BRUNSWICK, ME 04011

ANNA M. BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

PHONE: 207-725-6660
FAX: 207-725-6663

April 21, 2016

To: Brunswick Village Review Board
From: Anna Breinich, FAICP *AMB*
Subject: 15 Jordan Avenue New Construction: Reconsideration of Board Decision

At your February 23, 2016 meeting, the Board approved a Certification of Appropriateness for New Construction permitting the construction of a replacement nonresidential structure at 15 Jordan Avenue (Flowers, Etc.). The approved findings of fact and motions is attached.

The approval was conditioned upon three items, with condition #2, "that the windows have exterior grilles or divided lights of two over two, two over one, or four over four" now being appealed by the applicant to the Brunswick Zoning Board of Appeals (ZBA). The appeal was filed on March 23, 2016. At that time, the applicant was informed that currently the ZBA lacks a membership quorum and cannot meet until a new member is appointed by Town Council thereby re-establishing a quorum. Since at the time of the applicant's filing of the appeal, it was unknown when the ZBA would again meet, the applicant requested reconsideration of the VRB conditional approval.

The applicant has provided the attached basis for reconsideration of the Board's conditional approval, specifically the imposition of condition #2 stated above. Please review the attached letter and accompanying materials for consideration at your April 26, 2016 meeting.



Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

CERTIFICATE OF APPROPRIATENESS

February 24, 2016

Leo and Monica Theberge
625 Old Portland Road
Brunswick, ME 04011

Dear Mr. and Mrs. Theberge:

Your application (VRB 16-001) to demolish the existing commercial structures housing Flowers, Etc., located at 15 Jordan Avenue, (Map U08, Lot 41) in the Town Residential 4 (TR4) District and Village Review Overlay Zone was approved by the Village Review Board on February 24, 2016. The approved Findings of Fact and Motions are attached for your reference.

This Certificate of Appropriateness is issued as required for demolitions pursuant to Section 216.4.A.5 of the Brunswick Zoning Ordinance. There are no conditions of approval.

A demolition permit issued by the Codes Enforcement Officer is required before beginning the demolition.

Feel free to contact me with any questions.

Sincerely,

Anna M. Breinich, FAICP
Director

enclosures



Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

CERTIFICATE OF APPROPRIATENESS

February 24, 2016

Leo and Monica Theberge
625 Old Portland Road
Brunswick, ME 04011

Dear Mr. and Mrs. Theberge:

Your application (VRB 16-001) to construct a replacement commercial structure and attached garage to house the existing business, Flowers, Etc., located at 15 Jordan Avenue, (Map U08, Lot 41) in the Town Residential 4 (TR4) District and Village Review Overlay Zone was approved by the Village Review Board on February 24, 2016. The approved Findings of Fact and Motions are attached for your reference.

This Certificate of Appropriateness is issued as required for new construction pursuant to Section 216.4.A.1 of the Brunswick Zoning Ordinance. The following conditions of approval shall apply:

1. That the windows have exterior grilles or divided lights of two over two, two over one, or four over four.
2. That any mechanical equipment and dumpsters be located to the rear of the property with adequate screening to be determined during development review.

Please note that any changes to the approved design and materials shall require further review and approval in accordance with the Brunswick Zoning Ordinance, Section 216.

The proposed project will require review and approval by the Staff Review Committee as a minor development plan prior to any permits being issued.

Feel free to contact me with any questions.

Good luck with your project,

Anna M. Breinich, FAICP
Director

enclosures

**Approved Findings of Fact
15 Jordan Avenue
Request for Two Certificates of Appropriateness for Demolition and New Construction
Village Review Board
Review Date: February 23, 2016**

Project Name: Demolition of Existing Nonresidential Structures/Construction of Replacement Nonresidential Structure)
Case Number: VRB -16-001
Tax Map: Map U08, Lot 41
Applicant: Four Season Grounds Care, Inc.
dba Flowers Etc.
625 Old Portland Road
Brunswick, ME 04011
207-725-5461

Project Property Owners: Leo and Monica Theberge
625 Old Portland Road
Brunswick, ME 04011
207-725-5461

PROJECT SUMMARY

The applicant is requesting two Certificates of Appropriateness for demolition and new construction activities. A Certificate of Appropriateness is requested to demolish the contributing commercial structures housing Flowers Etc., located at 15 Jordan Avenue. A second Certificate of Appropriateness is requested for the construction of a replacement structure and attached garage for the existing business. The application as submitted contains detailed documentation of current structural conditions, a structural engineer's opinion regarding economic feasibility to repair the existing structures and building elevations/materials for the proposed replacement structures.

The proposed development is located in the Town Residential 4 (TR4) Zoning District and the Village Review Overlay Zone.

The proposed project will require review and approval by the Staff Review Committee.

The following combined draft Findings of Fact for a Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for New Construction is based upon review standards as stated in Section 216.9 of the Brunswick Zoning Ordinance.

216.9 Review Standards

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. *As documented by photos and the structural engineering report, it appears that the existing nonresidential structures are economically beyond repair. The new replacement***

lot and sidewalk, on either side of the parking lot and should contain plantings to provide a suitable buffer between the parking lot and sidewalk. A landscaping plan will be required as part of the site plan review submittal. Adequacy of parking will also be determined at that time.

2. **Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *As shown on the site plan, a pedestrian connection is provided to the sidewalk and the flower shop from the proposed parking lot.*
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.** *It is unknown at this time whether dumpsters will be used on site and will be determined as part of site plan review. Should dumpsters be located on site, the location shall be enclosed with a screened material, such as stockade fencing, to the rear of the property. Any ground mounted mechanical equipment should be located adjacent to the rear side wall or back wall of the structure.*
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. No roof-top equipment is proposed.**
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.** *None of these materials are proposed for use on any visual portion of the structure.*
 - 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.** *Primary building material may be vinyl or clapboard. Wood clapboard is preferred.*
 - c. **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.** *No trademark advertising icons are proposed to be built into the design of the building.*
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.** *Not applicable.*
 - 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.** *Not applicable.*
 - 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.** *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.*

**APPROVED MOTIONS
15 JORDAN AVENUE
REQUEST FOR TWO CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION
AND NEW CONSTRUCTION
VILLAGE REVIEW BOARD
REVIEW DATE: FEBRUARY 23, 2016**

Motion 1: That the Certificates of Appropriateness joint application is deemed complete.

Motion 2: That the Board approves the Certificate of Appropriateness for demolition of structures located at 15 Jordan Avenue as outlined in the application 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 3: That the Board approves the Certificate of Appropriateness for construction of a new commercial structure at 15 Jordan Avenue 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 windows have exterior grilles or divided lights of two over two, two over one, or four over four.
3. That any mechanical equipment and dumpsters be located to the rear of the property with adequate screening to be determined during development review.

FOUR SEASON GROUNDS CARE Inc.

D,B.A. Flowers etc.

Leo G. Theberge, President
Monica A Theberge Treasure
625 Old Portland Road
Brunswick, Maine 04011
207-725-5461
EMAIL; leot@comcast.net

April 11, 2016

Village Review Board
Town Of Brunswick

We are requesting a reconsideration of the Village Review Board decision to add a condition of approval [#1] that specifies a mandatory design of windows for our new building at 15 Jordan Ave. We feel the Village Review Board over stepped their authority and went against their own mission statement in addition to there own guidelines in requiring a specific window design in our new building. Some Board members allowed their personal tastes and preferences to taint their decision making.

On the second page of the Village Review Board application it states " New construction or additions are not required to adhere to any specific architectural style. The Board encourages contemporary architectural solutions which are appropriate for their surroundings. It is neither the intent nor the purpose of the Board to encourage a particular style for Brunswick, but rather to preserve the diversity which its present character has evolved."

In the Village review design guidelines pertaining to additions to existing buildings [note there are no guidelines for completely new buildings except for section 216.9 section B-1-d Review Standards of the town zoning ordnance stating New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.] which findings of fact says it complies with.

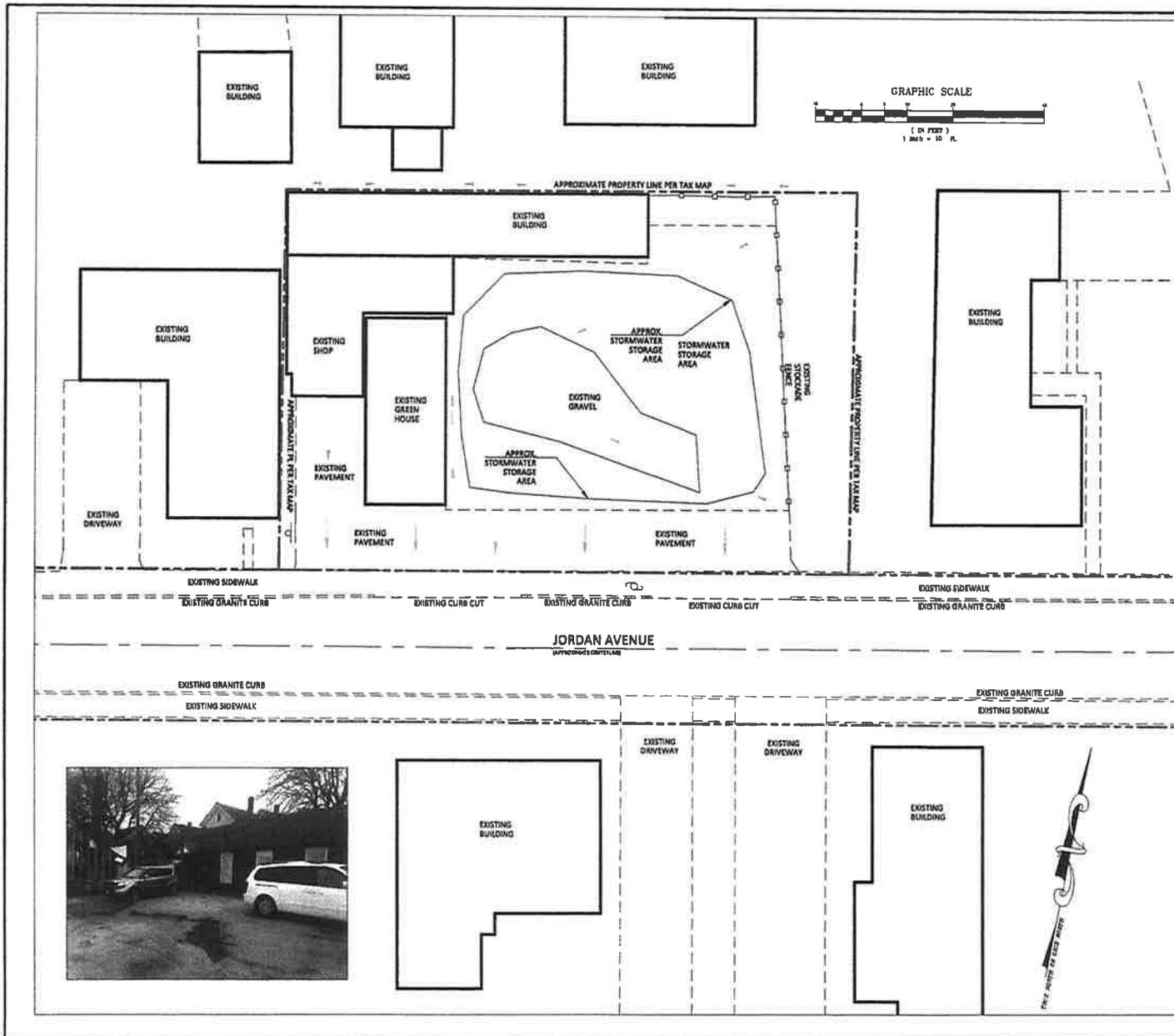
Under section 216.1 A, Purpose under Village Review Zone states "without stifling change or forcing modern recreations of historic styles" which is what the Board did by requiring a specific window design that mimics other buildings in neighborhood on our new building.

I am including pictures of recent new buildings, one older, and a remodeling of a very old building that are in the Village Review District showing modern design and window treatments as a reference.

THANK YOU SINCERELY



LEO G. THEBERGE, PRESIDENT
FOUR SEASON GROUNDS CARE Inc.



- NOTES:
- EXISTING CONDITIONS ARE BASED ON AERIAL AND TAX MAP INFORMATION FOUND ON THE TOWN OF BRUNSWICK GIS WEBSITE.
 - BOUNDARY LINES ARE APPROXIMATE AND BASED ON TAX MAP GIS DATA
 - IMPERVIOUS AREAS:
 PAVEMENT, GRAVEL, WALKS 5,848 S.F.
 BUILDINGS 2,277 S.F.
 LAWN / LANDSCAPE 1,584 S.F.
 TOTAL: 10,009 S.F. = 0.23 ACRES



Existing Conditions Plan

Flowers Etc.
15 Jordan Avenue, Brunswick, ME 04011

Leo Theberge
625 Old Portland Road, Brunswick, ME 04011

BELANGER ENGINEERING

CONSULTING ENGINEERS

83 Second Avenue, Augusta, Maine 04330 PH 207-632-2181 FAX 207-632-3737

STATE OF MAINE
 REGISTERED PROFESSIONAL ENGINEER
 CHRISTOPHER J. BELANGER
 6884

SCALE: 1" = 10'

JOB #: 102

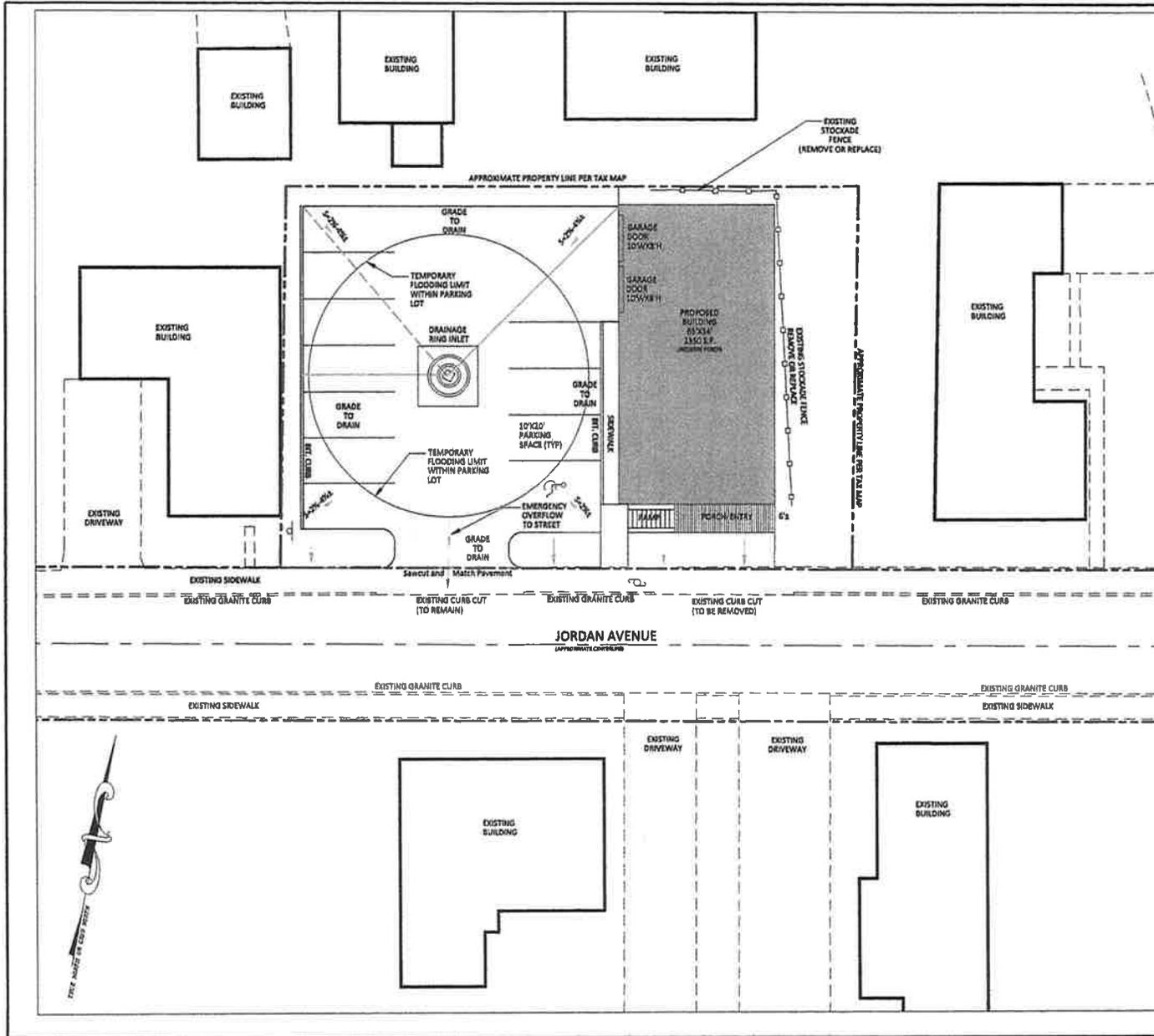
FIELD W/C: []

DRAWN BY: CSB

CHECKED BY: CSB

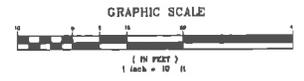
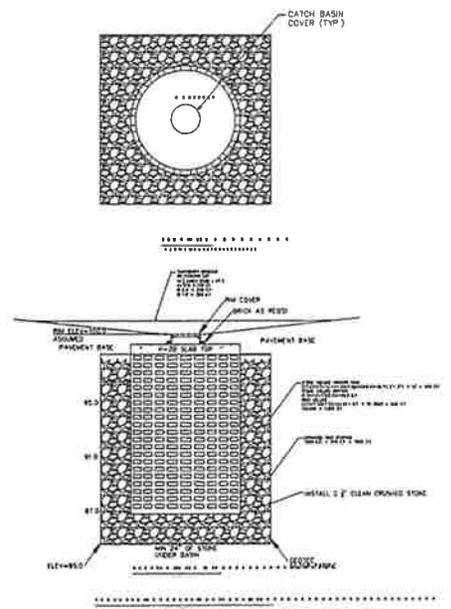
DATE: 9-15-2018

SHEET: 1 of 2



- NOTES:
- EXISTING CONDITIONS ARE BASED ON AERIAL AND TAX MAP INFORMATION FOUND ON THE TOWN OF BRUNSWICK GIS WEBSITE.
 - BOUNDARY LINES ARE APPROXIMATE AND BASED ON TAX MAP GIS DATA.
 - IMPERVIOUS AREAS:

PAVEMENT, GRAVEL, WALKS	5,131 S.F.
BUILDINGS	2,350 S.F.
LAWN / LANDSCAPE	2,528 S.F.
TOTAL:	10,009 S.F. = 0.23 ACRES±



Post Development Stormwater Plan

Flowers Etc.
15 Jordan Avenue, Brunswick, ME 04011

Leo Theberge
625 Old Portland Road, Brunswick, ME 04011



BELANGER ENGINEERING

CONSULTING ENGINEERS
45 Second Avenue, Augusta, Maine 04330
Email: belanger@belanger-engineering.com
Tel: 207-622-1844, Fax: 207-622-1853

FIELD WC:	SCALE: 1"=10'	SHEET:
DEN BY: CSB	JOB #: 302	
CHFD BY: CSB	SI:	
DATE: 8-16-2018	FILE:	

Applications to the Village Review Board are due at least 14 days prior to the scheduled Village Review Board meeting. Village Review Board approvals must be obtained prior to the issuance of any building permit or the granting of any development review approval.

Standards for Review

As each building and neighborhood are unique, the Village Review Board finds it necessary to review work on an individual basis. An alteration appropriate for one structure or location may be unacceptable on another structure or in another location. The Village Review Board shall apply Section 216.9 of the Zoning Ordinance (which is attached). This includes the U.S. Secretary of the *Interior's Standards for Rehabilitating Historic Buildings*, which is available at the Planning Office, as well as design guidelines currently being developed by the Planning Department.

Generally it is required that:

- Any changes be appropriate for the architectural and historical character of a building. This is especially important for details such as trim, railings, windows, etc.
-
- Alterations or new construction respect the visual character of the streetscape and neighborhood and reflect the scale, the textures, and the overall forms and relationships of those surroundings.

New construction or additions are not required to adhere to any specific architectural style. The Board encourages contemporary architectural solutions which are appropriate for their surroundings. It is neither the intent nor the purpose of the Board to encourage a particular style for Brunswick, but rather to preserve the diversity which its present character has evolved.

Application Procedure/Materials Required

Applications for Certificates of Appropriateness are considered complete when the following has been submitted. These must also be submitted for minor actions for review by the Department of Planning and Development:

- Completed application form.
- A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review.
- 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.
- Photographs of the building(s) involved, and of immediately adjacent buildings.
- A site plan showing the relationship of proposed changes to walks, driveways, signs, lighting, landscaping and adjacent properties.
- A site plan which shows the relationship of the changes to the surroundings.

All applicants are required to attend the Village Review Board hearings, where applicable.

Notification

The Department of Planning and Development will identify all property located within a 200 foot radius of the parcel subject to review. The owners of identified property will be notified by the Planning Department by first class mail at least 10 days prior to the Village Review Board meeting.

Application Fees

The following application fees shall be paid for any project requiring a Certificate of Appropriateness:

A project reviewed by Staff: \$25.00

A project reviewed by the Village Review Board: \$50.00

2. Consult with and notify other related organizations of intent to demolish the contributing resource, as identified during consultations with Village Review Board and Maine Preservation or Maine Historic Preservation Commission.
3. Document "good faith" efforts in seeking an alternative, including relocation and/or reuse, resulting in the preservation of the resource. Such efforts shall include posting a visible sign on the property, listing the property for sale and/or relocation, and publishing a notice of availability in a general circulation local newspaper. The notice of the proposed demolition shall be forwarded to the Pejepscot Historical Society, the Town Council, the Planning Board
4. Thoroughly photo or video document the resource and provide photo/video and written documentation to the Town and Pejepscot Historical Society. Any significant architectural features shall be salvaged, reused and/or preserved as appropriate.
5. Provide post-demolition plans, including a site plan for the property specifying site improvements and a timetable for completion.

iii. If at the end of the 90-day period, no satisfactory alternative has been found, the Village Review Board shall either grant or deny a Certificate of Appropriateness to demolish or relocate the resource, applying the criteria set forth in Section 216.9(B).

2) Noncontributing Resources.

No Certificate of Appropriateness is required if the proposed demolition is not visible from the public right-of-way.

216.9

Review Standards

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.

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.
 - b. Alterations shall remain visually 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.
 - d. New construction or additions shall be visually compatible with existing mass, scale

and materials of the surrounding contributing resources.

- e. When constructing additions, the applicant shall maintain the structural integrity of existing structures.
 - 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.
 - 2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.
 - 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.
 - 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.
 - 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.
 - 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.
 - c) Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.
 - 6) No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.
 - 7) No building on Maine Street shall have more than 15 feet horizontally of windowless wall.
 - 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.
2. 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.

C. Signs

216

Village Review Zone (VRZ)

216.1

Purpose

The purpose of the Village Review Zone is to protect and preserve the architectural context and historical integrity of downtown neighborhoods in the Town of Brunswick by:

- A. Applying Ordinance standards and design guidelines in a reasonable and flexible manner to maintain Brunswick's traditional character and to ensure compatible construction and rehabilitation of existing structures in the Village Review Zone without stifling change or forcing modern recreations of historic styles.
- B. Developing administrative processes and objective standards that identify and encourage the preservation and enhancement of neighborhood character, sites, and structures having historic or architectural significance.
- C. Promoting economic development by enhancing the attractiveness of the Town to businesses and their patrons, residents, and visitors to Brunswick.
- D. Fostering civic pride in the Town's history and development patterns as represented in distinctive sites, structures, and objects.
- E. Promoting and protecting significant features of the historic patterns of development, including traditional landscaping, densities, structural mass and scale.

216.2

Duties of the Village Review Board

The duties of the Village Review Board are to:

- A. Review new construction, additions, alterations, relocations and demolitions within the Village Review Zone, and issue a Certificate of Appropriateness for applications satisfying the requirements of this Section.
- B. Develop, regularly update, and consult the Village Review Zone Design Guidelines in review of applications for Certificates of Appropriateness.
- C. Act in an advisory capacity to the Town Council, Planning Board and other Town entities regarding the protection of historic sites, structures, and artifacts.
- D. Review and comment upon proposed National Register of Historic Places nominations for properties within the Town.
- E. Maintain and update the existing historic building/structure survey using forms and guidelines established by the Maine Historic Preservation Commission.
- F. Provide educational and informational opportunities for Brunswick residents and businesses regarding historic preservation.

216.3

Village Review Board Membership

- A. The Village Review Board shall consist of seven members.

ADDITIONS

Buildings and neighborhoods are not static – they evolve and change over time. Numerous buildings in Brunswick's Village Review Zone have sustained additions and alterations over the years. These changes contribute to the building's history and sometimes take on their own architectural, historical and social significance. For instance, a Greek Revival style house that was constructed in the 1840s may have been "updated" in the 1870s with Italianate brackets and window hoods. These changes, although not "original" to the house, have taken on their own architectural significance and should be preserved.

Additions to a private residence or commercial building can have a dramatic impact on the historic character and integrity of that particular building, as well as the surrounding structures. It is important to be able to differentiate between the historic building and the new addition; otherwise a false sense of history is created.

Before designing an addition, it is important to understand the character-defining features of the historic building (roof forms, types of windows, doors, materials, decorative details, etc.). Examine the relationship between solids (walls) and voids (window and door openings). Are windows more dominant than the wall space, or is the amount of wall space equal to the window area? When examining where to place an addition, consider the relationship between the historic building and the sidewalk, street and neighboring properties. How do outbuildings relate to the main structure? Answers to these types of questions will provide you with information that can serve as the "building vocabulary" for the addition.

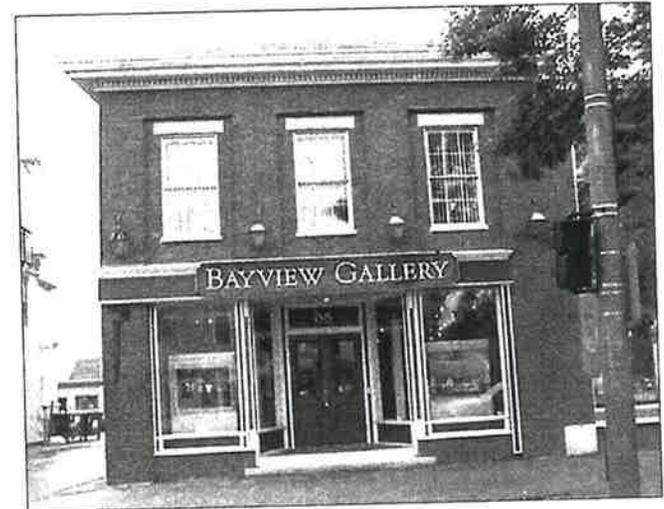
GUIDELINES:

1. The relationship between the existing building and its site, as well as surrounding buildings, should be used as a guide for the form and placement of the addition.
2. Every reasonable effort should be made to locate the addition on a side that is least visible from the public street or sidewalk, such as a side or rear elevation. If the addition is a porch, please see the Porches section of the *Guidelines* for additional information.

3. A new addition should be compatible with the size, scale and proportion of the original building. In other words, the overall bulk (number of stories and building footprint) of the addition should not overpower the original building.
4. Although the addition should not exactly duplicate the design of the original structure, the addition should be compatible with the style and materials used on the historic building, but it should be clear what is historic and what is new.
5. The window and door openings in the original building should serve as a guide for the placement and proportion of these elements in the addition.
6. A new addition should not radically change, damage or destroy character-defining features of the historic building.
7. Roof top additions should be set back from the wall plane and should be minimally visible from the street.

FAÇADE AND STOREFRONT GUIDELINES:

1. Historic images should be used to understand how the storefront may have changed over time. Storefronts should not be recreated without solid physical or documentary evidence.
2. Later alterations that have taken on their own architectural significance should be retained. For example: Curved glass display windows added in the 1930s to a late nineteenth-century storefront should be maintained.
3. Every reasonable effort should be made to repair the original storefront. Repairs should be made with as little intervention as possible by patching, piecing-in, splicing, consolidating, or otherwise reinforcing deteriorating material using the same material as the existing storefront.
4. The façade and storefront should be photographically documented prior to any repair or rehabilitation work.
5. The proportion, scale and organization of character-defining features should be maintained when renovating a storefront.
6. Storefront elements (transoms, display windows etc.) should not extend beyond the original defined opening of the storefront and should not extend across the division between neighboring buildings.
7. Display windows, transoms and bulkheads should be maintained and preserved.
8. The expansive areas of glass in display windows should be maintained.
9. Openings, such as transoms and windows should not be covered with solid panels.
10. Reflective film or dark colored glass should not be used on display windows visible from a public way. Curtains, shades or other window dressings should not be used to obscure the public's view into store display windows unless essential to the business conducted in the store.
11. Original entry locations and configuration (example: recessed entry) should be maintained.
12. Cornices should not be removed or obscured by a substitute material.
13. Parapets and false fronts should not be added to downtown buildings unless there is historic precedent for these features.
14. Decorative elements such as broken pediments over doorways, "Colonial" lanterns, should not be added to storefronts.
15. New storefronts should respond to the patterns and rhythm of neighboring buildings, yet they should reflect the time in which they were constructed.
16. The scale, proportion and rhythm of upper floor openings should be maintained.
17. The installation of air conditioners on the primary façade should be avoided.



Above: This building illustrates how storefronts typically sit within a defined opening in the overall framework of the building.



BRUNSWICK POLICE DEPARTMENT







 Legacy Properties | Sotheby's
INTERNATIONAL REALTY

W-4500



OUT WITH THE OLD, IN WITH THE NEW
Instant Improvement at a Minimized Cost

W-4500 Pocket Replacement Window

For maximum visual impact in home improvement, replacing old, inefficient windows with W-4500 windows is a cost effective way to elevate your home's curb appeal. New windows also provide energy savings and increase the security of your home.



Draft Findings of Fact
1 Dunning Street (part of 44 Union Street)
Request for Certificate of Appropriateness for Structural Addition and Alterations
Village Review Board
Review Date: April 26, 2016

Project Name: Rear Dormer Addition, Chimney Removal and Skylight Installation
Case Number: VRB-16-012
Tax Map: Map U14, Lot 2
Applicant/Owner: E. Anne Carton
44 Union Street
Brunswick, Maine 04011
207-522-3802

PROJECT SUMMARY

The property owner, E. Anne Carton, seeks a Certificate of Appropriateness to remove a chimney and expand an existing partial rear roof dormer into a full dormer on the rear ell of the structure visible to Dunning Street from the west. In addition, a stationary skylight is proposed along the ell's north roofline and roofing will be replaced with same shingles as presently existing on the structure. The property is located at 1 Dunning Street (rear ell of 44 Union Street) in the Town Residential 1 (TR1) District within the Village Review Overlay Zone, and is considered a contributing structure.

The following draft Findings of Fact for a Certificate of Appropriateness is based upon review standards as stated in Section 216.9 of the Brunswick Zoning Ordinance.

216.9 Review Standards

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 applicant is proposing an addition and alteration to a multi-family structure (3 dwelling units) generally consistent with the VRZ Design Guidelines:**
 - a. To expand the partial dormer located along the south facing roofline of the rear ell into a new full-length dormer. Wooden clapboard siding matching that of the main structure in style and color, and matching double hung windows with between-the-glass grids and a replacement fiberglass door matching the existing fiberglass door are proposed.*
 - b. To remove the existing chimney located on the south facing roofline of the rear ell as it will be nonfunctional when the heating source is converted to a heat pump system.*
 - c. To install one stationary skylight on the rear ell's north side roof centered over the first floor windows.*

The structure was originally constructed in 1846. Photos are included in the application. No other alterations are proposed.

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 proposed the full dormer location incorporates in the existing partial dormer on the rear of the structure. The dormer will now be visible from the west side of the structure and should utilize trim consistent with that of the existing structure. Construction materials, including windows and door only visible from the rear of the structure, are consistent with that of the main structure minimizing the overall effect on the historic integrity of the contributing resource. The installation of the stationary roof skylight also minimizes the overall effect on the historic integrity by its coordinated placement with the first floor windows.*
- b. **Alterations shall remain visually compatible with the existing streetscape.** *As proposed, the full dormer addition, chimney removal and roof skylight installation are visually compatible with the existing streetscape. All other alterations are not visible from the street.*
- 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.** *The proposed addition and related alterations will not conceal any distinctive historic or architectural character-defining features of the structure.*
- d. **New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *As stated previously and evidenced by the proposed design and materials, the addition is visually compatible in mass, scale and materials of the surrounding contributing resources.*
- e. **When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *By expanding an existing rear dormer the applicant should be maintaining the structural integrity of the existing structure.*
- 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.** *None proposed.*
 - 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. *Wooden clapboard is proposed.*

- 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. *No additional signs are proposed.*

Draft Motions

1 Dunning Street (part of 44 Union Street)

Request for Certificate of Appropriateness for Structural Addition and Alteration

Village Review Board

Review Date: April 26, 2016

- Motion 1:** That the Certificate of Appropriateness application is deemed complete.
- Motion 2:** That the Board approves the Certificate of Appropriateness for the expansion of a rear ell dormer, chimney removal and installation of one stationary skylight at 1 Dunning Street 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.

Received: 4/5/10
By: AE

VRB Case #: 10-012

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

Name: E. ANNE CARTON
Address: 44 UNION ST 1/2, 04011
BRIDGWICK
Phone Number: 207 522 3802

2. Project Property Owner:

Name: SAME
Address: _____
Phone Number: _____

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 44 Union / 1 Dunning St

5. Tax Assessor's Map # 014 Lot # 2 of subject property.

6. Underlying Zoning District TR1

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):

remodel of existing 2nd fl. apartment -
creation of a dormer on the south roof face
- NEW WINDOWS
- " flooring, heat system, roof, bath, kitchen
" stair case, doors
" wiring
" plumbing
removal old equipment
REPLACING ROOF SHINGLES

Applicant's
Signature

E. Anne Carton

**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. N/A
6. A site plan which shows the relationship of the changes to its surroundings. photos

This application was Certified as being complete on 4/15/16 (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: _____

Alexa K. Seimich 4/15/16
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 E. Anne Carton, relating to property designated on Assessors Tax Map # U14 as Lot # ~~6114~~² has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Applicable Construction Permits.

Signed: 
Date: 4/21/16

HISTORIC PRESERVATION SURVEY



Cumberland Brunswick 44 Union
County City/Town Street Address and Number

Name of Building/site: H.H. DENNISON / FORTIN HOUSE
Common and/or Historic

Approximate Date: PRE-1877 Style: ITALIANATE

Type of Structure:
 Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: Organization: Date:

Rating:

Historic Significance to the Community: 1836: ^{PROPERTY} OWNED BY JOHN S. CUSHING w/BLOG.
1846 MAP: S. DENNISON. 1857 MAP: H.H. DENNISON. 1871 MAP:
D. DENNISON. MR. FORTIN SAYS DEEA SHOWS HSE. BUILT IN 1846.

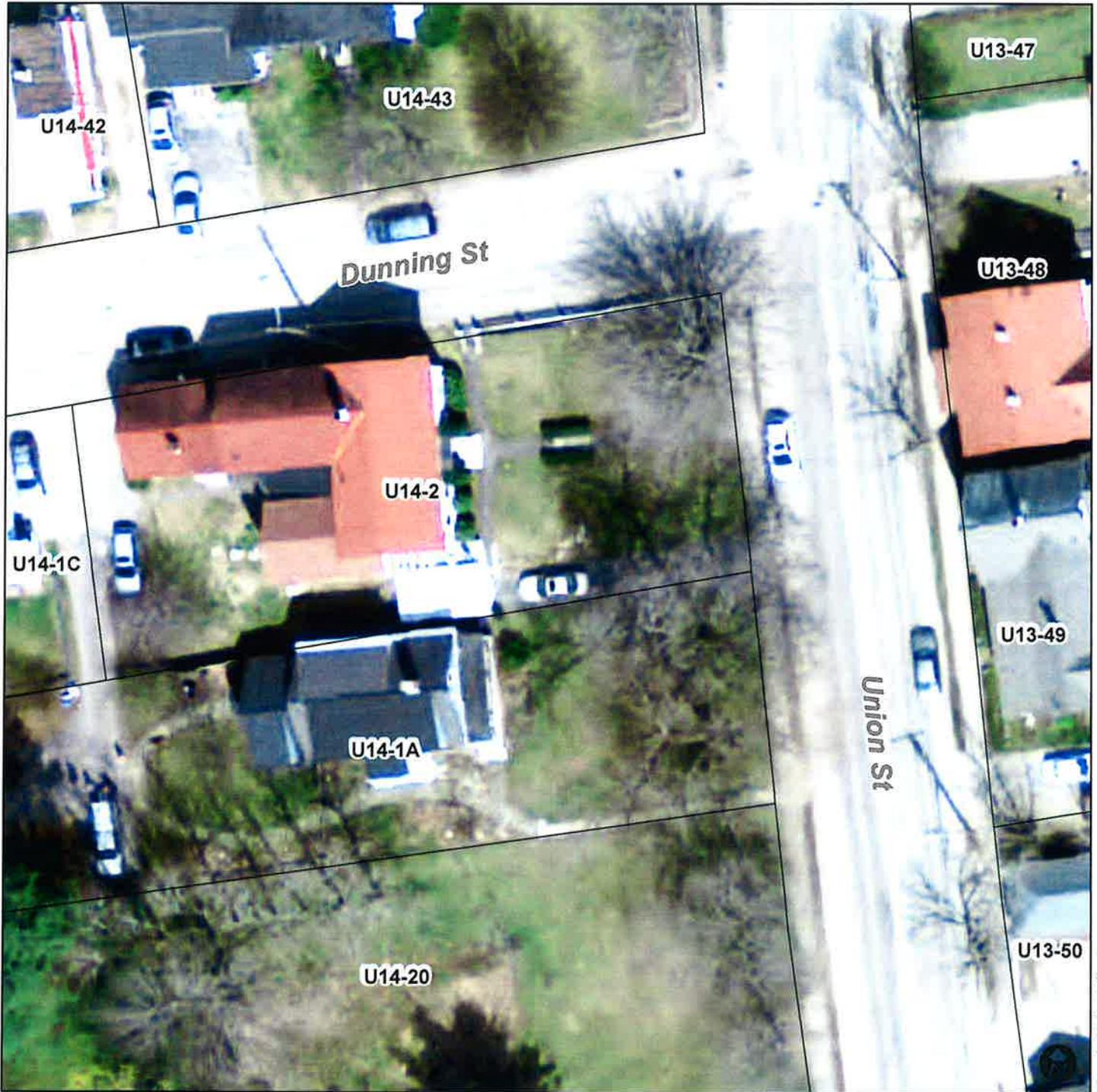
(For Additional Information - Use Reverse Side)

This 2nd floor drawing is the only new part (clearly says otherwise 1st)

CARTON 44 Union /
1 DUNNING ST.



1 Dunning Street



This r
online
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Map ç



Google earth





Google earth



Google Maps Union St

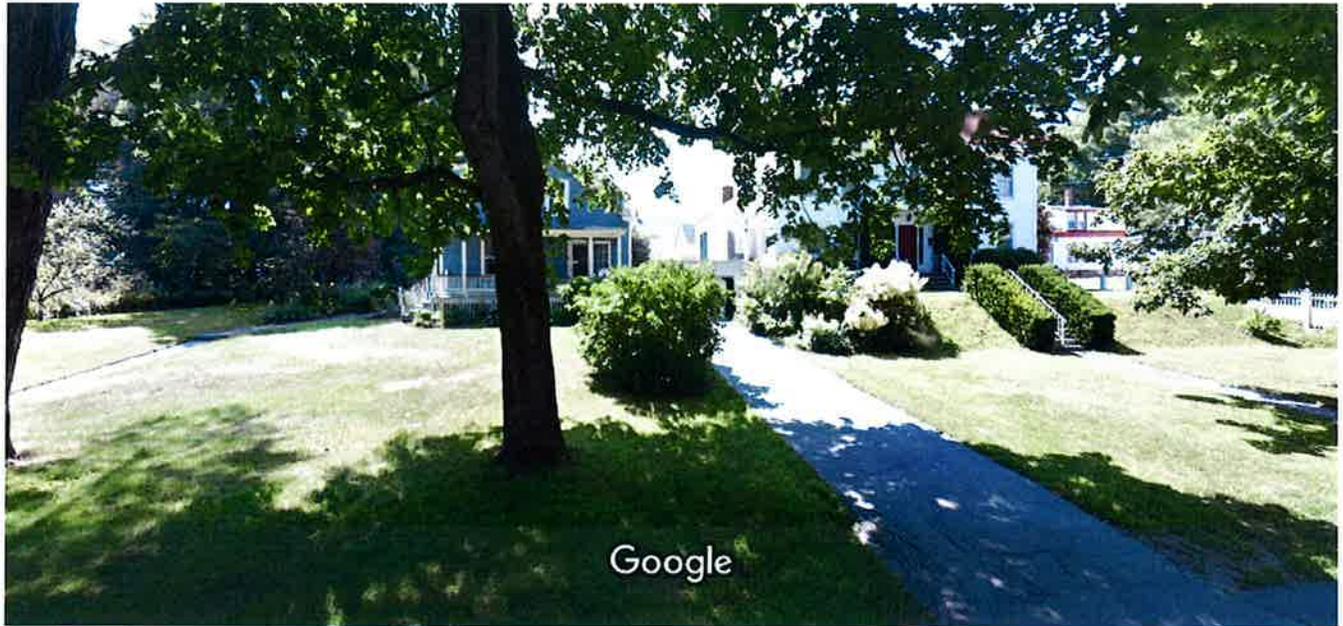


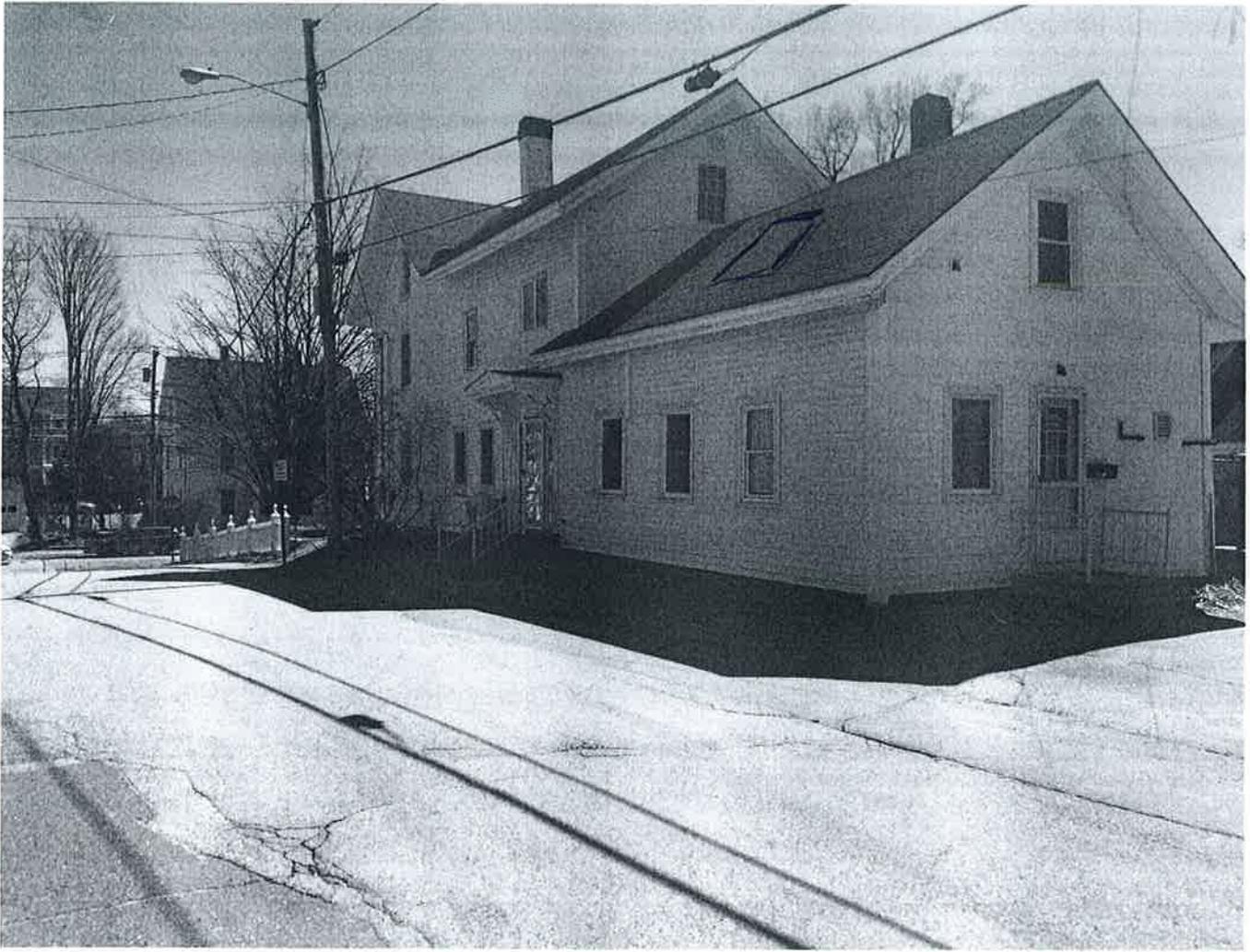
Image capture: Jul 2013 © 2016 Google

Brunswick, Maine

Street View - Jul 2013



CHARTON



stationary
sky light 27 x 52

Denning St.

CARTON



View from
Dunning St.

- soft ceilings

- New fiberglass door
SAME size / style -

CARTON - 44 Union - 1 Dunning St.



Chimney removed completely - heat pump installed
White painted wood clapboards with
a 3 1/2 inch reveal
(matches original clapboards)

New windows on 2nd floor - double hung
as described previously

architectural asphalt shingles - need to
match the rest of the roof

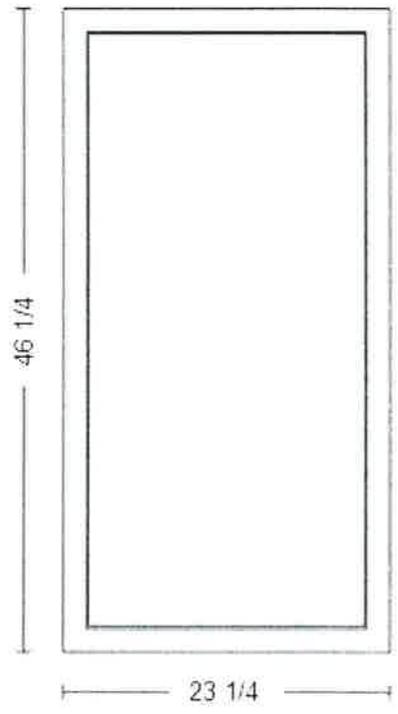


Denning St.

(Caption)



Item #	Item Description	Room Location	Unit Price	Qty	Total Price
300-1	<p>*** Product ***</p> <p>Residential Deck Mounted Direct Set Standard Skylight 23.25 x 46.25</p> <p>*** Dimensions ***</p> <p>Rough Opening Width = 22-1/2 Rough Opening Height = 45-3/4 Frame Width = 23.25 Frame Height = 46.25</p> <p>*** Unit Type ***</p> <p>Unit Type = Standard Skylight</p> <p>*** Glazing Type ***</p> <p>Glass Type = Laminated LowE3 - Clean, Quiet, & Safe Exterior Finish = Aluminum</p> <p>*** Roof Pitch ***</p> <p>Roof Pitch = Greater than or equal to 3/12 pitch (14°)</p> <p>*** Application ***</p> <p>Application = Within Reach</p> <p>*** Blind Type ***</p> <p>Blind Type = No Blinds</p> <p>*** Flashing Options ***</p> <p>Flashing Kits for = Shingle/Shake/Slate Roof (14-85 degrees)</p> <p>*** Model ***</p> <p>Skylight Model Number = FS D06 2004</p> <p>*** SKU ***</p> <p>SKU = 339171</p> <p>Vendor Name = VELUX Skylights Vendor Number = 60774961 Customer Service = 1-800-888-3589 Lead Time = 2-4 Business Days Catalog Version Date = 12/3/2015</p> <p>*** Room Location ***</p> <p>Room Location =</p>	-	\$291.65	1	\$291.65



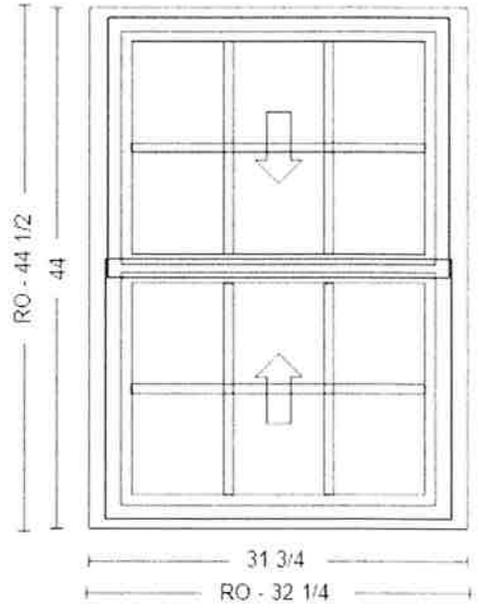
300-2	Flashing Kit Model Number=EDL D06 0000	-	\$92.15	1	\$92.15
-------	--	---	---------	---	---------



4. Canton
44 Union St
/ 1
Dawning St

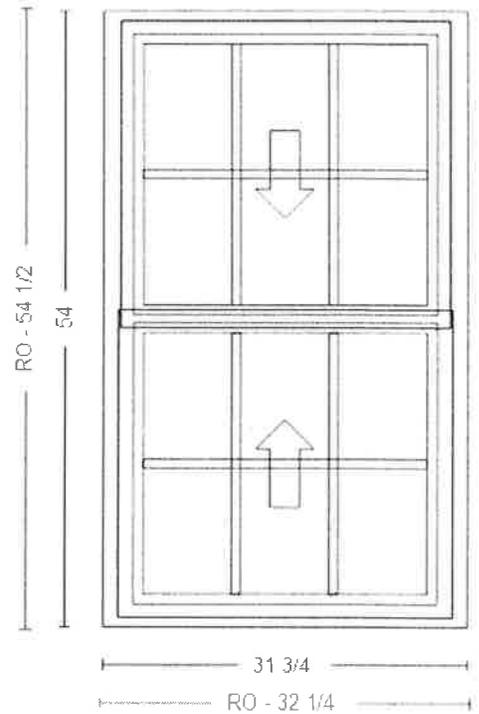
Item #	Item Description	Room Location	Unit Price	Qty	Total Price
--------	------------------	---------------	------------	-----	-------------

400-1 70 Series NFJ Double-Hung-3001,3901
 31.75 x 44
 Installation Zip Code = 04011
 U.S. ENERGY STAR® Climate Zone = Northern
 ENERGY STAR Required = Yes
 Standard Width = RO: 32 1/4" | UNIT: 31 3/4"
 Standard Height = RO: 44 1/2" | UNIT: 44"
 Frame Width = 31 3/4
 Frame Height = 44
 Unit Code = 28x38
 Exterior Color = White
 Interior Finish Color = White
 Performance Grade (PG) Rating = PG50
 Glass Construction Type = Dual Pane
 Glass Option = Low-E PassiveSun HeatLock Argon
 High Altitude Breather Tubes = No
 Glass Strength = Standard
 Glass Tint = No Tint
 Specialty Glass = None
 Gas Fill = Argon
 Finelight Grilles-Between-the-Glass
 Colonial
 Grille Pattern = Colonial
 Exterior Grille Color = White
 Interior Grille Color = White
 3W2H
 Number of Sash Locks = Double
 Lock Type = Standard
 Window Opening Control Device = No
 Insect Screen Type = Full Screen
 Insect Screen Material = Fiberglass
 Foam = No
 Exterior Trim Style = None
 Drywall Return = No
 J-Channel Filler = No
 Extension Jamb Type = None
 Re-Order Item = No
 Room Location = Living Room
 Unit U-Factor = 0.27
 Unit Solar Heat Gain Coefficient (SHGC) = 0.33
 U.S. ENERGY STAR Certified = Yes
 SKU = 239574
 Vendor Name = S/O SILVER LINE BLDG PRD
 Vendor Number = 60660514
 Customer Service = (888) 888-7020
 Catalog Version Date = 03/02/2016



500-1 70 Series NFJ Double-Hung-3001,3901
 31.75 x 54
 Installation Zip Code = 04011
 U.S. ENERGY STAR® Climate Zone = Northern
 ENERGY STAR Required = Yes
 Standard Width = RO: 32 1/4" | UNIT: 31 3/4"
 Standard Height = RO: 54 1/2" | UNIT: 54"
 Frame Width = 31 3/4
 Frame Height = 54
 Unit Code = 28x46
 Exterior Color = White
 Interior Finish Color = White
 Performance Grade (PG) Rating = PG50
 Glass Construction Type = Dual Pane
 Glass Option = Low-E PassiveSun HeatLock Argon
 High Altitude Breather Tubes = No
 Glass Strength = Standard
 Glass Tint = No Tint
 Specialty Glass = None
 Gas Fill = Argon
 Finelight Grilles-Between-the-Glass
 Colonial
 Grille Pattern = Colonial
 Exterior Grille Color = White
 Interior Grille Color = White
 3W2H
 Number of Sash Locks = Double
 Lock Type = Standard
 Window Opening Control Device = No
 Insect Screen Type = Full Screen
 Insect Screen Material = Fiberglass
 Foam = No
 Exterior Trim Style = None
 Drywall Return = No
 J-Channel Filler = No
 Extension Jamb Type = None
 Re-Order Item = No
 Room Location = Living Room
 Unit U-Factor = 0.27
 Unit Solar Heat Gain Coefficient (SHGC) = 0.33
 U.S. ENERGY STAR Certified = Yes
 SKU = 239574
 Vendor Name = S/O SILVER LINE BLDG PRD
 Vendor Number = 60660514
 Customer Service = (888) 888-7020
 Catalog Version Date = 03/02/2016

\$294.77 1 \$294.77



Pre-Tax Price: \$2,894.16

**All prices are subject to change

**Customer is responsible for verifying product selections. The Home Depot will not accept returns for the above products

**All graphics viewed from the exterior

**Draft Findings of Fact
14 Maine Street (Fort Andross)
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: April 26, 2016**

Project Name: Rooftop Solar Panel Installation
Case Number: VRB - 16-013
Tax Map: Map U14, Lot 148
**Applicant/
Authorized Rep:** ReVision Energy
142 Presumpscot Street
Portland, ME 04103
207-221-6342
Property Owner: Waterfront Maine
14 Maine Street
Brunswick, ME 04011
207-522-4133

PROJECT SUMMARY

The applicant, ReVision Energy, on behalf of the property owner, Waterfront Maine, submitted an application for a Certificate of Appropriateness to install 160 solar panels on the northeast end of the rooftop at 14 Maine Street (Fort Andross). The solar panels are of a non-reflective material and are proposed to be mounted a maximum of 14 inches off the rooftop at a 10 degree angle facing south. A ten foot setback from the edges of the roofline will be provided as well to eliminate visibility from a distance. No exterior rooftop changes are proposed.

The property is located in the Town Center 2 (TC2) Zoning District and Village Review Overlay Zone. A copy of the Pejepscot Historic Site Survey is included with the application noting historical characteristics of this Village Review Zone contributing resource. Fort Andross has also been determined to be eligible for listing on the National Register for Historic Places by the Maine Historic Preservation Commission.

The following draft Findings of Fact for a Certificate of Appropriateness is based upon review standards as stated in Section 216.9 of the Brunswick Zoning Ordinance.

216.9 Review Standards

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 Village Review Zone Design Guidelines do not address the installation of solar panels. Additional guidance is provided by the U.S. Secretary of Interior's Standards for placement of solar panels on historic properties, attached. Guidance provided indicates that angled solar panels on prominent rooftops, such as that proposed, shall not be seen from a distance. The proposed location of the solar panels appears to be far enough from the roofline edge to avoid any view of the panels thereby having no impact on the historic character of a structure. No exterior structural changes are proposed to the roof style.***

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 proposed, the angled solar panels are less obtrusive than pole-mounted either on the structure or ground-level. In addition, as shown, the panels will be placed ten feet from the roofline edges thereby eliminating any view of the panels from a distance. It is recommended that prior to actual mounting of those panels closest to the roofline edge, a visual test be completed by staff to confirm no visibility from a distance. No changes to the roof style are proposed.*
- b. **Alterations shall remain visually compatible with the existing streetscape.** *As stated above, a total of 160 angled solar panels are proposed to be installed along the northeast end of the structure with a ten foot setback from roofline edges and do not appear to be readily visible from the street.*
- 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 concealment of distinctive historic or architectural character-defining features is proposed.*
- 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.** *Visual simulated photographs included in the application show that the panels will not be visible from a distance. It is recommended that prior to actual mounting of those panels closest to the roofline edge, a visual test be completed by staff to confirm no visibility from a distance and, if visible, adjust placement so as to eliminate visibility.*
 - 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
14 Maine Street (Fort Andross)
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: April 26, 2016**

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

Motion 2: That the Board approves the Certificate of Appropriateness for the rooftop installation of solar panels at 14 Maine Street (Fort Andross) 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.
2. It is recommended that prior to actual mounting of those panels closest to the roofline edge, a visual test be completed by staff to confirm no visibility from a distance and, if visible, adjust placement so as to eliminate visibility.

Received: 4/5/16
By: [Signature]

VRB Case #: 16-013

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: ReVision Energy
Address: 142 Presumpscot St
Portland, ME, 04103
Phone Number: 207-221-6342

2. Project Property Owner:

Name: Waterfront, Maine
Address: 14 Maine St
Brunswick, ME 04011
Phone Number: 207-522-4133

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 14 Maine St, Brunswick

5. Tax Assessor's Map # 014 Lot # 148 of subject property.

6. Underlying Zoning District TC-1

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): Installation of 160 solar panels onto
roof of building
The roof is flat, so the panels cannot be seen from the
road.

Applicant's Signature [Signature]

**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. photos
6. A site plan which shows the relationship of the changes to its surroundings. photos

This application was Certified as being complete on 4/15/16 (date) by AWB 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: _____

Ava M. Seimich
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 Revision Energy, relating to property designated on Assessors Tax Map #414 as Lot # 148 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

*Electrical Permit required
Roof structural integrity*

Signed: _____

Date: _____

[Signature]
4/21/12

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 ALUMINUM/ML
 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 #: _____

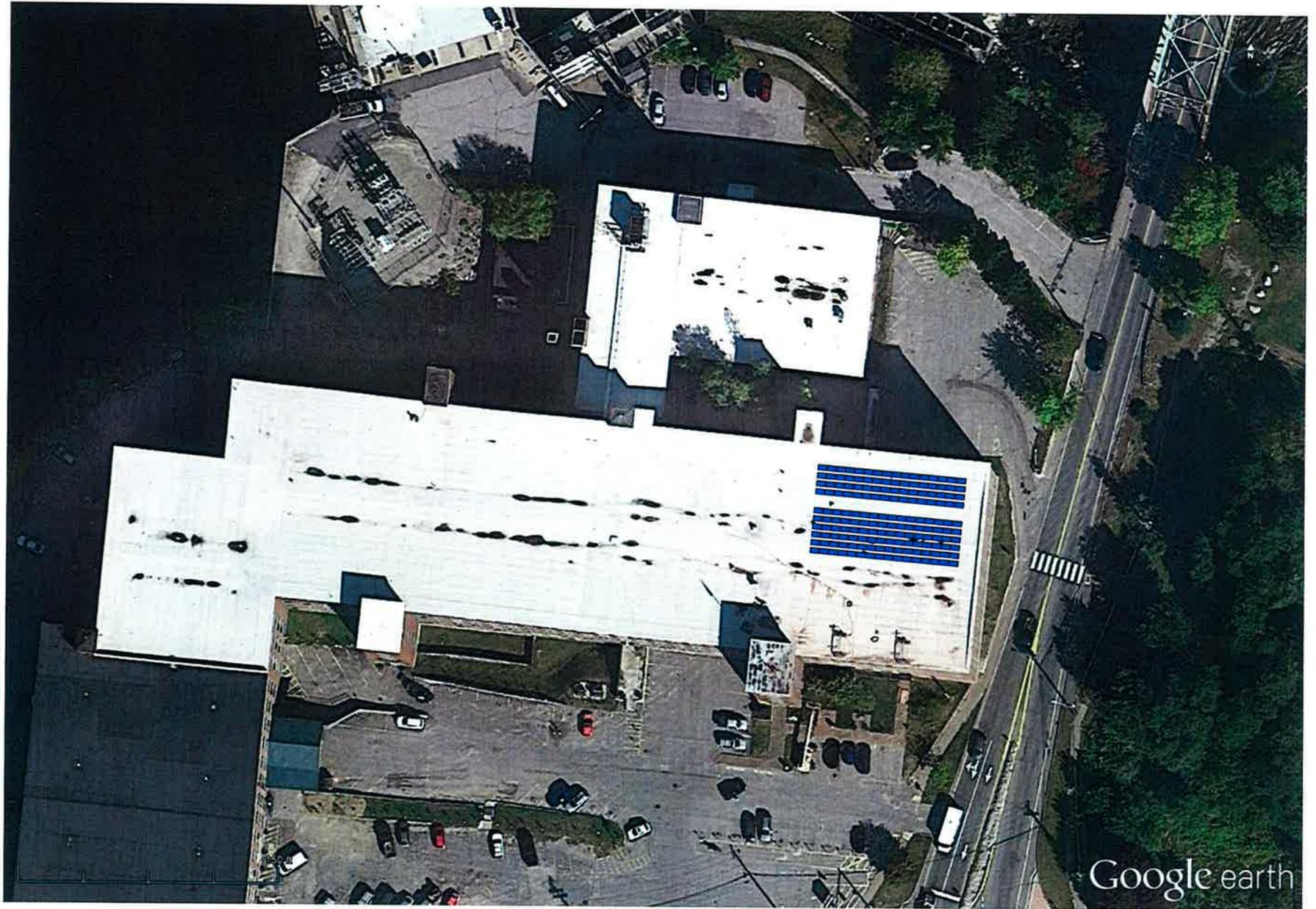
NR STATUS: L HD E NE ND REVIEWER _____

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



142 Presumpscot Street
Portland, ME 04103

40.80 kW_{DC} Solar Photovoltaic System – Roof Layout

Fort Andross Mill Business Center
14 Maine St, Brunswick ME 04011

DATE 6/29/2015	DRAWN BY L.Brostek	PAGE 1 of 2	DWG# 1	Rev. 0
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Photovoltaic Array Design Notes:

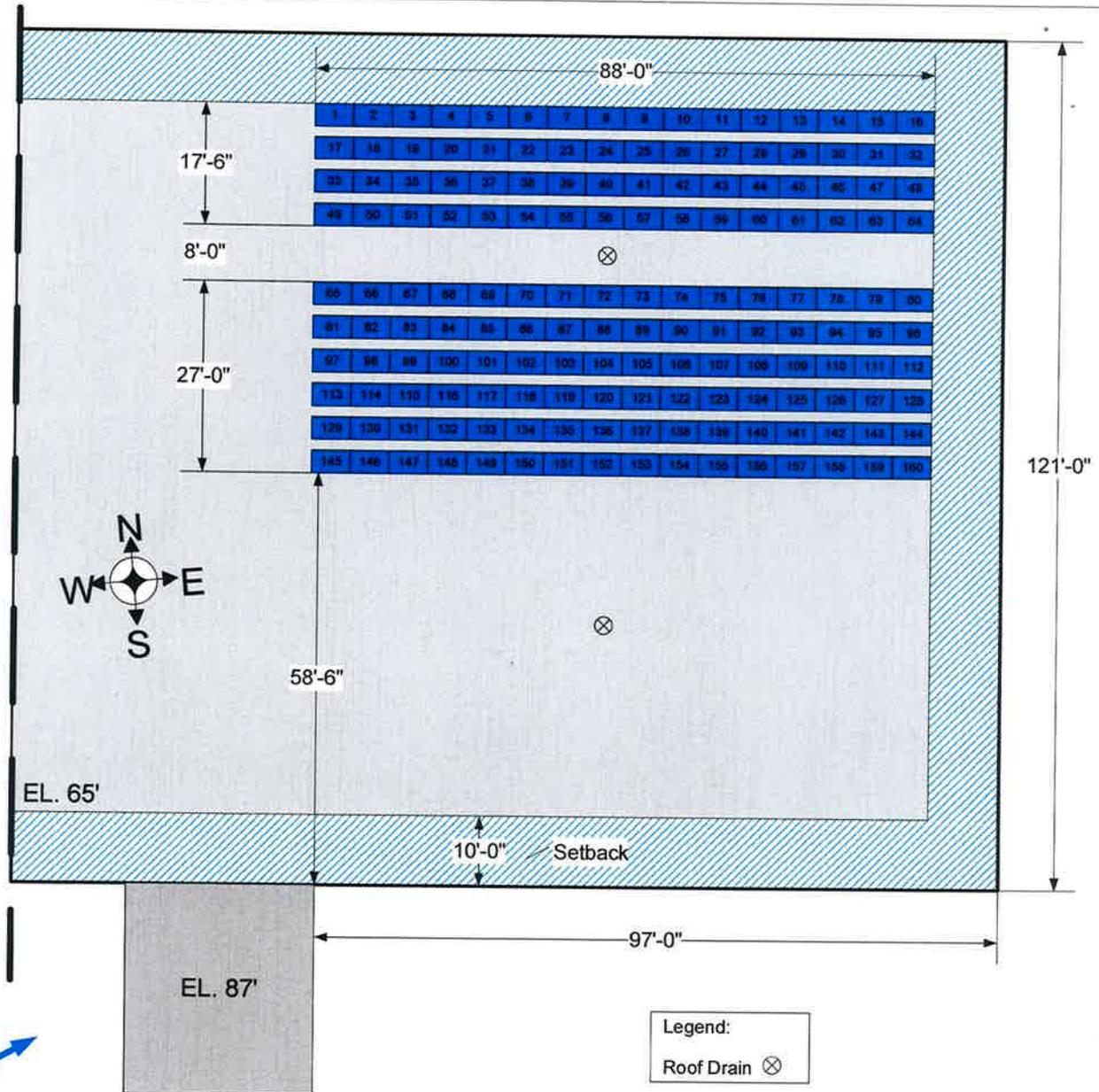
(160) PV Modules in Landscape, as shown
 Total Array Output: 40.80 kW_{DC}

Inverter Type: SMA Sunny Tripower 15TL
 (not shown)

Module Type: Q CELL 255W Q.PRO-BFR-G4
 Module Dimensions: 65.75" x 39.37" x 1.26"

Ballasted Roof Mounted Racking System:
 Type: Panel Claw Polar Bear® III
 Wind Rating of Mounting System: 120 mph
 Total Dead Load of Solar Array: 6 to 8 psf

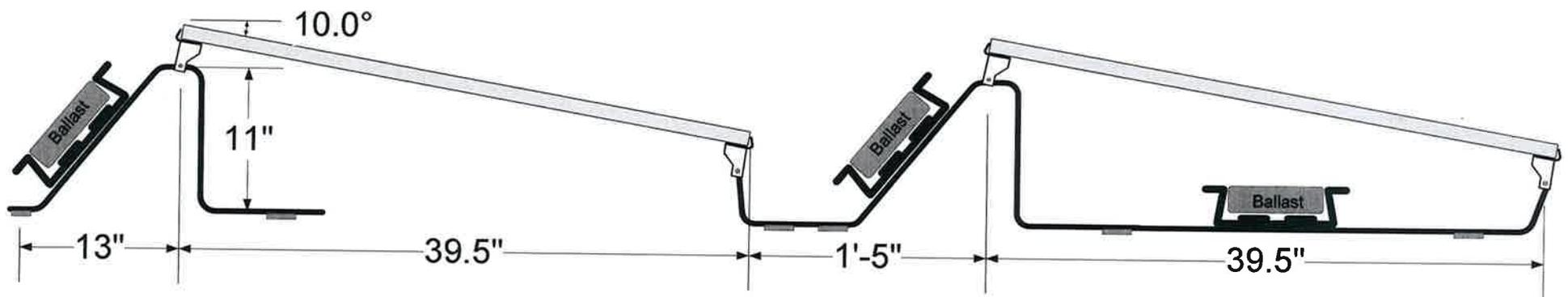
Array Tilt: 10°; Array Azimuth: 185°
 Inter-Row Spacing: 1'-6"
 Setback from Roof Edge: 10'-0"
 Building Height: 65'-0"
 Roof Material: Roof Membrane



40.80 kW_{DC} Solar Photovoltaic System – Roof Layout

Fort Andross Mill Business Center
14 Maine St, Brunswick ME 04011

DATE 6/29/2015	DRAWN BY L.Brostek	PAGE 2 of 3	DWG# 1 Rev. 0
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142 Presumpscot Street
Portland, ME 04103

Side View, Panel Claw Ballasted Roof Mount System

Fort Andross Mill Business Center
14 Maine St, Brunswick ME 04011

DATE 6/29/2015	DRAWN BY L. Brostek	PAGE 3 of 3	DWG# 1	Rev. 0
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Technical Preservation Services

National Park Service
U.S. Department of the Interior



[Home](#) > [Sustainability](#) > [New Technology](#) > Solar Panels

Solar Panels on Historic Properties

[Overview](#)

[On a New Addition](#)

[On a Flat Roof](#)

[Pole-Mounted Array](#)

[On a Low-Slope Gable](#)

[On a Cross Gable](#)

[On a Rear Porch Roof](#)

[Avoided Impact](#)

Additional examples will be added to this site over time, so please check back to see more installations of solar panels on historic properties.



Installing Solar Panels and Meeting the Secretary of the Interior's Standards

Solar panels installed on a historic property in a location that cannot be seen from the ground will generally meet the *Secretary of the Interior's Standards for Rehabilitation*. Conversely, an installation that negatively impacts the historic character of a property will not meet the *Standards*. But what about the grey area between out-of-sight and obviously obtrusive installations?

Although every project is different and must be evaluated on its own merit, the National Park Service has developed this guidance on how to apply the *Standards* to the installation of solar panels.



This "invisible" installation of solar panels on a historic industrial building—hidden behind a low parapet—meets the *Standards for Rehabilitation*.

First Example



This installation negatively impacts the character of this mid-twentieth century house and does not meet the *Standards*.



EXPERIENCE YOUR AMERICA™

Technical Preservation Services

National Park Service
U.S. Department of the Interior



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Solar Panels on Historic Properties

[Overview](#)

[On a New Addition](#)

[On a Flat Roof](#)

[Pole-Mounted Array](#)

[On a Low-Slope Gable](#)

[On a Cross Gable](#)

[On a Rear Porch Roof](#)

[Avoided Impact](#)

Additional examples will be added to this site over time, so please check back to see more installations of solar panels on historic properties.



Left, solar panels create a new sawtooth feature on the roof of a historic hotel. Right, after lowering the angle of the panels, they are no longer visible from this vantage point.

Old Hilton Hotel, New Mexico

In this project, solar panels were installed on the rooftop of a historic hotel building that is a large and prominent landmark in the community. Initially, the panels were set at an angle that created a new sawtooth feature that detracted from the roofline and distinctive cornice detail. Because this building can be seen from many vantage points and from some distance, the addition of the panels had a significant impact on the building. As a result, the angle of the panels was changed to reduce their prominence. Though still visible from some locations, the sawtooth effect has been eliminated and the decorative cornice remains the dominant feature of the roofline.



The original angle of the solar panels (left) was lowered (right) to maintain the prominence of the roofline and cornice. Only the very top of the panels can still be seen.

Next Example



EXPERIENCE YOUR AMERICA™

Anna Breinich

From: Anna Minckler <anna@revisionenergy.com>
Sent: Wednesday, April 13, 2016 10:15 AM
To: Anna Breinich
Cc: Julie Erdman
Subject: Re: Village Review Board
Attachments: IMG_3276 (1).jpg

Hi Anna,

I will send in the \$50 application fee today. One will not be able to see the panels that we are installing from the street (even at a distance), so if we put together a rendering for you it would just be a picture of the building. The panels will be a maximum of 14 inches off the rooftop (a 10 degree angle) and will have a 10 foot setback from the edges of the roof. The building is over 65 feet tall. I have attached a picture of a very similar installation, and you can see that the other objects on the roof are much higher than the panels. For this reason, I don't think that a rendering of the street view from either Brunswick or Topsham Main Street would be worthwhile as you will not be able to see anything. Let me know if this is acceptable, thanks!

Sunny Regards,

Anna Minckler
ReVision Energy, a Certified B Corp
(207) 221-6342 (office)
Portland, Maine Branch Office

On Tue, Apr 12, 2016 at 3:01 PM, Anna Breinich <abreinich@brunswickme.org> wrote:

Hi Anna,

This application will be reviewed by the Village Review Board at the Chair's request. I will need additional images showing the proposed rooftop installation at a distance (from Maine Street, Brunswick and Main Street, Topsham). We will also need the review fee of \$50 submitted as soon as possible.

Thanks,

Anna

Anna Breinich, FAICP

Director of Planning and Development

Town of Brunswick

85 Union Street

Brunswick, ME 04011

[\(207\) 725-6660, ext. 4020 \(v\)](tel:(207)725-6660)

[\(207\) 725-6663 \(f\)](tel:(207)725-6663)

[\(207\) 504-0549 \(c\)](tel:(207)504-0549)

abreinich@brunswickme.org

www.brunswickme.org

From: Anna Minckler [mailto:anna@revisionenergy.com]

Sent: Monday, April 04, 2016 2:27 PM

To: Julie Erdman; Anna Breinich

Subject: Village Review Board

Hi Julie and Anna,

We are doing a solar panel installation on the Waterfront, Maine building at 14 Maine Street in Brunswick. I have attached the village review application and a view of the panels from above. The roof of the building is flat, so you cannot see the panels from the street. Thank you!

Sunny Regards,

Anna Minckler

ReVision Energy, a Certified B Corp

[\(207\) 221-6342 \(office\)](tel:(207)221-6342)

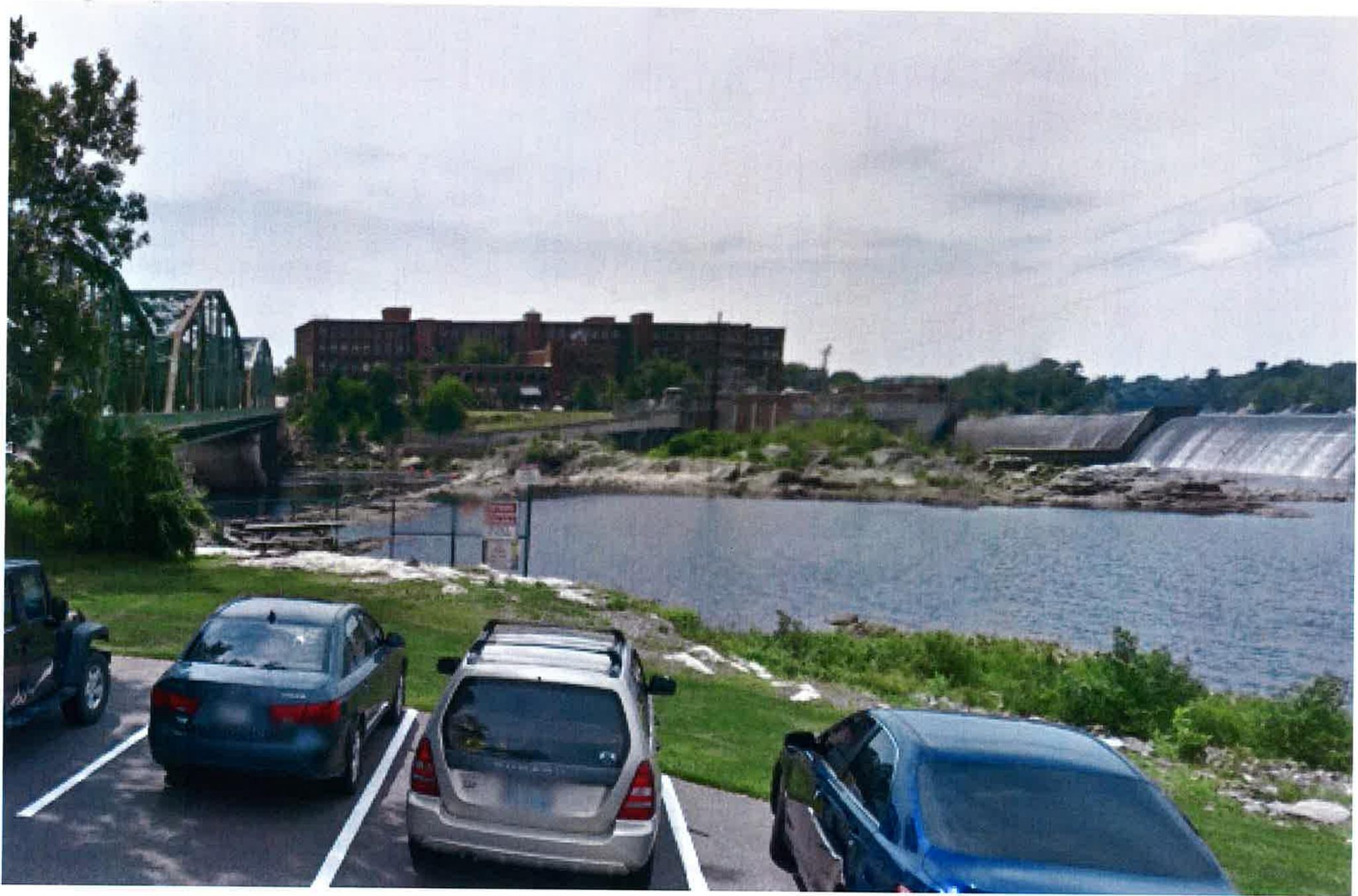
Portland, Maine Branch Office













MEZA



**Draft Findings of Fact
17 Bow Street
Request for Certificate of Appropriateness for Demolition
Village Review Board
Review Date: April 26, 2016**

Project Name: Demolition of an Existing Noncontributing Resource
Case Number: VRB - 16-014
Tax Map: Map U14, Lot 133
Applicant: Dan Jacques *for*
Waterfront Maine
14 Maine Street, Box 15
Brunswick, ME 04011
207-522-4133

Project Property Owners: Same as above

PROJECT SUMMARY

The applicant/owner, Waterfront Maine, is requesting a Certificate of Appropriateness for the demolition of a former restaurant at 17 Bow Street, a noncontributing resource, age unknown. An expansion of the existing parking lot for the Cabot Mill complex is proposed in its place. The application as submitted contains photographs documenting current structural conditions and a letter from the applicant.

The proposed project is located in the Town Center 2 (TC2) Zoning District and the Village Review Overlay Zone, and will require a demolition and change of use permits.

The following draft Findings of Fact for a Certificate of Appropriateness for Demolition is based upon review standards as stated in Section 216.9 of the Brunswick Zoning Ordinance.

216.9 Review Standards

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.** *Based on submitted photos, it appears that the existing vacant noncontributing resource, visible from Route 1 entrance ramp as well as Fort Andross, is in need of significant repair. A number of restaurants and retail uses have occupied the structure, none remaining more than a few years at a time, possibly due to its out-of-the-way location. The replacement use, the expansion of the Cabot Mill complex parking lot, would be an appropriate reuse.*

D. Demolition and Relocation

- 1. Demolition or partial demolition or relocation of a contributing or, if visible from a public right-of-way, a noncontributing resource, excluding incidental or noncontributing accessory buildings and structures located on the same property,**

shall be prohibited unless the application satisfies at least one of the following criteria. *As stated previously, the noncontributing resource located onsite is proposed for demolition as part of the reuse of this property. Ordinance criteria are satisfied as follows:*

- a. The structure poses an imminent threat to public health or safety.** *The structure does not pose an imminent threat to public health or safety and does not meet this criterion.*
 - b. The condition of the structure is such that it cannot be adapted for any other permitted use, whether by the current owner or by a purchaser, resulting in a reasonable economic return, regardless of whether that return represents the most profitable return possible, provided that the applicant can document he/she has not contributed significantly to the deterioration of the structure.** *As evidenced by the photos attached, it appears that the noncontributing structure is in need of significant repair. Based on code enforcement property files, the former owner did minimal repairs (electrical) in 2005 with additional exterior work (ADA-compliant ramp) and interior remodeling completed in 1999. The present owner purchased the property in 2015, stating in their attached letter, that the structure has "some visible structural issues." It further states that due to the capital required to refurbish the property, it can be concluded that the structure is not economically feasible as a restoration project.*
 - c. An opinion shall be provided from an architect, licensed engineer, developer, real estate consultant or appraiser or from a professional experienced in historic rehabilitation, as to the economic feasibility for restoration, renovation, or rehabilitation of the contributing resource versus demolition or relocation of same.** *Not a contributing resource.*
 - d. The proposed replacement structure or reuse of the property is deemed to be as appropriate and compatible with the existing streetscape and surrounding contributing resources.** *The proposed reuse is an expansion of a heavily used large parking lot owned by Waterfront Maine for use by tenants and patrons of Fort Andross. As this structure is a noncontributing resource in need of significant repairs, the proposed reuse would be appropriate and compatible with the streetscape. A change of use permit will be required which will address ingress and egress issues as well as lighting so as not to negatively affect the neighboring apartment units.*
- 2. Demolition, partial demolition or relocation of a noncontributing resource visible from a public right-of-way, shall be approved by the Village Review Board if it is determined that the proposed replacement structure or reuse of the property is deemed more appropriate and compatible with the surrounding contributing resources than the resource proposed for demolition.** *If the Board deems the proposed reuse to be more appropriate and compatible with the surrounding contributing resources than the noncontributing resource proposed for demolition, a Certificate of Appropriateness for Demolition should be approved.*

**DRAFT MOTIONS
17 BOW STREET
REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION
VILLAGE REVIEW BOARD
REVIEW DATE: APRIL 26, 2016**

- Motion 1:** That the Certificate of Appropriateness application is deemed complete.
- Motion 2:** That the Board approves the Certificate of Appropriateness for demolition of the noncontributing resource located at 17 Bow Street as outlined in the application 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.

Received: 4/10/16
By: AG

VRB Case #: 16-04

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: WATERFRONT MAINE
Address: 14 MAINE STREET, BOX 15
BOWENSVILLE, ME
Phone Number: _____

2. Project Property Owner:

Name: SAME
Address: _____
Phone Number: _____

3. Authorized Representative: (If Different Than Applicant)

Name: BAN JACQUES
Address: _____
Phone Number: 522-4133

4. Physical Location of Property Being Affected:

Address: 17 BOW STREET

5. Tax Assessor's Map # U 14 Lot # 133 of subject property.

6. Underlying Zoning District TC 1

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): DEMOLITION OF STRUCTURE

Applicant's
Signature



**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. N/A
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. photos
6. A site plan which shows the relationship of the changes to its surroundings. photos

This application was Certified as being complete on 4/9/16 (date) by AMS of the Department of Planning and Development.

THIS APPLICATION WAS:

- Granted**
- Granted With Conditions**
- Denied**
- Forwarded to Village Review Board**
- Dem. **Building Permit Required**
- Building Permit NOT Required**

Applicable Comments: _____

Anna McKeenich
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 Waterfront Maine, relating to property designated on Assessors Tax Map # U14 as Lot # 133 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

"Change of Use" Permit - (Rest. → parking lot)
Demo Permit - (Asbestos mitigation)

Signed: _____



Date: _____

4/19/16

MHPC USE ONLY

[Empty box for MHPC use only]

INVENTORY NO. _____

MAINE HISTORIC PRESERVATION COMMISSION Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): _____

2. PROPERTY NAME (OTHER): _____

3. STREET ADDRESS: 12 Bow St.

4. TOWN: Brunswick

5. COUNTY: Cumberland

6. DATE RECORDED: 2005

7. SURVEYOR: _____

8. OWNER NAME: _____

ADDRESS: _____

9. PRIMARY USE (PRESENT):
- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| <input type="checkbox"/> SINGLE FAMILY | <input type="checkbox"/> AGRICULTURE | <input checked="" type="checkbox"/> COMMERCIAL/TRADE 200 | <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 1/1

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 type="checkbox"/> ITALIANATE | <input type="checkbox"/> ROMANESQUE | <input type="checkbox"/> BUNGALOW | <input checked="" type="checkbox"/> VERNACULAR |
| <input type="checkbox"/> SECOND EMPIRE | <input type="checkbox"/> HIGH VIC. GOTHIC | OTHER _____ | |

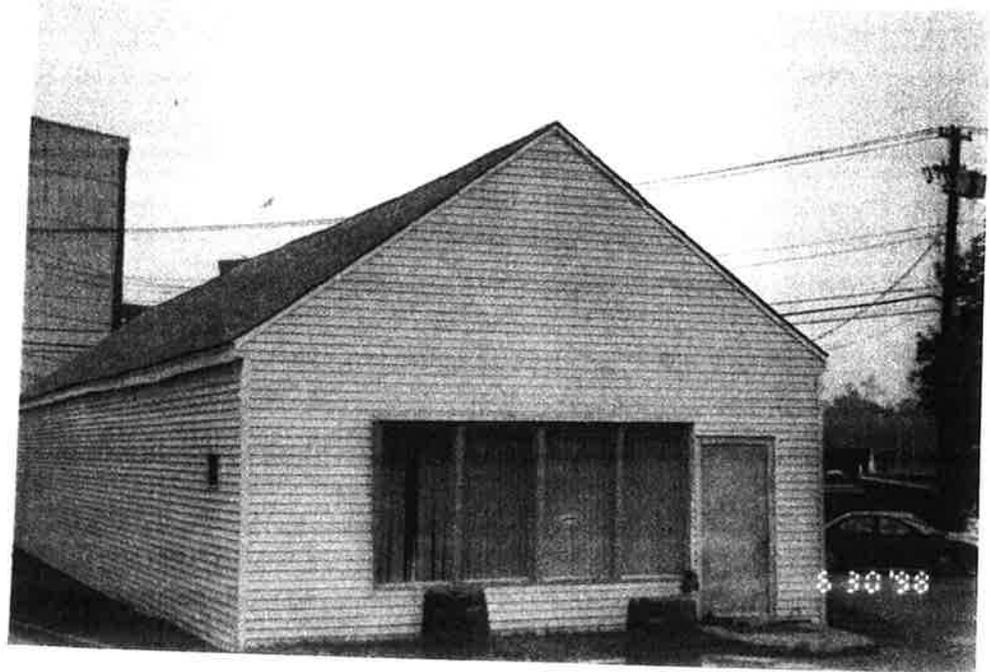
12. OTHER STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| <input type="checkbox"/> COLONIAL | <input type="checkbox"/> STICK STYLE | <input type="checkbox"/> NEO-CLASSICAL REV. | <input type="checkbox"/> FOUR SQUARE |
| <input type="checkbox"/> FEDERAL | <input type="checkbox"/> QUEEN ANNE | <input 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 | 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 FULL WIDTH ENGAGED WRAPAROUND ONE STORY SLEEPING PORCH MORE THAN ONE STORY SECONDARY PORCH
17. PLAN: HALL AND PARLOR BACK HALL 1/2 CAPE IRREGULAR CENTRAL HALL OTHER _____ SIDE HALL
18. PRIMARY STRUCTURAL SYSTEM: TIMBER FRAME CONCRETE FRAME CONSTRUCTION - TYPE UNKNOWN BRACED FRAME STEEL BRICK LOG OTHER _____ STONE PLANK WALL BALLOON FRAME PLATFORM FRAME
19. CHIMNEY PLACEMENT: INTERIOR OTHER _____ INTERIOR FRONT/REAR CENTER INTERIOR END EXTERIOR
20. ROOF CONFIGURATION: GABLE SIDE GAMBREL COMPOUND GABLE FRONT PARAPET GABLE OTHER _____ HIP SHED MANSARD CROSS FLAT GABLE
21. ROOF MATERIAL: WOOD _____ METAL _____ TILE _____ SLATE _____ ASPHALT ASBESTOS _____
22. EXTERIOR WALL MATERIALS: CLAPBOARD LOG GRANITE OTHER _____ BRICK PRESSED METAL ASBESTOS _____ FLUSH SHEATHING CONCRETE TERRA COTTA _____ WOOD SHINGLE STUCCO BOARD AND BATTEN STONE ASPHALT ALUMINUM/VINYL
23. FOUNDATION MATERIAL: FIELDSTONE OTHER _____ BRICK WOOD CONCRETE GRANITE ORNAMENTAL CONC. BLOCK
24. OUTBUILDINGS/FEATURES: CARRIAGE HOUSE BARN (DETACHED) GARAGE FENCE OR WALL FORMAL GARDEN OTHER _____ CEMETERY LANDSCAPE/PLANT MAT. BARN (CONNECTED) ARCHAEOLOGICAL SITE

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: _____ 26. ESTIMATED DATE OF CONSTRUCTION: _____
27. DATE MAJOR ADDITIONS/ALTERATIONS: _____
28. ARCHITECT: _____ 29. CONTRACTOR: _____
30. ORIGINAL OWNER: _____
31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____
32. CULTURAL/ETHNIC AFFILIATION: ENGLISH EAST EUROPEAN FRENCH ACADIAN IRISH NATIVE AMERICAN OTHER _____ SCOTTISH FRENCH CANADIAN
33. HISTORIC CONTEXT(S): COMMERCE RELIGION ART, LIT, SCIENCE INDUSTRY CIVIC AFFAIRS SOCIAL TRANSPORTATION RECREATION AGRICULTURE HABITATION MILITARY EDUCATION
34. COMMENTS/SOURCES: _____

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 #: _____

REVIEWER: _____

DATA SOURCE: L HD E NE ND HPF CLG R&C STAFF STATE SURVEY OTHER _____ LEVEL OF SURVEY: R I

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 17 Bow
.....
County City/Town Street Address and Number

Name of Building/site: **COMMON:** Grace Bretheren Church
.....
Common and/or Historic

Approximate Date: Style:

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: Organization: Date:

Rating:

Historic Significance to the Community:

.....

.....

(For Additional Information - Use Reverse Side)



HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 15 Bow
.....
County City/Town Street Address and Number

Name of Building/site:
Common and/or Historic

Approximate Date: Style:

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: Organization: Date:

Rating:

Historic Significance to the Community:

.....

.....

(For Additional Information - Use Reverse Side)





April 13, 2016

Julie Erdman
Town of Brunswick
85 Union Street
Brunswick, Maine 04011

Dear Julie, enclosed please find our response with additional material for the demolition permit submitted earlier this month & for the Village Review Zone approval.

For several years, the property has been vacant & in disrepair; as a result, we purchased the property from the former owner.

During a site visit recently with Carl Adams & Deputy Chief Emerson, it was noted that the building is in very rough shape & has some visible structural issues.

We have attempted to professionally market the space for either a new restaurant or other user for over a year since acquiring the property. Due to the existing building conditions & the amount of capital required to refurbish the property for restaurant, office or retail use, there have been no interest parties. As a result, we have concluded that the structure is not economically feasible for us as a restoration project.

We believe that the building is not a contributing resource to the neighborhood or a compatible structure with the neighboring properties.

We consider the building to be a safety hazard for the numerous cars that are exiting the street & on to the Route 1 southbound ramp.

The immediate plans for the area, after demo work is completed, will be to expand the available parking for the Fort Andross Mill Complex.

We have included some photos to illustrate the existing conditions & will look for a prompt approval to continue with the demolition plans.

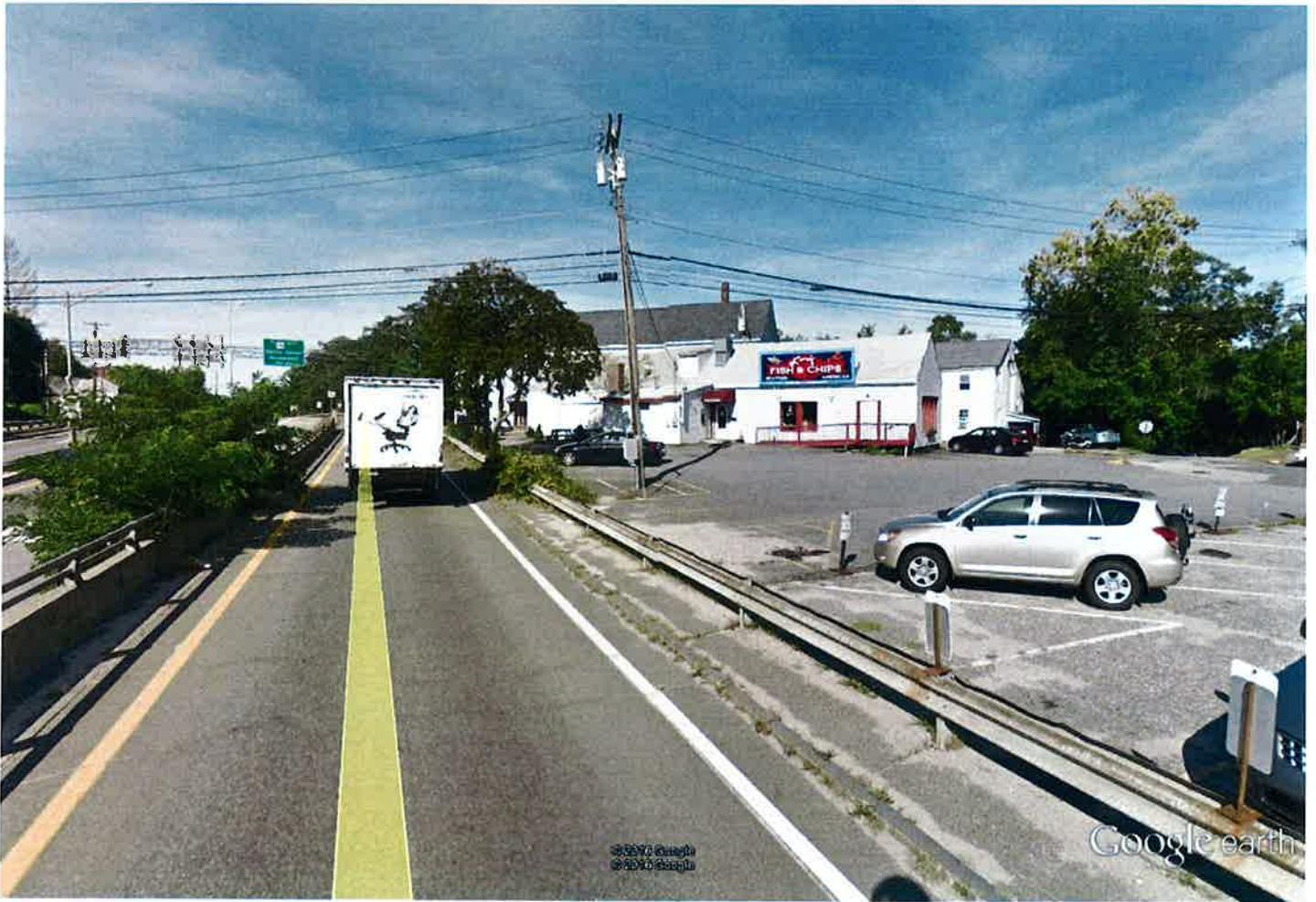
Sincerely,

Dan Jacques
Waterfront Maine

Waterfront Maine
14 Maine Street
Brunswick, Maine 04011

Brunswick, ME: 207-729-7970

New York, NY: 212-695-8090



Google earth

feet 10
meters 3





Google earth

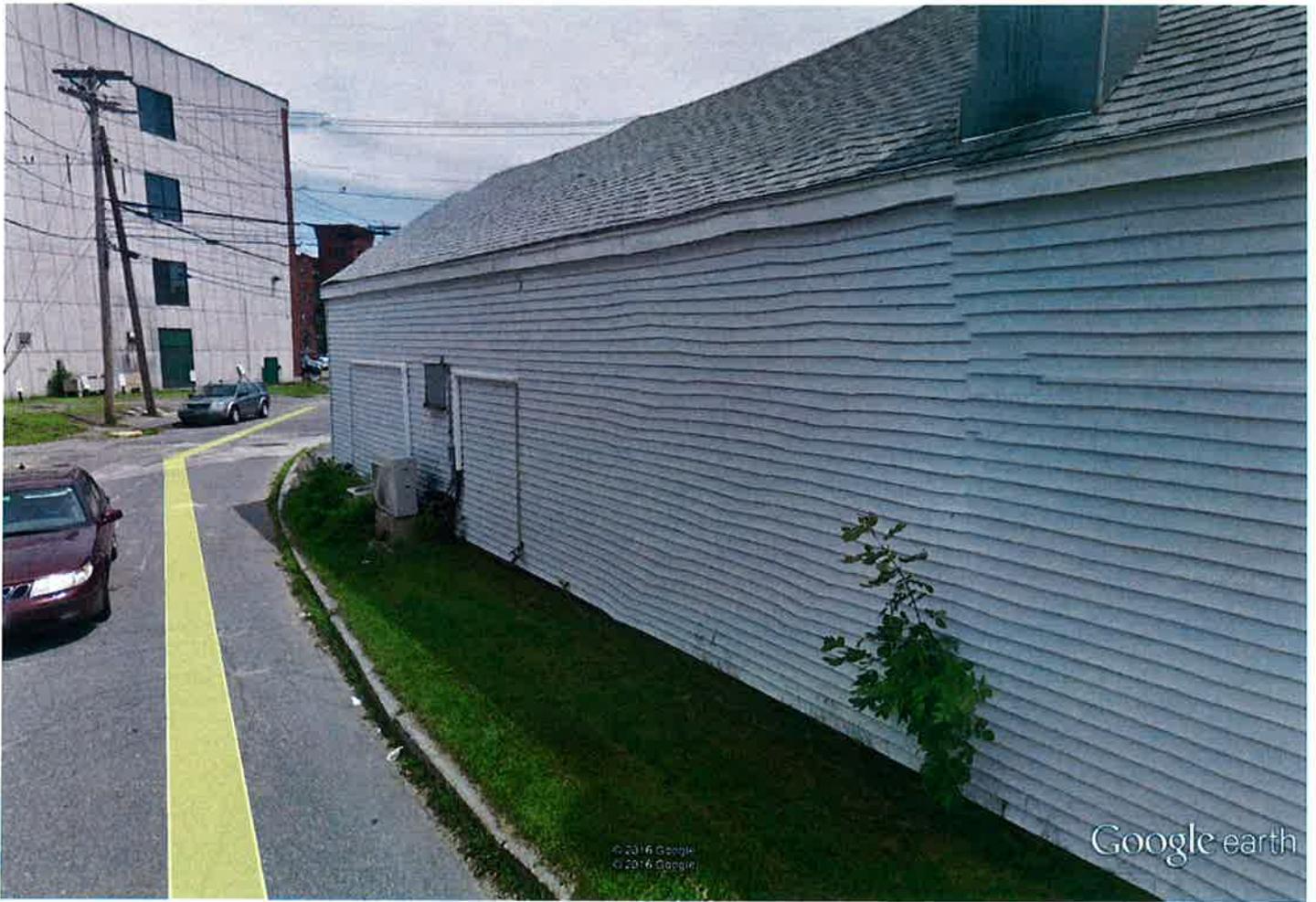




Google earth

Google earth





Google earth



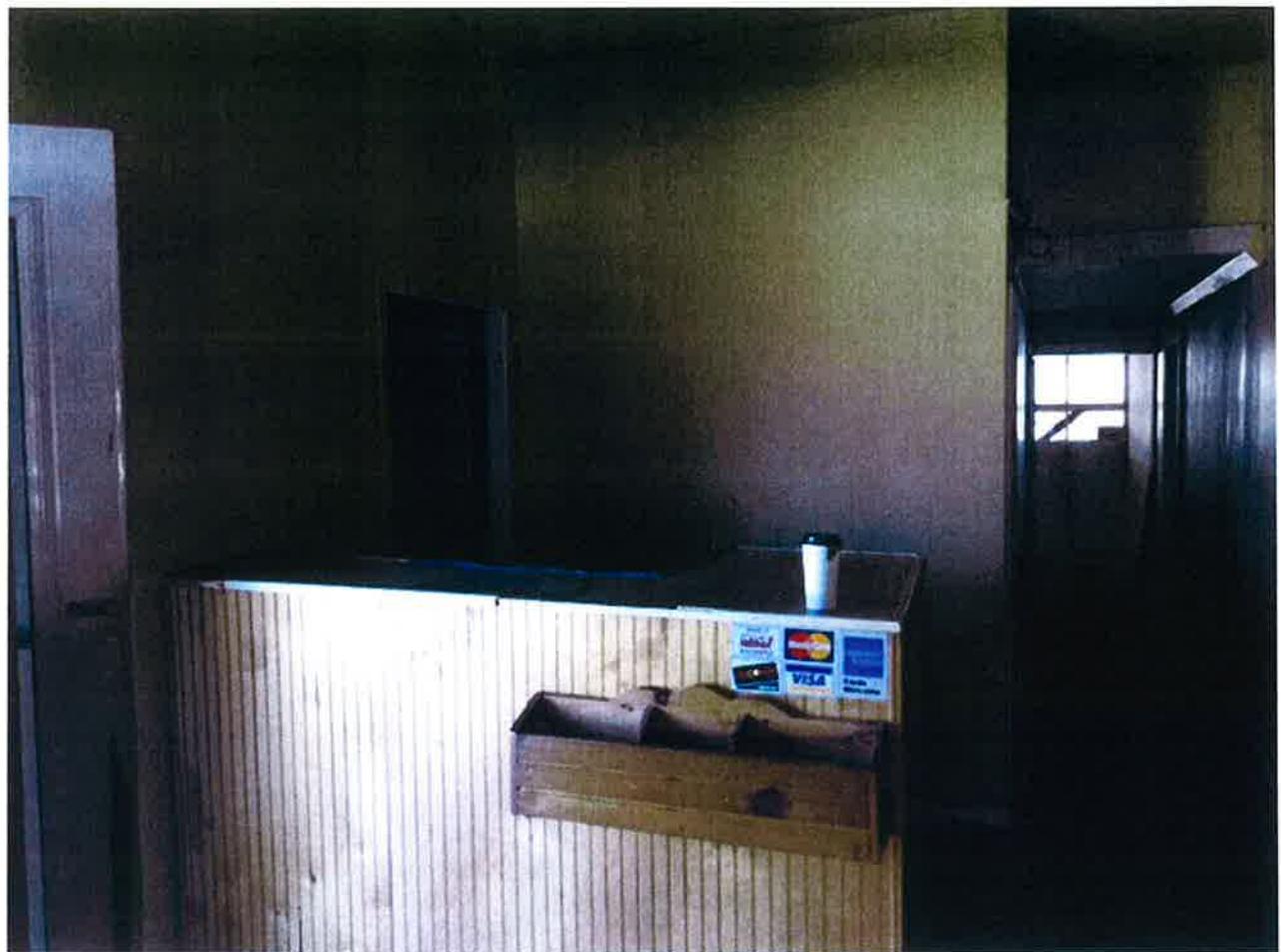
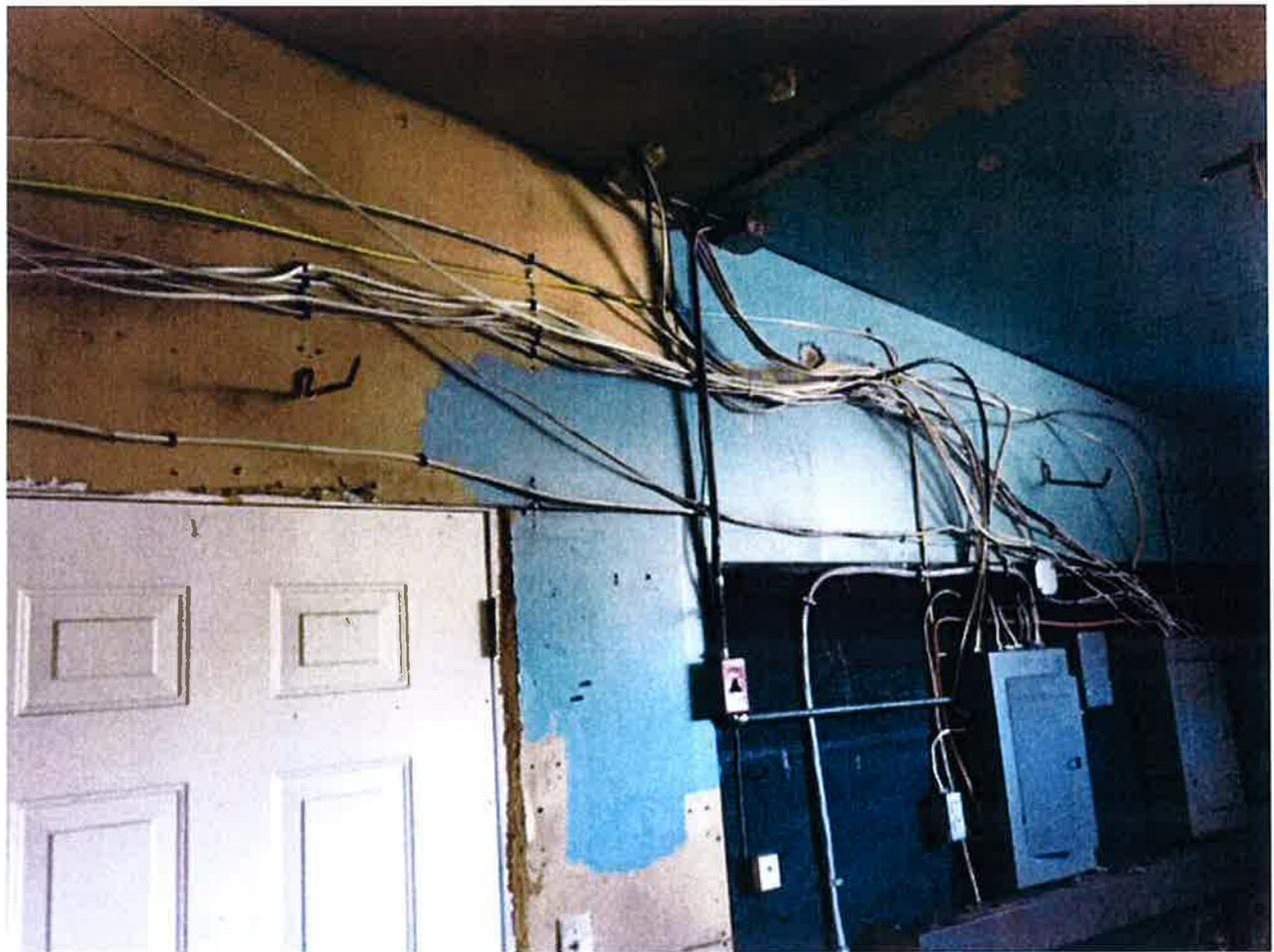


Google earth

feet
meters











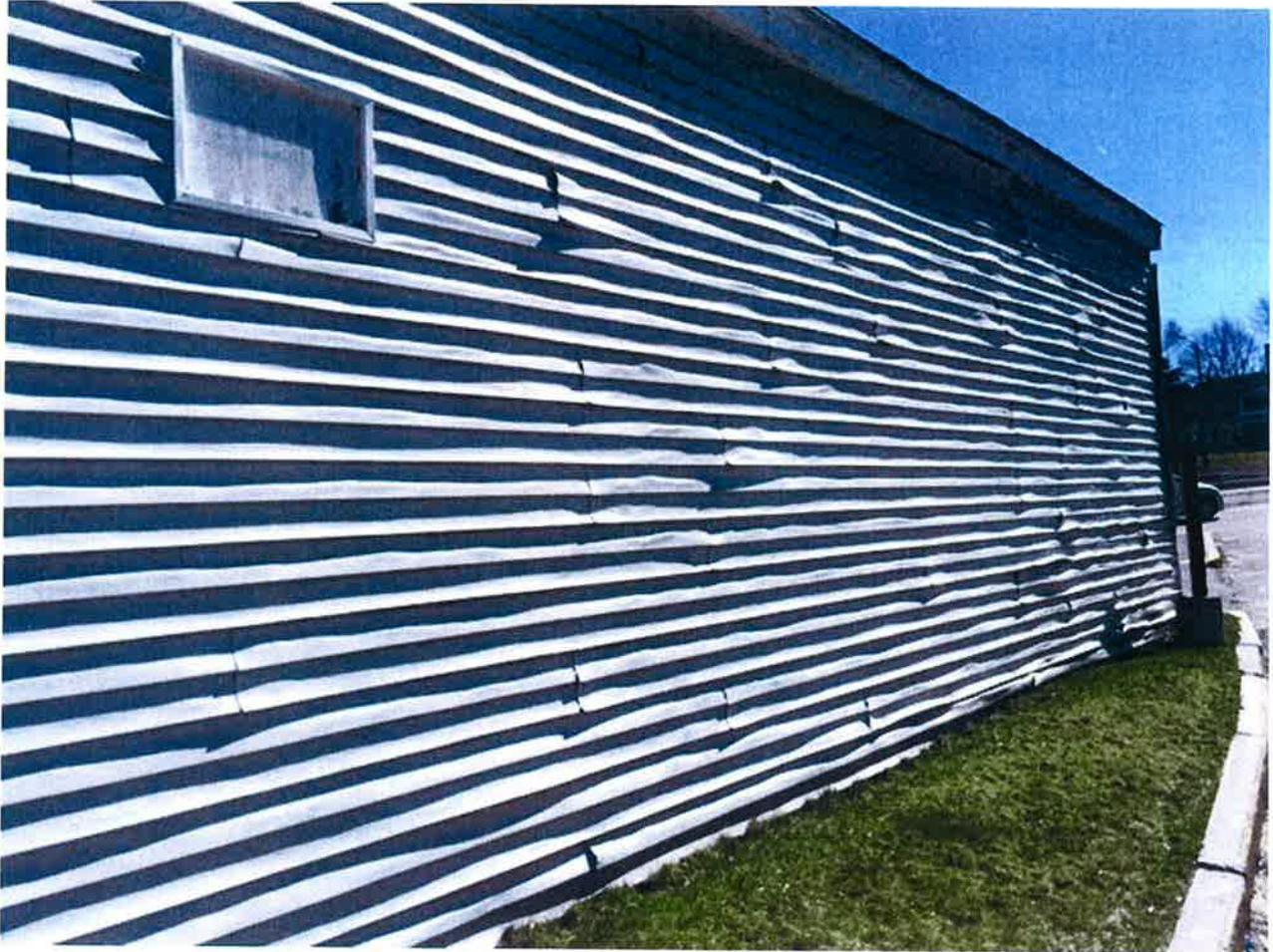


















**Draft Findings of Fact
34 School Street
Request for Certificate of Appropriateness for Structural Alterations
Village Review Board
Review Date: April 26, 2016**

Project Name: Attached Barn/Garage Conversion to Apartment
Case Number: VRB -16-015
Tax Map: Map U8, Lot 28
Applicant/Property Owner: Theodore A. Perry
34 School Street
Brunswick, ME 04011
207-406-4381

PROJECT SUMMARY

The applicant/property owner is requesting a Certificate of Appropriateness for alterations to the existing rear barn/garage attached to his residence to convert the barn/garage to an accessory apartment. Alterations include the replacement of a wooden sliding door with two windows, installation of a new entryway including steps, and additional windows. Photos of existing conditions, replacement designs and sample materials are provided in the application packet.

The contributing property is located at 34 School Street, in the Town Residential 4 (TR4) Zoning District and Village Review Overlay Zone. Major renovations to the structure were approved by the Village Review Board in 2003.

The following draft Findings of Fact for a Certificate of Appropriateness is based upon review standards as stated in Section 216.9 of the Brunswick Zoning Ordinance.

216.9 Review Standards

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. *Per the submitted application, the proposed alterations are consistent with the Village Review Zone Design Guidelines and are in keeping with the original architectural elements of the structure. Material samples for windows, trim, and doors are consistent with those used during the major renovation of the structure approved by the Village Review Board in 2003. Specifications and images of the windows, door and trim are provided.***

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. *The proposed windows and entryway will be of the same style previously approved by the Board and as existing on the main structure. The original wooden clapboard siding will be retained and painted. All alterations as proposed will have minimal effect on the historic integrity of the contributing resource.***

- b. Alterations shall remain visually compatible with the existing streetscape. *As stated above, the alterations will enhance the historic integrity of the structure and remain visually 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. *As proposed, no distinctive historic and architectural character-defining features will be affected by the proposed alterations.*
- d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources. *New entryway is visually compatible to the surrounding contributing resources.*
- 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. *None proposed.*
 - 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. *Clapboard siding will be retained and painted.*
 - 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
34 School Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: April 26, 2016**

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

Motion 2: That the Board approves the Certificate of Appropriateness for structural alterations to convert the existing barn/garage to an accessory apartment 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.

Received: 4/12/16
By: AS

VRB Case #: 16-015

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Theodore A. Perry
Address: 34 School Street
Brunswick 04011
Phone Number: 207 406-4381

2. Project Property Owner:

Name: Theodore A. Perry
Address: 34 School Street
Brunswick 04011
Phone Number: 207-406-4381

3. Authorized Representative: (If Different Than Applicant)

Name: n/a
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 34 School St.

5. Tax Assessor's Map # 408 Lot # 028 of subject property.

6. Underlying Zoning District TR4

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):

Please see attached sheet

Applicant's Signature

Theodore A. Perry

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 Theodore Perry, relating to property designated on Assessors Tax Map # U08 as Lot # 028 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: - Accessory Apt shall meet criteria found in Section 306.1 of Brunswick Zoning Ordinance
- Construction Permits required

Signed: [Signature]
Date: 4/21/16

Theodore A. Perry, 34 School Street, Brunswick ME 04011

TO: Village Review Board, Town of Brunswick

Application for renovations at 34 School Street, Item #7

Purpose: conversion of former barn/garage into mother-in-law apartment.

This dilapidated and unoccupied structure, formerly used as a barn and then a garage, is to be converted into a mother-in-law dwelling.

All original external features of the structure are to be retained.

Minor exceptions and improvements are the following:

On the **western or garden side**, which is the main access to the lovely garden and street:

- a) the sliding barn door is to be replaced by two windows, in conformity with the style of the attached main house.
- b) an access door (replacing the barn door) is to be installed
- c) appropriate windows are to be installed upstairs, all in conformity to existing style.
- d) the current steps leading to the barn door are to be extended in order to enable access to the front door.

On the **eastern and southern sides**, appropriate windows are to be installed and/or relocated in order to provide more natural daylight.

Originally used as a barn for animals and then a garage for vehicles, this structure already furthered its ongoing transformation to include human dwellers, as evidenced by its own chimney, outhouse, and electricity. I wish to pursue this evolution by making it more humanly habitable. The apartment will be renovated for my recently widowed mother-in-law. As the years go by it would also allow my wife and me to age in place, in the town where I studied and which we both love.

Respectfully,

Theodore A. Perry, owner
34 School Street
Brunswick 04011
tel: (207) 406-4381

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 34 School
 County City/Town Street Address and Number

Name of Building/site: historic: bet. 1876-1881 res. of Edwin M. Stone,
 Common and/or Historic joiner.

Approximate Date: bet. 1876-1881 Style: Italianate massing, windows,
 door hood supports

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

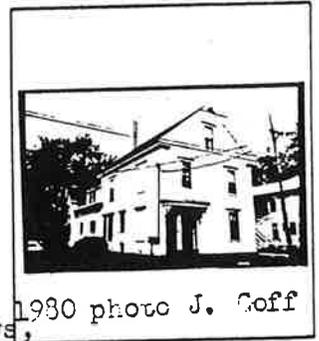
Endangered: No Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey Date: 1980: Aug. 1982

Rating:

Historic Significance to the Community: (Deed 218:185 indicates Edwin M. Stone was a joiner by trad

(For Additional Information - Use Reverse Side)



34 School

Maps: 1871 = non-existent
 1910 #34 = E.P. Weatherell

Deeds: 432:121 Brunswick Savings Institution to Edwin M. Stone \$300 lot 9/2/1876
 4r front, DBBlethen to west.
 480:220 EMS to Milbury Nowell \$950 mort. w/ buildings 10/31/1882 cites 432:121
 554:158 EMS to Frank P. Weatherill \$2050 10/24/1888

Directories: 1910: Frank P. Weatherill, travelling salesman, h. 34 School
 Miss Edith H. Weatherill... 34 School
 Edward H. Weatherill, Bowdoin College student, 34 School.

- 1917: vacant
- 1922: George J. Tondreau
- 1924-1936 Albert Brilliant
- 1938-1940 Miss Janet C. Young
- 1940-1949: John B. Davis
- 1951: Napoleon Guinard
- 1953: Paul B. Houser
- 1955: Laurent L. Carrier
- 1958: James L. Hoover
- 1961: William E. Staples
- 1963: Evelyn Loner
- 1965: William Perry
- 1871-1875 Alston Stone
- 1876: Ebenezer Davis

Warranty Deed

{Statutory Short Form}

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that **AMY B. RUSSELL AND MICHAEL S. SANDERS**, of Brunswick, Maine, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by **THEODORE A. PERRY**, of Hartford, Connecticut, the receipt whereof is hereby acknowledged, do hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto the said **THEODORE A. PERRY**, his heirs and assigns forever, with Warranty Covenants, as follows:

A certain lot or parcel of land together with any buildings and improvements thereon situated at 34 School Street, so-called, in the Town of Brunswick, County of Cumberland and State of Maine and being all that property described on the attached Exhibit A.

Meaning and intending to convey, and hereby conveying, all that property described in a deed from Mary Ellen Davis Nesbit to Amy B. Russell and Michael S. Sanders, dated July 30, 1999 and recorded in the Cumberland County Registry of Deeds at Book 14945, Page 274.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **THEODORE A. PERRY**, his heirs, successors and assigns, to their own use and behoof forever.

IN WITNESS WHEREOF, **AMY B. RUSSELL AND MICHAEL S. SANDERS** have hereunto placed their hand and seal this 12 day of June 2014.

Loretta J. Old to both
Witness

Amy B. Russell
Amy B. Russell

Witness

Michael S. Sanders
Michael S. Sanders

STATE OF MAINE
COUNTY OF SAGadahoc

June 12, 2014

Then personally appeared the above named Amy B. Russell and Michael S. Sanders and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Nicole L. Chipman
Notary Public/Attorney at Law

NICOLE L. CHIPMAN
Notary Public-State of Maine
My Commission Expires August 9, 2019

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated at School Street, so-called, in the Town of Brunswick, County of Cumberland and State of Maine, bounded and described as follows:

Bounded westerly by land now or formerly of Omer D. Tondreau, northerly by said School Street, easterly by land now or formerly of A.F. Brehaut and southerly by land now or formerly of one Mrs. Dennett and one Cook.

Reference is made to a deed from Mary Ellen Davis Nesbit a/k/a Mary Ellen Nesbit to Amy B. Russell and Michael S. Sanders dated July 30, 1999 and recorded in the Cumberland County Registry of Deeds at Book 14945, Page 274.

Received
Recorded Register of Deeds
Jun 16, 2014 01:54:35P
Cumberland County
Pamela E. Lovley

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
PERRY, THEODORE A					1 Urban	Description	Code	Appraised Value	Assessed Value
34 SCHOOL ST						RESIDENTL	1010	148,300	148,300
BRUNSWICK, ME 04011						RES LAND	1010	22,400	22,400
Additional Owners:		SUPPLEMENTAL DATA				Total 170,700 170,700			
Other ID: U08-028-000-000		Park ID							
Type 1		# Of Units							
Use 16		File TG Date							
Special Cond		Status							
Mobile Home		Subdivision							
Moho Serial		ASSOC PID#							
GIS ID:									

3203
 BRUNSWICK, ME
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)					
PERRY, THEODORE A		31566/ 185	06/12/2014	Q	I	415,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
SANDERS, MICHAEL S & RUSSELL, AMY B JT		14945/ 274	07/30/1999	Q	I	115,000	00	2015	1010	148,300	2014	1010	148,300
								2015	1010	22,400	2014	1010	22,400
											2013	1010	22,400
								Total:		170,700	Total:		170,700

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount
2016	50	HOMESTEAD	10,500.00				
Total:			10,500.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
NBHD/ SUB	NBHD Name	Street Index Name	Tracing
0001/A			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	148,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	22,400
Special Land Value	0
Total Appraised Parcel Value	170,700
Valuation Method:	C
Exemptions	10,500
Adjustment:	0
Net Total Appraised Parcel Value	160,200

BUILDING PERMIT RECORD							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.
F6828	10/26/2012	FD	Fire Dept Perm	0		0	10/26/2012
F6820	09/25/2012	FD	Fire Dept Perm	0		0	09/25/2012
EL11713	07/01/2008	RS	Residential	0		0	
B12527	06/30/2008	RS	Residential	50,000		0	
PL8216	06/26/2008	RS	Residential	0		0	
E10509	07/01/2005	EL	Electric	0		0	
B11213	06/01/2005	RE	Remodel	0		0	

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION														
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.
1	1010	Single Family					0.12 AC	25,000.00	1.0000	5	1.0000	1.00		0.00 HL

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod	MHD			
Model	01		Residential	MHP			
Grade	12		B-5				
Stories	2						
Occupancy	1						
Exterior Wall 1	26		Aluminum Sidng				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2	03		Plastered				
Interior Flr 1	14		Carpet				
Interior Flr 2	12		Hardwood				
Heat Fuel	02		Oil/Gas				
Heat Type	05		FHW				
AC Type	01		None				
Total Bedrooms	05		5 Bedrooms				
Total Bthrms	2						
Total Half Baths							
Total Xtra Fixtrs	1						
Total Rooms	10						
Bath Style	02		Average				
Kitchen Style	02		Average				
Cabinets	01		Hardwood				
Cabinet Finish	01		Varnish				

TQS	17	FOP	11
BAS			10
		BAS	11
			14
UAT			
FUS			
BAS			
UBM			
			30
			24

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BRN5	BARN 2 STY			L	468	19.50	1865	C		A	80	0
SHD1	SHED 1 STY			L	80	8.00	2004			A	80	0

dam

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION

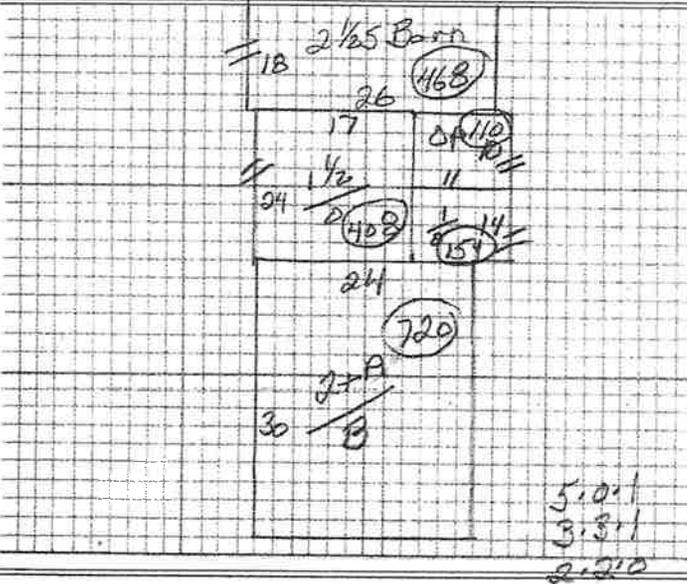
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,282	1,282			
FOP	Open Porch	0	110			
FUS	Upper Story, Finished	720	720			
TQS	Three Quarter Story	306	408			
UAT	Attic, Unfinished	0	720			
UBM	Basement, Unfinished	0	720			
Ttl. Gross Liv/Lease Area:		2,308	3,960			

	GRADE	COND	CONSTRUCTION DETAIL	ADD
FOUNDATION	3	85	<input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> CONCRETE BLOCK <input checked="" type="checkbox"/> ROCK <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> GRANITE <input type="checkbox"/> NONE POSTS: <input type="checkbox"/> WOOD <input type="checkbox"/> ROCK <input type="checkbox"/> CONCRETE <input type="checkbox"/> INSULATED	
BASEMENT	3		<input checked="" type="checkbox"/> FULL <input type="checkbox"/> PARTIAL <input type="checkbox"/> % <input type="checkbox"/> CRAWL SPACE <input type="checkbox"/> NONE <input type="checkbox"/> FINISHED <input type="checkbox"/> % HEADROOM	
FRAMING	3		FLOOR JOISTS <u>Mixed</u> STUDS _____ RAFTERS _____ BEAM <u>Solid</u> POSTS: <u>STEEL</u> /WOOD/BRICK <input type="checkbox"/> OLDSTYLE _____	
ROOF	3.5		<input checked="" type="checkbox"/> ASPHALT SH <input type="checkbox"/> WOOD SH <input type="checkbox"/> ROLL ROOFING <input type="checkbox"/> METAL <input type="checkbox"/> FLAT	
INTERIOR	4.5		WALLS: <input checked="" type="checkbox"/> DRYWALL <input checked="" type="checkbox"/> PLASTER <input type="checkbox"/> PANELLING <input type="checkbox"/> OTHER _____ TRIM: <input type="checkbox"/> STD MOLD <input checked="" type="checkbox"/> CUST MOLD <input type="checkbox"/> OLD STYLE/ORNATE <input type="checkbox"/> SQ BOARD <input type="checkbox"/> FLUSH DOORS <input checked="" type="checkbox"/> PANEL DOORS <input type="checkbox"/> BUILT-INS _____ CABINETS: <input checked="" type="checkbox"/> HARDWOOD <input type="checkbox"/> MODULAR <input type="checkbox"/> SOFTWOOD/PLYWOOD <input checked="" type="checkbox"/> CUSTOM <input checked="" type="checkbox"/> VARNISH <input type="checkbox"/> PAINT <input checked="" type="checkbox"/> GRANITE COUNTERS QUANTITY <u>4</u>	
EXTERIOR	4		SIDING: <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> ALUM/VINYL <input type="checkbox"/> ASPHALT/ASBST <input type="checkbox"/> PLYWOOD <input checked="" type="checkbox"/> BEVEL <input type="checkbox"/> T&G <input type="checkbox"/> B&B <input type="checkbox"/> SHINGLES <input type="checkbox"/> SHAKES <input type="checkbox"/> NOVELTY WINDOWS: <input checked="" type="checkbox"/> SINGLE PANE <input type="checkbox"/> INSUL GLASS <input type="checkbox"/> LOW E <input checked="" type="checkbox"/> ALUM COMB INSULATION: WALLS _____ CEILING _____ FIBGL _____ CELLULOSE <input type="checkbox"/> NONE DOORS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL/INSULATED <input type="checkbox"/> ALUM COMB <input type="checkbox"/> SIDELIGHTS/FAN	
FLOORING	3.5		SUBFLOOR: <input type="checkbox"/> PLYWOOD <input checked="" type="checkbox"/> SQ BD <input type="checkbox"/> T&G <input type="checkbox"/> PARTICLE BD <input type="checkbox"/> NONE FINISH: <input checked="" type="checkbox"/> WW CARPET <input checked="" type="checkbox"/> HARDWOOD <input checked="" type="checkbox"/> SOFTWOOD <input type="checkbox"/> VARNISH <input type="checkbox"/> PAINT <input type="checkbox"/> VINYL <input type="checkbox"/> VA TILE <input type="checkbox"/> CER TILE/SLATE <input type="checkbox"/> CONCRETE <input type="checkbox"/> BRICK	
HEAT	4		<input type="checkbox"/> NONE <input type="checkbox"/> ELEC BB <input checked="" type="checkbox"/> FHW <input type="checkbox"/> STEAM <input type="checkbox"/> RADIANT <input checked="" type="checkbox"/> RADIATORS <input type="checkbox"/> FHA <input type="checkbox"/> FLOOR FURNACE <input type="checkbox"/> WOODSTOVE <input type="checkbox"/> FIREPLACE <input type="checkbox"/> #	
PLUMBING	4		<input type="checkbox"/> total bathrooms <u>4PC</u> <u>23PC</u> <u>2PC</u> <u>2kit</u> sinks <input type="checkbox"/> additional fixt <u>whirlpool</u> tubs <u>1</u> dishwashers	
LIGHTING	4		<input type="checkbox"/> 200AMP <input checked="" type="checkbox"/> 100AMP <input type="checkbox"/> 60AMP <input checked="" type="checkbox"/> GICB BRK <input type="checkbox"/> FUSES <input type="checkbox"/> GENERATOR HU <input checked="" type="checkbox"/> ROMEX <input type="checkbox"/> BX <input type="checkbox"/> KNOB/TUBE <input type="checkbox"/> LOW VOLT CONTROL <u>3</u> # SERVICES	
TOTAL	36.5	85		

08/28
34 School ST

Used on Single Fam.

COMPUTATIONS	
UNIT 2 1/2	AMOUNT
720 S.F.	92,120
Bsmt	
Fin Bsmt	
Attic	6290
Heating	
Plumbing	4660
OP 110	2350
addition ⁴⁰⁸	26050
addition ¹⁵⁷	7320
addition	
deck	
REPL VALUE	138,800



ROOM COUNT	DESCRIPTION OF OBSOLESCENCE	
Total Rooms 10	STRUCTURAL	ECONOMIC
Bedrooms 5	SURPLUS CAPACITY	BLIGHTED AREA
Bathrooms 2	OVERBUILT	COMM. LOC
Apartments	INCOMPLETE	

SUMMARY OF BUILDINGS											
OCCUPANCY	CONSTRUCTION	SIZE	RATE	GRADE	AGE	CDU	REPL VAL	PHYS. DEPR.	OBSOL. DEPR.	SOUND VAL	
DWELLING	2+A/1B	720		B-5	1865		138,800	15		118,000	
GARAGE	Barn	2 1/2 x 5 Fr 18 x 26	468	C	-		10,350	25		7200	
	Shed	15 Fr 8 x 10	80	C	04		640	5		600	
DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE		126,400		
10/27/06	RA	RA	RA	RA							

34 School St.

Proposed renovation of barn



WEST ELEVATION

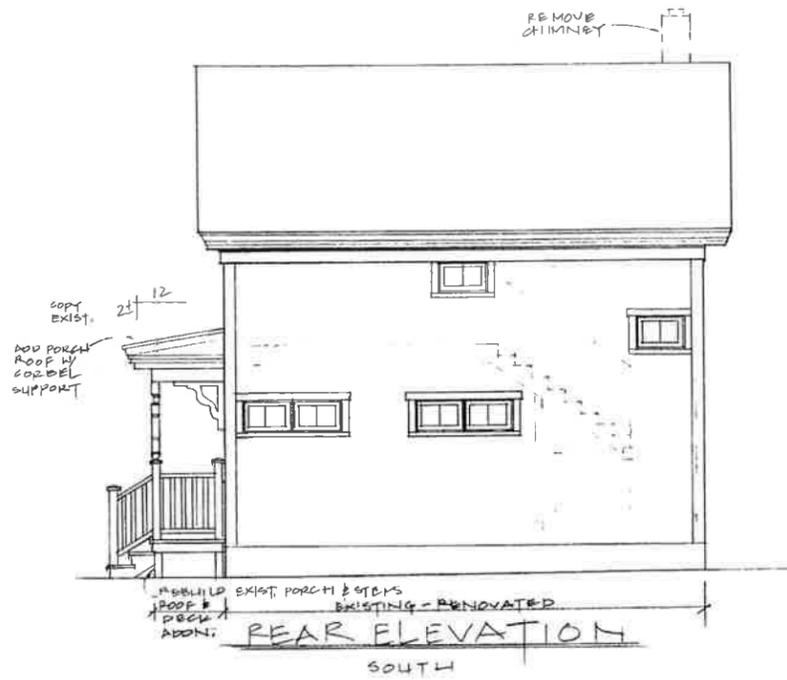
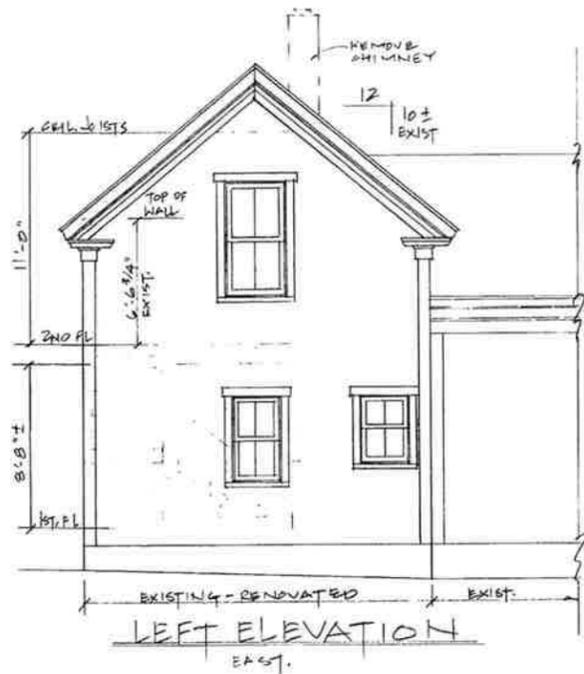
SCALE 3/16" = 1'-0"

JOSEPH WALTMAN
ARCHITECTURAL DESIGN
ARCHITECTS AND INTERIORS
1000 WASHINGTON ST. SUITE 200
PORTLAND, ME 04101
TEL: 603.733.1111
WWW.JWALTMAN.COM

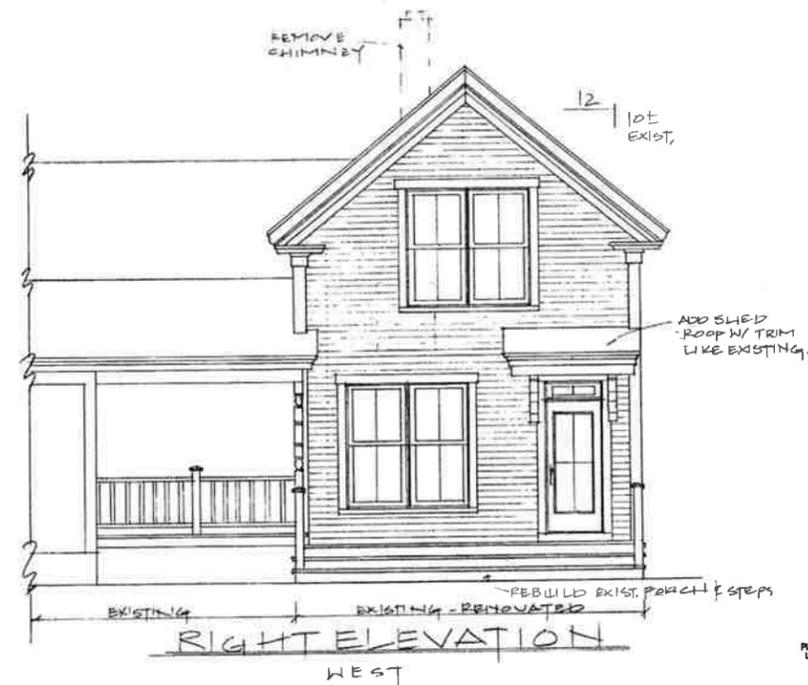
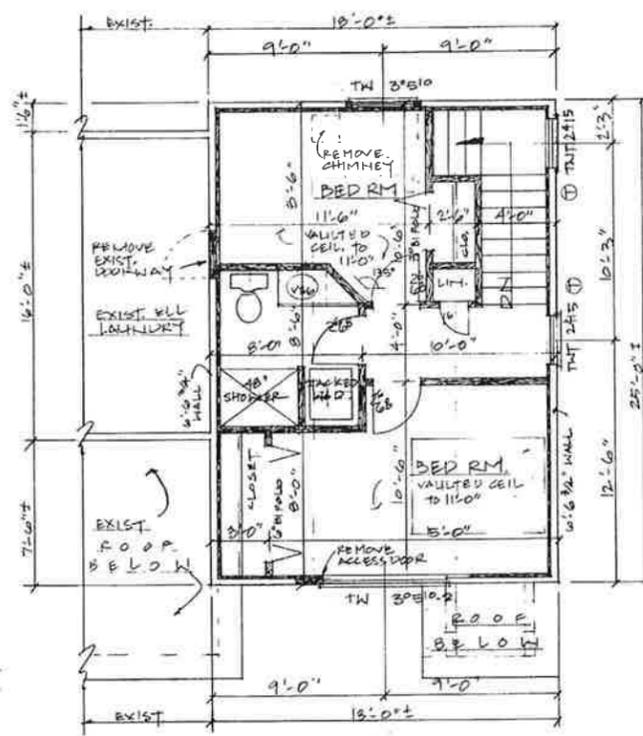
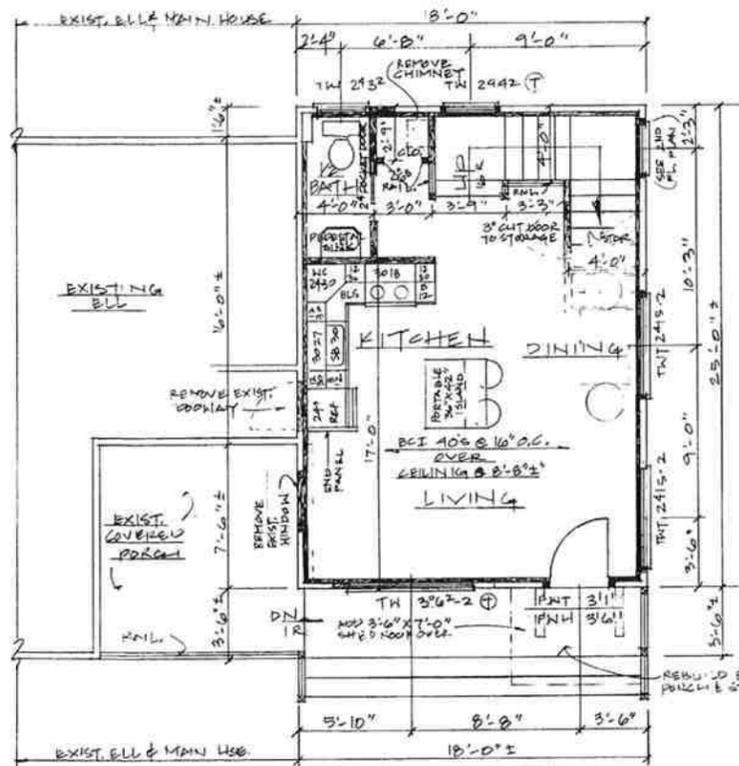
PERRY RESIDENCE
BRUNSWICK, MAINE

DATE: 2-2-2016
SCALE: AS NOTED

A1



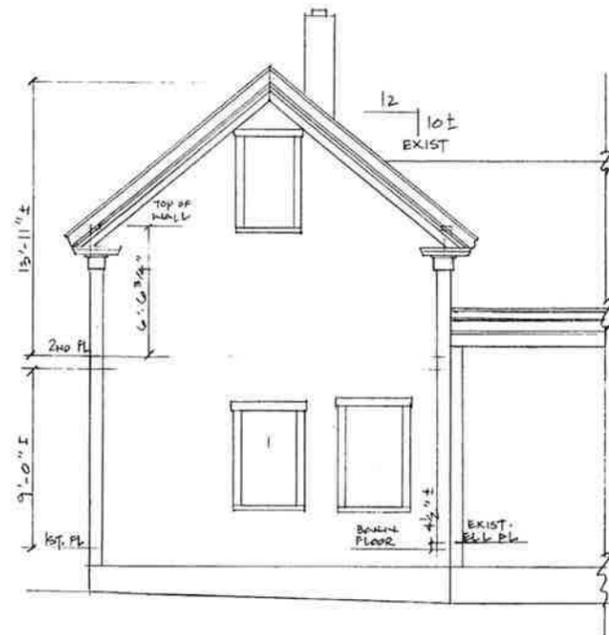
- NOTES**
- BUILDER IS RESPONSIBLE FOR VERIFYING ALL EXISTING MEASUREMENTS AND PITCHES, BEFORE CONSTRUCTION.
 - BUILDER TO VERIFY & CONFIRM CONSTRUCTION DETAILS & EXACT METHOD(S) & MATERIALS REQUIRED.
 - ALL SIDING, TRIM & ROOFING, TO MATCH EXISTING MATERIALS & STYLE, WHERE POSSIBLE.
 - BUILDER TO COMPLY WITH ALL STATE & LOCAL CODES, INCLUDING M.T.B.C.



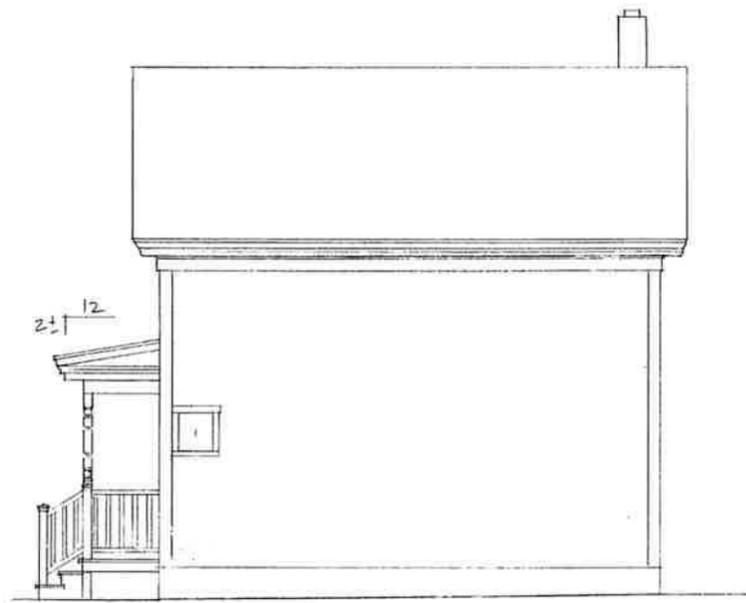
- FIRST FLOOR PLAN**
- SHADDED WALLS SHOW NEW CONSTRUCTION.
 - WINDOW HEADERS & GABLES ARE 8'-4" OFF FLOOR.
 - 2x6 STUDS, SISTERED TO EXISTING 2x4 EXTERIOR WALL STUDS.
 - ANDERSEN 400 SERIES WINDOWS & DOOR SHOWN.
 - WINDOW HEADERS AT 6'-10" OFF FLOOR, EXCEPT WINDOWS & STAIRWAY LANDINGS, & FRONT MULLION 7'-10" OFF FLOOR.
 - ○ INDICATES A TEMPERED WINDOW OR LOWER SASH.

- SECOND FLOOR PLAN**
- SHADDED WALLS SHOW NEW CONSTRUCTION.
 - WINDOW HEADERS & GABLES ARE 8'-4" OFF FLOOR.
 - 6'-10" OFF STAIR LANDING AND 4'-8" @ KNEEWALL.
 - 2x6 STUDS, SISTERED TO EXISTING 2x4 EXTERIOR WALL STUDS.
 - ANDERSEN 400 SERIES WINDOWS SHOWN.
 - ○ INDICATES A TEMPERED WINDOW OR LOWER SASH.

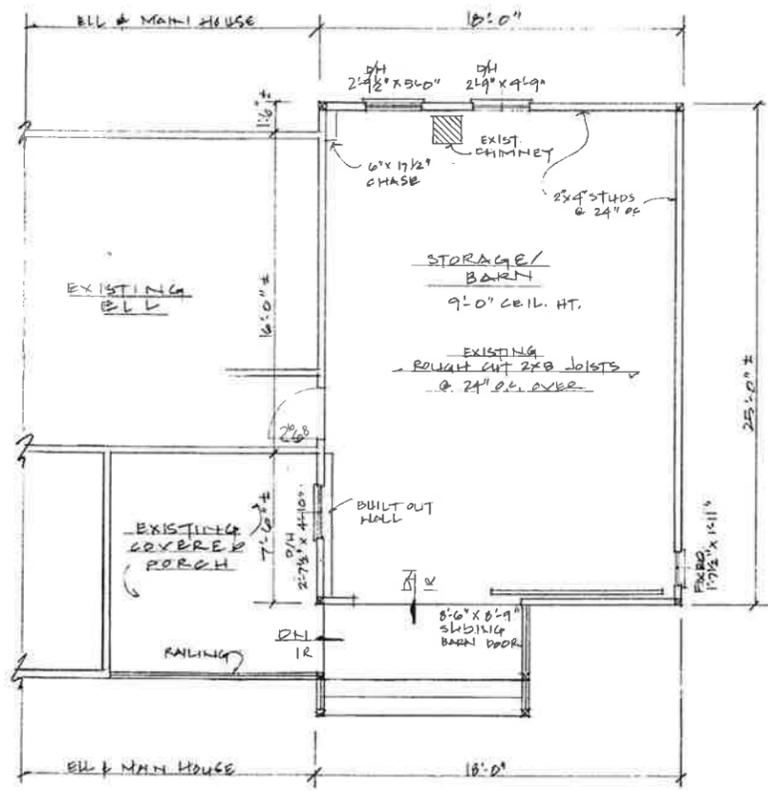
RENOVATION PLANS FOR 34 SCHOOL ST BRUNSWICK, MAINE			
DATE: 12.10.15	SCALE: 1/4" = 1'-0"	PROJECT NO: 16	DATE: 5.31.16
FOR TONY PERRY			
J & M C CONTRACTORS, INC.			DATE: 10/1



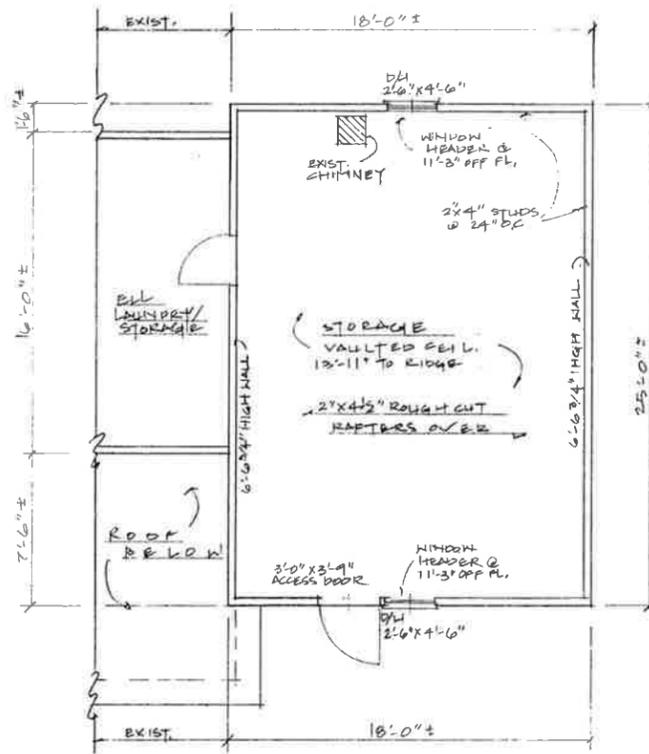
LEFT ELEVATION
EAST



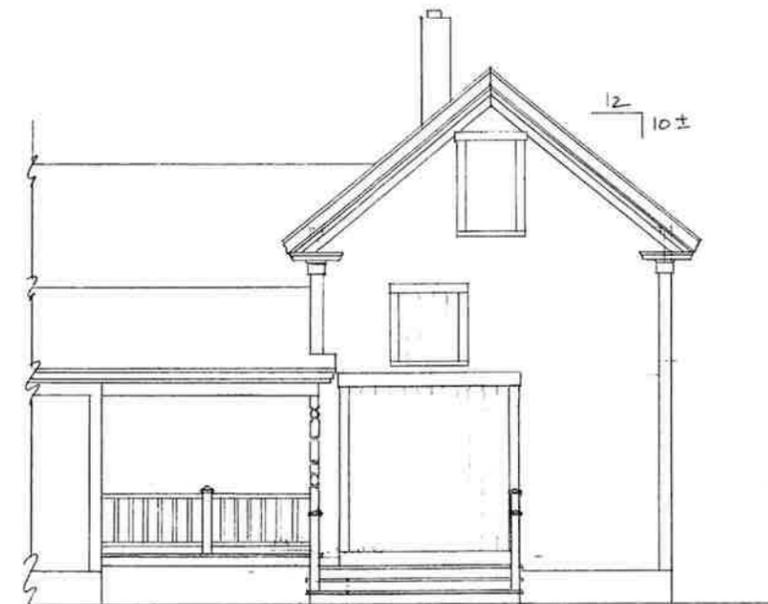
REAR ELEVATION
SOUTH



FIRST FLOOR PLAN

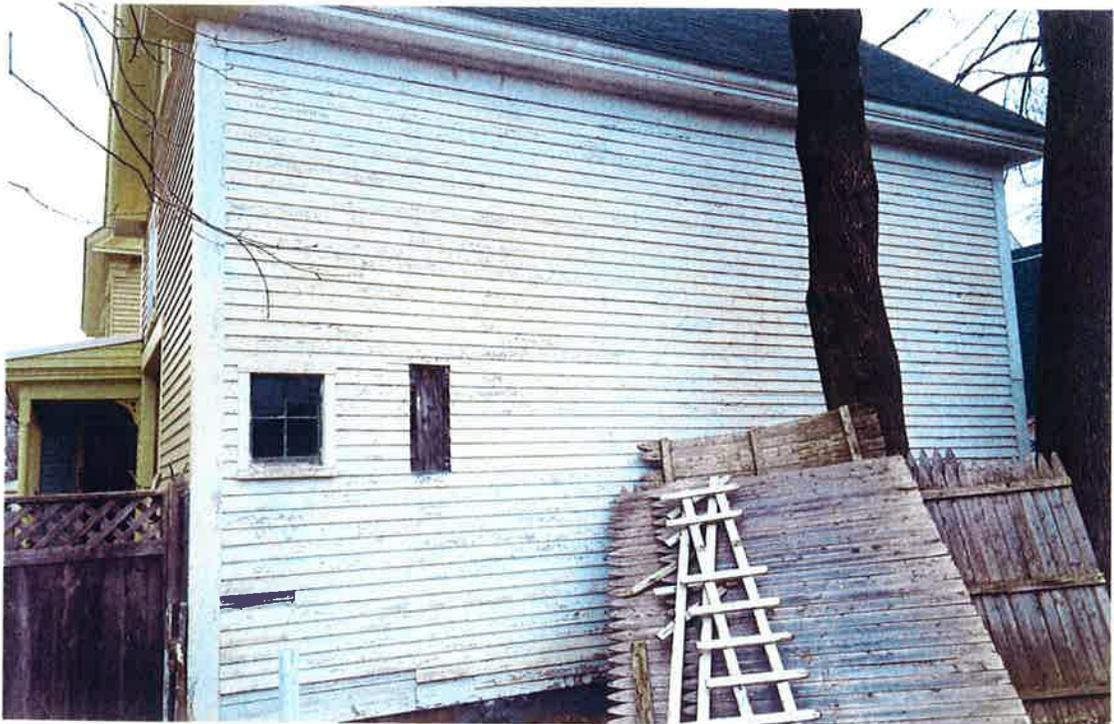


SECOND FLOOR PLAN



RIGHT ELEVATION
WEST

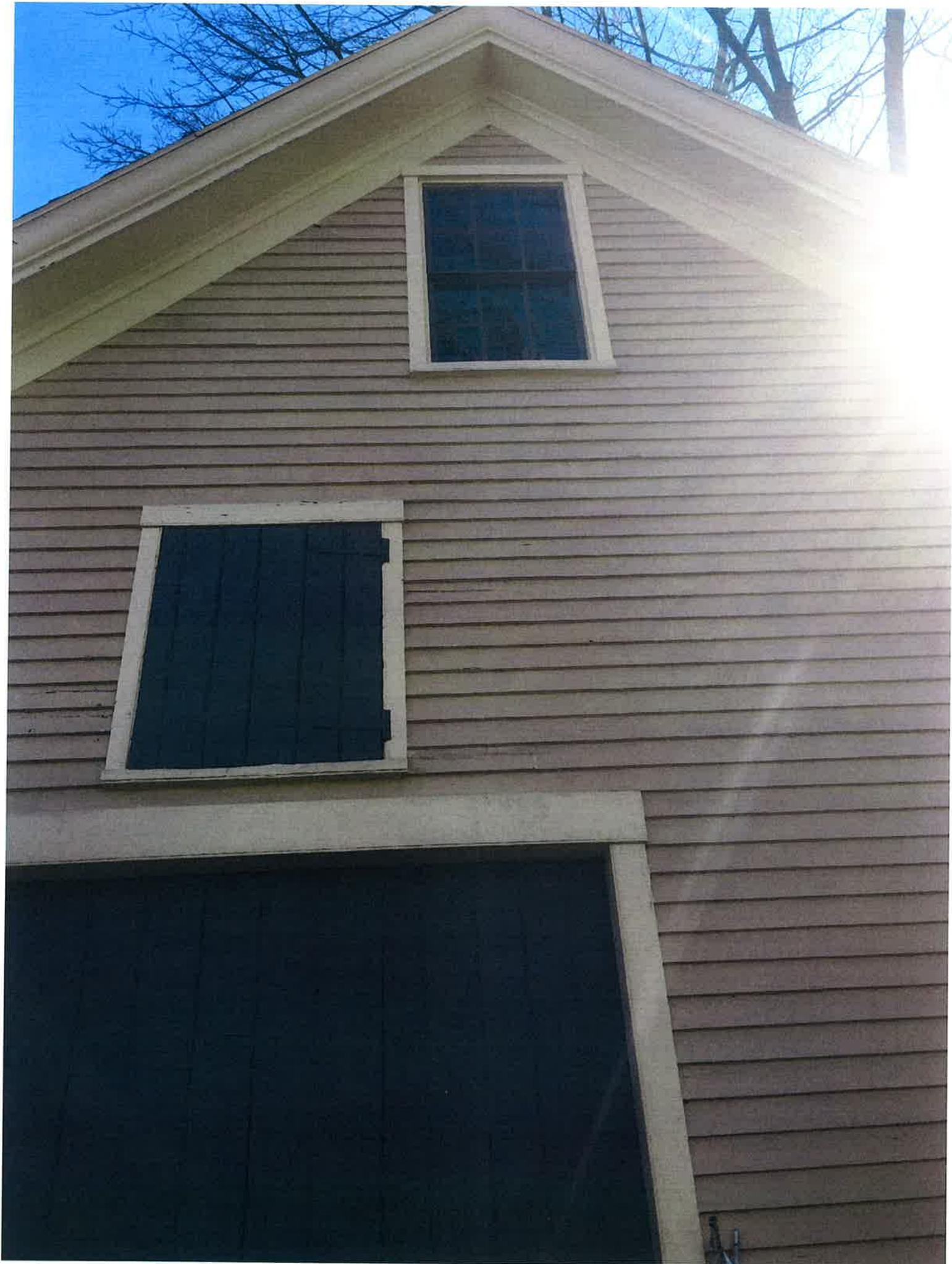
ASBUILT DRAWINGS FOR 34 SCHOOL ST.		DRAWING NO: R12	
BRUNSWICK, MAINE		DATE: 09.15	
FOR TONY PERRY		PAGE NO: 1 OF 1	



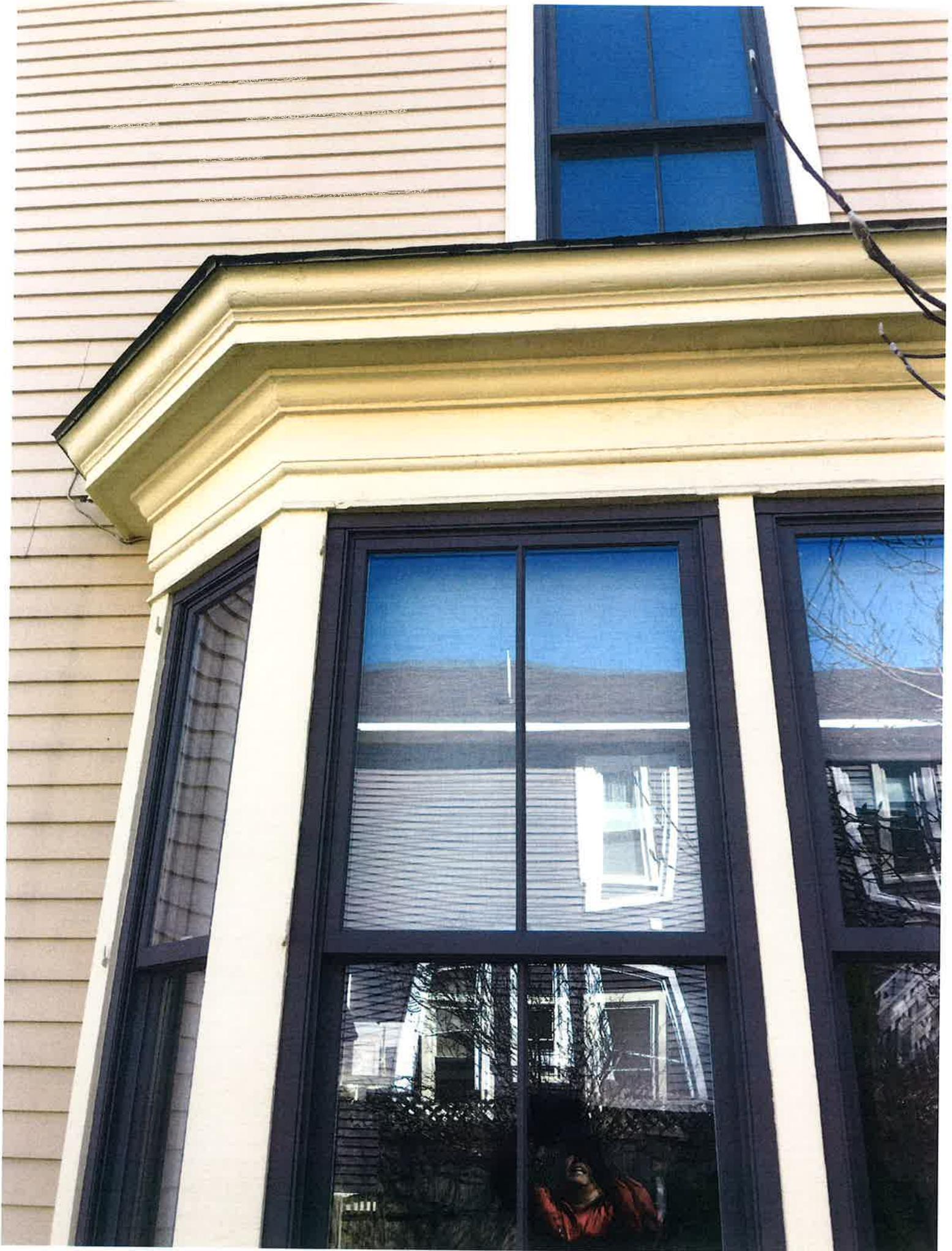


















Andersen Windows - Abbreviated Quote Report



Project Name: JMC Perry

Quote #: 204 Print Date: 04/13/2016 Quote Date: 03/21/2016 iQ Version: 16.0

Dealer:	Customer:
Sales Rep:	Billing Address:
Created By:	Phone: Fax:
	Contact: Trade ID: Promotion Code:

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
------	-----	-----------------------	----------	------------	------------



0007	1	FWH31611 (AR)		\$ 1465.19	\$ 1465.19
RO Size = 3' 1" W x 6' 11" H Unit Size = 3' 0 1/8" W x 6' 10 3/8" H					
Unit, AR Handing, White/PI White, High Performance Low-E4 Tempered Glass, Factory Applied White Hinges Hardware Trim Set, FWH/FWO, RH, Tribeca - White Lock, FWH/FWO, Exterior Keyed, Tribeca - White					
Zone: Northern U-Factor: 0.30, SHGC: 0.24, ENERGY STAR® Certified: Yes					



0006	1	TW2432 (AA)		\$ 390.07	\$ 390.07
RO Size = 2' 6 1/8" W x 3' 4 7/8" H Unit Size = 2' 5 5/8" W x 3' 4 7/8" H					
Unit, Equal Sash, White/PI White, High Performance Low-E4 Glass (Each Sash) Insect Screen, White					
Zone: Northern U-Factor: 0.30, SHGC: 0.31, ENERGY STAR® Certified: No					



Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0004	2	TWT210111/TW210410 (F/AA)		\$ 928.69	\$ 1857.38

RO Size = 3' 0 1/8" W x 7' 2 3/8" H Unit Size = 2' 11 5/8" W x 7' 2 5/16" H

Composite Unit, White/Pre-finished White, High Performance Low-E4*High Performance Low-E4 Top/Bottom Glass, No Grille, Mulling Location: Factory (Direct), Mull Type: Narrow Transom, Mull Priority: Horizontal
Insect Screen, White

Zone: Northern

Unit U-Factor SHGC ENERGY STAR® Certified

Unit	U-Factor	SHGC	ENERGY STAR® Certified
1	0.27	0.32	Yes
2	0.30	0.31	No



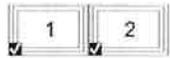
0003	2	TWT2415 (F)		\$ 286.03	\$ 572.06
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RO Size = 2' 6 1/8" W x 1' 7 7/8" H Unit Size = 2' 5 5/8" W x 1' 7 5/16" H

Unit, White/PI White, High Performance Low-E4 Glass

Zone: Northern

U-Factor: 0.27, SHGC: 0.32, ENERGY STAR® Certified: Yes



0002	2	TWT2415-TWT2415 (F-F)		\$ 574.36	\$ 1148.72
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RO Size = 4' 11 7/8" W x 1' 7 7/8" H Unit Size = 4' 11 3/8" W x 1' 7 5/16" H

Composite Unit, White/Pre-finished White, High Performance Low-E4 Glass, No Grille(s), Mulling Location: Distributor, Mull Type: Narrow Mull, Mull Priority: Vertical

Zone: Northern

Unit U-Factor SHGC ENERGY STAR® Certified

Unit	U-Factor	SHGC	ENERGY STAR® Certified
1	0.27	0.32	Yes
2	0.27	0.32	Yes



Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	2	TW24410-2 (AA-AA)		\$ 1051.26	\$ 2102.52

RO Size = 4' 11 7/8" W x 5' 0 7/8" H Unit Size = 4' 11 3/8" W x 5' 0 7/8" H

Composite Unit, White/Pre-finished White, High Performance Low-E4 Top/Bottom*High Performance Low-E4 Top/Bottom Glass, No Grille, Mulling
 Location: Factory (Direct), Mull Type: Narrow Mull, Mull Priority: Vertical
 Insect Screen, White

Zone: Northern

Unit U-Factor SHGC ENERGY STAR® Certified

Unit	U-Factor	SHGC	ENERGY STAR® Certified
1	0.30	0.31	No
2	0.30	0.31	No



0005	2	TW2442 (AA)		\$ 452.23	\$ 904.46
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RO Size = 2' 6 1/8" W x 4' 4 7/8" H Unit Size = 2' 5 5/8" W x 4' 4 7/8" H

Unit, Equal Sash, White/PI White, High Performance Low-E4 Glass (Each Sash)
 Insect Screen, White

Zone: Northern

U-Factor: 0.30, SHGC: 0.31, ENERGY STAR® Certified: No

Customer Signature _____

Total Load Factor

2.947

Subtotal

\$ 8,440.40

Tax (0.000%)

\$ 0.00

Grand Total

\$ 8,440.40

Dealer Signature _____

**** All graphics viewed from the exterior**

**** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**

Item Qty Item Size (Operation) Location Unit Price Ext. Price



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.

This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.

Data is current as of December 2015. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments:

**VILLAGE REVIEW BOARD
FEBRUARY 3, 2016**

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

MEMBERS ABSENT: Vice Chair Brooks Stoddard and Laura Lienert

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Wednesday, February 3, 2016 at the Municipal Meeting Facility at 85 Union Street, Council Chambers. Chair Emily Swan called the meeting to order at 5:00 P.M.

1. Case # VRB 16-001 – 15 Jordan Avenue – The Board will discuss and take action regarding a Certificate of Appropriateness for the demolition of a portion of an existing commercial structure and construction of replacement structure at 15 Jordan Avenue (Map U08, Lot 41).

Anna Breinich introduced the application and pointed out that a floral business has been in at this location since the 1850's. Per the applicant, the greenhouse that is currently on-site is not the original greenhouse that was mentioned in the Pejepscot Historical Survey; this was a 1920's version. Anna said that the applicants, Monica and Leo Theberge have been the owners of 15 Jordan Ave since the late 1990's and had received Village Review Board approval back in 1997 to demolish 80 feet of the original 100 foot greenhouse. Anna said that the applicants wish to demolish the remaining 20 feet of the greenhouse as well as the remaining buildings on this site and rebuild all new. Emily Swan clarified that the applicant is seeking a Certificate of Appropriateness for demolition and a COA for the proposed new construction.

The applicant, Leo Theberge, reiterated that he and his wife Monica purchased the property in the 1990's with the plan to rebuild. However, due to the economy, they have waited until now. Leo said that the building is deteriorating and if they do not do something soon, it will fall down around them. Sande Updegraph thanked the applicant for all the pictures included in the packet, but asked for more clarification on where the new building will be located. Leo clarified that the proposed building will go 15 feet from the right sideline. Emily Swan clarified that nothing will be up against the house on Jordan Ave. Leo replied that their biggest concern is that if the building were to collapse right now, it will take out 3 or 4 other buildings around it. Emily asked if they are proposing the Craftsman windows that were included in the packet. Leo replied that they will be similar in size. Anna Breinich noted that what is missing from the final application is whether or not the grids will be simulated. Leo replied that they will be between the glass. Emily said that the Board tries to stay away from this look because they don't divide the light; the Board prefers the ones with muntins outside. Connie Lundquist replied that they have, almost without exception, required the actual divided

windows. Leo replied that they are nice, but given all the other improvements, and the fact that they are located almost out of the Village Review Zone, he is not sure about the divided windows. Emily said that she feels as though there is a lot of material information missing from the packet.

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

Emily Swan said that she is comfortable with the demolition, but feels that due to other worthy buildings in the area and the fact that they are still in the VRB Zone, there are other types of material information that she would like to see. Examples include siding, windows, and porch materials. Leo Theberge replied that the siding would be vinyl clapboard on the bottom half and shingle style vinyl on the upper half. Leo said that they plan on using the wider style corner trims and windows that have a wide trim. Connie Lundquist clarified that they propose to use two-over-two prairie style windows on the upper half. Emily said she would like to see a little more about the siding and what it will look like. Leo replied that 13 Jordan Ave has vinyl with wood trim; Anna noted that there is a picture of this included in the meeting materials. Leo said that the only house near them that is wood is on the corner of Stetson Street; all others are vinyl. Emily asked Gary Massanek about other alternatives. Gary replied that there is clapboard or shingle. Anna added hardy plank. Connie asked what the railing material would be and Leo replied that it would be composite. Emily asked if the Board could approve the basic footprint of the house, but asked the applicant to come back with further review materials. Anna replied that would be acceptable. Leo added that they do not plan to demolish the old building until the new building is constructed as they cannot close the business down for 5 months. Anna pointed out that the Board will be meeting on 2/23/16. Leo said that he did not understand what the Board needed from him in terms of materials. Emily replied that what is most compatible with the neighborhood is vinyl clapboard with wood trim as seen in the adjacent building, but that she would like to see an example of what the vinyl shingles looks like that the applicant is proposing to use. Leo said that he is still in talks with the construction manager about costs. Connie added that it is also helpful to see what the materials look like on a project already built and noted that the contractor may be able to assist with this. Gary said that he would like to see an example of the material that they propose to use on the gable end. Leo said that the Walnut Street cul-de-sac in Meadowbrook has 2 houses with the vinyl and shingle siding.

MOTION BY CONNIE LUNDQUIST TO TABLE THE APPLICATION TO THE 2/23/16 MEETING. MOTION SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY.

2. Pre-Application Consultation – 9 Cleaveland Street - The Board will discuss and provide guidance to applicant, First Parish Church Brunswick, regarding proposed renovations to Pilgrim House at 9 Cleaveland Street (Map U08, Lot 112).

The applicant representative, Austin Smith, noted that the information that he is sharing with the Board tonight has not gone before the congregation as the committee did not want any members to become attached to anything before it was approved by the VRB. Austin presented a PowerPoint presentation and reviewed the site and handicap and entrance / exit limitations, the layout to the current Pilgrim house, fellowship hall and daycare, and the proposed new entry that would also allow all levels to be handicapped accessible. Austin reviewed the reasons why the committee chose not to locate the elevator in the back and emphasized that it is really important to the committee that all parishioners use the same entrance. Austin said they propose to encase the elevator in a glass shaft. Board members discussed the location and look of the elevator. Austin reviewed other elevator locations and reasons why they chose to put the elevator on the front in the end. Gary Massanek suggested using the current door to the sanctuary and moving it down to grade level. Emily noted that she is happy that they are attempting to make the building more accessible and agrees that it will be nice to have an entrance that functions well and ties everything together.

3. Other Business:

- Emily Swan suggested postponing a workshop to review guidelines and the VRB role until after the completion of the Zoning Ordinance.
- Emily Swan noted that election of members will be held at the next meeting.

4. Approval of Minutes

MOTION BY EMILY SWAN TO APPROVE THE MINUTES OF NOVEMBER 3 1, 2015 AS AMENDED. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

MOTION BY GARY MASSANEK TO APPROVE THE MINUTES OF NOVEMBER 17, 2015 AS AMENDED. MOTION SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

5. Next Meeting Date:

- February 23, 2016

Staff Approvals:

- 92 Maine Street – Signage
- 50 Maine Street – Signage
- 29 School Street – Solar Panels

Adjourn

This meeting was adjourned at 6:18 P.M.

Respectfully Submitted

Tonya Jenusaitis,

Recording Secretary

**VILLAGE REVIEW BOARD
FEBRUARY 23, 2016**

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

MEMBERS ABSENT: No members were absent.

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Wednesday, February 23, 2016 at the Municipal Meeting Facility at 85 Union Street, Council Chambers. Chair Emily Swan called the meeting to order at 5:00 P.M.

Adjustment in the agenda to move item 1 to the bottom of the agenda.

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).

Anna Breinich said that staff has received additional material examples and information as requested at the February 2, 2016 meeting.

Leo Theberge pointed out that, per his application, they wish to demolish only a portion of the existing structure to make way for the new building and then demolish the remaining building. Leo is concerned by the way the agenda item is written. Anna Breinich confirmed that the motion is written for a full demolition. Connie Lundquist asked what color they plan on using. Leo replied that they plan on using soft green on the bottom and a cream yellow in the top. Laura Lienert asked what manufacturer they are using. The contractor replied that they would be using pressured cedar. Brooks Stoddard suggested to avoid using the big shakes in this area. Connie Lundquist pointed out that the applicant has asked for leeway in deciding which shakes to use, but said that she prefers to see what the project will look like before approving it. Connie further clarified this by saying she does want to approve the project and have the applicant go with a style half the cost that looks nothing like the examples presented. The contractor replied that he included a picture with cedar planks and said that they are thinking about the straight edge 5 inch, yellow. Emily asked if the applicant was still preferring to go with the windows with the muntins between the glass. Leo replied that they were planning to go with the muntins between the glass, but if this is an issue, they can go with plain glass, no muntin. The contractor referenced two pictures regarding the difference in the muntins in the windows.

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

Gary Massanek asked Emily Swan if she was still concerned with the corner trim. Emily asked if the corner trim would be similar to the trim on Baribeau Drive. Leo Theberge replied that it would be. The contractor added that the corner board material is composite. Brooks Stoddard asked if the cedar shingles will butt the end board or rabbit the end board. The contractor replied that it would be rabbited. Connie Lundquist said that she is not comfortable with either of the choices the applicant has presented for windows and said that going with the option of no division is not consistent; the internal muntins are not acceptable. Leo replied that there are a few houses on both Jordan Ave and Federal Street that have internal grids. Emily agreed, but said that a house without grids does not fit into the historic character of the neighborhood. Laura Lienert said that she concurs with Connie regarding the windows. Emily asked that board if they would be comfortable with no muntins; Gary and Laura both replied “no”. Emily asked Board members what they wanted for windows, 6 over 6 or 4 over 4 or 6 over 1. Connie asked if the applicant planned on going with the Craftsman style window included in the packet and Leo replied “yes”. Laura pointed out that in following with new construction in the VRB Guidelines, number 4, they need to match historic window configuration. Emily asked Laura how she wanted the windows matched and Laura replied with muntins and mullions; Craftsman is not consistent. Laura suggested 6 over 6 or 4 over 4. Gary agreed with Laura; true divided or exterior muntins. Laura asked if there was any discussion regarding the dumpsters in the February 2nd meeting and Emily referenced the draft condition pertaining to dumpsters that stated that they will be adequately screened. Laura asked if this meets the required 25 feet away and Anna Breinich replied that this should be adequate; Emily added that by placing the dumpsters in the rear this should not be an issue.

Emily Swan reviewed the conditions proposed and asked Laura Lienert if she had any suggested language regarding the windows. Laura replied that she did not, but pointed out that she does not like the Craftsman windows. Laura reviewed the guideline criteria and Gary replied that he would go with 2 over 2 or 4 over 4, but that he agrees that the craftsman style does not go with the neighborhood. Gary proposed that the 3rd condition be that the windows be 2 over 2 or 4 over 4 with divided light or external muntins. Laura agreed with Gary’s configuration. Leo replied that a majority of the windows in the neighborhood are 2 over 2 or 1 over 1.

In terms of the clapboard, Brooks Stoddard said that he prefer that it butts the corner and is grouted, not rabbited. The contractor replied that the proposed materials would go in and behind the corner boards. Gary referenced page 65 of the brochure provided by the applicant and said that the corner is fluted but there is a corner that you can see a section. Emily said that if the look is similar to the look the applicant referred to on Baribeau Drive she is comfortable. Gary Massanek agreed with Emily.

Emily Swan again asked for suggested language for a condition regarding the windows. Gary Massanek said he would be comfortable with 2 over 1, simple cottage style, divided lights. Laura Lienert said a 2 over 2 or 4 over 4 would be fine as well. Leo Theberge replied that if the Board does not like the idea of internal grids, he would be willing to go

1 over 1 and again pointed out that these are found in the neighborhood. Leo said that he was under the belief that the Board was not supposed to go with a monochrome design for the neighborhood and if the Board does not want to see internal grids, he will not use grids at all. Emily replied that she understands, but pointed out that there are things which have happened that were not before the VRB from different periods. Anna Breinich reviewed the proposed language for the addition of condition number 3.

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

MOTION BY GARY MASSANEK THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF STRUCTURES LOCATED AT 15 JORDAN AVENUE AS OUTLINED IN THE APPLICATION 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.

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF A NEW COMMERCIAL STRUCTURE AT 15 JORDAN AVENUE 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 windows have exterior grilles or divided lights of two over two, two over one, or four over four.
3. That any mechanical equipment and dumpsters be located to the rear of the property with adequate screening to be determined during development review.

MOTION SECONED BY LAURA LIENERT, APPROVED UNANIMOUSLY.

Leo Theberge reiterated that he did not want external grids and again said that internal grids are found in the neighborhood. Emily Swan replied that he will need to discuss this with his contractor and that the Board has voted on what they want to see. Leo expressed that this decision is encouraging a mono-culture. Leo added that there are 2 houses, closer to Federal Street that were both just resided with cheap vinyl. Connie Lundquist replied that if the houses are within the VRB Zone, they should have been before the Board and that staff will look into this and appropriate action will need to be taken if they did not come before the Board.

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).

Anna Breinich introduced the application for the installation of a broadband antenna on top of Fort Andros. Anna said that this is similar to what was proposed in the early 2000's that was going to be camouflaged by the flagpole.

Gary Massanek stated that he understands the use of the tower, but asked the applicant representative why they haven't chosen a back corner instead of placing it front and center. Cam Kilton of Redzone Wireless replied that there would be no way to camouflage and that elevation is key. Benjamin Madden, of Tilson added that there is also an attachment issue and the antenna would have to sit on the roof. Emily Swan asked if the antenna would be attached to the parapet and Benjamin replied "yes". Emily asked what the issue is with the previously approved application. Cam replied that there were two types of mounts that they could use. He said that the sled mount may not be structurally sound given the age of the building as the type of antenna they would be using would require more weight. The mount they have chosen, a single mass mount, would require less weight to be placed on the mount and would be able to handle the wind load. Emily clarified this by saying that this mount would be the less intrusive of the two mounts. Cam added that they can also better camouflage the single mass mount. Connie Lundquist asked how they would camouflage the antenna. Cam replied that they have vinyl brick that can go over it, it can be painted or they place a white dome over the antennas. Cam said that each antenna is about 18 inches wide by 5 feet that are vertical. Laura Lienert asked if they have had a structural survey done and Cam replied that the company, Omnipoint, has stated based on the wind load and the age of the building, the single mass mount would be a better choice. Cam said that they can go with either mount, they are just trying to be cautious. Karen Topp asked if from you would see the top of the antenna if you were looking up from the parking lot depending the angle. Ben replied "probably not, but definitely from Maine Street". Karen asked if the extra 10 feet was that important and why they couldn't shrink the antenna down to fit on the tower with similar reception. Cam replied that the higher you go the less you run into other obstructions: the height is key, but ideally 10 feet is the typical standard pole.

Emily Swan asked what the status is with regards to MHPC procedure. Anna Breinich replied that the applicant needs to consult with MHPC under Section 106 rule and that it isn't very clear as to whether this consultation needs to occur before or after VRB approval. Anna added that there was another application that MHPC did approve of aside from the previously approved sled antenna. Anna said she does not know if this would be the same response, and noted that in 2000 there was an internal Staff Review of the flag pole and Waterfront Maine was involved in this process. Gary Massanek again asked how big the dome would be compared to the flag pole. Laura Lienert replied that the previously approved flag pole antenna was roughly 6 inches in diameter and 4 feet tall; much smaller. Cam Kilton replied that the previously approved size would be too small. In reply to Gary's question, the dome would be roughly 2 feet to 32 inches. Sandy Updegraph clarified that the applicant plans to camouflage the proposed antenna. Emily said that she sympathizes with the applicant, but she wonders whether they need to worry so much about the camouflaging of the support given the area that it will be located on the building. Laura Lienert replied that she does not agree with Emily, but would like to know how much flexibility they have with height and depth. Gary agrees with Laura and said he would like to see a rendering of what the pole and dome would look like. Connie Lundquist said she too would like to see what the dome would look like and any other pictures of similar projects. Cam replied that he can provide some pictures, but noted that there may not be many example within driving distance from Maine. Karen asked if they have looked into internal routers. Cam replied that they are not only providing Fort Andros with internet, but the Town of Brunswick and some of Topsham as well.

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

Karen Topp asked if this antenna was not just for the building, but a data tower. Cam Kilton replied that she was correct. Brooks Stoddard said that other Towns have been dealing with similar issues and asked the applicant if they have looked into hiding the antennas in the steeples of churches or tower. Cam replied that the antenna would not penetrate or receive through brick if placed in a steeple. Bryan Cobb, IT Manager for the Town of Brunswick, said that he does get request frequently from residents for other competitive broadband providers and has met the owner of Red Zone and is very excited for the opportunity to have them serve Brunswick. Bryan's concern is that if they reduce the tower in height that it won't serve as many potential customers / residents. Laura Lienert asked where the other towers are in Brunswick and Bryan replied that this would be the only wireless broadband in Town; there are no other propositions. In terms of the MHPC, Emily pointed out that the Board could approve one type and then MHPC could not agree. Emily asked Anna for direction and Anna replied that MHPC has 30 days to render a decision and that the applicant still needs to submit a proposal to them.

**MOTION BY CONNIE LUNDQUIST TO TABLE THE APPLICATION
PENDING MORE VISUAL EXAMPLES OF THE CONTAINMENT
STRUCTURE AND MATERIALS OF SIMILAR STRUCTURES BY THE
APPLICANT. MOTION SECONDED BY GARY MASSANEK, MOVED
UNANIMOUSLY.**

Adjustment: 1. Election of Chair and Vice-Chair

MOTION BY EMILY SWAN TO NOMINATE GARY MASSANEK TO CHAIR OF THE VILLAGE REVIEW BOARD. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

MOTION BY GARY MASSANEK TO NOMINATE CONNIE LUNDQUIST TO VICE CHAIR OF THE VILLAGE REVIEW BOARD. MOTION SECONDED BY SANDY UPDEGRAPH, APPROVED UNANIMOUSLY.

4. Other Business: no other business.

5. Approval of Minutes

MOTION BY CONNIE LUNDQUIST TO APPROVE THE MINUTES OF DECEMBER 15, 2015. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

6. Next Meeting Date – time to be determined.

Staff Approvals:

- 16 Union Street – Solar Panels

Adjourn

This meeting was adjourned at 6:24 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary