



# 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  
REVISED AGENDA  
COUNCIL CHAMBERS, 85 UNION STREET  
TUESDAY, JUNE 21, 2016, 7:15 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 16-022 – 86 Maine Street** – The Board will discuss and take action on a Certificate of Appropriateness for proposed façade renovations at 86 Maine Street (Map U13, Lot 17), located within the federally-designated Brunswick Commercial Historic District.
3. **Case # VRB 16-023 – 15 Bath Road** – The Board will discuss and take action on a Certificate of Appropriateness for the demolition of a residential structure located at 15 Bath Road (Map U08, Lot 108), located within the federally-designated Federal Street Historic District.
4. **Other Business**
5. **Approval of Minutes**
6. **Next Meeting Date – 7/19/16**

**Staff Approvals:**

- 80 Pleasant Street – Signage

This agenda is being mailed to all abutters within 200 feet of the above referenced locations for Certificate of Appropriateness requests and serves as public notice for said meeting. Village Review Board meetings are open to the public. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. This meeting will to be televised.



# Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011

TELEPHONE 207-725-6660

FAX 207-725-6663

May 20, 2016

Memo to: Village Review Board  
From: Anna Breinich, FAICP, Director  
Subject: Case # VRB 16-003 – 14 Maine Street (Fort Andross)

As you recall, the applicant, Redzone Wireless, has requested a Certification of Appropriateness to install a wireless antenna in the back corner of the west tower of Fort Andross, located at 14 Maine Street. The Board reviewed and tabled their request on February 23, 2016 pending Section 106 review as determined by the Maine Historic Preservation Commission (MHPC). On May 17, 2016, the MHPC rendered their conclusion that the “undertaking will have an **adverse effect** upon historic properties.” Specifically referenced is “36 CFR Part 800.5 (a)(2)(v), which refers to introduction of visual, atmospheric or audible elements that diminish the integrity of the property’s significant historic features,” in this case being the National Register of Historic Places-eligible property, Fort Andross. The MHPC letter is attached.

In speaking with MHPC staff, Robin Reed, the FCC shall consult with the MHPC to seek ways to avoid, minimize or mitigate adverse effects. The FCC must also notify the Advisory Council on Historic Preservation of the adverse effect finding and invite them to participate in consultation. The MHPC further requests that “additional alternatives for location, stealthing or modifications to the design be studied...to help minimize the visual effects.”

The applicant has requested to appear at your meeting on May 24, 2016 to display the actual antenna that is under consideration. At that time the Board may take action on the request before you or table the request until further review is requested and received from the FCC through the Section 106 review process.



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

PAUL R. LEPAGE  
GOVERNOR

KIRK F. MOHNEY  
DIRECTOR

May 17, 2016

Ms. Audra Klumb  
A&D Klumb Environmental, LLC  
34 Centennial Drive  
Webster, NH 03303

Project: MHPC# 0346-16 - Redzone Wireless; 14 Maine Street (Fort Andross);  
proposed telecommunications collocation on building roof  
(installation of antennas on stair tower)

Town: Brunswick, ME

Dear Ms. Klumb:

In response to your recent request, I have reviewed the information received May 11, 2016 to continue consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

As mentioned in previous correspondence, Fort Andross (aka Cabot Mill) was determined to be individually eligible for listing in the National Register of Historic Places in 2010.

Constructed between 1865 and 1923, the Cabot Mill retains integrity of location, design, setting, materials, workmanship, feeling and association. The main L-shaped mass of the expansive brick building has several notable character defining features, including: 1) a uniform four story height with wall planes punctuated by large regular window openings (the end wall on the south addition has been modified); 2) a pronounced horizontal orientation expressed through the unbroken brick walls at the floor planes and at the cornice level; and 3) two prominent, architecturally striking Romanesque Revival style stair towers on the principal elevation that extend from the wall plane and project above the roof (three smaller historic brick structures – two at the rear and one on the addition – also extend slightly above the roof). With the exception of the centrally mounted flag pole on the primary tower, no non-historic structures or features are visible above the cornice. The full effect of the mill's design is most evident when viewed from Maine Street in Brunswick.

As shown in the photo simulations provided to the Commission, the proposed telecommunications collocation will project above the west tower on the primary elevation, and it will be visible from several vantage points in Brunswick and Topsham. We conclude from these simulations that the communications facility will become a visual focal point, not unlike that of the flag pole, and that it will diminish the integrity of the Cabot Mill's historic design.

May 17, 2016  
MHPC# 0346-16

Furthermore, since the facility will be directly attached to the back of the tower, it will also directly impact the corbelled cornice.

Given the Cabot Mill's character defining features as noted above, and the proposed design of the collocation, the Commission concludes that the undertaking will have an **adverse effect** upon historic properties. Specifically, this undertaking will have an adverse effect pursuant to the following:

- 36 CFR Part 800.5(a)(2)(v), which refers to "introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features.

Pursuant to Section 106 regulations, an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling or association.

Pursuant to 36 CFR Part 800.6(a), the U.S. FCC shall consult with our office and other consulting parties to seek ways to avoid, minimize or mitigate adverse effects on this historic property. If the FCC decides to pursue this undertaking, we request that the FCC enter into a Memorandum of Agreement (MOA) with our office for this undertaking which includes stipulations to mitigate for the adverse effect that this undertaking will have on this historic property. The FCC must notify the Advisory Council on Historic Preservation (ACHP) of our adverse effect finding and invite them to participate in consultation pursuant to 36 CFR Part 800.6(a)(1). They must include with their notice to the ACHP all the documentation specified in 36 CFR Part 800.11(e).

We request that additional alternatives for location, siting, or modifications to the design be studied for this project to help minimize the visual effects.

We also request how the U.S. FCC has sought input from the public pursuant to 36 CFR Part 800.2(d). We request that you also forward us a copy of any public comments received to date.

Please contact Robin Reed of my staff if we can be of further assistance in this matter.

Sincerely,



Kirk F. Mohnay  
State Historic Preservation Officer

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

**Executed by**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **STIPULATIONS**

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

### **I. DEFINITIONS**

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

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

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

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

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

## II. APPLICABILITY

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

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

- A. An antenna may be mounted on an existing tower constructed on or before March 16, 2001 without such collocation being reviewed under the consultation process set forth under Subpart B of 36 CFR Part 800, unless:
  1. The mounting of the antenna will result in a substantial increase in the size of the tower as defined in Stipulation I.C, above; or
  2. The tower has been determined by the FCC to have an effect on one or more historic properties, unless such effect has been found to be not adverse through a no adverse effect finding, or if found to be adverse or potentially adverse, has been resolved, such as through a conditional no adverse effect determination, a Memorandum of Agreement, a

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

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

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

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

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

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

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

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

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

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

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

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

---

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

2. The building or structure is inside the boundary of a historic district, or if the antenna is visible from the ground level of the historic district, the building or structure is within 250 feet of the boundary of the historic district; or
3. The building or non-tower structure is a designated National Historic Landmark, or listed in or eligible for listing in the National Register of Historic Places based upon the review of the licensee, tower company or applicant for an antenna license; or
4. The collocation licensee or the owner of the tower has received written or electronic notification that the FCC is in receipt of a complaint from a member of the public, a SHPO or the Council, that the collocation has an adverse effect on one or more historic properties. Any such complaint must be in writing and supported by substantial evidence describing how the effect from the collocation is adverse to the attributes that qualify any affected historic property for eligibility or potential eligibility for the National Register.

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

#### VI. RESERVATION OF RIGHTS

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

#### VII. MONITORING

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

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

#### VIII. AMENDMENTS

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

---

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

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

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

**PROJECT SUMMARY**

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

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

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

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

**A. General Standard.**

1. **All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance. In meeting the standards of this Ordinance the applicant may obtain additional guidance from the U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings and the Village Review Zone Design Guidelines.** *The proposed exterior alteration is the installation a wireless antenna in the back corner of the west tower of Fort Andross. No stealth-type concealment is being considered. As stated above, additional review by the State Historic Preservation Officer appears to be required. The Village Review Zone Design Guidelines do not provide guidance relative to the placement of wireless antennas.*

**B. New Construction, Additions and Alterations to Existing Structures.**

1. **In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:**
  - a. **Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.** *As stated in the application, the chosen location is considered to be the least visually intrusive. Staff questions the applicant's decision to not replace the existing flagpole with one to conceal the wireless antenna on the east tower or install a new concealing flagpole on the west tower, perhaps to display the Maine Flag. It is further noted that a request (attached) was made by Omnipoint Communications in 2000 and approved by staff to replace the existing flagpole with one to conceal a wireless communication antenna but never implemented. Staff recommends a similar approach be used to conceal the proposed wireless antenna in order to minimize the overall effect on the historic integrity of this contributing resource.*
  - b. **Alterations shall remain visually compatible with the existing streetscape.** *As proposed the wireless antenna is not compatible with the existing streetscape.*
  - c. **Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions. No character-defining features will be concealed or replaced.**
  - d. **New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *Not applicable.*
  - e. **When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *Not applicable.*
  - f. **For new construction of or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:**
    - 1) **Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from the public right-of-way with landscaping or fencing.** *Not applicable.*
    - 2) **Site plans shall identify pedestrian ways and connections from parking**

- areas to public rights-of-way. *Not applicable.*
- 3) All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view. *Not applicable.*
  - 4) Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited. *Not applicable.*
  - 5) Building Materials:
    - a) The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation. *Not applicable.*
    - b) The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited. *Not applicable.*
    - c) Buildings with advertising icon images built into their design ("trademark buildings") are prohibited. *Not applicable.*
  - 6) No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry. *Not applicable.*
  - 7) No building on Maine Street shall have more than 15 feet horizontally of windowless wall. *Not applicable.*
  - 8) All new buildings and additions on Maine Street:
    - a) Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.
    - b) If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.
    - c) The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass. *Subsections a., b. and c. above are not applicable.*
  - 9) Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources. *Not applicable.*

### C. Signs

Signs shall comply with the requirements of Chapter 6 (Sign Regulations) with consideration given to the Village Review Zone Design Guidelines. *Not applicable.*

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

- Motion 1:** That the Certificate of Appropriateness application is deemed complete.
- Motion 2:** That the Board approves the Certificate of Appropriateness for the removal of the vestry chimney with the following conditions:
1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.
  2. That the applicant consult with the Maine Historic Preservation Commission regarding the completion of a Section 106 project review and proceed accordingly.
  3. That the proposed wireless antenna be concealed as a flagpole or other appropriate concealment.

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

VRB Case #: 16-003

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

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

2. Project Property Owner:

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

3. Authorized Representative: (If Different Than Applicant)

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

4. Physical Location of Property Being Affected:

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

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

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

7. Describe the Location and Nature of the Proposed Change, including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change. (use separate sheet if necessary):

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

Applicant's Signature [Signature]

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

**VILLAGE REVIEW BOARD  
APPLICATION FOR CERTIFICATE OF COMPLIANCE  
APPLICATION CHECK-LIST**

This checklist will be completed by the Department of Planning and Development. In order to ensure the timely processing of your application, please be sure that ALL materials are submitted. The process does not begin until your application is considered complete. For assistance please contact the Department of Planning and Development.

1. Completed application form.
2. A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review and submitted by the applicant.
3. A drawing showing the design, texture, and location of any construction, alteration, demolition for which a certificate is required. The drawing shall include plans and exterior elevations drawn to scale, with sufficient detail to show their relations to exterior appearances and the architectural design of the building. Proposed materials and textures shall be described, including samples where appropriate. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific.
4. Photographs of the building(s) involved.
5. A site plan showing the relationship of proposed changes to walks, driveways, signs, lighting, landscaping and adjacent properties.
6. A site plan which shows the relationship of the changes to its surroundings.

This application was Certified as being complete on 2/9/16 (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 Warkes, relating to property designated on Assessors Tax Map # 148 as Lot # 414 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Building & Electrical permits

Signed:   
Date: 2/17/16



# TILSON

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

---

## 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](mailto: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 | 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 (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/VINYL  
 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



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
				

## Fort Andross

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

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

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

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

### Prime Office Space ↑

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

### Business Center Space ↑

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

### Retail Space ↑

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

### Warehouse Space ↑

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

### Industrial Space ↑

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

### Cumberland Self Storage ↑

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

### On-Site Services ↑

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

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

Content copyright © 2000 Waterfront Maine, All rights reserved.

<a href="#">About The Mill</a>	<a href="#">History</a>	<a href="#">On-Site Services</a>	<a href="#">Contact Us</a>	<a href="#">Our Location</a>
<a href="#">Prime Office Space</a>	<a href="#">Retail Space</a>	<a href="#">Self Storage Units</a>	<a href="#">Warehouse Space</a>	<a href="#">Industrial Space</a>
<h2>History of Fort Andross</h2>				

**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](#)

Content copyright © 2000 Waterfront Maine, All rights reserved.

1001 ANDROSS / UNKINPOINT 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature of Department Staff Reviewing Application

New File:

VRB

VRB 00-016



---

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: PJC

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: OMNIPPOINT COMMUNICATIONS, MO 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 MARRINER 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

 Agent for Omnipoint Communications, MO OPERATIONS, LLC



**WELLMAN ASSOCIATES  
INCORPORATED**

**FACSIMILE TRANSMITTAL SHEET**

TO: <b>Phil Carey</b>	FROM: <b>Michelle Schenck</b>
COMPANY: <b>TOWN OF BRUNSWICK</b>	DATE: <b>June 23, 2000</b>
FAX NUMBER: <b>207 725 6663</b>	TOTAL NO. OF PAGES INCLUDING COVER: <b>1</b>
PHONE NUMBER:	
RE: <b>Proposed Omnipoint Facility, Andross Mall</b>	

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

NOTES/COMMENTS:

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

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

Thank you,

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

## Anna Breinich

---

**From:** Reed, Robin K <robin.k.reed@maine.gov>  
**Sent:** Thursday, April 07, 2016 4:55 PM  
**To:** A&D Klumb Environmental, LLC (klumbenvironmental@klumbenv.com)  
**Cc:** Anna Breinich  
**Subject:** MHPC# 0346-16 Fort Andross Mil; 14 Main Street; proposed collocation project  
**Attachments:** MHPC# 0346-16.pdf

### **MHPC# 0346-16 Fort Andross Mil; 14 Main Street; proposed collocation project**

Audra:

In response to your recent request, our office has reviewed the information received March 8, 2016 to initiate consultation on the above referenced project pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, and the FCC's Nationwide Programmatic Agreement.

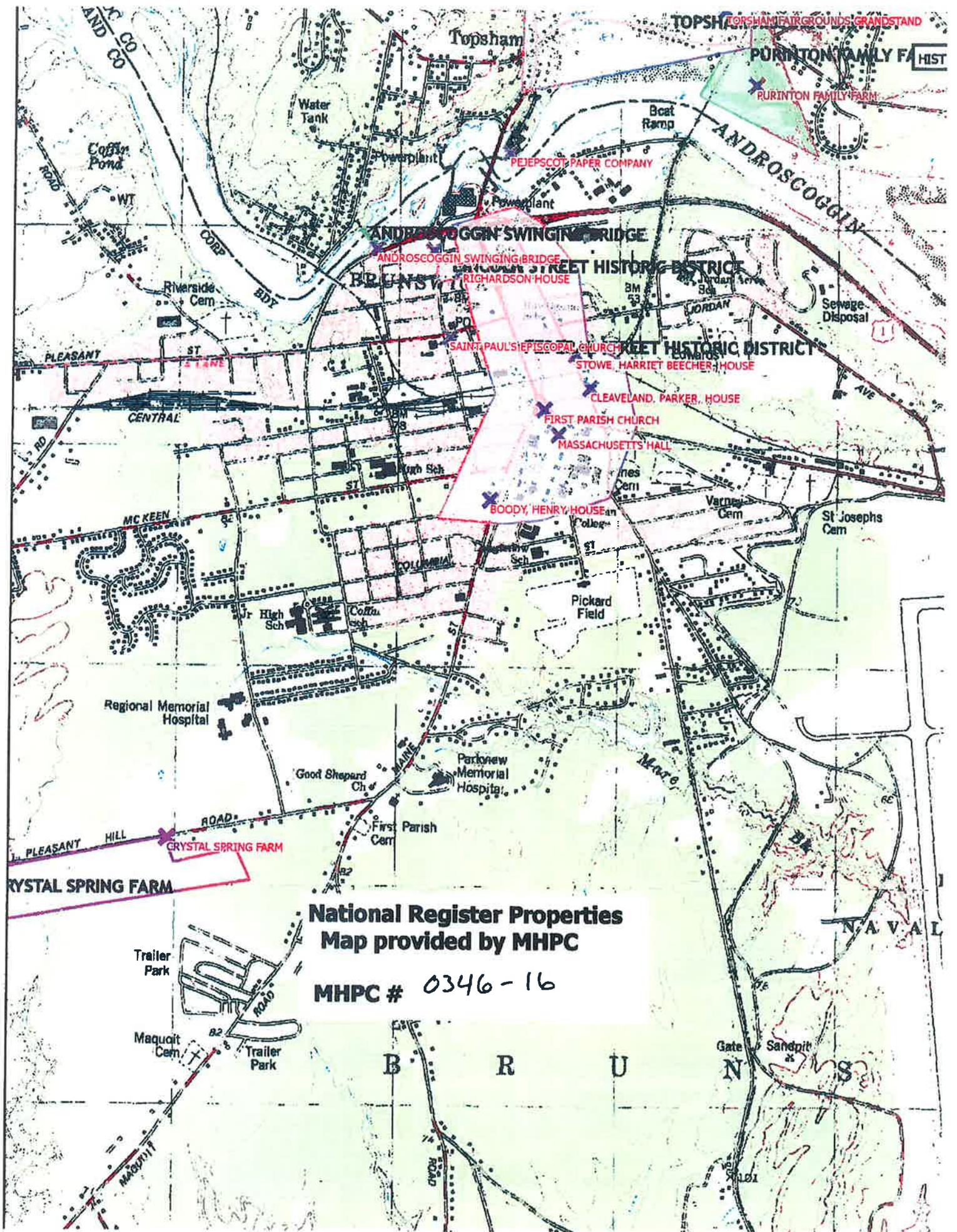
Regarding archaeological resources, survey does not appear necessary for this project.

Regarding architectural resources, there are multiple National Register listed and eligible historic properties within the presumed APE. See attached maps. The Cabot Mill is individually eligible for listing in the National Register of Historic Places. I have enclosed its architectural survey form. Please make an assessment of effects on these historic properties.

As you know, you are required to submit the appropriate FCC form to our office for review and comment before the commencement of any construction or other installation activities on this site.

We look forward to continuing consultation with you on this project

Robin K. Reed  
Maine Historic Preservation Commission  
55 Capitol Street  
65 State House Station  
Augusta, ME 04333  
phone: 207-287-2132 ext. 1  
fax: 207-287-2335  
[robin.k.reed@maine.gov](mailto:robin.k.reed@maine.gov)  
<http://www.maine.gov/mhpc>



**National Register Properties  
Map provided by MHPC**

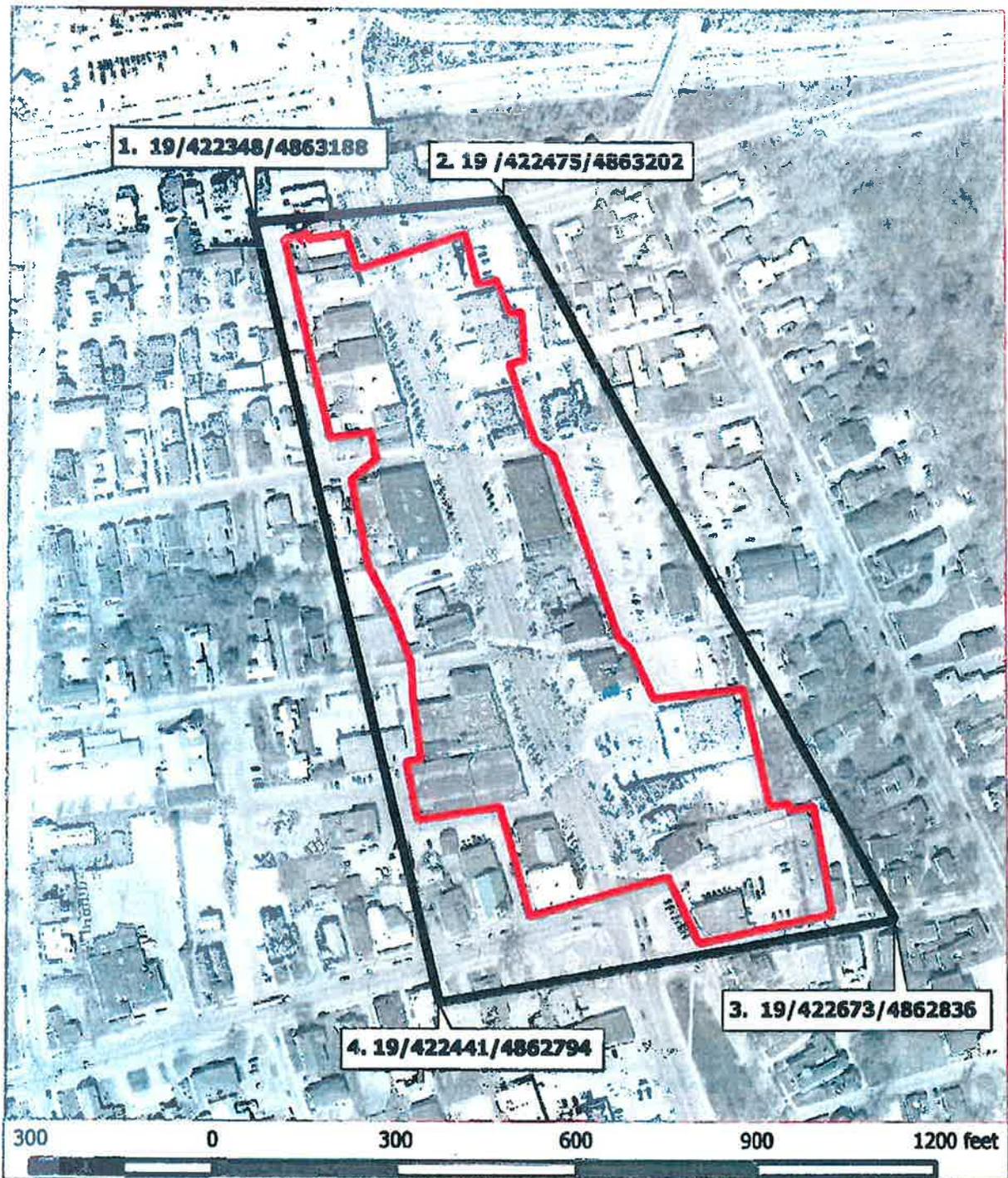
**MHPC # 0346-16**

**BRUNSWICK COMMERCIAL HISTORIC DISTRICT**

**CUMBERLAND COUNTY, MAINE**

Name of Property

County and State



**Legend**

 UTM Boundaries

 HD Boundary

**BRUNSWICK COMMERCIAL HISTORIC DISTRICT**  
**Cumberland County, Maine**  
**UTM Boundary**  
**26 June 2015**



SURVEY MAP NO. 1

SURVEY NAME Brunswick, misc

SURVEY ID M15798

MHPC USE ONLY

[Empty box for inventory number]

INVENTORY NO.

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

1. PROPERTY NAME (HISTORIC): Cabot Manufacturing Mill

2. PROPERTY NAME (OTHER): \_\_\_\_\_

3. STREET ADDRESS: Mill Street

4. TOWN: Brunswick 5. COUNTY: Cumberland

6. DATE RECORDED: 1/7/1992 7. SURVEYOR: Mitchell, Christi

8. OWNER NAME: \_\_\_\_\_ 9. ADDRESS: \_\_\_\_\_

10. 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 _____        |                                       |                                                      |                                      |

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

**ARCHITECTURAL DATA**

12. PRIMARY STYLISTIC CATEGORY:
- |                                         |                                                |                                                                        |                                              |
|-----------------------------------------|------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> GEORGIAN       | <input type="checkbox"/> STICK STYLE           | <input type="checkbox"/> 19 <sup>TH</sup> /20 <sup>TH</sup> C. REVIVAL | <input type="checkbox"/> MODERN/CONTEMPORARY |
| <input type="checkbox"/> FEDERAL        | <input type="checkbox"/> QUEEN ANNE            | <input type="checkbox"/> COMMERCIAL STYLE                              | <input type="checkbox"/> MINIMAL TRADITIONAL |
| <input type="checkbox"/> GREEK REVIVAL  | <input type="checkbox"/> SHINGLE STYLE         | <input type="checkbox"/> CRAFTSMAN                                     | <input type="checkbox"/> RANCH               |
| <input type="checkbox"/> GOTHIC REVIVAL | <input checked="" type="checkbox"/> ROMANESQUE | <input type="checkbox"/> ART DECO / MODERNE                            | <input type="checkbox"/> SPLIT LEVEL         |
| <input type="checkbox"/> ITALIANATE     | <input type="checkbox"/> NEO-CLASSICAL REV     | <input type="checkbox"/> INTERNATIONAL                                 | <input type="checkbox"/> VERNACULAR          |
| <input type="checkbox"/> SECOND EMPIRE  | <input type="checkbox"/> RENAISSANCE REV       | <input type="checkbox"/> OTHER _____                                   |                                              |

13. SECONDARY STYLISTIC CATEGORY:
- |                                         |                                            |                                                                        |                                              |
|-----------------------------------------|--------------------------------------------|------------------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> GEORGIAN       | <input type="checkbox"/> STICK STYLE       | <input type="checkbox"/> 19 <sup>TH</sup> /20 <sup>TH</sup> C. REVIVAL | <input type="checkbox"/> MODERN/CONTEMPORARY |
| <input type="checkbox"/> FEDERAL        | <input type="checkbox"/> QUEEN ANNE        | <input type="checkbox"/> COMMERCIAL STYLE                              | <input type="checkbox"/> MINIMAL TRADITIONAL |
| <input type="checkbox"/> GREEK REVIVAL  | <input type="checkbox"/> SHINGLE STYLE     | <input type="checkbox"/> CRAFTSMAN                                     | <input type="checkbox"/> RANCH               |
| <input type="checkbox"/> GOTHIC REVIVAL | <input type="checkbox"/> ROMANESQUE        | <input type="checkbox"/> ART DECO / MODERNE                            | <input type="checkbox"/> SPLIT LEVEL         |
| <input type="checkbox"/> ITALIANATE     | <input type="checkbox"/> NEO-CLASSICAL REV | <input type="checkbox"/> INTERNATIONAL                                 | <input type="checkbox"/> VERNACULAR          |
| <input type="checkbox"/> SECOND EMPIRE  | <input type="checkbox"/> RENAISSANCE REV   | <input type="checkbox"/> OTHER _____                                   |                                              |

14. HEIGHT:  1 STORY  1 1/2 STORY  2 STORY  2 1/2 STORY  3 STORY  4 STORY  
 5 STORY  OVER 5 (\_\_\_\_\_)

15. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):  
 1 BAY  2 BAY  3 BAY  4 BAY  5 BAY  MORE THAN 5 (30 \_\_\_\_\_)

16. APPENDAGES:  SIDE ELL  REAR ELL  FRONT  ADDED STORIES  SHED  
 DORMERS  PORCH  TOWER  CUPOLA  BAY WINDOW

**PHOTOGRAPH:**

17. PORCH:

ATTACHED  ENGAGED  ONE STORY  MORE THAN ONE STORY  
 FULL WIDTH  WRAPAROUND  SLEEPING PORCH  SECONDARY PORCH

18. PLAN OR FORM

HALL AND PARLOR  1/2 CAPE  CAPE  CENTRAL HALL  2-STORY DOUBLE PILE  
 SIDE HALL  BACK HALL  IRREGULAR  FOURSQUARE  BUNGALOW  
 MOBILE HOME  MODULAR  OTHER Open plan

19. PRIMARY STRUCTURAL SYSTEM:

TIMBER FRAME  BRACED FRAME  BRICK  STONE  BALLOON FRAME  
 CONCRETE  STEEL  LOG  PLANK WALL  PLATFORM FRAME  
 FRAME CONSTRUCTION - TYPE UNKNOWN  OTHER \_\_\_\_\_

20. CHIMNEY PLACEMENT:

INTERIOR  INTERIOR FRONT/REAR  CENTER  INTERIOR END  EXTERIOR  
 OTHER \_\_\_\_\_

21. ROOF CONFIGURATION:

GABLE SIDE  GABLE FRONT  HIP  MANSARD  FLAT  
 GAMBREL  PARAPET GABLE  SHED  CROSS GABLE  
 COMPOUND  OTHER \_\_\_\_\_

22. ROOF MATERIAL:  WOOD  METAL  TILE  SLATE  ASPHALT  ASBESTOS

23. EXTERIOR WALL MATERIALS:

CLAPBOARD  BRICK  FLUSH SHEATHING  WOOD SHINGLE  STONE  
 LOG  PRESSED METAL  CONCRETE  STUCCO  ASPHALT  
 GRANITE  ASBESTOS  TERRA COTTA  BOARD AND BATTEN  ALUMINUM/VINYL  
 OTHER \_\_\_\_\_

24. FOUNDATION MATERIAL:

FIELDSTONE  BRICK  WOOD  CONCRETE  GRANITE  ORNAMENTAL CONC. BLOCK  
 OTHER \_\_\_\_\_

25. OUTBUILDINGS/FEATURES:

CARRIAGE HOUSE  FENCE OR WALL  CEMETERY  BARN (CONNECTED)  
 BARN (DETACHED)  FORMAL GARDEN  LANDSCAPE/PLANT MAT  ARCHAEOLOGICAL SITE  
 GARAGE  OTHER \_\_\_\_\_

**HISTORICAL DATA**

26. DOCUMENTED DATE OF CONSTRUCTION: 1891-92 27. ESTIMATED DATE OF CONSTRUCTION: \_\_\_\_\_

28. DATE MAJOR ADDITIONS/ALTERATIONS: 1896, 1909, c. 1920

29. ARCHITECT: Dunning and Campbell 30. CONTRACTOR: E.S. Heckes & Son

31. ORIGINAL OWNER: The Cabot Manufacturing Company

32. SUBSEQUENT SIGNIFICANT OWNER: \_\_\_\_\_ DATES: \_\_\_\_\_

33. CULTURAL/ETHNIC AFFILIATION:

ENGLISH  FRENCH ACADIAN  NATIVE AMERICAN  SCOTTISH  FRENCH CANADIAN  
 EAST EUROPEAN  IRISH  OTHER \_\_\_\_\_

34. HISTORIC CONTEXT(S):

COMMERCE  INDUSTRY  TRANSPORTATION  AGRICULTURE  MILITARY  
 RELIGION  CIVIC AFFAIRS  RECREATION  HABITATION  EDUCATION  
 ART, LIT, SCIENCE  SOCIAL

35. COMMENTS/SOURCES: Originally surveyed by Roger Reed. See continuation sheet for comments.

36. HISTORICAL DRAWINGS EXIST:  YES  NO 37. KIT HOUSE  YES  NO 38. PATTERN BOOK HOUSE  YES  NO

**ENVIRONMENTAL DATA**

39. SITE INTEGRITY:  ORIGINAL  MOVED DATE MOVED \_\_\_\_\_

40. SETTING:  RURAL/UNDISTURBED  RURAL/BUILT UP  SMALL TOWN  URBAN  SUBURBAN

41. QUADRANGLE MAP USED: Brunswick

42. UTM NORTHING: 4863366.0838 43. UTM EASTING: 422323.4933

44. FACADE DIRECTION (CIRCLE ONE): N (S) E W NE NW SE SW

**MHPC USE ONLY**

DATE ENTERED IN INVENTORY: 2/22/2016 PHOTO FILE #: n/a

NR STATUS:  L  HD  E  NE  ND REVIEWER KFM CAM 7/12/2010

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

SURVEY MAP NO. 1

SURVEY NAME Brunswick, misc

SURVEY ID M15798

MHPC USE ONLY

INVENTORY NO.

**MAINE HISTORIC PRESERVATION COMMISSION**  
**Historic Building/Structure Survey Form**  
**Continuation Sheet**

PROPERTY NAME: Cabot Manufacturing Mill

TOWN: Brunswick COUNTY: Cumberland

SURVEYOR: Mitchell, Christi DATE: \_\_\_\_\_

DATA FIELD # (From Survey Form): 0

A stone woolen 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, 1891, the Brunswick firm of Dunning and Campbell, architects and engineers, were hired to prepare plans for a new mill "on the Lockwood plan" (Brunswick telegram 10/2/1890.)

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 for 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; October 18, 1892, p. 1; April 11, 1893, p. 1; Jan. 25, 1895, p. 5; Dec 4, 1896, p. 8; Sept. 1909, p. 31.

**This page intentionally left blank.**



# A & D Klumb Environmental, LLC

March 2, 2016

Jeffrey Hutchinson – Code Enforcement Officer  
Dept of Planning and Development  
Brunswick Town Hall  
85 Union Street  
Brunswick, ME 04011

**RE: Proposed Telecommunications Project, Fort Andross Mill, Bruswick, ME**

To Inspections Division;

A & D Klumb Environmental, LLC is conducting a Section 106 for the above referenced project at the request of our telecommunications client. The proposed project will be located on the rooftop of the existing Fort Andross Mill Building located at 14 Maine Street, Brunswick, Cumberland County, ME. The project will involve installing antennas onto a pipe mount frame to be located on the rooftop of the building along with an equipment cabinet to be installed on the rooftop as well. The Latitude/Longitude of the site location is: 43° 55' 09"N/69° 58' 04"W and is shown on the attached map.

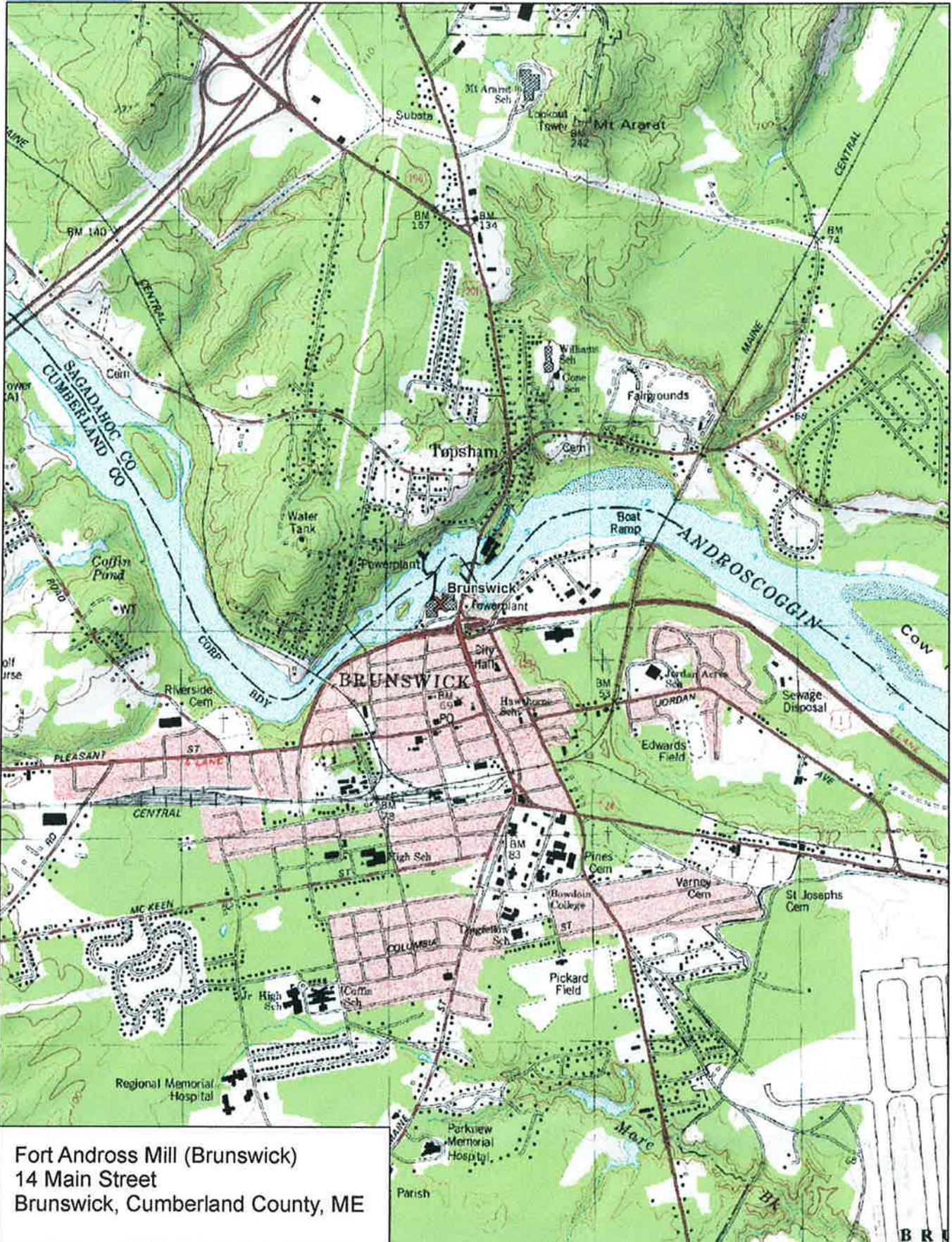
The ME Historic Preservation Commission and the FCC require that the municipality and any local Historical Commission be notified of this project. ADKE have been retained to determine whether the proposed undertaking will adversely impact properties of historical significance (properties listed or eligible for the National Register of Historic Places). Our findings will be submitted in a report to the ME Historic Preservation Commission upon the completion of the research.

If you have any questions regarding this project please do not hesitate to contact us at the number or address below.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Cate". The ink is dark and the signature is fluid.

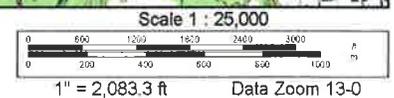
Sarah Cate  
Associate Project Manager



Data use subject to license.

© DeLorme. XMap® 7.

www.delorme.com





**Draft Findings of Fact  
86 Maine Street  
Request for Certificate of Appropriateness for Structural Alteration  
Village Review Board  
Review Date: June 2, 2016**

**Project Name:** Façade Improvements  
**Case Number:** VRB-16-022  
**Tax Map:** Map U13, Lot 17  
**Applicant/Owner:** Anna Strange  
86 Maine Street  
Brunswick, Maine 04011  
207-725-5111

**Authorized Representative:** Same

## PROJECT SUMMARY

The applicant/property owner, Anna Strange, seeks a Certificate of Appropriateness to do extensive façade improvements, including the removal of the existing shingle roof, realignment of windows, as well as the replacement of siding, trim and entryway at 86 Maine Street (Berries Hearing and Optical Center) in the Town Center 1 (TC1) District within the Village Review Overlay Zone. The structure is also considered to be a contributing resource within the federally-designated Brunswick Commercial Historic District.

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 to do extensive renovations to the front and south side building facades as described in the detailed project narrative as well as illustrated by the existing and proposed elevations. As stated in the narrative the intent of the façade improvements is to "update and modernize the building, but at the same time relate to [it's] original historic nature before modifications changed the proportions and massing of an otherwise, simple façade." In general, the proposed improvements are consistent with Village Review Design Guidelines panels. Based on code property files, the front doorway appears to have been replaced in 1967 and lacks any historic detail. Additional façade modifications*

*including the brick veneer front and wooden shingled roofline appear to have been occurred in 1983. The structure was originally constructed circa 1802. Photos are included in the application. The structure is considered to be a contributing resource within the newly federally-designated Brunswick Commercial Historic District and has received funding approval for the renovations through the Brunswick Downtown Association Façade Grant Program.*

## **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 and as evidenced by historic photographs and the 1980 PHS Historic Site Survey (attached), the proposed alterations remove the “heavily altering” renovations primarily completed in the 1960’s and 1980’s that significantly affected the historic integrity of the structure. By so doing, the front and south side facades will be simplified and appear to be an updating of the original lines and details, including doorways and window openings. The removal of the first floor wooden shingled-roof overhang will also highlight second-floor windows and the new entryway. The appearance of the “Hardy Plank” siding is similar in style to wood clapboard and has previously been found acceptable as replacement siding by the VRB.*
  - b. Alterations shall remain visually compatible with the existing streetscape.** *The proposed alterations are more 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.** *The proposed alterations do 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.** *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. *Hardy Plank siding, similar in style to wood clapboard is proposed as replacement for the existing non-wood siding.***
  - 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. *No change to the recessed entryway location.***
- 7) **No building on Maine Street shall have more than 15 feet horizontally of windowless wall. *No change in window openings on the first floor is proposed. Second floor window openings facing Maine Street will be slightly enlarged.***
- 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. *A new banner-style sign similar in design to an earlier building sign is proposed.***

**Draft Motions**  
**86 Maine Street**  
**Request for Certificate of Appropriateness for Structural Alteration**  
**Village Review Board**  
**Review Date: June 21, 2016**

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

**Motion 2:** That the Board approves the Certificate of Appropriateness for façade renovations at 86 Maine 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: 6/7/16  
By: [Signature]

VRB Case #: 16-022

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: Anna Strange - Bertie's Hearing and Optical Center  
Address: 810 Maine Street  
Brunswick ME 04011  
Phone Number: 207-725-5111

2. Project Property Owner:

Name: Anna Strange  
Address: 810 Maine St  
Brunswick ME 04011  
Phone Number: 207-725-5111

3. Authorized Representative: (If Different Than Applicant)

Name: \_\_\_\_\_  
Address: same  
Phone Number: \_\_\_\_\_

4. Physical Location of Property Being Affected:

Address: 810 Maine St.

5. Tax Assessor's Map # U13 Lot # 17 of subject property.

6. Underlying Zoning District TC1

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):

Front facade improvements including doors, windows, siding and signage per attached architectural plans.

Applicant's Signature Anna Strange

**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 10/14/16 (date) by OMB  
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 Anna Strange, relating to property designated on Assessors Tax Map # U13 as Lot # 17 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Permits required where applicable.  
- Existing siding to be removed may contain Asbestos and shall be properly mitigated and disposed of by licensed individuals.

Signed:   
Date: 8/16/14

**HISTORIC PRESERVATION SURVEY**

013-17

Cumberland Brunswick 86 Maine Street  
 County City/Town Street Address and Number  
 If moved from Mill Street:

Name of Building/site: historic: ca. 1802 store of Charles Bisbee, watches & clocks?  
 (A.T. Campbell grocery store) in 1870s, perhaps  
 built like 84 Maine St, circa 1820.

Approximate Date: circa 1802? Style: Federal  
 circa 1820?



Type of Structure:  
 Residential  Commercial  Industrial  Other

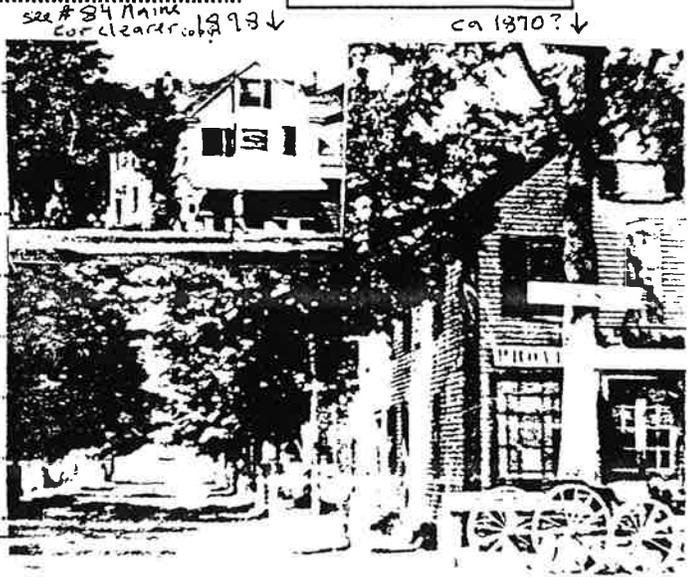
Condition:  Good  Fair  Poor  
 heavily altered.

Endangered:  No  Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey

Rating:

Historic Significance to the Community:



(For Additional Information top photo 1980)

86 MAWE

Maps: 1910 #84/86= G.A. Coombs

1871 = A.T. Campbell

Deeds:

Newspaper: Brunswick Record 11/14/1929 p.3: "The corner store now occupied by Leclair & Gervais was occupied as early as 1802 by Mr. Bisbee who carried on there a watch and clock repairing business. It was A.T. Campbell's grocery store in the '70s and it is said that the first kerosene sold in town was sold here..."

37 Mill St., also attributed to Mr. Bisbee, traces to 1795, Charles Bisbee, silversmith-- see card/ Note that 1853 Reminiscences of 1802 confirm Bisbee's residence on Mill St. 1853 Reminiscences, however, also place Bisbee's shop on Mill street, north side: "his sign was a carved figure of a horse with a black boy upon it, with a whip in his hand; when the hour was to be given, he would strike the horse, which would kick at the bell with his heels --a curious piece of mechanism." Theodore S. Michellam 1899 account of 1819 states Lincoln St intersection area was an open field in 1819 - see quote for #84 Maine.

# David Matero | Architecture



June 13, 2016

Anna Breinich  
Director of Planning and Development  
28 Federal Street  
Brunswick, ME 04011

**RE: 86 Maine Street  
Berrie's Hearing and Optical Center  
Village Review Board**

Dear Ms Breinich,

Over time, there have been some unfortunate modifications to the building at 86 Maine Street in Brunswick, now Berrie's Hearing and Optical Center. Most notably is a very heavy shingled roof over the front door and wrapping the corner onto Lincoln Street.

After studying old photographs of Brunswick, this building from around 1910 has a more traditional and elegant façade. The windows are proportional to the gable front, and the sign recognizes the corner of Maine and Lincoln. Although it is hard to tell, the street level façade has a retail look to it as well.

Our proposal for Berrie's is to remove the existing shingle roof so the windows facing Maine Street can be vertical in nature. The opening of the second floor windows were enlarged at some point, and by mulling the windows we can create vertical 2 over 2 windows with the enlarged openings. The width of the second floor openings remain the same, but the sill is lowered for a better proportioned window.

The corner is again recognized by the corner sign for Berrie's, and combined with a much thinner roof to cover the boxed-out street windows, the entire proportion of the gable façade is improved. The street level windows and door is a thermally-broken aluminum storefront by Kawneer (or equivalent). The glazing is a 1-inch-thick high efficiency Low-E glazing that will look clear (70% VLT) despite its low-E coating.

The second story windows and the windows at the rear of the building are aluminum clad wood casement windows by Marvin. The muntins have simulated divided lites (interior and exterior muntins) and there is a check rail at the center to give the appearance of a double hung window. Casement windows are, by their nature, more energy efficient, for that reason we propose casement windows in lieu of double hung. Other than the second story windows along Maine Street, the remaining window sizes do not change.

100 Front Street ■ Suite 40 ■ Bath, ME ■ 04530 ■ 207.671.6820 ■ davidmatero.com

The siding being proposed is a fiber-cement lap siding (clapboards) that will look like the original siding, which is likely 4" pine or cedar clapboards. The fiber cement siding by Hardie is a durable siding that looks like wood clapboards, and comes pre-finished grey.

All trim to be replaced or repaired will be with Boral. Boral is a recycled poly-ash product that does not hold moisture so the paint will last a very long time. The product cuts, attaches, and looks like wood trim. Unlike PVC trim, it does not move nearly as much and has the visual characteristics of painted wood.

The brick on the Maine Street side is sort of a patchwork of color, and with the removal of the air-conditioner, we are proposing to patch the brick and paint it so it black so it will be a consistent color.

The intent of the renovation to Berrie's is to update and modernize the building, but at the same time relate to the original historic nature of the building before modifications changed the proportions and massing of an otherwise, simple façade.

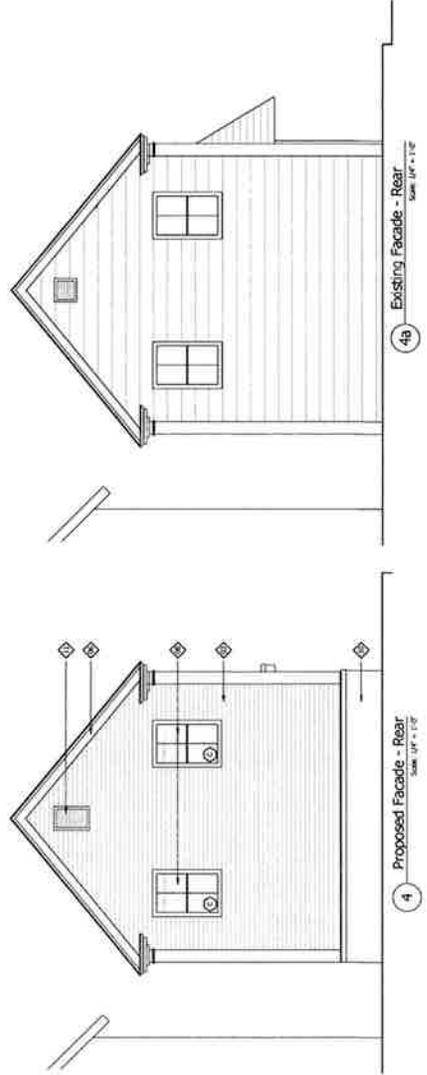
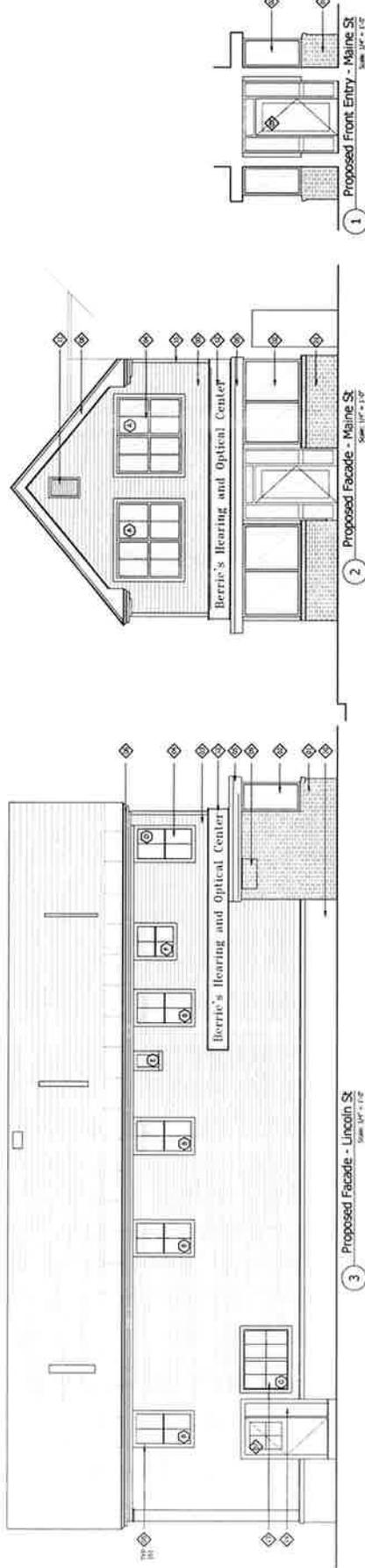
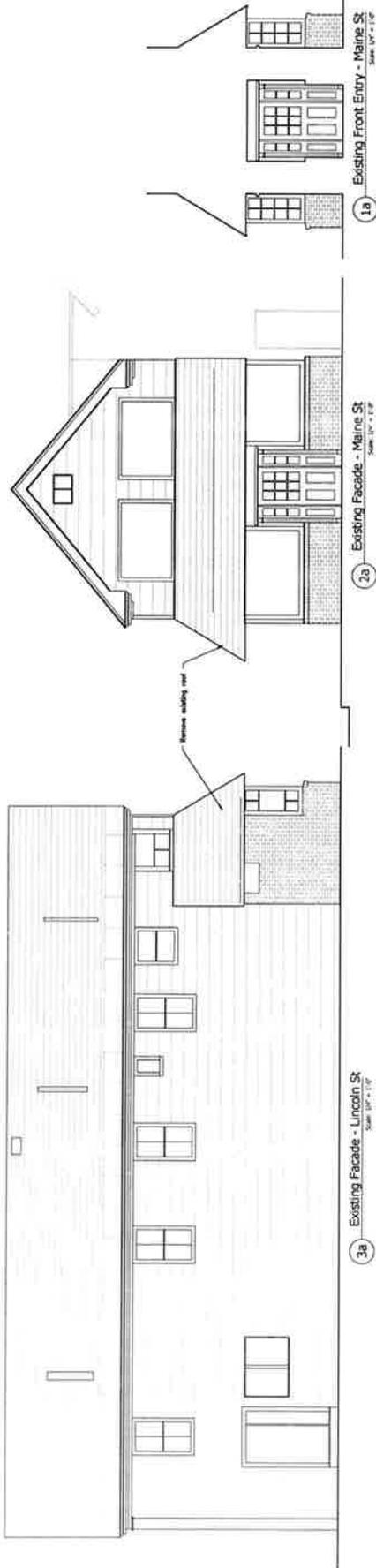
Please feel free to contact me with questions.

Thank you,

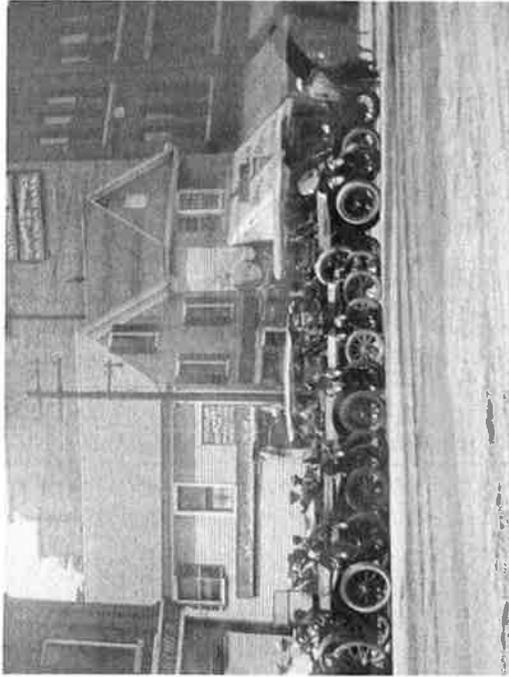
Sincerely,

A handwritten signature in black ink, appearing to read 'D. Matero', with a horizontal line extending to the right.

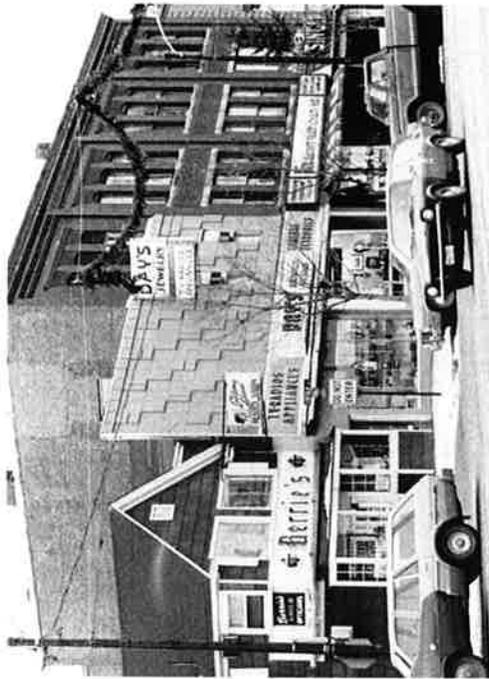
David Matero, AIA, LEED AP  
Principal  
david@davidmatero.com  
207.671.6820



- Elevation Legend**
01. Dark brick to remain, pre block
  02. New aluminum window frames with high performance glass, 1/2" x 1/2" x 1/2" (U=0.28, SHGC=0.37, Solar Heat Gain Coefficient=0.37)
  03. New brick, aluminum clad windows - 1/2" x 1/2" x 1/2" (U=0.28, SHGC=0.37, Solar Heat Gain Coefficient=0.37)
  04. New brick, aluminum clad windows - 1/2" x 1/2" x 1/2" (U=0.28, SHGC=0.37, Solar Heat Gain Coefficient=0.37)
  05. New roof with aluminum flip out A
  06. New porch on existing site
  07. New door and trim including door and trim
  08. New brick, aluminum clad windows - 1/2" x 1/2" x 1/2" (U=0.28, SHGC=0.37, Solar Heat Gain Coefficient=0.37)
  09. New pre-cast concrete porch with water table, see A/A1.1
  10. Replace gable end wall
  11. Replace trim, see A/A1.1
  12. New trim, replacement window
  13. New brick, precast
  14. New brick, precast
  15. Bond corner board, 5/8" x 4"



1 Berrie's - C. 1910  
RFS



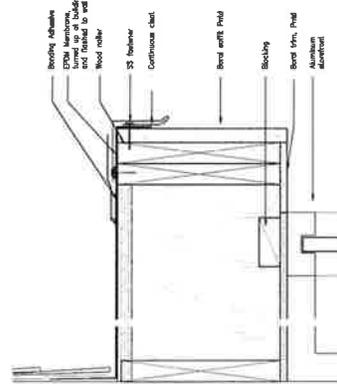
2 Berrie's - C. 1970  
RFS

- Storefront Window Notes**
1. Verify window manufacturer and doors to be in good condition.
  2. Wood blocking in contact with concrete to be primed in-kind.
  3. Verify wood blocking in contact with concrete to be primed in-kind. (See Schedule L-1, L-2, L-3, L-4, L-5, L-6, L-7, L-8, L-9, L-10, L-11, L-12, L-13, L-14, L-15, L-16, L-17, L-18, L-19, L-20, L-21, L-22, L-23, L-24, L-25, L-26, L-27, L-28, L-29, L-30, L-31, L-32, L-33, L-34, L-35, L-36, L-37, L-38, L-39, L-40, L-41, L-42, L-43, L-44, L-45, L-46, L-47, L-48, L-49, L-50, L-51, L-52, L-53, L-54, L-55, L-56, L-57, L-58, L-59, L-60, L-61, L-62, L-63, L-64, L-65, L-66, L-67, L-68, L-69, L-70, L-71, L-72, L-73, L-74, L-75, L-76, L-77, L-78, L-79, L-80, L-81, L-82, L-83, L-84, L-85, L-86, L-87, L-88, L-89, L-90, L-91, L-92, L-93, L-94, L-95, L-96, L-97, L-98, L-99, L-100, L-101, L-102, L-103, L-104, L-105, L-106, L-107, L-108, L-109, L-110, L-111, L-112, L-113, L-114, L-115, L-116, L-117, L-118, L-119, L-120, L-121, L-122, L-123, L-124, L-125, L-126, L-127, L-128, L-129, L-130, L-131, L-132, L-133, L-134, L-135, L-136, L-137, L-138, L-139, L-140, L-141, L-142, L-143, L-144, L-145, L-146, L-147, L-148, L-149, L-150, L-151, L-152, L-153, L-154, L-155, L-156, L-157, L-158, L-159, L-160, L-161, L-162, L-163, L-164, L-165, L-166, L-167, L-168, L-169, L-170, L-171, L-172, L-173, L-174, L-175, L-176, L-177, L-178, L-179, L-180, L-181, L-182, L-183, L-184, L-185, L-186, L-187, L-188, L-189, L-190, L-191, L-192, L-193, L-194, L-195, L-196, L-197, L-198, L-199, L-200, L-201, L-202, L-203, L-204, L-205, L-206, L-207, L-208, L-209, L-210, L-211, L-212, L-213, L-214, L-215, L-216, L-217, L-218, L-219, L-220, L-221, L-222, L-223, L-224, L-225, L-226, L-227, L-228, L-229, L-230, L-231, L-232, L-233, L-234, L-235, L-236, L-237, L-238, L-239, L-240, L-241, L-242, L-243, L-244, L-245, L-246, L-247, L-248, L-249, L-250, L-251, L-252, L-253, L-254, L-255, L-256, L-257, L-258, L-259, L-260, L-261, L-262, L-263, L-264, L-265, L-266, L-267, L-268, L-269, L-270, L-271, L-272, L-273, L-274, L-275, L-276, L-277, L-278, L-279, L-280, L-281, L-282, L-283, L-284, L-285, L-286, L-287, L-288, L-289, L-290, L-291, L-292, L-293, L-294, L-295, L-296, L-297, L-298, L-299, L-300, L-301, L-302, L-303, L-304, L-305, L-306, L-307, L-308, L-309, L-310, L-311, L-312, L-313, L-314, L-315, L-316, L-317, L-318, L-319, L-320, L-321, L-322, L-323, L-324, L-325, L-326, L-327, L-328, L-329, L-330, L-331, L-332, L-333, L-334, L-335, L-336, L-337, L-338, L-339, L-340, L-341, L-342, L-343, L-344, L-345, L-346, L-347, L-348, L-349, L-350, L-351, L-352, L-353, L-354, L-355, L-356, L-357, L-358, L-359, L-360, L-361, L-362, L-363, L-364, L-365, L-366, L-367, L-368, L-369, L-370, L-371, L-372, L-373, L-374, L-375, L-376, L-377, L-378, L-379, L-380, L-381, L-382, L-383, L-384, L-385, L-386, L-387, L-388, L-389, L-390, L-391, L-392, L-393, L-394, L-395, L-396, L-397, L-398, L-399, L-400, L-401, L-402, L-403, L-404, L-405, L-406, L-407, L-408, L-409, L-410, L-411, L-412, L-413, L-414, L-415, L-416, L-417, L-418, L-419, L-420, L-421, L-422, L-423, L-424, L-425, L-426, L-427, L-428, L-429, L-430, L-431, L-432, L-433, L-434, L-435, L-436, L-437, L-438, L-439, L-440, L-441, L-442, L-443, L-444, L-445, L-446, L-447, L-448, L-449, L-450, L-451, L-452, L-453, L-454, L-455, L-456, L-457, L-458, L-459, L-460, L-461, L-462, L-463, L-464, L-465, L-466, L-467, L-468, L-469, L-470, L-471, L-472, L-473, L-474, L-475, L-476, L-477, L-478, L-479, L-480, L-481, L-482, L-483, L-484, L-485, L-486, L-487, L-488, L-489, L-490, L-491, L-492, L-493, L-494, L-495, L-496, L-497, L-498, L-499, L-500, L-501, L-502, L-503, L-504, L-505, L-506, L-507, L-508, L-509, L-510, L-511, L-512, L-513, L-514, L-515, L-516, L-517, L-518, L-519, L-520, L-521, L-522, L-523, L-524, L-525, L-526, L-527, L-528, L-529, L-530, L-531, L-532, L-533, L-534, L-535, L-536, L-537, L-538, L-539, L-540, L-541, L-542, L-543, L-544, L-545, L-546, L-547, L-548, L-549, L-550, L-551, L-552, L-553, L-554, L-555, L-556, L-557, L-558, L-559, L-560, L-561, L-562, L-563, L-564, L-565, L-566, L-567, L-568, L-569, L-570, L-571, L-572, L-573, L-574, L-575, L-576, L-577, L-578, L-579, L-580, L-581, L-582, L-583, L-584, L-585, L-586, L-587, L-588, L-589, L-590, L-591, L-592, L-593, L-594, L-595, L-596, L-597, L-598, L-599, L-600, L-601, L-602, L-603, L-604, L-605, L-606, L-607, L-608, L-609, L-610, L-611, L-612, L-613, L-614, L-615, L-616, L-617, L-618, L-619, L-620, L-621, L-622, L-623, L-624, L-625, L-626, L-627, L-628, L-629, L-630, L-631, L-632, L-633, L-634, L-635, L-636, L-637, L-638, L-639, L-640, L-641, L-642, L-643, L-644, L-645, L-646, L-647, L-648, L-649, L-650, L-651, L-652, L-653, L-654, L-655, L-656, L-657, L-658, L-659, L-660, L-661, L-662, L-663, L-664, L-665, L-666, L-667, L-668, L-669, L-670, L-671, L-672, L-673, L-674, L-675, L-676, L-677, L-678, L-679, L-680, L-681, L-682, L-683, L-684, L-685, L-686, L-687, L-688, L-689, L-690, L-691, L-692, L-693, L-694, L-695, L-696, L-697, L-698, L-699, L-700, L-701, L-702, L-703, L-704, L-705, L-706, L-707, L-708, L-709, L-710, L-711, L-712, L-713, L-714, L-715, L-716, L-717, L-718, L-719, L-720, L-721, L-722, L-723, L-724, L-725, L-726, L-727, L-728, L-729, L-730, L-731, L-732, L-733, L-734, L-735, L-736, L-737, L-738, L-739, L-740, L-741, L-742, L-743, L-744, L-745, L-746, L-747, L-748, L-749, L-750, L-751, L-752, L-753, L-754, L-755, L-756, L-757, L-758, L-759, L-760, L-761, L-762, L-763, L-764, L-765, L-766, L-767, L-768, L-769, L-770, L-771, L-772, L-773, L-774, L-775, L-776, L-777, L-778, L-779, L-780, L-781, L-782, L-783, L-784, L-785, L-786, L-787, L-788, L-789, L-790, L-791, L-792, L-793, L-794, L-795, L-796, L-797, L-798, L-799, L-800, L-801, L-802, L-803, L-804, L-805, L-806, L-807, L-808, L-809, L-810, L-811, L-812, L-813, L-814, L-815, L-816, L-817, L-818, L-819, L-820, L-821, L-822, L-823, L-824, L-825, L-826, L-827, L-828, L-829, L-830, L-831, L-832, L-833, L-834, L-835, L-836, L-837, L-838, L-839, L-840, L-841, L-842, L-843, L-844, L-845, L-846, L-847, L-848, L-849, L-850, L-851, L-852, L-853, L-854, L-855, L-856, L-857, L-858, L-859, L-860, L-861, L-862, L-863, L-864, L-865, L-866, L-867, L-868, L-869, L-870, L-871, L-872, L-873, L-874, L-875, L-876, L-877, L-878, L-879, L-880, L-881, L-882, L-883, L-884, L-885, L-886, L-887, L-888, L-889, L-890, L-891, L-892, L-893, L-894, L-895, L-896, L-897, L-898, L-899, L-900, L-901, L-902, L-903, L-904, L-905, L-906, L-907, L-908, L-909, L-910, L-911, L-912, L-913, L-914, L-915, L-916, L-917, L-918, L-919, L-920, L-921, L-922, L-923, L-924, L-925, L-926, L-927, L-928, L-929, L-930, L-931, L-932, L-933, L-934, L-935, L-936, L-937, L-938, L-939, L-940, L-941, L-942, L-943, L-944, L-945, L-946, L-947, L-948, L-949, L-950, L-951, L-952, L-953, L-954, L-955, L-956, L-957, L-958, L-959, L-960, L-961, L-962, L-963, L-964, L-965, L-966, L-967, L-968, L-969, L-970, L-971, L-972, L-973, L-974, L-975, L-976, L-977, L-978, L-979, L-980, L-981, L-982, L-983, L-984, L-985, L-986, L-987, L-988, L-989, L-990, L-991, L-992, L-993, L-994, L-995, L-996, L-997, L-998, L-999, L-1000.
  4. Refer to schedule for window operation, finish patterns, and head heights.
  5. Verify window opening with window manufacturer per schedule.
  6. Provide fully gasketed and calibrated blocking of all window and door openings per window blocking detail.
  7. Emergency egress for basements, habitable attics, and balconies.
  8. Verify window opening with window manufacturer per schedule.
  9. Verify window opening with window manufacturer per schedule.
  10. Verify window opening with window manufacturer per schedule.

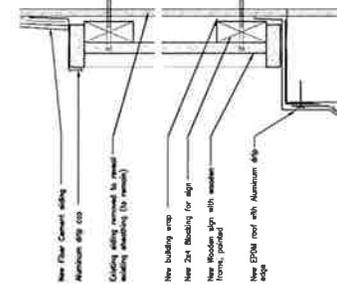
**Window Schedule - Marvin Ultimate**

Tag	Unit	Type	Material	R.O. (N/A)	Egress	Tempered	Remarks
A	600MMH	Clear	2 Sides	2'-0" x 5'-3 3/8"	V	N	Replacement in field - Verify dimensions in field
B	600MMH	Clear	2 Sides	2'-0" x 5'-3 3/8"	V	N	Replacement in field - Verify dimensions in field
C	600MMH	Clear	2 Sides	2'-0" x 5'-3 3/8"	V	N	Replacement in field - Verify dimensions in field
D	600MMH	Clear	2 Sides	2'-0" x 5'-3 3/8"	V	N	Replacement in field - Verify dimensions in field
E	600MMH	Clear	2 Sides	2'-0" x 5'-3 3/8"	V	N	Replacement in field - Verify dimensions in field
F	600MMH	Clear	2 Sides	2'-0" x 5'-3 3/8"	V	N	Replacement in field - Verify dimensions in field
G	600MMH	Clear	2 Sides	2'-0" x 5'-3 3/8"	V	N	Replacement in field - Verify dimensions in field

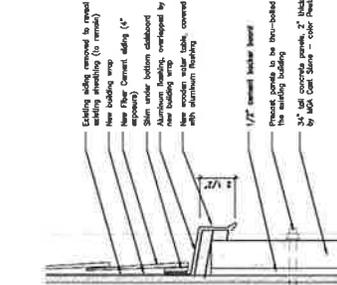
Interior:  
Exterior and color: Snow White



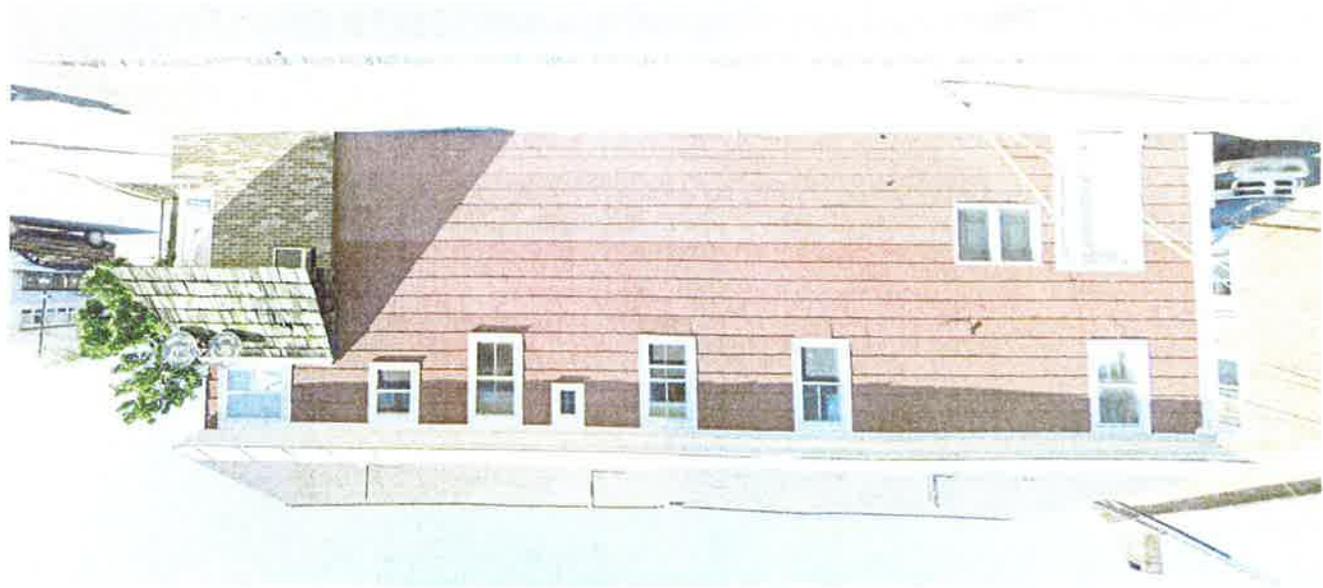
C Section Detail at New Roof  
Scale: 2" = 1'-0"



B Wooden Sign Detail  
Scale: 2" = 1'-0"



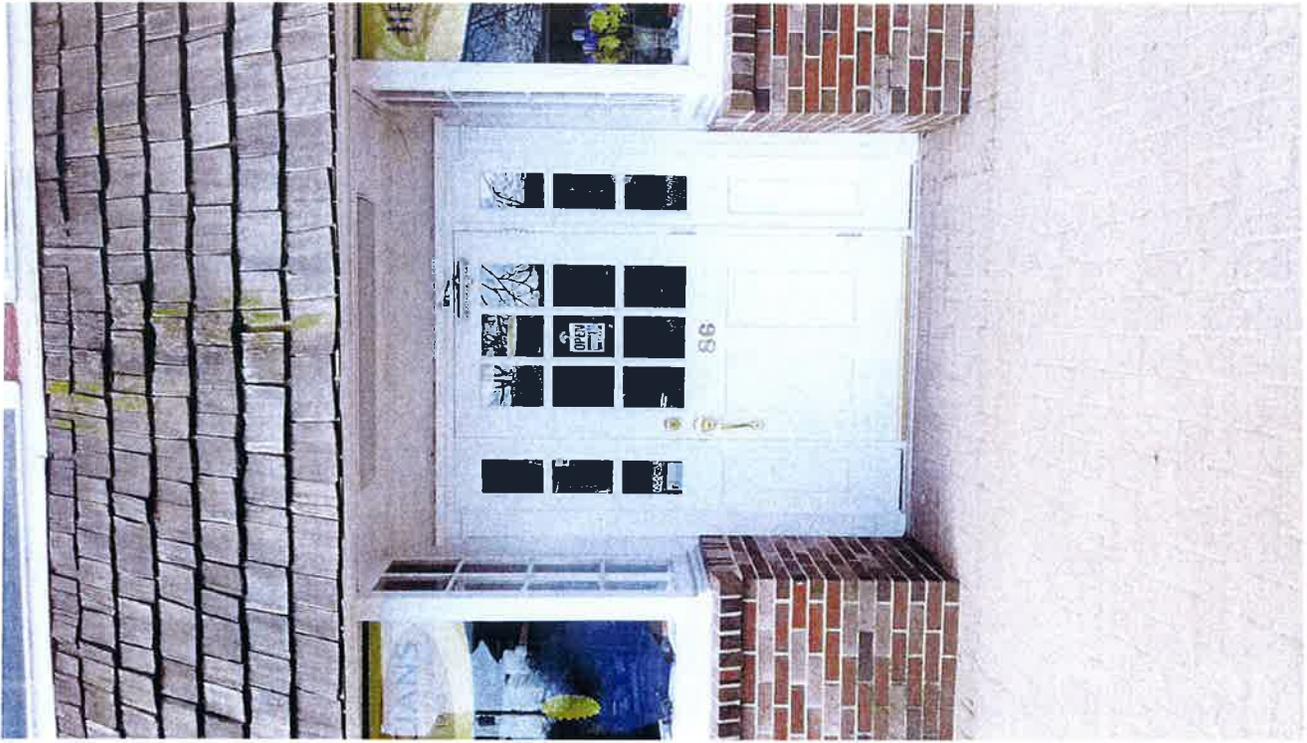
A Concrete Panel and Water Table  
Scale: 2" = 1'-0"











86



Siding

Trim

Soffit

HardieWrap®

Finishing Touches

● HardiePlank® Lap Siding

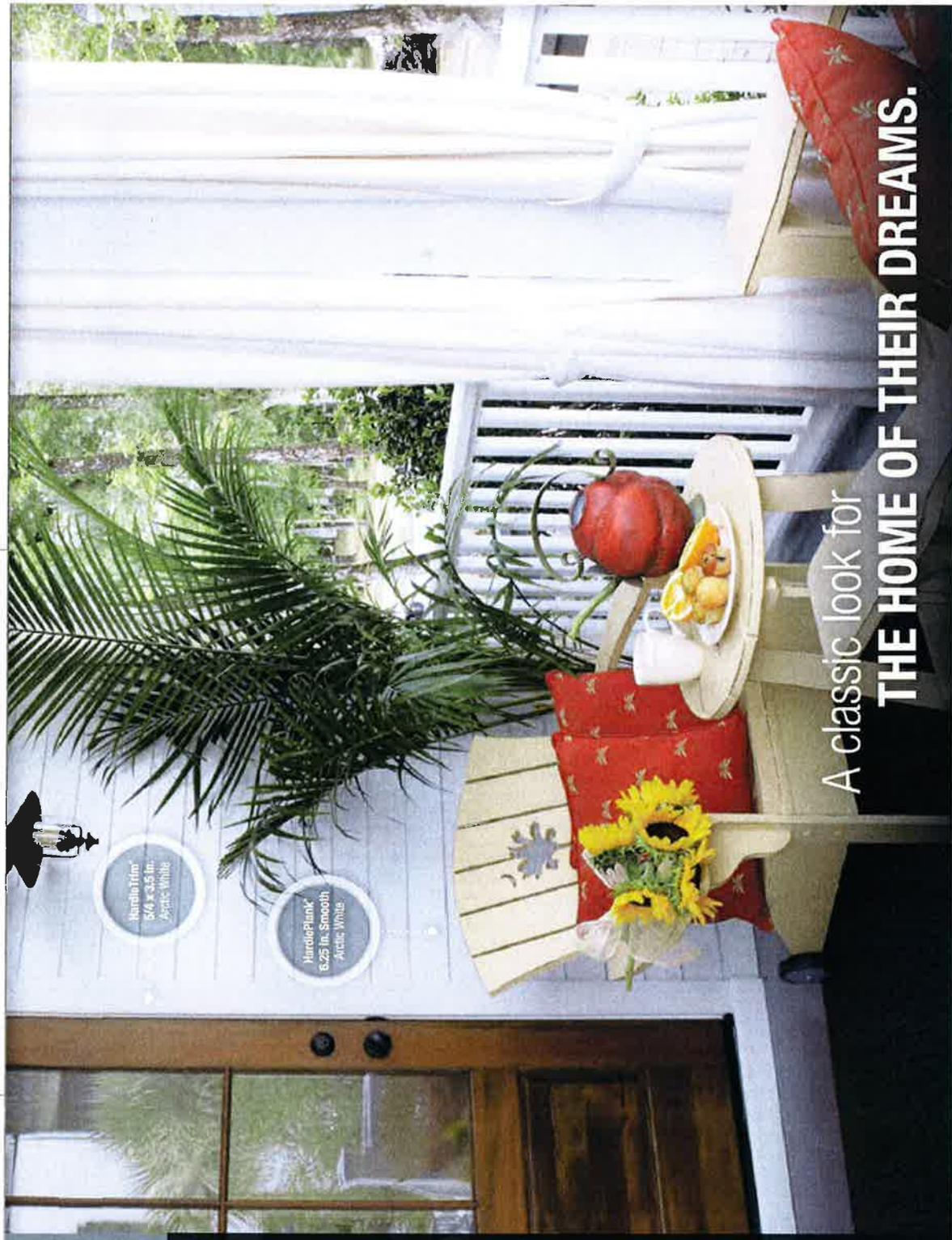
HardiePanel® Vertical Siding

HardieShingle® Siding

# HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.



A classic look for  
**THE HOME OF THEIR DREAMS.**



**JamesHardie**  
Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

COLOR

● HardiePlank® Lap Siding | HardiePanel® Vertical Siding | HardieShingle® Siding

**SELECT CEDARMILL®**  
*Kirikiri Brown*



**SMOOTH**  
*Countryside Red*



**BEADED CEDARMILL®**  
*Light Mist*



**BEADED SMOOTH®**  
*Heathered Moss*



Options are available per area or with ColorPlus Technology finishes. For more details, visit [jameshardie.com](http://jameshardie.com)



**James Hardie**  
Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

COLOR

● HardiePlank® Lap Siding HardiePanel® Vertical Siding HardieShingle® Siding



**SMOOTH**

*Countrylane Red*

<b>Thickness</b>	5/16 in.
<b>Length</b>	12 ft. planks
<b>Width</b>	5.25 in. 6.25 in. 7.25 in. 8.25 in.
<b>Exposure</b>	4 in. 5 in. 6 in. 7 in.
<b>ColorPlus Pcs./Pallet</b>	324 280 252 210
<b>Prime Pcs./Pallet</b>	360 308 252 230
<b>Pcs./Sq.</b>	25.0 20.0 16.7 14.3

**Available Colors**



[View all HardiePlank Lap Siding Products](#)



**JamesHardie**  
Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

COLOR

Color Inspiration

Color Selection

● Plank, Panel, Batten and Shingle Colors

Trim and Soffit Colors

# Color Selection



ARCTIC WHITE



SAIL CLOTH



WOODLAND CREAM



HEATHERED MOSS



MOUNTAIN SAGE



NAVAJO BEIGE



SANDSTONE BEIGE



AUTUMN TAN



KHAKI BROWN



CHESTNUT BROWN



CORBLE STONE



MONTEREY TAUPE



WOODSTOCK BROWN



TIMBER BARK



COUNTRY LANE RED



PEARL GRAY



GRAY SLATE



AGED PEWTER



NIGHT GRAY



RICH ESPRESSO



LIGHT MIST



EVENING BLUE



IRON GRAY



DEEP OCEAN



**JamesHardie**  
Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

COLOR

Plank, Panel, Batten and Shingle Colors

● Trim and Soffit Colors

# Express the true nature of a home's character with ColorPlus® Technology

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.



ARCTIC WHITE



NAVAJO BEIGE



SANDSTONE BEIGE



COBBLE STONE



WOODSTOCK BROWN



SAIL CLOTH



AUTUMN TAN



KHAKI BROWN



MONTEREY TAUPE



TIMBER BARK

Colors may vary due to different monitor settings. Please see actual product sample for true color.



Selecting a color? Request a product sample at [jameshardie.com/samples](http://jameshardie.com/samples)



**JamesHardie**  
Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

COLOR



# BUILT AROUND YOU

---

OWNER'S MANUAL

Painting, Staining, Care and Maintenance

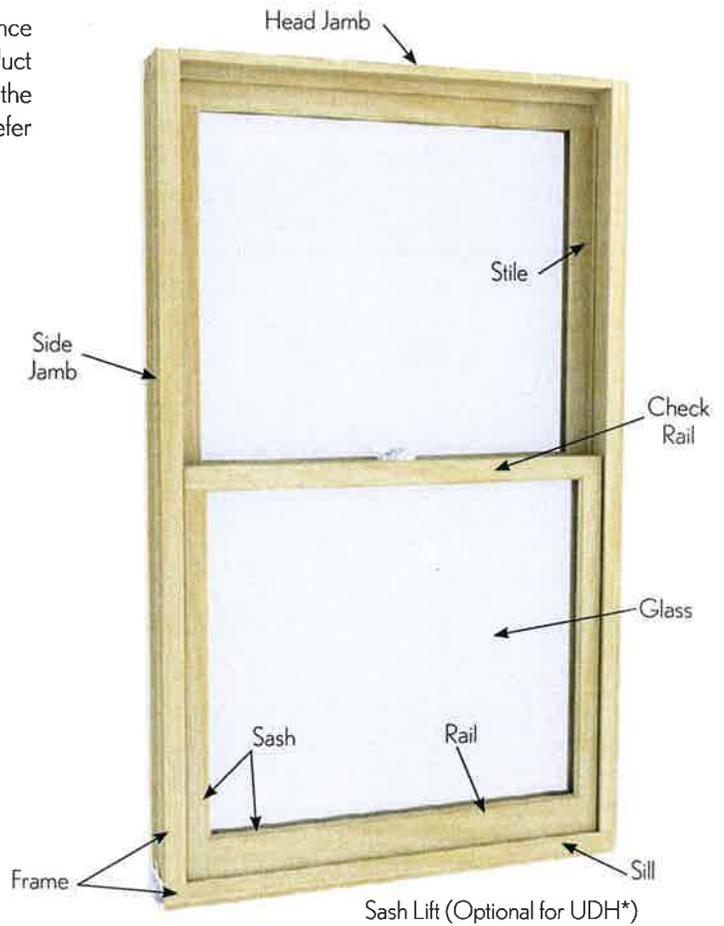
**MARVIN**   
Windows and Doors

Built around you.®

# Windows

## Window Part Identification

In the following pages you'll find operation and maintenance information on Marvin window products. Refer to the product illustrations for the names of your particular windows, and use the illustration below to help identify window components. Please refer to the Glossary Chapter for terms and their meanings.

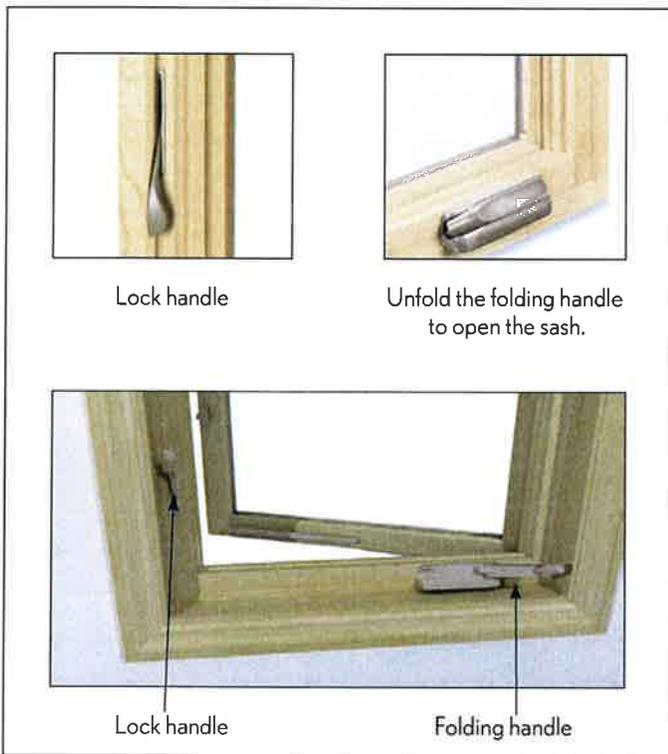


\* Next Generation Ultimate Double Hung shown for illustrative purposes only.

# Ultimate Casement and Ultimate Awning

## Operation and Maintenance

The powerful single-arm operator is the mechanism that you crank to open and close the Ultimate Casement and Ultimate Awning. To operate the window, first unlock it by pushing the lock handle 'up'. Crank the handle to open the window sash.



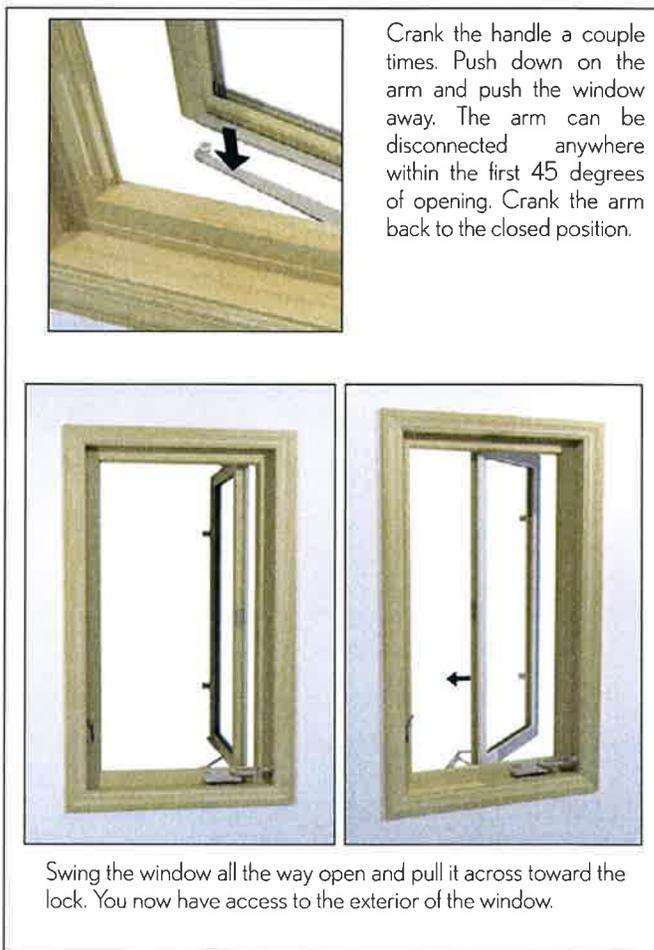
To lock the window, crank the window sash closed. Press down on the lock handle. The lock pulls the sash tightly against the weather strip and seals the window.

To keep your Casement or Awning operating smoothly, clean the window track occasionally with a dry brush. To help prevent the sash from sticking, apply a small amount of dry lubricant to the track (available at most home improvement stores) if necessary. Do not use oily lubricants.

## Using the Wash-Mode Feature

The Ultimate Casement and Ultimate Replacement Casement feature a wash mode system which allows the entire window to be washed from inside the home.

*NOTE: Wash mode available on Casement product with 20" widths and greater. Not available on Awning windows.*



## Factory Applied Interior Finishes

### (Painted, Stained, Clear Coat)

If your product came with one of Marvin's factory-applied interior finishes, avoid getting any cleaning solutions (such as glass cleaner) on the wood as they may discolor the finish. To clean marks off of the wood, use a soft cloth dampened with water. Rub gently to remove the mark. Once the mark has been removed, dry the area with a clean, soft, dry cloth. If the mark is still evident, add 3-5 drops of non-abrasive detergent to a pint of water and mix it well. Rub gently with a damp cloth to remove the mark. Rinse the detergent from the area then dry clean with a soft dry cloth.

If touch-up repair is needed for any scratches or minor dents, follow the instructions on our [website](#).

### Exterior Wood and Cladding

The exteriors of Marvin windows and doors are made from either wood or extruded aluminum cladding. There are different ways to care for each - make sure you follow cleaning instructions closely to prevent any inadvertent damage to your exteriors.

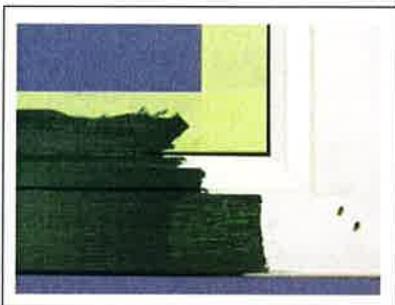
Periodically inspect sealant around the exterior perimeter of the unit, remove any loose sealant and apply new sealant.

### Finishing a Wood Exterior

A bare wood, brand new Marvin window or door must be painted immediately to prevent possible damage to the wood, even if the window or door is already primed. Primers function to maximize adhesion between the wood and the paint; they do not offer any protective qualities.

Make sure all bare wood window and door surfaces are clean and dry. Fill exterior nail holes with an exterior grade wood filler and sand smooth. Remove any handling marks, debris, or effects of exposure to moisture by sanding lightly with fine sandpaper and wipe clean before applying paint.

Before finishing, run a strip of masking tape along the edge of the glass, leaving a 1/16" (2 mm) gap between the tape and the wood. This will allow you to lap the finish coat onto the glass for a proper seal. To make sure you get good paint adhesion, high quality primer should be used. Apply one coat of primer and two coats of top quality paint. Follow the paint manufacturer's instructions, use only a



high quality oil base or latex paint. Paint windows with sash or panels opened (or removed) and do not close or reinstall until thoroughly dry. Carefully follow paint instructions, and make sure you wear adequate hand and eye protection.

Windows and doors with a wood exterior should be inspected and repainted periodically. Any signs of blistering, peeling or cracking in the finish should be immediately repaired to protect the wood. Consult with a local paint store or house painting contractor for the best solution for your needs. If you notice any cracks, they should be filled prior to repainting with a high quality paintable sealant. Smaller cracks may be filled with an exterior grade wood filler.

*NOTE: Marvin does not recommend the use of stain or clear coat finishes on exterior surfaces.*

---

### Attention

Paints, stains and varnishes contain solvents which, when coming in contact with plastics and vinyls used in weather stripping, cause these materials to lose their flexible qualities, making them brittle. Even momentary contact between the finish and the plastic will cause this to occur. Also, do not allow strong detergents, ammonia, solvents, chemicals or other harsh cleaning substances to come in contact with painted exterior surfaces as they can be damaged.

---

## Aluminum Clad Exterior Care

Marvin clad products have a tough armor of extruded aluminum coated with a minimum of 70% Kynar<sup>®</sup>, a fluoropolymer resin enhanced with ceramic pigmentation. This coating translates into a beautiful, low maintenance exterior that retains its original color for years to come.

Use a soft brush such as a long-handled car washing brush, with clear water to remove any bugs, grime, dirt or dust that may gather on the aluminum cladding. Before using any cleaners, test the solution on an inconspicuous area. A thorough clear water rinse should follow.

### Mildew on Exterior Surfaces

Mildew thrives on warmth and moisture and will grow best under these conditions. It is so adaptable, however, that it can flourish to some degree under all climatic conditions. Mildew growth is usually brown or black in color and, for this reason, may be mistaken for dirt. The presence of mildew on your exterior can be confirmed by placing a drop of household bleach on the suspected mildew area. If small gas bubbles develop in the droplet of bleach and the area bleaches out, mildew does exist and should be removed.

Use this basic solution for controlling exterior mildew problems:

- 1/3 cup (79 ml) powder laundry detergent
- 2/3 cup (158 ml) trisodium phosphate (TSP)
- 1 quart (946 ml) household bleach
- 3 quarts (2839 ml) water

Apply solution with a soft bristle brush using medium pressure. Rinse well with clear water after cleaning.

---

#### Attention

Stronger concentration of cleaner can damage the coating surface or finish. Always wear protective eyewear and skin protection when using harsh cleaning products.

---

## Caring for Hardware

### General Guidelines

- Use a clean, soft, damp cloth to polish and remove finger prints and dirt from the window and door hardware.
- Do not use household cleaners, window cleaning solutions, abrasive cleansers, bleaches, solvents, polishes or other chemical compounds to clean your window or door hardware unless specifically recommended by the hardware's manufacturer. These products may remove protective coatings or scratch and remove finishes. Keys, rings or other sharp objects should be kept from striking the hardware.

### Solid Brass Hardware Maintenance

*NOTE: If your window's or door's solid, bright-brass lacquered hardware does not have a PVD finish, please follow the directions below to care and maintain your bright-brass hardware. These instructions do not apply to antique brass, chrome-plated or nickel-plated brass finishes, oil-rubbed bronze hardware or PVD hardware finishes.*



Solid brass hardware is typically factory-finished with clear lacquer. The durability of lacquer depends on the specific manufacturer involved and the circumstances of wear and environment.

Lacquers are affected by pollutants, temperature extremes, ultraviolet light, marine salt air or spray, paint fumes, and household cleaning solutions which contain bleaches, abrasive, or solvents. Ordinary wear from frequent handling is also a factor. The harsh salt air environment of beach-front properties is perhaps the most severe condition frequently encountered, where lacquers can fail in a matter of weeks.

It is **STRONGLY RECOMMENDED** that ANY BRASS HARDWARE USED OUTDOORS BE COATED WITH WAX - either a nonabrasive paste furniture wax or a nonabrasive automotive wax. This waxing should be done immediately when the hardware is installed, and maintained frequently thereafter.

For more information on the care and maintenance of solid brass hardware, see the [Caring for Window and Door Hardware](#) section of our website.

# 190, 350 and 500 Standard Entrances

Single Source  
Packages  
Generate Versatile  
First Impressions



Garland Special Events Center, Garland, TX  
Architect: HKS, Inc., Dallas, TX  
Glazing Contractor: B & B Glass, Inc., Dallas, TX

Tough yet attractive, the clean lines of Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction, modern or traditional architecture, they are engineered, constructed and tested to make good first impressions while withstanding the rigors of constant use by occupants and visitors.

## Performance

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a Limited Lifetime Warranty, good for the life of the door under normal use operation. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer Door.



1. Thermoplastic elastomer weatherstrip in blade-stop of frame jamb, header or transom bar.
2. Integral polymeric finish attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.
4. Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

### The 190 Narrow Stile Entrance

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8"; top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

### The 350 Medium Stile Entrance

- Provides extra strength for applications such as schools, institutions and other high traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

### The 500 Wide Stile Entrance

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail are 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

### Economy

Kawneer's Sealair® bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature-resistant and replaces conventional weathering. Bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

### For the Finishing Touch

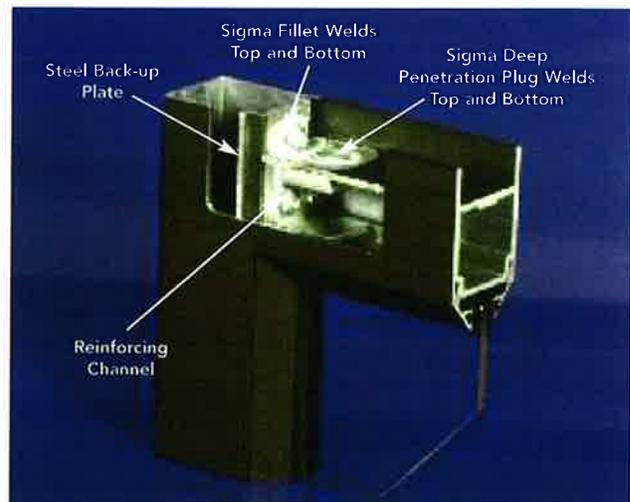
Permanodic® Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

### General

- Heights vary to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single or double-acting with maximum security locks or Touch Bar Panics standard
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"



Kawneer Company, Inc.  
Technology Park / Atlanta  
555 Guthridge Court  
Norcross, GA 30092

[kawneer.com](http://kawneer.com)  
770 . 449 . 5555

**KAWNEER**  
AN ALCOA COMPANY





# 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

June 16, 2016

**To:** Village Review Board  
**From:** Anna Breinich, FAICP  
**Subject:** 15 Bath Road: Request for Demolition Certificate of Appropriateness Approval

Bowdoin College, property owner and applicant, has requested a Certification of Appropriateness (COA) for the demolition of 15 Bath Road. A complete application is attached.

The property is located within the National Register of Historic Places-listed Federal Street Historic District. A 90-day delay prior to the Board acting on a Demolition COA request is required for contributing resources within any historic district listed on the National Register of Historic Places as is the case with this property.

As required by of the Brunswick Zoning Ordinance, the 90-day delay period "shall commence when the application is deemed complete by the Village Review Board." I have reviewed the application for completeness and recommend that the Village Review Board deem the application complete by motion below.

The applicant is requesting the Board's guidance regarding the fulfillment of Section 216.8.B.2.c.1) a) ii. Per ordinance requirements, during the 90-day delay period, the applicant is required to do the following:

1. Consult with Village Review Board and Maine Preservation or Maine Historic Preservation Commission in seeking alternatives to demolition, including the reuse and/or relocation of the resource.
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, and 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.

Such guidance can be provided at your meeting on June 21<sup>st</sup>.

---

**Draft Motion**  
**15 Bath Road**  
**Request for Certificate of Appropriateness for Demolition**  
**Village Review Board**  
**Review Date: June 21, 2016**

**Motion 1:** That the Certificate of Appropriateness application is deemed complete. By approving this motion, the required 90-day delay shall commence June 21, 2016 and end on September 19, 2016.

# Bowdoin College

June 16, 2016  
(Hand Delivered)

Anna Breinich, Director of Planning & Development  
Town of Brunswick  
85 Union Street  
Brunswick, ME 04011

**RE: Case # VRB 16-023  
15 Bath Road - COA for Demolition  
Map U08, Lot 108**

Dear Anna:

Enclosed please find the documentation in support of Bowdoin College's application for a Certificate of Appropriateness (COA) for the demolition of the structures at 15 Bath Road, submitted to you by email on Tuesday, June 7, 2016.

The residence at 15 Bath Road was included in the Federal Street Historic District Inventory – Nomination Form submitted to the National Park Service for historic district consideration in 1975. The Federal Historic District was added to the National Register of Historic Places in 1976. The structure is classified as a contributing resource under section 216.4 of the Town of Brunswick Zoning Ordinance.

The following materials are enclosed in support the College's application for a COA and to demonstrate compliance with the standards stipulated in ordinance section 216.9 D. for Demolition and Relocation of a contributing resource in the Village Review Zone:

1. Application form (submitted June 7, 2016)
2. Federal Street Historic District Inventory – Nomination Form, p. 13
3. Project description
4. Letter from Jeff Emerson to David Gleason, dated April 27, 2016 and follow-up email from John Eldridge to S. Catherine Longley dated June 10, 2016
5. Map showing lot location
6. Street View and Exterior photographs
7. Becker Structural Engineers, Inc. Building Evaluation report dated June 7, 2016
8. Ransom Consulting Environmental Building Condition Assessment dated May 16, 2016
9. Ransom Consulting Hazardous Material Inventory dated May 16, 2016
10. Sketch of post-demolition landscaping on the site
11. Receipt for application fee paid to the town

We understand that your office will provide a completed historic building/survey form for this structure.

Treasurer's Office

# Bowdoin College

Please note that the Becker report contains sketches of floor plans and interior and exterior photographs of the condition of the residence at time of purchase by the College. In the conclusions on page four the Becker report states, "Given the extent to which the existing finishes and structural fabric of this building must be altered or replaced in order to make the building structurally sound and habitable, we are of the opinion that renovation of this building will not be economically feasible."

Given the concerns about the unsanitary and unsafe condition of this building, it is our hope that the Village Review Board will be able to deem the College's application complete at its June 21, 2016 meeting so that the 90-day delay period for demolition mandated in Section 216.8.2.c.1.b of the ordinance can commence immediately.

The Becker report also states "Once the building has had the affected structural and finish components removed, there will be limited structural strength to enable the building to be relocated." Since the building's condition precludes its relocation, the College also requests the Village Review Board consider waiving the requirements of Section 216.8.2.c.1.b.ii.3. that deal with an applicant's efforts to market the property.

If the Village Review Board would like to conduct a walk-through of the structure, we are happy to work with the Town to accommodate that request. Should you have any questions regarding the enclosed materials, please contact Catherine Ferdinand.

Sincerely,



S. Catherine Longley  
Sr. VP for Finance and Administration & Treasurer

Cc: Jeff Emerson  
John Eldridge  
Mike Veilleux  
Del Wilson  
Catherine Ferdinand

Enc

Treasurer's Office

Received: 6/7/16  
 By: [Signature]

VRB Case #: 16-023

**VILLAGE REVIEW BOARD  
 CERTIFICATE OF APPROPRIATENESS  
 APPLICATION**

1. Project Applicant:

Name: Bowdoin College  
 Address: 5600 COLLEGE STATION  
BRUNSWICK, MAINE 04011-8447  
 Phone Number: 207 725-3242

2. Project Property Owner:

Name: Bowdoin College  
 Address: 5600 COLLEGE STATION  
BRUNSWICK, ME 04011-8447  
 Phone Number: 207 725-3242

3. Authorized Representative: (If Different Than Applicant)

Name: S. Catherine Konecny  
 Address: 5600 College Station  
Brunswick, ME 04011-8447  
 Phone Number: 207 725-3242

4. Physical Location of Property Being Affected:

Address: 15 BATH ROAD, BRUNSWICK, ME 04011

5. Tax Assessor's Map # 008 Lot # 108 of subject property.

6. Underlying Zoning District CU6

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 College is seeking a COA for complete demolition of the structure at 15 Bath Road. The house has been deemed unsafe by the Brunswick Fire Department and the building is in an uninhabitable condition. Please see attached report and photos from Kansom Consulting.

This property was acquired in this condition by the college on May 16, 2016. Report from a structural engineering firm is forthcoming.

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

This application was Certified as being complete on 6/16/16 (date) by AMS  
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Anna M. Feinich  
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 Bowdoin College relating to property designated on Assessors Tax Map # 408 as Lot # 108 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

*To be determined*

Signed: \_\_\_\_\_

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

### HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 15 Bath Road  
County City/Town Street Address and Number  
 historic: pre-1910 residence of Charles P.  
 Name of Building/site: Willett  
Common and/or Historic



Approximate Date: ca. 1830 or earlier Style: Federal with Greek Revival entry

Type of Structure:

Residential  Commercial  Industrial  Other: .....

Condition:  Good  Fair  Poor

Endangered:  No  Yes .....

Surveyor: ..... Organization: PHS Date: 2/87

Rating: .....

Historic Significance to the Community: .....

.....

.....

(For Additional Information - Use Reverse Side)

Form No. 10-300a  
(Rev. 10-74)UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 13

## Cleaveland Street

Map Number	Street Number	Description
86	18	House, post 1871 Queen Anne, 2 stories, frame with clapboarded and shingled exterior
87	22	J. R. Barker House, c.1828-1846 Greek Revival, Cape, 1½ stories, frame with clapboarded exterior, Stick Style doorway overhang

BATH STREET

88	3	Graves House, c.1828-1846 Greek Revival, 2½ stories, brick with wood and stone trim
89	5	Getchell House, post 1871 Colonial Revival, 2½ stories, frame with shingled exterior
90	7	Thompson House, c.1846-1857 Greek Revival, 2½ stories, frame with clapboarded exterior, Colonial Revival facade bay window and side porch
91	9	Bowdoin College Commons, 1835 Greek Revival, 2 stories, brick with wood and stone trim
92	13	School, 1867 George M. Harding of Portland, Architect Italianate, 2½ stories, brick with wood and stone trim
93	15	Aaron Dunning House, c.1828-1846 Aaron Dunning, Architect and Builder Transitional Federal - Greek Revival, 2½ stories, frame with clapboarded exterior

(see continuation sheets)

June 16, 2016

Attachment 3

**Bowdoin College**

**15 Bath Road**

**Map U08, Lot 108**

**Zoned CU-6**

**Purchased May 16, 2016 from William C. Watterson**

**Project Description:**

15 Bath Road is a 2 story wood frame Transitional Federal – Greek Revival style dwelling with clapboard exterior and a detached garage/storage building. The residence is a wood-framed structure, with one-story additions off the northwest and northeast corners (“kitchen addition” and “bedroom addition”, respectively).

The original portion of the building was constructed circa 1828 – 1846, and occupies an approximate footprint of 1,300 square feet. The building is constructed on a fieldstone foundation, with a small section of basement beneath the original structure (approximately 10’x10’), and a dirt crawlspace beneath remaining portions. The building is covered by asphalt roofing shingles and wood clapboard siding, and is heated via an oil-fired circulated hot water radiation system. Heating oil is stored in a 275-gallon aboveground storage tank (AST), located inside a protective wooden closure, and attached to the north exterior side of the kitchen addition.

The College purchased the property in May of 2016 from William C. Watterson who had owned the property since 1985. Through its representative in the real estate transaction, the College received the attached letter from Jeff Emerson dated April 27, 2016 which speaks to the condition of the property at the time of the purchase. Following discussions with the Town, the College engaged Ransom Consulting to conduct an assessment of the environmental condition of the structures and to provide a professional opinion as to what renovations or further investigation would be required to return the building to a habitable state. Ransom Consulting also conducted an inventory of hazardous construction materials (such as lead and asbestos) on the site. Ransom recommended that rehabilitation of the site building to a habitable condition would require, at a minimum, a “gut” level renovation and that the condition of wood framing and structural members should also be assessed. These reports dated May 16, 2016 are included as part of the application materials.

The College then hired Becker Structural Engineers to conduct a structural evaluation and to provide recommendations for remedial work necessary to address structural deficiencies and to provide an opinion as to the economic feasibility for restoration, renovation, or rehabilitation of the structure versus demolition or relocation. The Becker report, dated June 13, 2016 is also included with the application materials.

Based on the professional reports provided that document the unsafe and unsanitary structural and environmental conditions of the buildings, and the uneconomic feasibility of the extensive

measures required to bring the buildings to a habitable condition, the College seeks a Certificate of Appropriateness to demolish the structures on the site.

The College plans to demolish the existing house and garage, and to remove the foundations and fill with sand fill and compact. Following demolition the property will be landscaped - retaining shade trees, leveling the building sites, then loaming, seeding, and mulching the area. The gravel strip of driveway adjacent to the Rhodes Hall lot will also be reseeded as lawn. Currently the College has no intention to build on this site. The property will provide green space between the adjacent college buildings located at 9 Bath Road and 88 and 86 Federal Street.

**Town of Brunswick, Maine**  
Incorporated 1739  
Brunswick Fire Department



"Working Today for a Safer Tomorrow"



KEN BRILLANT, CHIEF  
JEFF EMERSON, DEPUTY CHIEF  
DONALD KOSLOSKY, DEPUTY CHIEF

21 TOWN HALL PLACE  
BRUNSWICK, ME 04011  
TELEPHONE 207-725-5541  
FAX # 207-725-6638  
[WWW.BRUNSWICKME.ORG](http://WWW.BRUNSWICKME.ORG)

---

April 27, 2016

David Gleason  
82 Pleasant Street  
Brunswick, ME 04011

David Gleason:

As previously discussed, I understand that you are representing the potential buyer for 15 Bath Road, and that the closing date is expected to be in mid-May.

The structure located at 15 Bath Road was condemned on November 6, 2015 due to unsanitary and unsafe conditions in accordance with Town of Brunswick Code of Ordinance Chapter 8 Section 8-66. Continuous attempts have been made since November to have the property owner clean up the property with little to no success. An emergent disconnect of the building's utilities in March resulted in an increased concern for the property moving into the summer months. After explaining the concerns, the owner decided the best course of action would be to sell the property.

As it currently sits, the building is a health concern for the community due to extremely unsanitary and unsafe conditions including, but not limited to, uncontained household waste products, undetermined mold-like growth on the interior of the structure, uncontained animal feces, damaged/ deteriorated/ compromised floors/ walls/ and ceiling material, improperly screened or sealed windows on the second floor, lack of smoke detection, etc.

Obviously, it is not in the Town's best interest to allow this property to remain in this condition any longer than necessary. At this point we feel the quickest and most effective way to correct the issue is to inform the buyer that the building will need to meet the minimum sanitation levels, confirmed by inspection, within 30 calendar days of the purchase. This office is aware that demolition may be an option for the buyer as they move forward, and is prepared to accept demolition as an equivalency provided it is completed within the 30 day window.

I would like to thank you for all your efforts and cooperation regarding this property, and am more than willing to discuss any questions or concerns that you might have.

Respectfully,



Jeff Emerson  
Deputy Chief / Local Health Officer  
Fire Prevention Division

Cc: John Eldridge, Town Manager  
Jeff Hutchinson, CEO

**S. Catherine Longley**

---

**From:** John Eldridge <jeldridge@brunswickme.org>  
**Sent:** Friday, June 10, 2016 11:11 AM  
**To:** S. Catherine Longley  
**Cc:** Jeff Emerson; Jeff Hutchinson; Anna Breinich  
**Subject:** 15 Bath Road

Katy,

This is to confirm our conversation as well as the conversations I have had with Jeff Emerson. The Town will not take the enforcement action on June 16<sup>th</sup> cited in Jeff Emerson's April 27<sup>th</sup> letter to David Gleason.

The College's certificate of appropriateness application for demolition will be before the Village Review Board (VRB) on June 21<sup>st</sup>. We will reconsider any enforcement action following that meeting. In the meantime, the College will obtain an estimate to minimally clean the interior of the building. Essentially, we are asking that the College remove fecal material as well as any perishable items. We also request that the quote include an option to spray some surfaces with bleach or a fungicide.

Should you want him, Jeff Emerson will be available for the VRB meeting on the 21st to speak to the conditions he has observed in the building. He also has several pictures documenting the conditions.

Please call me when you have the estimate or if you have any questions.

Thanks

John

**John S. Eldridge, CPFO**

*Town Manager*

**Town of Brunswick**

85 Union Street

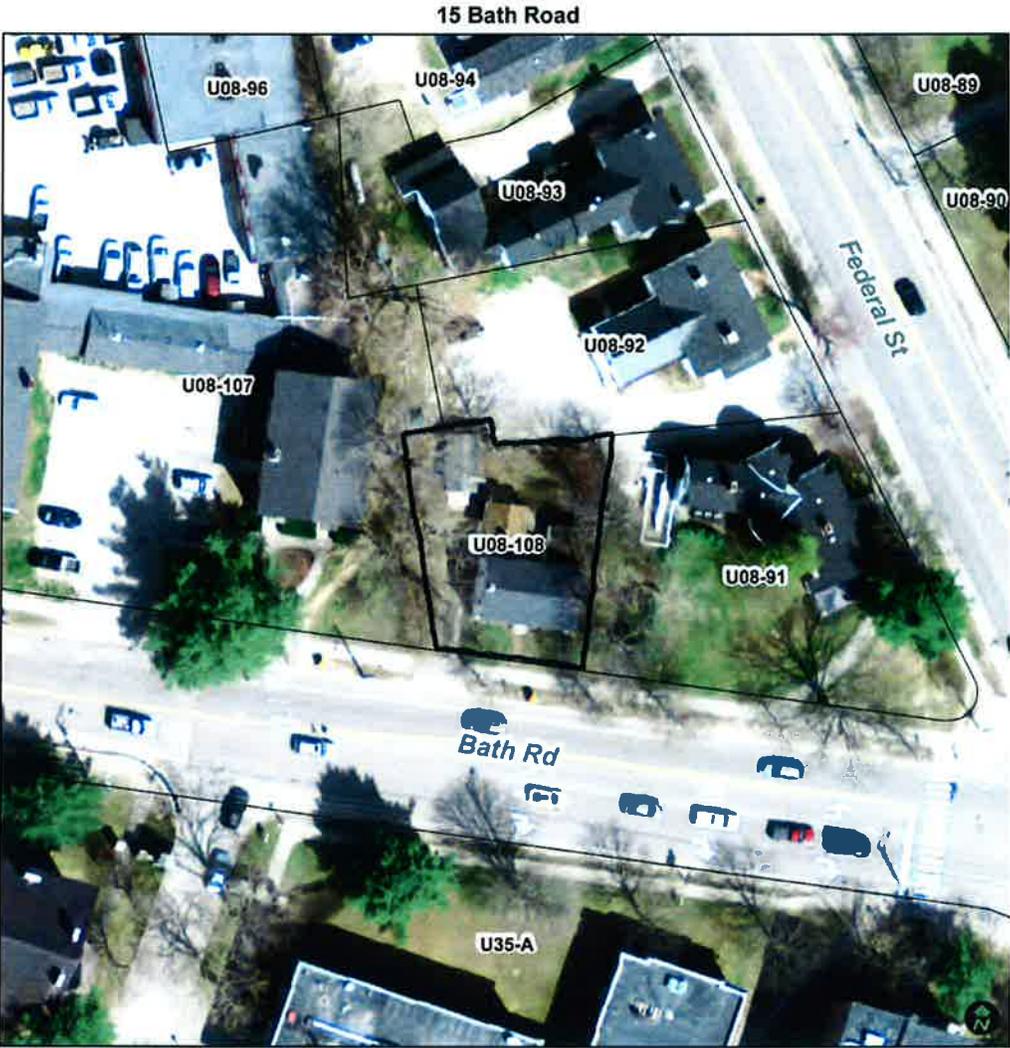
Brunswick, ME 04011-2418

Tel 207-725-6659

Fax 207-725-6663

[www.brunswickme.org/departments/town-manager](http://www.brunswickme.org/departments/town-manager)

With limited exceptions, e-mails sent to and from the Town of Brunswick are considered public records under Maine's Freedom of Access Act (FOAA). Public records are open to inspection and may be copied and distributed to others, including members of the media. Unless the e-mail meets one of the exceptions to the public records provisions, there should be no expectation of privacy or confidentiality.



# 15 Bath Road - Street View



from Google Earth

15 Bath Road – Exterior Photographs



15 Bath Road – Exterior Photographs



15 Bath Road – Exterior Photographs





June 13, 2016

Mr. Michael Veilleux  
 Facilities Management  
 Bowdoin College,  
 Rhodes Hall-9 Bath Road  
 Brunswick, Maine 04011

**15 Bath Road Structural Evaluation  
 Brunswick, ME**

Dear Michael,

In accordance with your authorization, we visited the above location on June 9, 2016. The purpose of our visit was to evaluate the condition of the existing structure and provide recommendations for remedial work necessary to address structural deficiencies. Prior to our visit we reviewed a Hazardous Materials Inventory (HMI) report prepared by Ransom Environmental dated May 06, 2016.

**Background**

The existing building is a two-story wood framed house with two one-story additions. A detached garage was on the site but was not reviewed. The main house measures approximately 22'-4" x 36'-5" (815 SF) with a one-story 14'-3" x 20'-9" (296 SF) kitchen addition on the northwest side and a one-story 13'-0" x 15'-6" (202 SF) bedroom addition on the northeast side. A small basement approximately 8' x 12' is located on the northwest side of the main house and is the access to the crawl space under the main house and kitchen addition. A separate basement is located under the bedroom addition. The foundation is a fieldstone rubble wall which is faced with granite. The age of the building is estimated to be early to mid-1800's. Wall bump-outs are visible at the corners of the building and along the center hall. These are likely wood posts of a timber frame. First floor framing spans east to west and it is assumed that the second floor framing spans that way as well. The building contains very few historically significant details or finishes. Please refer to attached plan sketch.

The house was recently vacated and posted by the Brunswick Code Officer as "Unsafe for Human Occupancy or Use". The house was last occupied by a man who kept many cats. The conditions were severely unsanitary with trash, garbage, cat feces and cat urine found at all building levels and horizontal surfaces. A hazardous vapor respirator and coveralls were worn during the review. It appeared that there had been no maintenance provided on the house for possibly 10 years.

**Observations-Roof**

1. The roof framing consisted of 4x4 rafters spaced approximately 3'-8" on center with 1x8 ties located about 1'-9" down from the ridge. The rafter to rafter connection at the ridge was inconsistent and several locations did not have good alignment or contact.
2. Additional 2x4 rafters were added between the existing rafters but did not extend to the ridge.
3. The roof sheathing boards were deteriorated in spots and also had areas where mold was present.

## **15 Bath Road Structural Evaluation**

**Brunswick, ME**

**Page 2**

4. A layer of plywood was visible between boards. This was likely added over the existing sheathing as a nail surface to anchor the shingles for the last re-roofing.
5. The attic was full of insulation and debris so the tails of rafters were not visible where they met the floor plate or timber frames. Their connectivity and ability to resist thrust could not be verified.
6. The roof ridge line sags significantly due to undersized rafters, inadequate prior framing and added weight of sheathing and shingles.

### **Observations-Second Floor**

1. Second floor framing size, orientation or condition could not be verified due to finishes which were still in place.
2. The floor has a pronounced sag from the east and west exterior walls towards the center core. The drop is estimated to be 3 inches over 13 feet.
3. The first floor ceilings were moisture stained and were peeling.
4. Wall coverings on second floor indicate that moisture has been infiltrating for some time. Areas of black mold were visible in several locations.

### **Observations-First Floor**

1. First floor framing runs east-west and is supported on exterior stone walls and intermediate wood beams which are in turn supported on steel pipes. Pipe footings or bearing conditions could not be verified.
2. The floor has a pronounced sag from the east and west exterior walls towards the center core. The drop is estimated at 6 inches over 13 feet.
3. The first floor framing which was visible from the basement was noted to have deterioration on approximately 30% of the framing with significant white mold covering 60% of the visible framing.
4. The wood sills appear to be intact with the exception of approximately 12 feet at the front door and significant portions of the northeast addition.
5. The westerly chimney is supported on loose stacked rubble in the basement. The rubble appears to have collapsed and appears very unstable.

### **Observations-Foundations/Crawlspaces**

1. The stone rubble walls appear to be in fair condition with localized areas of distress which will require repointing or partial reconstruction.
2. Granite facing stones on the east side of the foundation are displaced outward. It appears that water infiltration caused frost jacking in the winter months and dislodged the stone.
3. The floor in the basement and crawlspace is dirt and served as a litter box for the cats in the house. The area is contaminated with cat feces and urine.

### **Observations -Exterior**

1. The roof ridge is visibly deflected and the plane of the joists is bowed inward.
2. The front door is inoperable due to crushing of the sill and compression on the door.
3. The east side of the main house south elevation exterior wall is out of plumb by approximately 3 inches.
4. The midwall area of the main house east elevation wall is bowed outward at the water table. There appears to be a failure in the sill or wall stud framing.
5. The sills and eave of the northeast addition are severely deteriorated on the east side.

### **Conclusions**



## 15 Bath Road Structural Evaluation

Brunswick, ME

Page 3

1. The existing structure is in a state of disrepair caused by the prior owner's deferred maintenance/repairs, and exacerbated by unsanitary living conditions and co-habitation with multiple indoor cats which have contaminated interior surfaces and framing.
2. The roof structure is undersized and poorly constructed. Prior repairs were performed in an amateurish way which provided little if any added benefit. It is our opinion that the roof structure should be removed and re-built.
3. The second level floor sag indicates that there are probably undersized main frame beams running north-south along the center core.
4. The wall studs in certain locations have likely gone thru multiple wetting cycles as evidenced by areas of black mold visible on the walls. It is likely that some wall studs will need to be replaced. It is further likely that wall studs in the vicinity of the front door have deteriorated at their bases and will need to be replaced or spliced.
5. All interior plaster and lath must be removed and discarded.
6. The second level floor boards should be removed and discarded. Cat urine is a difficult odor to remove from wood. Once it has soaked into the wood, surface treatments are ineffective. Based on the extent of cat feces and urine which exists on the second floor, we believe the only effective approach to eradicate the odor is to remove the floor boards and discard them. Given the condition of the first floor ceilings, it is likely that second floor framing has also been contaminated with cat urine. It may be possible to seal the timbers with an applied paint system such as Kilz®Max but it may be necessary to remove and replace framing as well.
7. The first level floor boards should be removed and discarded due to the extreme saturation of cat urine for the reasons noted above.
8. The first floor framing has significant deflection caused by undersized framing, insufficient support, incomplete load paths from upper level framing, and deterioration of framing due to high moisture content. In addition, saturation by cat urine and significant mold indicates the first floor framing is beyond reasonable re-use and should be removed and replaced.
9. The dirt floors in the basement and crawl spaces are contaminated with cat feces and urine. The soil within the building footprint needs to be removed to a depth that no longer contains contaminants. This could be 6 inches of soil or it could be 12 inches of soil. Further testing will be required to determine the appropriate depth. Following removals, a vapor barrier and concrete slab would be recommended to seal the surface. Stone walls are less permeable but should be scrubbed with a bleach or other cleaner.
10. The northeast addition has significant deterioration of sills and wall framing and presumed issues with first floor framing as was found in other areas. It has significant structural deficiencies and should be torn down.

### Conclusions

The condition of this building is extreme given the overlay of deferred maintenance and unsanitary living conditions. While structural repairs to structural damage alone may be possible, the environmental impact of the occupant's pets requires that all of the interior finishes be removed and replaced including a majority of the structural components of the building's framing system to include:

1. Removal and replacement of roof framing, sheathing, underlayment and shingles.
2. Removal and replacement of second level floor boards.
3. Possible removal and replacement of second level floor joists.
4. Probable reinforcement of second level floor frame beams.



**15 Bath Road Structural Evaluation**

**Brunswick, ME**

**Page 4**

5. Removal and replacement of first level floor boards.
6. Removal and replacement of first level floor framing.
7. Repair/replacement of damaged wood sills.
8. Removal of basement and crawl space soil and then vapor sealing of surface.

The existing building is currently not habitable due to structural and environmental factors. Given the extent to which the existing finishes and structural fabric of this building must be altered or replaced in order to make the building structurally sound and habitable, we are of the opinion that renovation of this building will not be economically feasible. Once the building has had the affected structural and finish components removed, there will be limited structural strength to enable the building to be relocated. Based on our observations regarding the extent of structural distress and environmental contamination, it is our professional opinion that demolition of the structure is warranted to ensure public health and safety.

We are available to meet with Bowdoin College and/or town officials to review and discuss our findings. Please let me know if additional information is required or requested.

Sincerely,  
**BECKER STRUCTURAL ENGINEERS, Inc.**

Paul B. Becker P.E.  
President

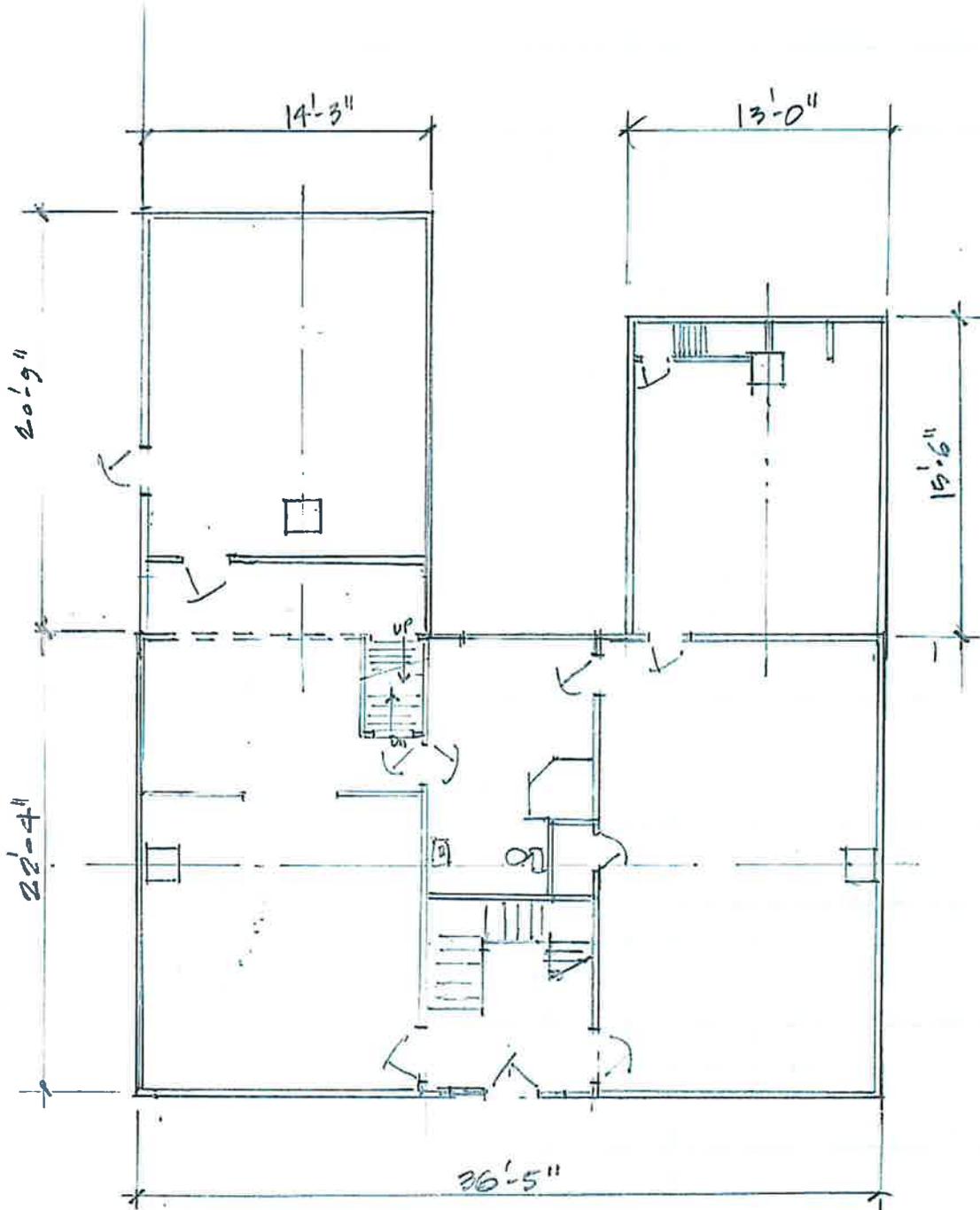




**BECKER**  
STRUCTURAL ENGINEERS

75 York Street, Portland, Maine 04101  
207.879.1838 ■ beckerstructural.com

Project 15 BATH ROAD  
W.D. 3838 Sheet 1 of 1  
Calculated by \_\_\_\_\_ Date 6.13.2016  
Checked by \_\_\_\_\_ Date \_\_\_\_\_



APPROX FIRST FLOOR PLAN

← BATH ROAD →

15 Bath Road Site Evaluation Photos



Photo 1 – South Elevation looking from Bath Road



Photo 2 – Sill deterioration at front door.



Photo 3 – Roof sag as viewed from rear of building.



Photo 4 – Northwest addition as viewed from driveway.



Photo 5 – Northwest addition as viewed from back yard.



Photo 6 – Northeast addition. Note fungal growth along connection to main building.



Photo 7 – Deterioration at eave of northeast elevation.



Photo 8 – Sill deterioration at northeast addition.



Photo 9 – Sill deterioration at northeast addition.



Photo 10 – West elevation of main house.



Photo 11– Sill deterioration at northeast addition.



Photo 12 – Roof framing showing poor joinery, discontinuous members, gapped board sheathing and plywood sheathing.



Photo 13- Mold at roof sheathing behind cardboard covering.



Photo 14 – Roof rafter misalignment and poor workmanship.



Photo 15 – Mold at second floor walls.



Photo 16 – Cat feces in tub and on floor.



Photo 17 – First floor view toward northeast addition doorway.



Photo 18 – First floor living space, northwest side.



Photo 19 – First floor living space, northwest side.



Photo 20 – First floor living space, southwest side.

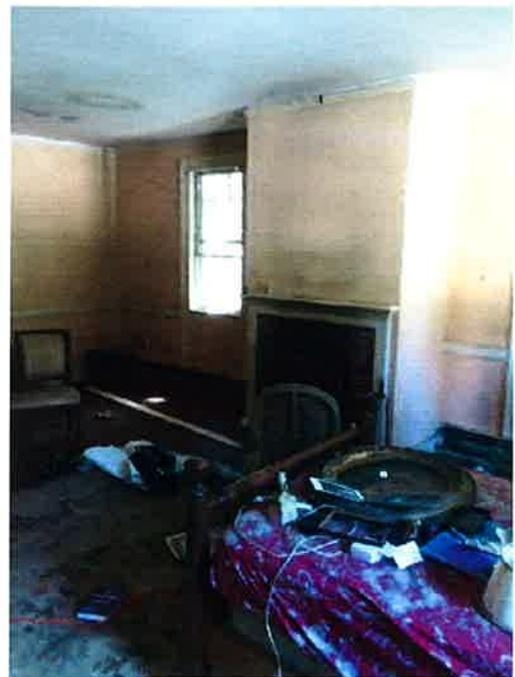


Photo 21 – First floor bedroom, southeast side.



Photo 22 – First floor drop, east side, looking south.



Photo 23 – Northeast addition basement stair. Trash and deteriorated stairs prevented access.



Photo 24 – First floor framing under main house shows deterioration and mold.



Photo 25 First floor framing under main house shows deterioration and mold, unravelling chimney stone base at right.



Consulting  
Engineers  
and Scientists

May 16, 2016

Project 161.06063

Ms. Lisa K. Coombs  
Bowdoin College  
3800 College Station  
Brunswick, ME 04011

RE: Environmental Building Condition Assessment  
Residential Property  
15 Bath Road  
Brunswick, Maine

Ransom Consulting, Inc. (Ransom) has prepared this report presenting the results of our Environmental Building Condition Assessment, performed at a residential property, located at 15 Bath Road in Brunswick, Maine (the Site). The work was authorized by Bowdoin College, as part of a feasibility study, prior to potential acquisition of the property. This report has been prepared for Bowdoin College, in accordance with our approved Proposed Scope of Work and Cost Estimate, dated May 6, 2016. The environmental assessment included evaluation of current conditions at the Site building relative to habitability, and our professional opinion on required renovations and/or further investigation required to return the building to a habitable state. The Environmental Building Condition Assessment was conducted concurrently with a Hazardous Materials Inventory (HMI), which included sampling for asbestos-containing materials (ACM) a survey of lead-based paint (LBP), and an evaluation of other hazardous and potentially hazardous building components. The results of Ransom's HMI are provided under separate cover.

Generalized floor plans for the Site building, including locations of key observations referenced in this report, are provided in Figures 1 through 3. A photograph log documenting our key findings is included as Attachment A.

## **SITE BUILDING**

The Site is located at 15 Bath Road in Brunswick, Maine, and is currently improved with a single-family residence, and a detached garage/storage building. The residence (the "Site building") is a two-story, wood-framed structure, with one-story additions off the northwest and northeast corners ("kitchen addition" and "bedroom addition" respectively.) The original portion of the building was constructed circa 1820, and occupies an approximate footprint of 1,300 square feet. The building is constructed on a fieldstone foundation, with a small section of basement beneath the original structure (approx. 10'x10'), and dirt crawlspace beneath remaining portions. The building is covered by asphalt roofing shingles and wood clapboard siding, and is heated via an oil-fired circulated hot water radiation system. Heating oil is stored in an approximate 275-gallon aboveground storage tank (AST), located inside a protective wooden closure, and attached to the north exterior side of the kitchen addition. Ransom understands that Bowdoin

**400 Commercial Street, Suite 404, Portland, Maine 04101, Tel (207) 772-2891**

Pease International Tradeport, 112 Corporate Drive, Brunswick, Maine 03801, Tel (603) 436-1490, Fax (603) 436-6037

12 Kent Way, Suite 100, Byfield, Massachusetts 01922-1221, Tel (978) 465-1822

60 Valley Street, Building F, Suite 106, Providence, Rhode Island 02909, Tel (401) 433-2160

2127 Hamilton Avenue, Hamilton, New Jersey 08619, Tel (609) 584-0090

[www.ransomenv.com](http://www.ransomenv.com)

Ms. Lisa Coombs  
Bowdoin College

is considering options for the property's long-term fate, including potential rehabilitation/renovation, and demolition of the Site building.

## **LIMITATIONS**

This Environmental Building Condition Assessment report is subject to certain limitations, which must be considered when interpreting the results. The information presented in this report is based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. Conclusions represent the professional judgment of Ransom based on the data obtained from the work and the site conditions encountered at the time the work was performed, and are not to be construed as legal advice.

In addition to these general stipulations, additional site-specific limitations are as follows:

1. Our assessment was conducted in a non-destructive manner, i.e. strictly via visual inspection. No direct observation was made of framing or structural members of the building, wall cavities, potential subflooring layers, etc. Ransom makes no conclusions relative to areas or materials not observed.
2. Ransom was not able to access the attic area above the second floor; no access ways to the attic were evident during our inspection.
3. Our inspection was conducted on behalf of Bowdoin College, and is representative of conditions observed at the time of this report. No reliance shall be made by other users, for additional purposes, or for future demolition/renovation projects at the Site.

## **OBSERVATIONS OF BUILDING CONDITIONS**

### General Conditions

The building was vacant at the time of our inspection, and was recently deemed unfit for human occupation per order of the Town of Brunswick. The interior of the Site building is in poor and deteriorating condition, due to years of poor upkeep and neglect. The major contributing factors to the poor conditions observed appear to be significant water intrusion into the house, and unmanaged pet waste. Interior finishes consist of a mix of horsehair plaster and gypsum wallboard on walls and ceilings, limited areas of ceiling tile, and bare wood floors. The house is not currently occupied, and the belongings of the former tenant, are strewn about the house, including a significant amount of garbage/debris. A photograph log documenting our key findings is provided as Attachment A.

### Water Damage

Extensive water damage was observed throughout the building, on virtually all building components, including plaster and gypsum wallboard walls and ceilings, ceiling tile, wood floors and building fixtures. Large areas of plaster have failed, having slumped or released from the underlying wood lath, and areas

Ms. Lisa Coombs  
Bowdoin College

of drywall are crumbling due to active/ongoing water intrusion. In certain areas the wood floors were observed to be rotting from water saturation. Even in areas where plaster and drywall ceilings are still intact, moderate to heavy water staining was observed, further suggesting ongoing damage, and potential for failure in the future. Water damage was observed in the original section, as well as the kitchen and bedroom one-story additions, suggesting that all three roofing systems are currently leaking and in need of repair or replacement. One window was also observed missing from the west elevation, second floor, which is an obvious source of water intrusion into the structure. Water damage in this room and the room below were severe, as would be expected.

### Mold

The extensive water intrusion noted above has created significant mold growth throughout the building interior. Mold was observed on virtually all surfaces, including plaster and drywall walls and ceilings, wood trim and moldings, and wood floorboards. Much of the solid waste debris/garbage throughout the house was also observed to be damp and moldy, acting as additional host areas for microbial growth. In certain areas, no active mold growth was evident, but staining of surfaces was observed, indicating areas that can be expected to proliferate with mold growth in the heat and humidity of the summer months.

### Other Hygienic Considerations

The strong odor of animal waste and specifically cat urine is evident upon entering the Site building. It is not clear that litter boxes were in use or maintained when the house was occupied, and areas of flooring in certain rooms appear to be saturated with urine. It is assumed that the flooring throughout much of the house is permeated to the point of not being salvageable by cleaning, and would require removal to eliminate the odor. Piles of cat droppings were also observed in several locations, which require bagging and disposal. It is noted that the flooring surface throughout the majority of the house appears to be the subflooring boards, nailed directly to the floor joists; virtually no sheet floorings, hardwood, or other non-structural floorings were observed.

### Building Systems/General Observations

In addition to the water damage, mold, and cat waste impacts noted, the flooring was observed to be buckled in certain areas, likely due to moisture. Floors in several rooms were also heavily warped, with significant soft spots, especially where water intrusion was most severe. These conditions may be normal for a structure this age, but may also indicate rot or other underlying structural issues. A visual assessment of the building exterior indicated potentially rotting wood sills beneath the bedroom addition, and along the south (front) side of the original structure. Ransom also observed limited areas of rotting wood clapboards on the exterior, especially in the 2-3 courses closest to the ground. There also appears to be significant sagging/warping of the ridge line of the roof of the original structure, also suggesting potential structural issues.

The heating system appears to be in replacement condition, from the fuel oil storage tank to the furnace, to the baseboards radiators. The oil tank and furnace are in marginal to poor condition, both showing significant rust and other signs of age and neglect. The baseboard heaters are separated from the walls in many locations, and in very poor and rusty condition, likely due to water intrusion as noted. Kitchen and

Ms. Lisa Coombs  
Bowdoin College

bath appliances and plumbing fixtures were also observed to be in poor to very poor condition, and would require removal and replacement.

#### Hazardous Building Materials

Concurrent with our Building Condition Assessment, Ransom also conducted an HMI, which identified limited ACM, and extensive application of LBP throughout the building interior and exterior. Ransom's HMI report is provided under separate cover.

### **CONCLUSIONS AND RECOMMENDATIONS**

In order to rehabilitate the Site building to a habitable condition, Ransom recommends at minimum a "gut" level renovation, due to the various impacts to interior finishes and fixtures, as described herein. All existing interior finishes should be removed, including plaster and gypsum wallboard ceiling and wall systems, wood trims, moldings, etc., and all currently-installed floorings, such that the building interior is reduced to only framing and structural members. Upon gutting the interior, wood framing and structural members should also be assessed for rot, mold, moisture content, and areas where pet odor may have permeated to the underlying framing. Additional demolition and replacement may be warranted, based on these observations. Bowdoin should seek quotes from one or more demolition and/or construction firms to conduct whatever additional work is indicated, as well as the re-installation of flooring, wall, and ceiling surfaces.

All three currently-installed roofing systems (i.e. original structure, kitchen addition, bedroom addition) should be assessed for weather-tightness, and a professional roofer or roofing consultant should determine whether roofs are in repair or replacement condition, and seek price quotes to conduct the indicated work. Water damage and mold conditions can be expected to worsen until roofing leaks are identified and repaired. Bowdoin should also engage a structural engineer to provide an opinion on the current structural integrity of the building, along with an estimated cost to conduct needed structural repairs, if any.

If the building is to be rehabilitated, Ransom recommends complete replacement of the heating system, including the fuel oil tank and piping, furnace/boiler, and hot water radiation system. Ransom also recommends replacement of kitchen appliances and all kitchen and bath plumbing fixtures throughout.

Whether the building is to be renovated or demolished, abatement may be required of asbestos-containing materials, lead-based paint, and other hazardous materials identified in Ransom's HMI report that would be impacted by the proposed renovation or demolition, as required under Maine Department of Environmental Protection (MEDEP) asbestos and waste management regulations. Ransom's HMI report, including abatement and management recommendations, is provided under separate cover.

Based on the recommendations above, including further assessment by others, conduct a benefit-cost analysis to determine if retaining the structure is a feasible approach. Based on the conditions observed by Ransom during our assessment and documented herein, it is our opinion that it may not be economically or logistically feasible to remediate the Site building to habitable condition.

Ms. Lisa Coombs  
Bowdoin College

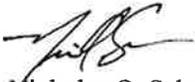
If you have any questions regarding the information in this report please do not hesitate to contact any of the undersigned.

Sincerely,

RANSOM CONSULTING, INC.

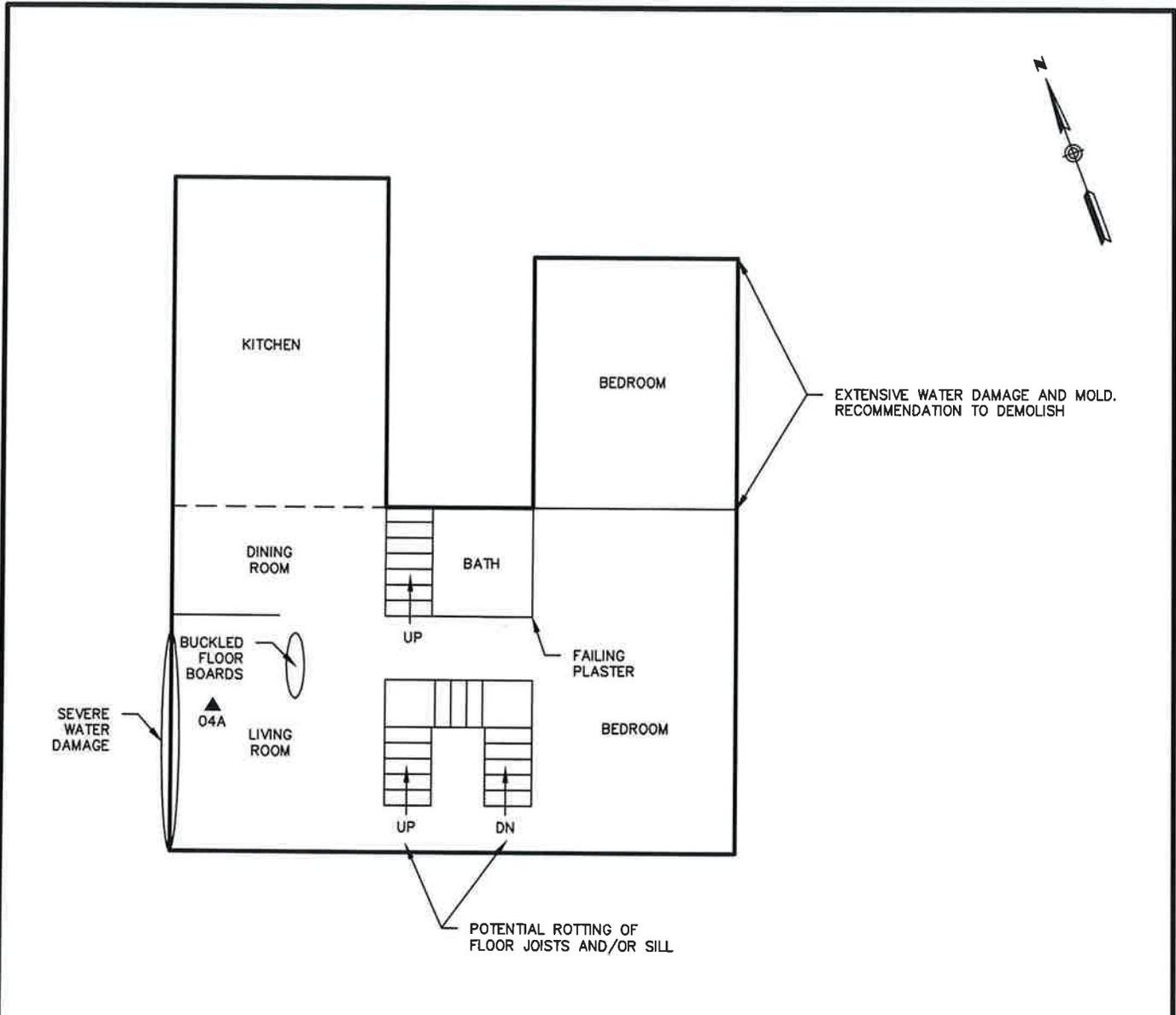


Lucas Hathaway  
Hazardous Materials Specialist



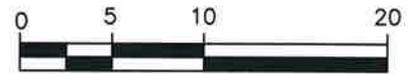
Nicholas O. Sabatine, P.G.  
Principal, Vice President

LDH/NOS:med  
Attachments



**NOTES:**

1. SITE PLAN BASED ON MEASUREMENTS AND OBSERVATIONS MADE BY RANSOM CONSULTING, INC. ON MAY 10, 2016.
2. SOME FEATURES ARE APPROXIMATE IN LOCATION AND SCALE.
3. THIS PLAN HAS BEEN PREPARED FOR BOWDOIN COLLEGE. ALL OTHER USES ARE NOT AUTHORIZED, UNLESS WRITTEN PERMISSION IS OBTAINED FROM RANSOM CONSULTING, INC.



SCALE in FEET  
1"=10'

**RANSOM** Consulting, Inc.

**FIRST FLOOR  
SITE PLAN**

PREPARED FOR:

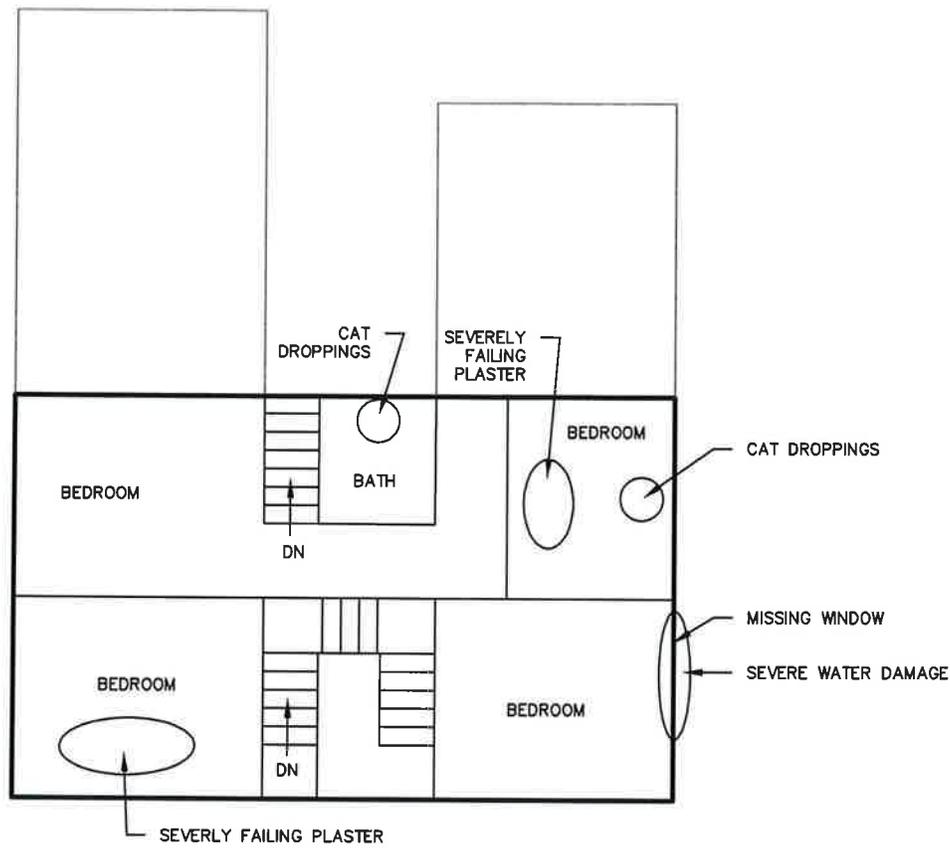
SITE:

BOWDOIN COLLEGE  
3800 COLLEGE STATION  
BRUNSWICK, MAINE

RESIDENTIAL PROPERTY  
15 BATH ROAD  
BRUNSWICK, MAINE

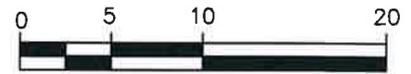
DATE: MAY 2016  
PROJECT: 161.06063  
FIGURE: 1

O:\ME-DWG\2016\161.06063\161.06063-01.dwg May 16, 2016 - 3:51pm



**NOTES:**

1. SITE PLAN BASED ON MEASUREMENTS AND OBSERVATIONS MADE BY RANSOM CONSULTING, INC. ON MAY 10, 2016.
2. SOME FEATURES ARE APPROXIMATE IN LOCATION AND SCALE.
3. THIS PLAN HAS BEEN PREPARED FOR BOWDOIN COLLEGE. ALL OTHER USES ARE NOT AUTHORIZED, UNLESS WRITTEN PERMISSION IS OBTAINED FROM RANSOM CONSULTING, INC.



SCALE in FEET  
1"=10'

**RANSOM** Consulting, Inc.

**SECOND FLOOR  
SITE PLAN**

PREPARED FOR:

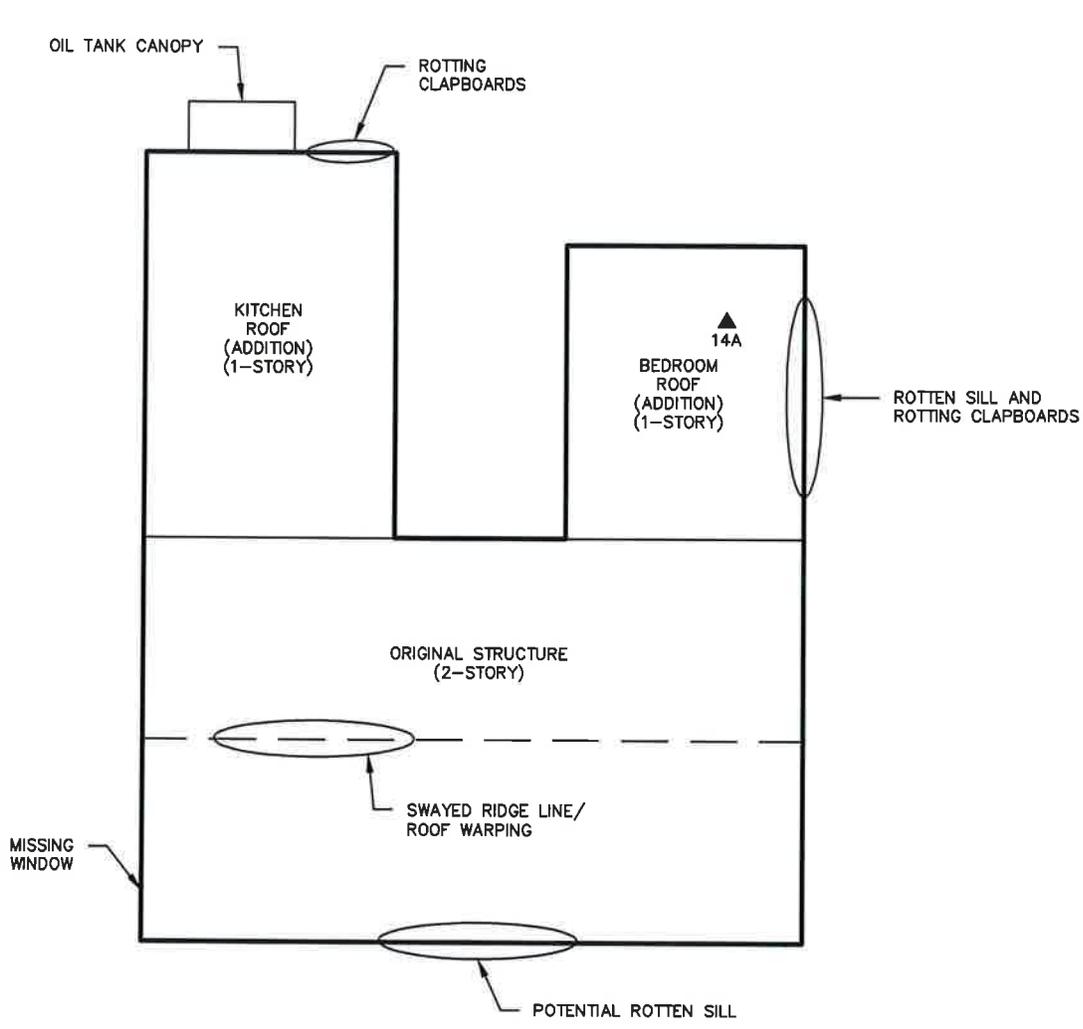
SITE:

BOWDOIN COLLEGE  
3800 COLLEGE STATION  
BRUNSWICK, MAINE

RESIDENTIAL PROPERTY  
15 BATH ROAD  
BRUNSWICK, MAINE

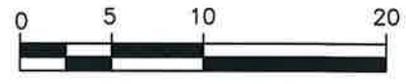
DATE: MAY 2016  
PROJECT: 161.06063  
FIGURE: 2

0:\ME-DWG\2016\161.06063\161.06063-01.dwg May 16, 2016 - 3:51pm



**LEGEND:**

▲ 14A SAMPLE TESTING POSITIVE FOR ASBESTOS



SCALE in FEET  
1"=10'

**NOTES:**

1. SITE PLAN BASED ON MEASUREMENTS AND OBSERVATIONS MADE BY RANSOM CONSULTING, INC. ON MAY 10, 2016.
2. SOME FEATURES ARE APPROXIMATE IN LOCATION AND SCALE.
3. THIS PLAN HAS BEEN PREPARED FOR BOWDOIN COLLEGE. ALL OTHER USES ARE NOT AUTHORIZED, UNLESS WRITTEN PERMISSION IS OBTAINED FROM RANSOM CONSULTING, INC.

**RANSOM Consulting, Inc.**

**ROOF/EXTERIOR SITE PLAN**

PREPARED FOR:  
BOWDOIN COLLEGE  
3800 COLLEGE STATION  
BRUNSWICK, MAINE

SITE:  
RESIDENTIAL PROPERTY  
15 BATH ROAD  
BRUNSWICK, MAINE

DATE: MAY 2016  
PROJECT: 161.06063  
FIGURE: 3

O:\ME-DWG\2016\161.06063\161.06063-01.dwg May 16, 2016 - 3:50pm

**ATTACHMENT A**

Photograph Log

Building Condition Assessment  
Residential Property  
15 Bath Road  
Brunswick, Maine

**Photograph Log**



**Front view of the Site building, viewed Bath Road.  
View is to the north.**



**East side view of Site building exterior. View is to the southwest.**



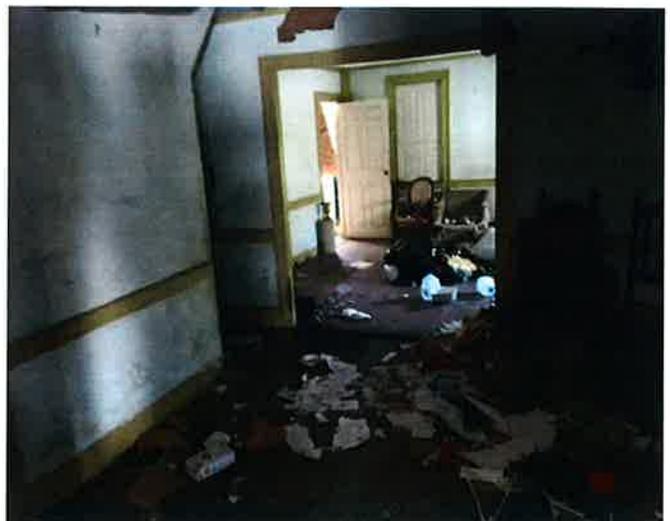
**Rear view of Site building exterior.  
View is to the south.**



**West side view of Site building.  
View is to the east.**



**View of detached garage, to northwest of Site building.  
View is to the north.**



**Overview of general interior conditions.**

**Photograph Log**



**View of water damage and mold growth in first floor bedroom.**



**View of water damage and mold growth in first floor bedroom.**



**View of water damage and mold growth in first floor bedroom.**



**View of water damage, mold, and rot of wood flooring adjacent to front entrance.**



**View of buckled flooring and poor condition of baseboard heaters in first floor living room**



**View of failed ceiling plaster in second floor bedroom.**

**Photograph Log**



**View of missing window in second floor bedroom.**



**View of one of several piles of animal droppings, second floor bedroom**



**Furnace and associated piping in poor condition, basement**



**Heating oil storage tank in exterior enclosure, in poor/aging condition.**



**Rotting wood sills, trim, and clapboards on building exterior.**



**View of sagging/warped roof line on original building.**



Consulting  
Engineers  
and Scientists

May 16, 2016

Project 161.06063

Ms. Lisa K. Coombs  
Bowdoin College  
3800 College Station  
Brunswick, ME 04011

RE: Hazardous Materials Inventory  
Residential Property  
15 Bath Road  
Brunswick, Maine

Ransom Consulting, Inc. (Ransom) has prepared this report presenting the results of the Hazardous Materials Inventory (HMI) performed at the residential property located at 15 Bath Road in Brunswick, Maine (the Site). The work was authorized by Bowdoin College, as part of a feasibility study, prior to potential acquisition of the property. This report has been prepared for Bowdoin College, in accordance with our approved Proposed Scope of Work and Cost Estimate, dated May 6, 2016. The HMI included sampling for asbestos-containing materials (ACM), lead-based paint (LBP) and an evaluation of other hazardous and potentially hazardous building components.

Generalized floor plans for the Site building, including locations of samples testing positive for asbestos, are provided as Figures 1 through 3. A photograph log documenting our key findings is included as Attachment A.

## EXECUTIVE SUMMARY

Ransom understands that Bowdoin has requested this HMI to identify hazardous materials in advance of potential future Site redevelopment, which may include rehabilitation, or demolition of the Site building for beneficial re-use of the Site property. Given the age and construction of the Site building, there is potential for ACM and LBP to be present in the building materials. To address these concerns, Ransom conducted an inspection for the presence of these materials, as well as an inventory of other potentially hazardous materials at the Site during the HMI, which was conducted on May 10, 2016. Based on the results of this inspection, Ransom draws the following conclusions:

1. Asbestos-containing materials were identified at the Site. Materials identified as ACM that may be impacted by future renovation or demolition work at the Site building should be properly removed prior to such activities.
2. Lead-based paint was identified on interior and exterior painted surfaces. General and/or demolition contractors may perform demolition of surfaces coated with LBP or lead-containing coatings, provided that the handling of components coated with paint containing lead *at any concentration* (referred to as lead-containing paint) complies with Occupational Safety and Health Administration's (OSHA) lead standard;

**400 Commercial Street, Suite 404, Portland, Maine 04101, Tel (207) 772-2891, Fax (207) 772-3248**  
Pease International Tradeport, 112 Corporate Drive, Portsmouth, New Hampshire 03801, Tel (603) 436-1490  
12 Kent Way, Suite 100, Byfield, Massachusetts 01922-1221, Tel (978) 465-1822  
60 Valley Street, Building F, Suite 106, Providence, Rhode Island 02909, Tel (401) 433-2160  
2127 Hamilton Avenue, Hamilton, New Jersey 08619, Tel (609) 584-0090

15 Bath Road, Brunswick Maine  
Bowdoin College

3. During the course of this investigation, Ransom also inspected for universal waste items at the Site, including thermostat switches, fluorescent and emergency lighting fixtures, which may contain polychlorinated biphenyls (PCBs), mercury, ozone-depleting substances, and/or heavy metals. Universal wastes observed were limited to one thermostat with a mercury switch; and
4. Based on the conditions observed during our investigation and industry standards in recent years, Ransom has provided estimates for the abatement of ACM and universal wastes identified at the Site building. Our cost estimates represent a most conservative regulatory approach, assuming that all materials identified will be removed by Maine Department of Environmental Protection (MEDEP) -licensed abatement personnel and practices. Asbestos-containing roofing materials, exterior caulks, sealants, and window glazing, and joint compound may be exempt from MEDEP asbestos abatement regulations, depending on the work practices employed in their removal. Cost savings may be achieved by performing these particular tasks under applicable OSHA requirements, rather than a full regulated abatement approach.

## **FACILITY DESCRIPTION**

The Site is located at 15 Bath Road in Brunswick, Maine, and is currently improved with a single-family residence, and a detached garage/storage building. The residence (the "Site building") is a two-story, wood-framed structure, with one-story additions off the northwest and northeast corners ("kitchen addition" and "bedroom addition" respectively.) The original portion of the building was constructed circa 1820, and occupies an approximate footprint of 1,300 square feet. The building is constructed on a fieldstone foundation, with a small section of basement beneath the original structure (approx. 10'x10'), and dirt crawlspace beneath remaining portions. The building is covered by asphalt roofing shingles and wood clapboard siding, and is heated via an oil-fired circulated hot water radiation system.

## **LIMITATIONS**

This hazardous materials inventory is subject to certain limitations, which must be considered when interpreting the results. The information presented in this report is based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. Conclusions represent the professional judgment of Ransom based on the data obtained from the work and the site conditions encountered at the time the work was performed, and are not to be construed as legal advice.

In addition to these general stipulations, additional site-specific limitations are as follows:

1. Ransom was not able to access the attic area above the second floor; no access ways to the attic were evident during our inspection.
2. Our inspection was conducted on behalf of Bowdoin College, and is representative of conditions observed at the time of this report. No reliance shall be made by other users, for additional purposes, or for future demolition/renovation projects at the Site.

15 Bath Road, Brunswick Maine  
Bowdoin College

## **HISTORICAL DOCUMENTATION**

Ransom was not provided copies of previous asbestos report(s) or other information regarding previous inspections and/or abatement of hazardous materials at the Site building.

## **ASBESTOS-CONTAINING MATERIALS**

Ransom conducted an inspection of the Site for the presence of ACM on May 10, 2016. The scope of the ACM inspection included the identification, quantification, and sampling of accessible suspect building materials on the building interior and exterior. The inspection was conducted by Lucas Hathaway of Ransom, who is certified by Maine and accredited by the United States Environmental Protection Agency (U.S. EPA) as an asbestos inspector. Copies of Mr. Hathaway's most recent training certificates and state asbestos inspector certifications are provided as Attachment B.

In the State of Maine, OSHA, the U.S. EPA, and the MEDEP are responsible for regulating the release of asbestos into the environment and protecting workers from exposure to airborne asbestos fibers. OSHA defines ACM as "any material containing more than one percent asbestos." MEDEP defines ACM as "any material containing asbestos in quantities greater than or equal to one percent by volume as determined by weight, visual evaluation, and/or point count analysis." Bulk samples of friable miscellaneous materials (e.g., drywall, joint compound, pressed fiber ceiling tile) were analyzed using the *Method for the Determination of Asbestos in Bulk Building Materials*, EPA/600/R-93/116 (1993) via polarized light microscopy (PLM) visual estimation. Non-friable organically bound (NOB) materials (e.g., floor tiles, roofing materials, mastics) were analyzed using PLM NOB-EPA 600/R-93/116 using the gravimetric reduction method (GRM).

Samples were analyzed by Optimum Analytical and Consulting, LLC (Optimum) of Salem, New Hampshire. Optimum is a Maine-licensed asbestos analytical laboratory and is also certified to perform bulk sample analysis by the National Voluntary Laboratory Accreditation Program (NVLAP). Copies of Optimum's relevant certifications are provided as Attachment B. Laboratory analysis of bulk samples identified ACM at the Site building.

The following is a brief discussion of each ACM identified.

1. **Hearth underlayment paper:** This material was observed in the living room on the first floor, beneath a ceramic tile hearth. The material is a white, fibrous, felt-type material, which was installed as a heat barrier between the wood-burning stove and the wood floor.
2. **Chimney sealant:** An asbestos-containing sealant was observed applied to the chimney exterior on the roof of the bedroom addition.

The MEDEP requires consultants to advise the building owner or owner's agent whenever the asbestos analytical laboratory has reported suspect ACM below ten percent asbestos. The owner or owner's agent may either elect to treat these materials as positive for asbestos or have the samples re-analyzed using an alternate method as listed below:

1. PLM EPA/600R-93/116 - Point Count (friable ACM); or

15 Bath Road, Brunswick Maine  
Bowdoin College

2. Transmission Electron Microscopy (TEM):
  - a. U.S. EPA NOB EPA/600/R-93/116b §2.5; or
  - b. TEM Chatfield Method.

Re-analysis of samples testing negative for asbestos is not required.

No ACM identified during Ransom's investigation falls within the 1%-10% range.

A listing of all samples collected, analytical results, and estimated quantities of confirmed ACM can be found in Table 1. A copy of the laboratory analytical report can be found as Attachment C.

Asbestos fibers present potential health hazards when they become airborne. Federal regulations suggest that ACM may be managed in place, as long as it remains intact, undamaged, and in good condition. Current regulations require that asbestos-containing building materials be removed, if they will be disturbed by demolition, renovation, or other building maintenance activities. ACM identified at the Site that will be impacted by proposed renovation or demolition will require removal, prior to the initiation of these activities. ACM abatement should be performed using approved methods in accordance with applicable federal and state regulations. ACM should be removed by a licensed asbestos abatement contractor and in accordance with a project design prepared by a certified asbestos abatement project designer, except where exempt from applicable rules.

Asbestos-containing asphalt-based roofing materials, as well as exterior caulks, glazings, and sealants are exempt from MEDEP asbestos abatement regulations, provided that these materials are removed wholly intact and are not sawed, sanded, grinded, cut, or drilled during demolition or renovation. OSHA regulations still apply and it is generally recommended that State of Maine-licensed asbestos abatement contractors conduct the removal of all ACM identified. Asbestos-containing waste generated from this project would be considered a "special waste" and require disposal in a landfill permitted to accept asbestos.

## **LEAD-BASED PAINT**

An inspection for the presence of LBP was conducted via the collection of paint chip samples for lead analysis. Samples were analyzed for lead content via EPA SW-846 3rd Ed. Method 3050B/Method 7420 for atomic absorption by AmeriSci Los Angeles of Carson, California (AmeriSci). AmeriSci is an environmental lead laboratory accredited by the American Industrial Hygiene Association (AIHA).

Please note that the LBP sampling conducted during this HMI does not constitute a U.S. EPA/Housing and Urban Development (HUD)-compliant lead survey.

Ransom collected a total of 5 paint chip samples for lead content from various building components and surfaces at the Site. Sample results are provided in Table 2. Laboratory results for paint chip samples are included as Attachment C.

Lead was detected on painted surfaces at the Site. Handling of components coated with lead-containing paint *at any concentration* requires compliance with the OSHA lead standard (*Lead in Construction*, 29

15 Bath Road, Brunswick Maine  
Bowdoin College

CFR 1926.62). Under the existing conditions, facility maintenance staff or contractors may perform demolition, renovation, abatement, stabilization, cleanup, and daily operations in buildings that have lead-based paint or lead-containing paint, provided that this regulatory requirement is met.

HUD has established a standard for characterizing LBP as any paint containing 1.0 milligram per square centimeter ( $\text{mg}/\text{cm}^2$ ) lead as tested using an X-ray Fluorescence (XRF) analyzer, or 0.5 percent lead by weight for paint chips. These materials are considered to be "lead-based paint" according to Section 1017 of the *Residential Lead-Based Paint Hazard Reduction Act of 1992* (also referred to as Title X). HUD LBP guidelines only apply to housing funded by the federal government. While they are not regulatory considerations in commercial applications, these guidelines are a useful reference for assessing hazards associated with lead in paint in non-residential settings. When paint contains lead in concentrations greater than  $1.0 \text{ mg}/\text{cm}^2$  or 0.5 percent by weight, special care should be taken when conducting activities that impact this paint. When surfaces covered in paint containing lead *at any concentration* are impacted by abrasive blasting, torch burning, or similar activities that generate significant dust or fumes, hazardous airborne concentrations can be generated even if the lead content is below the HUD standard.

The U.S. EPA *Renovation, Repair and Painting Rule* (the RRP Rule) as outlined in 40 CFR 745 applies to housing and child-occupied facilities built before 1978. Under this rule, any work done for compensation that disturbs more than 6 square feet of LBP in a housing unit or child-occupied facility constructed before 1978 must be done by certified renovators employed by certified contractors. LBP is assumed to be present unless a certified inspector or renovator determines that there is less than the specified level of lead in components affected by the renovation. Contractors are required to test for LBP before beginning any renovation. Contractors must take U.S. EPA-approved training classes, provide specified information to owners and occupants, and comply with the work practice standards, record-keeping requirements, and notification requirements specified in the RRP Rule.

Lead waste, including LBP waste, with the exception of household waste, may be subject to the hazardous waste requirements of the U.S. EPA's *Resource Conservation and Recovery Act* (RCRA). When LBP waste is generated as a result of lead-based paint activities in residential settings, whether single-unit or multi-unit residences, they are considered household waste in Maine. As such, these materials may be disposed of as part of the household's waste stream and transported directly from the residence to an appropriate solid waste facility. According to Maine's Lead Management Regulations (Chapter 424) residential LBP waste materials must be wrapped in a protective covering with taped seams and placed in closed, puncture-resistant containers for disposal. Disposal of residential LBP is managed under Maine's Solid Waste Regulations (Chapter 400 et seq.). LBP waste generated from a location other than a residence, Maine's Hazardous Waste Regulations apply. In the event that a contractor moves residential LBP waste to another facility prior to disposal, that contractor will be considered the generator and Maine's Hazardous Waste Regulations also apply.

To determine the required method for the disposal of items that are coated with LBP and are not household waste, the U.S. EPA and the MEDEP require representative sampling of the debris to determine the quantity of lead that would be expected to leach into the environment if the debris were disposed of in a landfill. The representative sample(s) must be analyzed by Toxicity Characteristic Leaching Procedure (TCLP). If concentrations are 5 milligrams per liter ( $\text{mg}/\text{l}$ ) or greater, the debris must be disposed of as hazardous waste. If concentrations are less than  $5 \text{ mg}/\text{l}$ , the debris is not regulated and materials may be disposed of as general construction debris. To minimize the total volume of hazardous waste (if present), segregating hazardous from non-hazardous waste is advisable.

## **OTHER HAZARDOUS AND POTENTIALLY HAZARDOUS MATERIALS**

As part of our inspection, Ransom also conducted an assessment for other hazardous and potentially hazardous equipment and fixtures identified at the Site, typically classified, handled, and disposed as “universal” wastes, as follows:

### Polychlorinated Biphenyls

PCB-containing oil is sometimes found in compressor oils, hydraulics fluids, and the dielectric fluid of older electrical transformers and the capacitors associated with older fluorescent light ballasts. Although electrical equipment is currently required to be properly labeled indicating the presence or absence of PCBs, this has not always been the case. Ransom did not observe fluorescent lighting fixtures or other electrical or hydraulic fixtures likely to contain potentially PCB-containing fluids.

No suspect PCB-containing fixtures were identified during our inspection. If such equipment is identified during demolition phase, each unit should be visually inspected for labeling indicating PCB content. Fixtures without “No PCBs” labeling should be presumed to contain PCBs and should be managed as hazardous waste and recycled or disposed of in accordance with applicable federal and state regulations.

### Mercury-Containing Components

Mercury-containing components such as fluorescent light tubes and thermostat switches are classified as Universal Waste and are regulated by the U.S. EPA under 40 CFR Parts 260–273. Ransom identified one mercury switch thermostat at the Site building. If additional such fixtures are identified during demolition phase, they should be removed and recycled in accordance with Universal Waste regulations prior to proposed redevelopment activities that may impact them.

### Heavy Metals

Ransom did not identify emergency lighting systems, or other components typically powered by batteries containing various heavy metals. If components presumed to contain heavy metals are identified during demolition phase, they should be removed and recycled in accordance with Universal Waste regulations prior to proposed redevelopment activities that may impact them.

An inventory of other hazardous and potentially hazardous materials is provided in Table 3.

## **CONCLUSIONS AND RECOMMENDATIONS**

Based on the results of this HMI, Ransom makes the following conclusions and recommendations.

1. Asbestos-containing materials were identified at the Site. Materials identified as ACM that may be impacted by future renovation or demolition work at the Site building should be properly removed prior to such activities;
2. Some of the materials inspected contained lead at high enough concentrations to delineate the materials as “lead-based” according to HUD guidelines. These guidelines apply to federal housing projects and are referenced for comparison purposes only. It should be

noted that handling of components coated with paint containing lead *at any concentration* (referred to as lead-containing paint) requires compliance with OSHA's lead standards. General and/or demolition contractors may perform demolition of surfaces coated with LBP or lead-containing coatings, provided that the handling of components coated with paint containing lead *at any concentration* (referred to as lead-containing paint) complies with Occupational Safety and Health Administration's (OSHA's) lead standard;

3. During the course of this investigation, Ransom also inspected for universal waste items at the Site, including thermostat switches, fluorescent and emergency lighting fixtures, which may contain PCBs, mercury, ozone-depleting substances, and/or heavy metals. One mercury switch thermostat was identified that would require special handling or disposal if disturbed during renovation/demolition activities;
4. Based on the conditions observed during our investigation and industry standards in recent years, Ransom has provided estimates for the abatement of ACM at the Site building. Our cost estimates represent a most conservative regulatory approach, assuming that all materials identified will be removed by MEDEP-licensed abatement personnel and practices. Asbestos-containing roofing materials, exterior caulks, sealants, and window glazing, and joint compound may be exempt from MEDEP asbestos abatement regulations, depending on the work practices employed in their removal. Cost savings may be achieved by performing these particular tasks under applicable OSHA requirements, rather than a full regulated abatement approach.

## **COST ESTIMATES**

Based on the conditions observed during our investigation and industry standards in recent years, Ransom has provided estimates for the abatement of the identified asbestos-containing materials, as well as the removal of other hazardous and potentially hazardous materials identified on Site. Cost estimates associated with materials or items presumed to contain asbestos, PCBs, or other hazardous materials may be eliminated, if future testing indicates these materials are negative.

Cost estimates assume that all identified ACM will be abated, regardless of whether the building will be demolished or retained. If the building is to remain, then intact ACM may potentially be managed in place, and would not require removal, as long as it remains intact, undamaged, and in good condition.

Line-item cost estimates for abatement of identified ACM are provided in Tables 4 and 5, and a cost summary table is provided as Table 6. Ransom recommends that these tables be removed and retained prior to providing copies of this report to contractors to obtain competitive bids for this work.

The cost estimates presented are not intended to be quotes for these services, rather engineering cost estimates for project planning purposes. Ransom recommends that competitive contractor bids be solicited for proper abatement and/or disposal of the identified hazardous materials.

If you have any questions regarding the information in this report please do not hesitate to contact any of the undersigned.

15 Bath Road, Brunswick Maine  
Bowdoin College

Sincerely,

RANSOM CONSULTING, INC.



Lucas Hathaway  
Hazardous Materials Specialist



Nicholas O. Sabatine, P.G.  
Principle/Vice President

LDH/NOS: med  
Attachments

**TABLE 1: ASBESTOS TESTING RESULTS**  
 Hazardous Materials Inventory  
 Residential Property  
 15 Bath Road  
 Brunswick, Maine

Material	Location	Sample Number	Asbestos Quantity and Type	Estimated Quantity
Drywall	Throughout	01A through 01C	NAD	--
Joint Compound	Throughout	02A through 02C	NAD	--
Plaster	Throughout	03A through 03G	NAD	--
Hearth underlay paper	Living room	04A	35% Chrysotile	9 SF
		04B and 04C	NA/PS	
Chimney breaching compound	Basement	05A through 05C	NAD	--
Black sheet flooring	Basement	06A through 06C	NAD	--
1x1 ceiling tile	Second floor bedroom	07A through 07C	NAD	--
2x2 ceiling tile	First floor bath	08A through 08C	NAD	--
Gray sheet flooring	First floor bath	09A through 09C	NAD	--
Asphalt shingle	Garage roof	10A through 10C	NAD	--
Window glazing	Garage exterior	11A through 11C	NAD	--
Window glazing	Main house	12A through 12C	NAD	--
Asphalt shingle	Main house	13A through 13C	NAD	--

**NOTES:**

1. Samples were collected on May 10, 2016 by Ransom Consulting, Inc., and were analyzed by Optimum Analytical and Consulting, LLC, of Salem, New Hampshire
2. NA/PS = not analyzed/positive stop. Sample sets are analyzed until asbestos is identified in an amount greater than 1 percent. For example, since asbestos was identified in Sample 04A at 35 percent, Samples 04B and 04C were not analyzed. NAD = no asbestos detected.

**TABLE 1: ASBESTOS TESTING RESULTS**  
 Hazardous Materials Inventory  
 Residential Property  
 15 Bath Road  
 Brunswick, Maine

<b>Material</b>	<b>Location</b>	<b>Sample Number</b>	<b>Asbestos Quantity and Type</b>	<b>Estimated Quantity</b>
<b>Chimney sealant</b>	<b>Bedroom addition roof</b>	<b>14A</b>	<b>27.62% Chrysotile</b>	<b>8 SF</b>
		<b>14B and 14C</b>	<b>NA/PS</b>	
<b>Multi-color sheet flooring</b>	<b>Bedroom crawl space stairs</b>	<b>15A through 15C</b>	<b>NAD</b>	<b>--</b>

**NOTES:**

1. Samples were collected on May 10, 2016 by Ransom Consulting, Inc., and were analyzed by Optimum Analytical and Consulting, LLC, of Salem, New Hampshire
2. NA/PS = not analyzed/positive stop. Sample sets are analyzed until asbestos is identified in an amount greater than 1 percent. For example, since asbestos was identified in Sample 04A at 35 percent, Samples 04B and 04C were not analyzed. NAD = no asbestos detected.

**TABLE 2: LEAD-BASED PAINT TESTING RESULTS**

Hazardous Materials Inventory  
Residential Property  
15 Bath Road  
Brunswick, Maine

Sample ID	Color/Substrate/Component	Location	Lead Concentration (percent by weight)
Pb-01	Beige wood window sill	2 <sup>nd</sup> floor bedroom	<b>28</b>
Pb-02	Green plaster wall	1 <sup>st</sup> floor dining room	1.9
Pb-03	Gold wood window casing	1 <sup>st</sup> floor dining room	7.0
Pb-04	White wood clapboard	Exterior	20
Pb-05	White wood window apron	Exterior	6.2

**NOTES:**

1. Paint chip samples were collected on May 10, 2016 by Ransom Consulting, Inc.
2. The HUD threshold concentration for LBP is 0.5 percent lead by weight for paint chips. Concentrations exceeding the HUD threshold concentration are shown in bold.
3. BRL = Below laboratory reporting limit.

**TABLE 3: INVENTORY OF OTHER HAZARDOUS/POTENTIALLY HAZARDOUS MATERIALS**  
Hazardous Materials Inventory  
Residential Property  
15 Bath Road  
Brunswick, Maine

<b>Component</b>	<b>Hazard</b>	<b>Location</b>	<b>Quantity</b>
Mercury switch thermostat	Mercury	Living room	1

**TABLE 4: REMOVAL COST ESTIMATE FOR CONFIRMED/PRESUMED ASBESTOS-CONTAINING MATERIALS**  
 Hazardous Materials Inventory  
 Residential Property  
 15 Bath Road  
 Brunswick, Maine

<b>Material</b>	<b>Location</b>	<b>Quantity<sup>1</sup></b>	<b>Unit Cost</b>	<b>Total</b>
Hearth underlay paper	Living room	9 SF (1Ea)	\$300 Each	\$300
Chimney sealant <sup>2,3</sup>	Bedroom addition roof	8 SF (1Ea)	\$300 Each	\$400
<i>Confirmed/Presumed Asbestos Abatement Subtotal:</i>				\$700
<i>Abatement mobilization fee<sup>4</sup>:</i>				\$300
<i>Contingency<sup>5</sup>:</i>				\$500
<b>TOTAL ESTIMATED ASBESTOS ABATEMENT COST:</b>				<b>\$1,500</b>

**NOTES:**

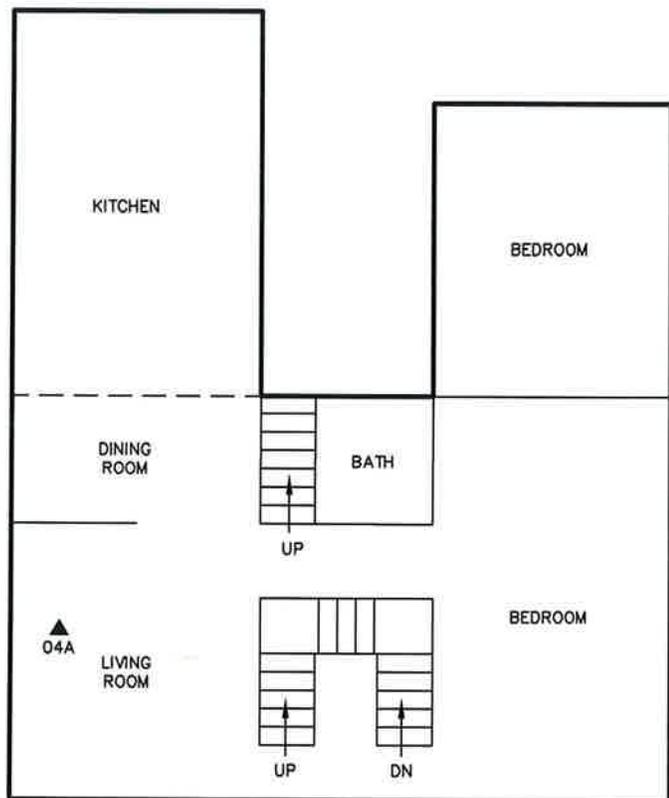
1. SF = Square Feet; LF = Linear Feet
2. Removal of ACM exterior caulks, sealants, asphalt-based roofing, and joint compound in its existing application is not regulated under MEDEP asbestos rules. These materials may be removed by general/demolition workers, provided appropriate training and worker protection measures are followed, as required by OSHA. Please also note that the receiving facility for demolition waste should be notified of the presence of ACM in the C&D waste stream, even where removal is not regulated.
3. Price is based on removal by certified asbestos abatement workers. Actual cost may be somewhat less if conducted by general demolition workers with appropriate OSHA training and protections.
4. A mobilization fee is added due to the small scale of the abatement project.
5. A 50% contingency is added to cover potential hidden costs and market variability.

**TABLE 5: REMOVAL COST ESTIMATE FOR OTHER HAZARDOUS/POTENTIALLY HAZARDOUS MATERIALS**  
 Hazardous Materials Inventory  
 Residential Property  
 15 Bath Road  
 Brunswick, Maine

<b>Material</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Total</b>
Mercury switch thermostat	1	\$25	\$25
<i>Subtotal for Hazardous Materials Removal<sup>1</sup>:</i>			<b>\$25</b>
<i>Contingency<sup>2</sup>:</i>			<b>\$0</b>
<b>TOTAL ESTIMATED OTHER HAZARDOUS/POTENTIALLY HAZARDOUS MATERIALS REMOVAL COST:</b>			<b>\$25</b>

**TABLE 6: TOTAL REMOVAL COSTS**  
Hazardous Materials Inventory  
Residential Property  
15 Bath Road  
Brunswick, Maine

<b>Materials</b>	<b>Estimated Removal Cost</b>
Confirmed/presumed asbestos-containing materials	\$1,500
Other hazardous/potentially hazardous materials	\$25
<b>TOTAL:</b>	<b>\$1,525</b>

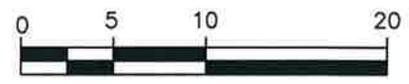


**LEGEND:**

▲ 04A SAMPLE TESTING POSITIVE FOR ASBESTOS

**NOTES:**

1. SITE PLAN BASED ON MEASUREMENTS AND OBSERVATIONS MADE BY RANSOM CONSULTING, INC. ON MAY 10, 2016.
2. SOME FEATURES ARE APPROXIMATE IN LOCATION AND SCALE.
3. THIS PLAN HAS BEEN PREPARED FOR BOWDOIN COLLEGE. ALL OTHER USES ARE NOT AUTHORIZED, UNLESS WRITTEN PERMISSION IS OBTAINED FROM RANSOM CONSULTING, INC.



SCALE in FEET  
1"=10'

**RANSOM** Consulting, Inc.

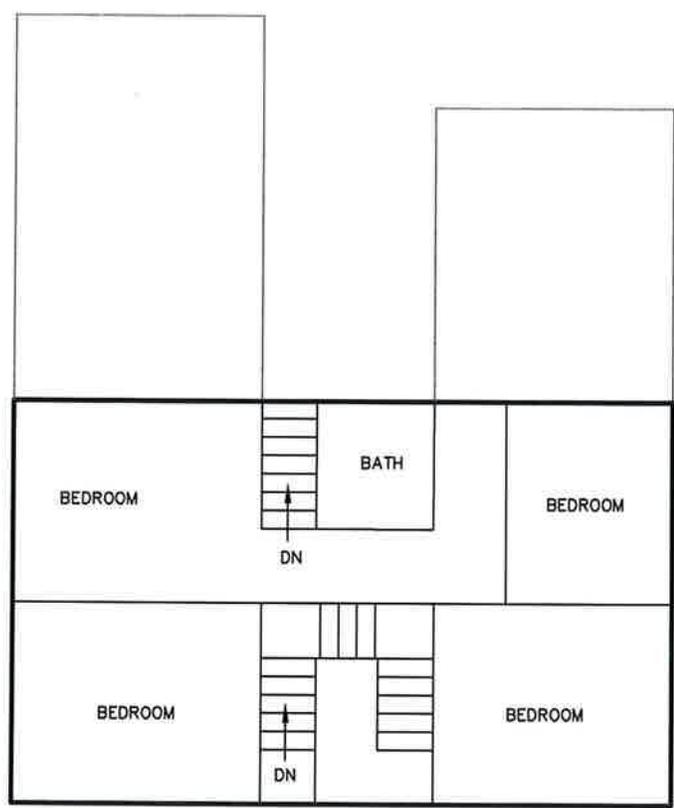
**FIRST FLOOR  
SITE PLAN**

PREPARED FOR:  
BOWDOIN COLLEGE  
3800 COLLEGE STATION  
BRUNSWICK, MAINE

SITE:  
RESIDENTIAL PROPERTY  
15 BATH ROAD  
BRUNSWICK, MAINE

DATE: MAY 2016  
PROJECT: 161.06063  
FIGURE: 1

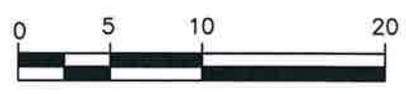
G:\ME-DWG\2016\161\_06063\161\_06063-HMI.dwg May 16, 2016 - 3:01pm



**NO ACM IDENTIFIED**

**NOTES:**

1. SITE PLAN BASED ON MEASUREMENTS AND OBSERVATIONS MADE BY RANSOM CONSULTING, INC. ON MAY 10, 2016.
2. SOME FEATURES ARE APPROXIMATE IN LOCATION AND SCALE.
3. THIS PLAN HAS BEEN PREPARED FOR BOWDOIN COLLEGE. ALL OTHER USES ARE NOT AUTHORIZED, UNLESS WRITTEN PERMISSION IS OBTAINED FROM RANSOM CONSULTING, INC.



SCALE in FEET  
1"=10'



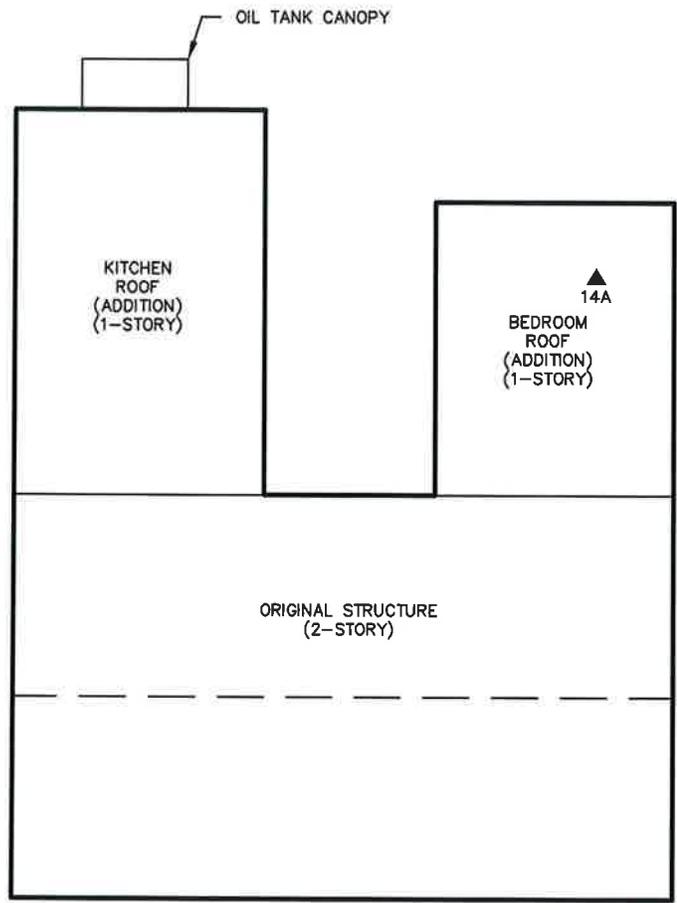
**SECOND FLOOR  
SITE PLAN**

PREPARED FOR:  
BOWDOIN COLLEGE  
3800 COLLEGE STATION  
BRUNSWICK, MAINE

SITE:  
RESIDENTIAL PROPERTY  
15 BATH ROAD  
BRUNSWICK, MAINE

DATE: MAY 2016  
PROJECT: 161.06063  
FIGURE: 2

C:\ME-DWG\2016\161.06063\161.06063-HMI.dwg May 16, 2016 - 3:01pm

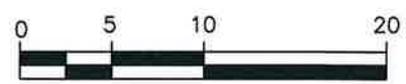


**LEGEND:**

▲ 14A SAMPLE TESTING POSITIVE FOR ASBESTOS

**NOTES:**

1. SITE PLAN BASED ON MEASUREMENTS AND OBSERVATIONS MADE BY RANSOM CONSULTING, INC. ON MAY 10, 2016.
2. SOME FEATURES ARE APPROXIMATE IN LOCATION AND SCALE.
3. THIS PLAN HAS BEEN PREPARED FOR BOWDOIN COLLEGE. ALL OTHER USES ARE NOT AUTHORIZED, UNLESS WRITTEN PERMISSION IS OBTAINED FROM RANSOM CONSULTING, INC.



SCALE in FEET  
1"=10'



***ROOF/EXTERIOR  
SITE PLAN***

PREPARED FOR:  
  
BOWDOIN COLLEGE  
3800 COLLEGE STATION  
BRUNSWICK, MAINE

SITE:  
  
RESIDENTIAL PROPERTY  
15 BATH ROAD  
BRUNSWICK, MAINE

DATE: MAY 2016  
PROJECT: 161.06063  
FIGURE: 3

C:\ME-DWGSS\2016\161.06063\161.06063-HMI.dwg May 16, 2016 - 3:07pm

**ATTACHMENT A**

Photograph Log

Hazardous Materials Inventory  
Residential Property  
15 Bath Road  
Brunswick, Maine

**Photograph Log**



**Front view of the Site building, viewed Bath Road.  
View is to the north.**



**Hearth underlayment paper, beneath metal sheeting in first floor living room (Sample set 04).**



**Asbestos-containing chimney sealant on bedroom addition roof  
(Sample set 14)**



**LBP on second floor bedroom window sill**



**LBP on exterior clapboard siding**

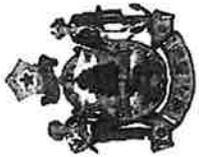


**Mercury switch in thermostat in living room**

**ATTACHMENT B**

Certifications

Hazardous Materials Inventory  
Residential Property  
15 Bath Road  
Brunswick, Maine



State of Maine  
Department of Environmental Protection

**LICENSE**

**Ransom Consulting, Inc.**

**Asbestos Consultant**  
**(Inspection only)**

**License Number: SI-0093**

**Expiration Date: 10/31/2016**



*This is to certify that*

**Lucas Hathaway**



*has completed the requisite training, and has passed an examination for  
reaccreditation as:*

**Asbestos Inspector Refresher**

pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

Course Location

Institute for Environmental Education, Inc.  
16 Upton Drive Wilmington, MA 01887

June 8, 2015

Course Dates

15-0246-106-234345

Certificate Number

June 08, 2015

Examination Date

June 08, 2016

Expiration Date

Training Director

**State of Maine**  
**Asbestos Abatement Program**

**Lucas D. Hathaway**

*Inspector*

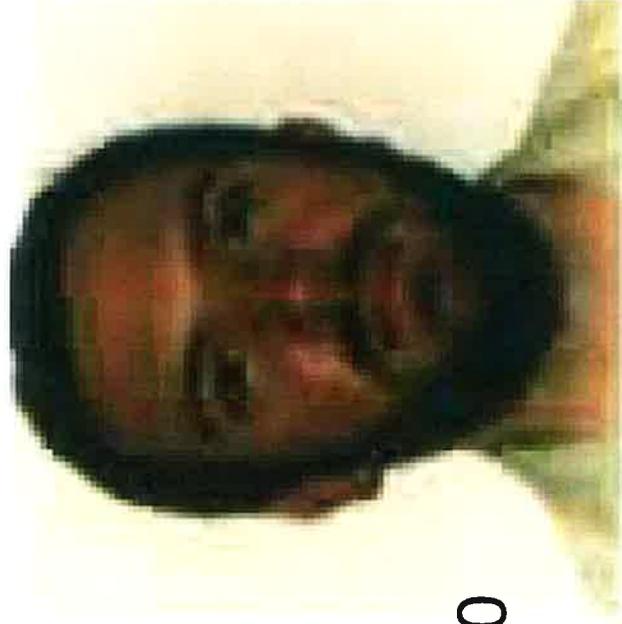
**Cert No. AI-0558**

**Trn.Exp.Date 06/08/2016**

**Expiration Date 06/30/2016**

**This is not a legal form of official identification**

**60**





State of Maine  
Department of Environmental Protection

**LICENSE**

**Optimum Analytical and Consulting, LLC**

**Asbestos Analytical Laboratory**  
**(Bulk)**

**License Number: LB-0067**

**Expiration Date: 03/31/2016**



State of Maine  
Department of Environmental Protection

*LICENSE*

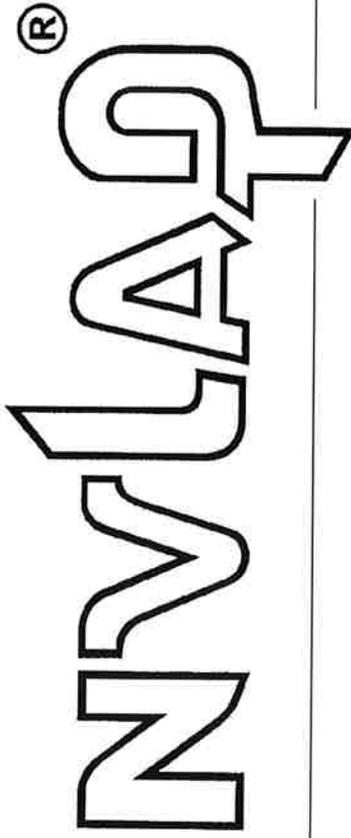
Optimum Analytical and Consulting, LLC

Asbestos Analytical Laboratory  
(Air)

License Number: LA-0065

Expiration Date: 03/31/2016

United States Department of Commerce  
National Institute of Standards and Technology



---

## Certificate of Accreditation to ISO/IEC 17025:2005

---

NVLAP LAB CODE: 101433-0

**Optimum Analytical & Consulting LLC**  
Salem, NH

is accredited by the National Voluntary Laboratory Accreditation Program for specific services,  
listed on the Scope of Accreditation, for:

### **BULK ASBESTOS FIBER ANALYSIS**

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005.  
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality  
management system (refer to joint ISO-ILAC-IAF Communiqué dated January 2009).*

2015-04-01 through 2016-03-31

Effective dates



A handwritten signature in black ink, appearing to read "W. R. M. L. D.".

For the National Institute of Standards and Technology

**ATTACHMENT C**

Laboratory Reports

Hazardous Materials Inventory  
Residential Property  
15 Bath Road  
Brunswick, Maine



Lucas Hathaway  
Ransom Environmental Consultants, Inc  
400 Commercial St  
Portland ME 04101

Project Reference: 161.06063  
Laboratory Batch #: 1615850  
Date Samples Received: 05/11/2016  
Date Samples Analyzed: 05/13/2016  
Date of Final Report: 05/13/2016

**SAMPLE IDENTIFICATION:**

Forty Nine (49) samples from Bowdoin College, 15 Bath Rd, Brunswick, ME project were submitted by Lucas Hathaway on 2016/05/11

This bulk sample(s) was delivered to Optimum Analytical Consulting, LLC (Optimum) located in Salem, New Hampshire for asbestos content determination.

**ANALYTICAL METHOD:**

Analytical procedures were performed in accordance with the U.S. Environmental Protection Agency (EPA) Recommended Method for the Determination of Asbestos in Bulk Samples by Polarized Light Microscopy and Dispersion Staining (PLM/DS)(EPA-600/M4-82-020, EPA-600/ R-93-116). This report relates only to those samples analyzed, and may not be indicative of other similar appearing materials existing at this, or other sites. Quantification of asbestos content was determined by Calibrated Visual Estimation. Optimum is not responsible for sample collection activities or analytical method limitations. The laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

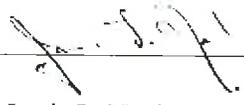
In any given material, fibers with a small diameter (<0.25mm) may not be detected by the PLM method. Floor tile and other resinously bound material may yield a false negative if the asbestos fibers are too small to be resolved using PLM. Additional analytical methods may be required. Optimum recommends using Transmission Electron Microscopy (TEM) for a more definitive analysis.

Optimum will retain all samples for a minimum of three months. Further analysis or return of samples must be requested within this three month period to guarantee their availability. This report may not be reproduced except in full, without the written approval of Optimum Analytical and Consulting, LLC.

Use of the NVLAP and AIHA Logo in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology or the American Industrial Hygiene Association.

Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Point Count = .25%, 1000 Point Count = 0.1%; Present or Absent are observations made during a qualitative analysis.

This report is considered preliminary until signed by both the Laboratory Analyst and Laboratory Director or Supervisor. If you have any questions regarding this report, please do not hesitate to contact us.

  
\_\_\_\_\_  
Jamie L. Noel  
Laboratory Director

  
\_\_\_\_\_  
Kristina Scaviola  
Laboratory Supervisor



# OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

**CLIENT:** Ransom Environmental Consultants, Inc  
**ADDRESS:** 400 Commercial St  
**CITY / STATE / ZIP:** Portland ME 04101  
**CONTACT:** Lucas Hathaway  
**DESCRIPTION:** PLM Analysis  
**LOCATION:** Bowdoin College, 15 Bath Rd, Brunswick, ME

## BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

**ORDER #:** 1615850  
**PROJECT #:** 161,06063  
**DATE COLLECTED:** 05/10/2016  
**COLLECTED BY:** Lucas Hathaway  
**DATE RECEIVED:** 05/11/2016  
**ANALYSIS DATE:** 05/13/2016  
**REPORT DATE:** 05/13/2016  
**ANALYST:** Kristina Scaviola

### REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1615850-001 01A	Interior-Throughout Drywall, White	LAYER 1 100%	None Detected	Cellulose Fiber 10% Fibrous Glass 1% Non-Fibrous Material 89%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-002 01B	Interior-Throughout Drywall, White	LAYER 1 100%	None Detected	Cellulose Fiber 10% Fibrous Glass 1% Non-Fibrous Material 89%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-003 01C	Interior-Throughout Drywall, White	LAYER 1 100%	None Detected	Cellulose Fiber 10% Fibrous Glass 1% Non-Fibrous Material 89%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-004 02A	Interior-Throughout Joint Compound, White	LAYER 1 100%	None Detected	Cellulose Fiber 1% Non-Fibrous Material 99%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-005 02B	Interior-Throughout Joint Compound, White	LAYER 1 100%	None Detected	Cellulose Fiber 1% Non-Fibrous Material 99%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-006 02C	Interior-Throughout Joint Compound, White	LAYER 1 100%	None Detected	Cellulose Fiber 1% Non-Fibrous Material 99%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-007 03A	Interior-Throughout Plaster, White	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%



# OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

**CLIENT:** Ransom Environmental Consultants, Inc  
**ADDRESS:** 400 Commercial St  
**CITY / STATE / ZIP:** Portland ME 04101  
**CONTACT:** Lucas Hathaway  
**DESCRIPTION:** PLM Analysis  
**LOCATION:** Bowdoin College, 15 Bath Rd, Brunswick, ME

## BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

**ORDER #:** 1615850  
**PROJECT #:** 161.06063  
**DATE COLLECTED:** 05/10/2016  
**COLLECTED BY:** Lucas Hathaway  
**DATE RECEIVED:** 05/11/2016  
**ANALYSIS DATE:** 05/13/2016  
**REPORT DATE:** 05/13/2016  
**ANALYST:** Kristina Scaviola

### REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1615850-008 03B	Interior-Throughout Plaster, White	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-009 03C	Interior-Throughout Plaster, White	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-010 03D	Interior-Throughout Plaster, White	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-011 03E	Interior-Throughout Plaster, White	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-012 03F	Interior-Throughout Plaster, White	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-013 03G	Interior-Throughout Plaster, White	LAYER 1 100%	None Detected	Cellulose Fiber 3% Hair 10% Non-Fibrous Material 87%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-014 04A	Living Room Hearth Underlay Paper, Beige	LAYER 1 100%	Chrysotile 35%	Cellulose Fiber 64% Non-Fibrous Material 1%
<b>Total % Asbestos:</b>			35.0%	<b>Total % Non-Asbestos:</b> 65.0%



# OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

**CLIENT:** Ransom Environmental Consultants, Inc  
**ADDRESS:** 400 Commercial St  
**CITY / STATE / ZIP:** Portland ME 04101  
**CONTACT:** Lucas Hathaway  
**DESCRIPTION:** PLM Analysis  
**LOCATION:** Bowdoin College, 15 Bath Rd, Brunswick, ME

## BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

**ORDER #:** 1615850  
**PROJECT #:** 161.06063  
**DATE COLLECTED:** 05/10/2016  
**COLLECTED BY:** Lucas Hathaway  
**DATE RECEIVED:** 05/11/2016  
**ANALYSIS DATE:** 05/13/2016  
**REPORT DATE:** 05/13/2016  
**ANALYST:** Kristina Scaviola

### REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1615850-015 04B	Living Room Hearth Underlay Paper, Positive Stop	LAYER 1 100%		
1615850-016 04C	Living Room Hearth Underlay Paper, Positive Stop	LAYER 1 100%		
1615850-017 05A	Basement Chimney Breaching, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 1% Wollastonite 15% Non-Fibrous Material 84%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-018 05B	Basement Chimney Breaching, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 1% Wollastonite 15% Non-Fibrous Material 84%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-019 05C	Basement Chimney Breaching, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 1% Wollastonite 15% Non-Fibrous Material 84%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-020 06A	Basement Sheet Flooring, Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Non-Fibrous Material 35%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-021 06B	Basement Sheet Flooring, Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Non-Fibrous Material 35%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-022 06C	Basement Sheet Flooring, Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Non-Fibrous Material 35%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%



# OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

**CLIENT:** Ransom Environmental Consultants, Inc  
**ADDRESS:** 400 Commercial St  
**CITY / STATE / ZIP:** Portland ME 04101  
**CONTACT:** Lucas Hathaway  
**DESCRIPTION:** PLM Analysis  
**LOCATION:** Bowdoin College, 15 Bath Rd, Brunswick, ME

## BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

**ORDER #:** 1615850  
**PROJECT #:** 161.06063  
**DATE COLLECTED:** 05/10/2016  
**COLLECTED BY:** Lucas Hathaway  
**DATE RECEIVED:** 05/11/2016  
**ANALYSIS DATE:** 05/13/2016  
**REPORT DATE:** 05/13/2016  
**ANALYST:** Kristina Scaviola

### REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1615850-023 07A	2nd Floor Bedroom 1x1 Ceiling Tile, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 95%
				Non-Fibrous Material 5%
				<b>Total % Asbestos:</b> No Asbestos Detected <b>Total % Non-Asbestos:</b> 100.0%
1615850-024 07B	2nd Floor Bedroom 1x1 Ceiling Tile, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 95%
				Non-Fibrous Material 5%
				<b>Total % Asbestos:</b> No Asbestos Detected <b>Total % Non-Asbestos:</b> 100.0%
1615850-025 07C	2nd Floor Bedroom 1x1 Ceiling Tile, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 95%
				Non-Fibrous Material 5%
				<b>Total % Asbestos:</b> No Asbestos Detected <b>Total % Non-Asbestos:</b> 100.0%
1615850-026 08A	1st Floor Bath 2x2 Ceiling Tile, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 95%
				Non-Fibrous Material 5%
				<b>Total % Asbestos:</b> No Asbestos Detected <b>Total % Non-Asbestos:</b> 100.0%
1615850-027 08B	1st Floor Bath 2x2 Ceiling Tile, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 95%
				Non-Fibrous Material 5%
				<b>Total % Asbestos:</b> No Asbestos Detected <b>Total % Non-Asbestos:</b> 100.0%
1615850-028 08C	1st Floor Bath 2x2 Ceiling Tile, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 95%
				Non-Fibrous Material 5%
				<b>Total % Asbestos:</b> No Asbestos Detected <b>Total % Non-Asbestos:</b> 100.0%
1615850-029 09A	1st Floor Bath LAYER 1 Gray Sheet Flooring, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 35%
				Fibrous Glass 10%
	LAYER 2 Mastic, Tan/Gray	LAYER 2 100%	None Detected	Non-Fibrous Material 55%
				Cellulose Fiber 1%
				Non-Fibrous Material 99%
<b>Total % Asbestos:</b> No Asbestos Detected <b>Total % Non-Asbestos:</b> 100.0%				



# OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

**CLIENT:** Ransom Environmental Consultants, Inc  
**ADDRESS:** 400 Commercial St  
**CITY / STATE / ZIP:** Portland ME 04101  
**CONTACT:** Lucas Hathaway  
**DESCRIPTION:** PLM Analysis  
**LOCATION:** Bowdoin College, 15 Bath Rd, Brunswick, ME

## BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

**ORDER #:** 1615850  
**PROJECT #:** 161.06063  
**DATE COLLECTED:** 05/10/2016  
**COLLECTED BY:** Lucas Hathaway  
**DATE RECEIVED:** 05/11/2016  
**ANALYSIS DATE:** 05/13/2016  
**REPORT DATE:** 05/13/2016  
**ANALYST:** Kristina Scaviola

### REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1615850-030 09B	1st Floor Bath LAYER 1 Gray Sheet Flooring, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 35% Fibrous Glass 10% Non-Fibrous Material 55%
	LAYER 2 Mastic, Tan/Gray	LAYER 2 100%	None Detected	Cellulose Fiber 1% Non-Fibrous Material 99%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-031 09C	1st Floor Bath LAYER 1 Gray Sheet Flooring, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 35% Fibrous Glass 10% Non-Fibrous Material 55%
	LAYER 2 Mastic, Tan/Gray	LAYER 2 100%	None Detected	Cellulose Fiber 1% Non-Fibrous Material 99%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-032 10A	Garage Asphalt Shingle Roof, Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Non-Fibrous Material 35%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-033 10B	Garage Asphalt Shingle Roof, Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Non-Fibrous Material 35%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-034 10C	Garage Asphalt Shingle Roof, Black	LAYER 1 100%	None Detected	Cellulose Fiber 65% Non-Fibrous Material 35%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-035 11A	Garage Window Glazing, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 1% Binder/Filler 99%
	<b>Total % Asbestos:</b>			No Asbestos Detected
1615850-036 11B	Garage Window Glazing, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 1% Binder/Filler 99%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%



# OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

**CLIENT:** Ransom Environmental Consultants, Inc  
**ADDRESS:** 400 Commercial St  
**CITY / STATE / ZIP:** Portland ME 04101  
**CONTACT:** Lucas Hathaway  
**DESCRIPTION:** PLM Analysis  
**LOCATION:** Bowdoin College, 15 Bath Rd, Brunswick, ME

## BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

**ORDER #:** 1615850  
**PROJECT #:** 161.06063  
**DATE COLLECTED:** 05/10/2016  
**COLLECTED BY:** Lucas Hathaway  
**DATE RECEIVED:** 05/11/2016  
**ANALYSIS DATE:** 05/13/2016  
**REPORT DATE:** 05/13/2016  
**ANALYST:** Kristina Scaviola

### REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
1615850-037 11C	Garage Window Glazing, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 1% Binder/Filler 99%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-038 12A	House Window Glazing, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 1% Wollastonite 5% Non-Fibrous Material 94%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-039 12B	House Window Glazing, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 1% Wollastonite 5% Non-Fibrous Material 94%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-040 12C	House Window Glazing, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 1% Wollastonite 5% Non-Fibrous Material 94%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-041 13A	House Asphalt Shingle, Black	LAYER 1 100%	None Detected	Cellulose Fiber 1% Fibrous Glass 50% Non-Fibrous Material 49%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-042 13B	House Asphalt Shingle, Black	LAYER 1 100%	None Detected	Cellulose Fiber 1% Fibrous Glass 50% Non-Fibrous Material 49%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%
1615850-043 13C	House Asphalt Shingle, Black	LAYER 1 100%	None Detected	Cellulose Fiber 1% Fibrous Glass 50% Non-Fibrous Material 49%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%



# OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

**CLIENT:** Ransom Environmental Consultants, Inc  
**ADDRESS:** 400 Commercial St  
**CITY / STATE / ZIP:** Portland ME 04101  
**CONTACT:** Lucas Hathaway  
**DESCRIPTION:** PLM Analysis  
**LOCATION:** Bowdoin College, 15 Bath Rd, Brunswick, ME

## BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

**ORDER #:** 1615850  
**PROJECT #:** 161.06063  
**DATE COLLECTED:** 05/10/2016  
**COLLECTED BY:** Lucas Hathaway  
**DATE RECEIVED:** 05/11/2016  
**ANALYSIS DATE:** 05/13/2016  
**REPORT DATE:** 05/13/2016  
**ANALYST:** Kristina Scaviola

### REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type	(%)	Non-Asbestos Components	(%)
1615850-044 14A	House Chimney Sealant, Black	LAYER 1 100%	Chrysotile	27.62%	Cellulose Fiber Non-Fibrous Material	1% 71.48%
<b>Total % Asbestos:</b>				27.6%	<b>Total % Non-Asbestos:</b> 72.4%	
1615850-045 14B	House Chimney Sealant, Positive Stop	LAYER 1 100%				
1615850-046 14C	House Chimney Sealant, Positive Stop	LAYER 1 100%				
1615850-047 15A	Crawspace Stairs Multi-Color Sheet Floor, Black	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	85% 15%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%		
1615850-048 15B	Crawspace Stairs Multi-Color Sheet Floor, Black	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	85% 15%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%		
1615850-049 15C	Crawspace Stairs Multi-Color Sheet Floor, Black	LAYER 1 100%	None Detected		Cellulose Fiber Non-Fibrous Material	85% 15%
<b>Total % Asbestos:</b>			No Asbestos Detected	<b>Total % Non-Asbestos:</b> 100.0%		

**Analyst  
Signatory:** \_\_\_\_\_

Kristina Scaviola





# OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

**CLIENT:** Ransom Environmental Consultants, Inc  
**ADDRESS:** 400 Commercial St  
**CITY / STATE / ZIP:** Portland ME 04101  
**CONTACT:** Lucas Hathaway  
**DESCRIPTION:** PLM Analysis  
**LOCATION:** Bowdoin College, 15 Bath Rd, Brunswick, ME

## BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

**ORDER #:** 1615850  
**PROJECT #:** 161.06063  
**DATE COLLECTED:** 05/10/2016  
**COLLECTED BY:** Lucas Hathaway  
**DATE RECEIVED:** 05/11/2016  
**ANALYSIS DATE:** 05/13/2016  
**REPORT DATE:** 05/13/2016  
**ANALYST:** Kristina Scaviola

*1615850*

Client Ransom Consulting, Inc. 400 Commercial St Portland ME 04101  
 Contact Lucas Hathaway  
 Phone 207-772-2891  
 Project 15 Bath Road  
 Location Brunswick ME  
 Ransom Client Bowdoin College  
 Ransom Project # 161.06063  
 Sample Date 5/10/2016  
 Analysis Bulk PLM/Gravimetric Reduction for asbestos  
 TAT 48-hour  
 Report Results to: [lucas.hathaway@ransomenv.com](mailto:lucas.hathaway@ransomenv.com)  
 PO 9022  
 Notes/Requests Please analyze NOB samples via Gravimetric Reduction, per MEDEP regulations.  
 Positive Stop

Sample ID	Material	Building Area
01A	Drywall	Interior - throughout
01B	Drywall	Interior - throughout
01C	Drywall	Interior - throughout
02A	Joint Compound	Interior - throughout
02B	Joint Compound	Interior - throughout
02C	Joint Compound	Interior - throughout
03A	Plaster	Interior - throughout
03B	Plaster	Interior - throughout
03C	Plaster	Interior - throughout
03D	Plaster	Interior - throughout
03E	Plaster	Interior - throughout
03F	Plaster	Interior - throughout
03G	Plaster	Interior - throughout
04A	Hearth underlay paper	Living room
04B	Hearth underlay paper	Living room
04C	Hearth underlay paper	Living room
05A	Chimney breeching	Basement



# OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

**CLIENT:** Ransom Environmental Consultants, Inc  
**ADDRESS:** 400 Commercial St  
**CITY / STATE / ZIP:** Portland ME 04101  
**CONTACT:** Lucas Hathaway  
**DESCRIPTION:** PLM Analysis  
**LOCATION:** Bowdoin College, 15 Bath Rd, Brunswick, ME

## BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-600/M4-82-020, EPA-600/ R-93-116) NVLAP Lab Code: 101433-0

**ORDER #:** 1615850  
**PROJECT #:** 161.06063  
**DATE COLLECTED:** 05/10/2016  
**COLLECTED BY:** Lucas Hathaway  
**DATE RECEIVED:** 05/11/2016  
**ANALYSIS DATE:** 05/13/2016  
**REPORT DATE:** 05/13/2016  
**ANALYST:** Kristina Scaviola

1615850

05B	Chimney breaching	Basement
05C	Chimney breaching	Basement
06A	Sheet flooring	Basement
06B	Sheet flooring	Basement
06C	Sheet flooring	Basement
07A	1x1 ceiling tile	2nd floor bedroom
07B	1x1 ceiling tile	2nd floor bedroom
07C	1x1 ceiling tile	2nd floor bedroom
08A	2x2 ceiling tile	1st floor bath
08B	2x2 ceiling tile	1st floor bath
08C	2x2 ceiling tile	1st floor bath
09A	Gray sheet flooring	1st floor bath
09B	Gray sheet flooring	1st floor bath
09C	Gray sheet flooring	1st floor bath
10A	Asphalt shingle	Garage
10B	Asphalt shingle	Garage
10C	Asphalt shingle	Garage
11A	Window glaze	Garage
11B	Window glaze	Garage
11C	Window glaze	Garage
12A	Window glaze	House
12B	Window glaze	House
12C	Window glaze	House
13A	Asphalt shingle	House
13B	Asphalt shingle	House
13C	Asphalt shingle	House
14A	Chimney sealant	House
14B	Chimney sealant	House
14C	Chimney sealant	House
15A	Multicolor sheet floor	Crawlspace stairs
15B	Multicolor sheet floor	Crawlspace stairs
15C	Multicolor sheet floor	Crawlspace stairs





Please Reply To:

**AmeriSci Los Angeles**  
24416 S. Main Street, Ste 308  
Carson, California 90745  
TEL: (310) 834-4868 • FAX: (310) 834-4772

**FACSIMILE TELECOPY TRANSMISSION**

**To:** Jamie Noel  
Optimum Analytical & Consulting  
**Fax #:**  
  
**Email:** jamie.noel@optimumanalytical.com

**From:**  
**AmeriSci Job #:** 416051146  
**Subject:** Lead (paint) 48 hour Results  
**Client Project:** 1615871; Bowdo In College

**Date:** Saturday, May 14, 2016  
**Time:** 16:42:13  
**Comments:**

**Number of Pages:** 03  
(including cover sheet)

CONFIDENTIALITY NOTICE: Unless otherwise indicated, the information contained in this communication is confidential information intended for use of the individual named above. If the reader of this communication is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please immediately notify the sender by telephone and return the original message to the above address via the US Postal Service at our expense. Preliminary data reported here will be verified before final report is issued. Samples are disposed of in 60 days or unless otherwise instructed by the protocol or special instructions in writing. Thank you.

**Certified Analysis    Service 24 Hours A Day • 7 Days A Week    Competitive Prices**  
visit our web site - [www.amerisci.com](http://www.amerisci.com)



**AmeriSci Los Angeles**

24416 S. Main Street, Ste 308  
Carson, California 90745  
TEL: (310) 834-4868 • FAX: (310) 834-4772

AmeriSci Job #: 416051146

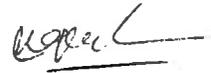
Date Received: 05/12/16  
Date Analyzed: 05/14/16

**Lead Analysis Results**  
Paint  
EPA Method 3050B/7000B  
**Optimum Analytical & Consulting**  
Salem, NH  
Job Site: 1615871; Bowdo In College

AmeriSci # 416051146	Client Number	Sample Location	% Lead (w/w)	Lead Content (mg/kg = ppm)
01	PB-01	Paint Chip	28	280,000
02	PB-02	Paint Chip	1.9	19,000
03	PB-03	Paint Chip	7.0	70,000
04	PB-04	Paint Chip	20	200,000
05	PB-05	Paint Chip	6.2	62,000

AmeriSci Reporting Limit is 0.01%, or 100mg/kg prior to any dilutions due to high analyte concentrations or matrix interferences. AmeriSci does not correct sample results by the blank value. All analytical batch data met quality control criteria unless otherwise noted. CA ELAP No. 2322.

Reviewed by: \_\_\_\_\_

Analyzed by:  \_\_\_\_\_

Minh Phung, Chemist



15 Bath Road Site Post Demolition – building removal, retain existing trees and vegetation, fill, level, loam, seed & mulch



<-- Back

Print receipt

**Payment Receipt**

Thank you for making your payment to the **Town of Brunswick** through the Maine PayPort service. Your payment has been successfully processed and the details of your transaction(s) are provided below.

**Payment Confirmation**

- Order ID: **19585698**
- Transaction Date: **June 7, 2016, 3:20 p.m.**
- Name on Credit Card: **MATTHEWS, TUYET**
- Card Number: **\*\*\*\* \* 0127**

Order Details

- **Permits**
- Quantity: 1 | Price: **\$50.00** | Account: **VRB** | Notes: **15 Bath Rd**

Your account has been charged the following amount: **\$51.25**

Signature: TUYET MATTHEWS - PHONE / AP

The disclosure statement has been read and agreed to by the customer.

The customer has been informed that PayPort is a service offered by a third party working in partnership with the State of Maine and this municipality. As part of our service to you, we will remit the designated portion of your payment to the municipality on your behalf. The balance funds the operation of this and other Maine.gov online services. Conducting business through Maine PayPort is voluntary and the final cost may be higher than using other forms of payment. This service is provided by the Information Resource of Maine (InforME) as designated in statute of (M.R.S.A. Title 1, Ch. 14).

Questions or refunds? Contact the Town of Brunswick at 207-725-6651 or [jerdman@brunswickme.org](mailto:jerdman@brunswickme.org)

**VILLAGE REVIEW BOARD  
MARCH 30, 2016**

**MEMBERS PRESENT:** Chair Gary Massanek, Vice Chair Connie Lundquist, Brooks Stoddard, Emily Swan and Karen Topp

**MEMBERS ABSENT:** Laura Lienert

**STAFF PRESENT:** Director of Planning and Development, Anna Breinich; Brian Cobb, Town of Brunswick IT Manager

A meeting of the Village Review Board was held on Wednesday, March 30, 2016 at the Municipal Meeting Facility at 85 Union Street, Council Chambers. Chair Gary Massanek called the meeting to order at 7:15 P.M.

**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).

**MOTION BY KAREN TOP TO REMOVE TABLED CASE #VRB 16-003, 14 MAINE STREET TO TAKE ACTION ON AND DISCUSS FURTHER. MOTION SECONDED BY CONNIE LUNDQUIST, MOVED UNANIMOUSLY.**

Anna Breinich said that staff has received additional information. Anna said that this proposal does require section 106 review by Maine Historic Preservation Commission (MHPC); at this point, they have not finished the review. Anna said that they still need this information, but that it will be up to the Village Review Board (VRB) on whether they want to table the application again or proceed further. Connie Lundquist said that she would prefer to table the application pending determination for Section 106 review from the MHPC.

**MOTION BY CONNIE LUNDQUIST TO TABLE THE CASE PENDING DETERMINATION BY MHPC. MOTION SECONDED BY EMILY SWAN.**

Emily Swan asked what the relationship was between the VRB determination and the MHCP determination. Anna Breinich replied that the VRB decision will trump the MHPC decision. Fort Andross has been nominated for Historical Preservation, and it is because of the FCC agreement with the advisory committee of Historical preservation that the Section 106 review is required. If the VRB made a decision opposite what the MHPC comes back with, Emily asked what would happen. Anna replied that there are no federal dollars tied to this location and the VRB would not have to abide by the MHPC decision. Emily said that because the VRB Guidelines do not address this type of architecture, it would make sense to wait and see what the MHPC determination is. Connie Lundquist replied that she did look at the Secretary of Interior Guidelines

regarding this, but noted that they are very minimal. Gary Massanek clarified that this determination from MHPC is an opinion and not a recommendation. Anna replied that the determination is more of a recommendation. Brooks Stoddard said that he would like to wait for the determination from MHPC. Gary asked if staff had a timeline on when this determination would be made. Applicant Representative, Benjamin Madden, replied that they filed with SMHPO (MHPC), NEPA, and Tribal and that it take about 10 weeks. Anna replied that for SMHPO or MHPC, there is only a 30 day review which is coming up.

Emily Swan asked if the materials that they had requested at the last meeting have been provided in the packet. More specifically, Gary Massanek asked if the applicant had discussed the shielding cylinder. Cam Kilton, of Redzone Wireless, replied that he can do this and make it any color they want, but believes that they make a much larger eyesore as they are bigger; instead of smaller antenna, you have to create a much larger cylinder to go around the antennas. Connie Lundquist said that she would like to see an alternative location on Fort Andross and that she understands that this location was picked to provide Wi-Fi to the Fort with the added benefit of Town use. Cam replied that they have not been hired by Fort Andross to install these antenna or by the Town, but that they are tenants at Fort Andross. Cam said that this would allow for more competition within the Town and that their main difference in providing Wi-Fi is that they deliver their technology wirelessly. Cam said that they worked with Fort Andross upwards of six months before deciding on a location as they originally wanted to place the antenna near the flagpole. However, the flagpole is lit at night and it draws a lot of attention. Cam pointed out that since the proposal was submitted, they have come out with new technology that will reduce the height by about half and that he will get this information to the Board as soon as it becomes available. Cam said that they looked for other possible locations such as the Bowdoin dormitories, but that Bowdoin was not interested in working with them. They also looked at some other locations including the water tank in Topsham and ultimately decided that Fort Andross would provide the best location.

**MOTION BY CONNIE LUNDQUIST TO TABLE THE CASE PENDING DETERMINATION FROM SMHPO. EMILY SWAN SECONDED, MOTION MOVED UNANIMOUSLY.**

**2. Case # VRB 16-005 – 8 Gilman Avenue -** The Board will discuss and take action on a Certificate of Appropriateness for the rooftop installation of 32 solar panels at 8 Gilman Avenue (Map U13, Lot 109).

Anna Breinich introduced the application for placement of low profile solar panels. The request is to install 32 solar panels and is coming to the Village Review Board (VRB) because the panels will be located on the east facing Gilman Street. Anna said that there are no guidelines in the VRB Guidelines for this review, but noted that she did provide the Department of Interior Standard for review.

Chair Gary Massanek opened the meeting to public comment. No comment was made and the public comment period was closed.

Karen Topp said that she likes the proposed application. Emily Swan agreed with Karen and said that it complies with the Department of Interior Standards that Anna Breinich provided. The solar panels are flat to the roof, facing away from the main street side of the building, is a value to the property and forward thinking in terms of renewable energy. Connie Lundquist pointed out that the guidelines that they received from Anna noted only 3 or 4 panels and this application is for 32. Connie said that they need to keep in mind what it is exactly that they are approving and not simply approve applications for solar panels because solar panels are cool; they need to be careful as they are still in a Historic District. Gary Massanek agrees with Connie, but thinks that this location on the roof is the least intrusive location for these panels on this site. Gary asked if there have been other applications for solar panels and Anna replied that the new Unitarian Universalist Church on Pleasant Street that is a one-story building has standing solar panels that are not flat. Brooks Stoddard said that this is tricky and on a case by case basis they will have to see if they can be fit in. Connie said that a solar farm is also an alternative to putting panels on their roof. Anna said that she did ask Geoff Sparrow to consider the cost difference between participating in a solar farm vs solar panels; this information was included in the packet materials. Geoff Sparrow said that he reviewed solar farms with Peter Taggart, but typically when you can mount solar panels on your roof, it will be more cost effective then purchasing a share in a community solar farm; this has to do with the administrative costs associated with the solar farm. The panels on the roof also allow for battery power in the future. Peter pointed out that he did choose the all black panels, which are more expensive, because he felt that they would look better.

**MOTION BY CONNIE LUNDQUIST THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY BROOKS STODDARD, MOVED UNANIMOUSLY.**

**MOTION BY KAREN THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATE FOR THE INSTALLATION OF ROOFTOP SOLAR PANES AT 8 GILLMAN AVENUE 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 EMILY SWAN, APPROVED UNANIMOUSLY.**

**3. Case # VRB 16-006 – 18 Cumberland Street** - The Board will discuss and take action on a Certificate of Appropriateness for the rooftop installation of 34 solar panels at 18 Cumberland Street (Map U13, Lot 31).

Anna Breinich introduced the application for installation of 34 solar panels to be located at 18 Cumberland Street. Anna said that the panels will be facing the Stetsons Block which is one of the oldest buildings in Brunswick and this is why this application is before the Village Review Board (VRB).

The applicant, Peter Taggart, said that this building has a much lower pitch roof and the panels are less obvious from the street. Geoff Sparrow said that the layout chosen here is to maximize the space on the roof. Geoff pointed out that the rendering for 18 Cumberland St. is from Google earth, and said that when walking around the building he was unable to get a good picture of the roof. Brooks Stoddard asked if the solar panels will be black. Geoff replied that the shingles are black and the panels and frames will be black.

Chair Gary Massanek opened the meeting to public comment.

Amy McLellan, potential homeowner in the neighborhood, said that she is not against this project, and does not think that it will visually affect her view from across the street, but is looking the precedence this application will make from talking about a few panels to 34 panels. Amy said that she wants to be careful of how many panels will be allowed or defined as she to many want to put solar panels on her rooftop in the future. Amy said that she is not crazy about what it is going to look like and just wants the VRB to be careful about what will be allowed in the future.

Chair Gary Massanek closed the meeting to public comment.

Emily Swan said that she walked by this property feeling as though it would be problematic, but she really couldn't see the rooftop from the sidewalk and from across the street. Emily appreciates the comments from Amy McLellan, but thinks that the issue may need to be quality over quantity and the aesthetic effect. Gary Massanek asked how tall the frame was. Geoff Sparrow replied that it is not more than 6 inches and they have a little bit of latitude in this adjustment. Geoff said that the goal would be to keep the profile as low as possible. Connie Lundquist said that she did some research into the background behind the Department of Interior Guidelines and came up with the US Department of Interior National Parks and Technical Preservation Services Illustrated Guidelines for Sustainability on rehabbing historic buildings and in those guidelines, are specific guidelines for solar technology. Connie said that one of the guidelines is whether or not the panels can be seen from the street. Another guideline that has been addressed in the packet materials, to some extent, is installing solar devices "on historic buildings only after other locations have been investigated and have been determined infeasible and not recommended is installing solar devices without first considering" other locations. Connie said that she has heard that that it would be more expensive and needs more information regarding other locations. Peter Taggart replied that he owns

about 15 buildings and had Geoff look at all his buildings to see where they could produce the most energy in a condensed format. Peter said that by concentrating on 8 Gillman Avenue and 18 Cumberland St., he is able to spread the energy to most of his other buildings. The economics of investing in a solar farm did not work for Peter. Geoff replied that in Peter's situation, it would cost about 30% more to invest in a solar farm. Anna asked if the solar panels would be furthest from the roofline from the street as it appears in the Google Earth picture; what would be the approximate distance from the panel to the roofline. Geoff replied that it would be about 4 to 5 feet.

**MOTION BY KAREN TOP TO DEEM THE CERTIFICATE OF APPROPRIATENESS APPLICATION COMPLETE. MOTION SECONDED BY BROOKS STODDARD, MOVED UNANIMOUSLY.**

Emily Karen, 4-1; connie no motion carried

**MOTION BY EMILY SWAN THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATE FOR THE INSTALLATION OF ROOFTOP SOLAR PANELS AT 18 CUMBERLAND 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.

**MOTION SECONDED BY KAREN TOP AND CARRIED BY GARY MASSANEK, BROOKS STODDARD, KAREN TOPP, AND EMILY SWAN. MOTION NOT CARRIED BY CONNIE LUNDQUIST. MOTION MOVED 4-1.**

**4. Other Business**

- Karen Topp asked if there was anything that can be done about the business signs covering the new dental work on Maine Street. Karen asked if there is any enforcement. Anna Breinich said that the signs meet the requirements of the ordinance. Gary Massanek suggested that they discuss this in their next workshop.

**5. Approval of Minutes:** No minutes were approved at this meeting.

**6. Next Meeting Date** – April 26 at 5:00 P.M.

**Staff Approvals:**

- o 17-19 Maple Street – Emergency Egress
- o 90 Maine Street – Signage (Fiore)
- o 15 Mill Street – Signage (Frost Gully Violins)

**Adjourn**

This meeting was adjourned at 8:05 P.M.

Respectfully Submitted

Tonya Jenusaitis,  
Recording Secretary