# 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 (7/13/16)**
**COUNCIL CHAMBERS, 85 UNION STREET**
**TUESDAY, JULY 19, 2016, 7:15 PM**

1. **Case # VRB 16-023 – 15 Bath Road (90-Day Demolition Delay begun 6/21/16)** – The Board will receive a progress update and consult with the applicant per Section 216.8.B.2.c.1) b) ii) (Additional Processing Requirements for Relocation or Demolition Activities). The applicant, Bowdoin College, has requested a Certificate of Appropriateness for the demolition of a residential structure at 15 Bath Road (Map U08, Lot 108), located within the federally-designated Federal Street Historic District.

2. **Case # VRB 16-024 – 185 Park Row** – The Board will discuss and take action on a Certificate of Appropriateness for proposed renovations to front staircase at 185 Park Row (Map U08, Lot 111), located within the federally-designated Federal Street Historic District.

3. **Case # VRB 16-025 – 124 Maine Street (Senter Place)** – The Board will discuss and take action on a Certificate of Appropriateness for a partial roof replacement at 124 Maine Street (Map U13, Lot 66), located within the federally-designated Brunswick Commercial Historic District.

4. **Case # VRB 16-026 – 0 Abbey Road/22Pleasant Street (Tao Yuan Restaurant)** – The Board will discuss and take action on a Certificate of Appropriateness for an updated design of renovations/new construction previously approved on March 17, 2015(now expired) at 0 Abbey Road/22 Pleasant Street (Map U13, Lot 52).

5. **Case # VRB 16-027 - WORKSHOP - 35-39 Pleasant Street (St. John's Church)** – The Board will offer guidance regarding the new construction of a 14,685 sq. ft. events center at 35-39 Pleasant Street (Map U16, Lots 47-48).

6. **Other Business**

7. **Approval of Minutes**

8. **Next Meeting Date – TBD**

**Staff Approvals:**

- 80 Pleasant Street – Signage
- 50 Maine Street – Replacement Awning

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
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July 15, 2016

**To:** Village Review Board
**From:** Anna Breinich, FAICP
**Subject:** 15 Bath Road: Bowdoin College Request for Demolition Certificate of Appropriateness Approval - 90-Day Delay Update

As you recall at your last meeting, a 90-day delay was imposed upon the applicant, Bowdoin College, property owner and applicant, for consideration of their request for a Certificate of Appropriateness (COA) to demolish a contributing structure at 15 Bath Road, located within the federally-designated Federal Street Historic District. By Board motion, the 90-day delay period commenced on June 21, 2016 and shall end on September 19, 2016. The earliest that a decision can be made regarding the Certificate of Appropriateness for Demolition is at the Board's September 20, 2016 meeting.

As a reminder, per zoning ordinance requirements (Section 216.8.B.2.c.1)a) ii), 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.

The applicant has requested a consultation with the Village Review Board (see Item#1 above) which will take place during the July 19, 2016 meeting.

Attached please find documentation provided by the applicant requesting consultations with the Maine Historic Preservation Commission, Maine Preservation and the Pejepscot Historical Society, as well as a draft property advertisement. The applicant will provide a progress report at your meeting.

| | |
|---|---|
| **From:** | Catherine Ferdinand |
| **To:** | "director@pejepscothistorical.org" |
| **Cc:** | Delwin Wilson; Anna Breinich; Matthew Orlando |
| **Subject:** | 15 Bath Road - Bowdoin College application for COA for demolition |
| **Date:** | Thursday, July 07, 2016 5:40:14 PM |
| **Attachments:** | 2016 06 16 Bowdoin College Application for COA for 15 Bath Road.pdf |

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Dear Larissa,

Thank you for taking the time to discuss the College's newly acquired property at 15 Bath Road and our potential plans to demolish the structure if approved by the Village Review Board (VRB) in September. I have enclosed for your information, our application to the VRB for a Certificate of Appropriateness (COA) which contains reports on the building structure and environmental condition.

In consultation with Deputy Fire Chief, Jeff Emerson, we have contracted with ServPro to remove the waste, cover openings, and disinfect floors and once this is completed we hope to be able to enter the building to photograph features of the structure. Those photographs will be provided to Pejepscot for your records in the event the building demolition is approved.

If you do learn of anything we should know about the building or its architect, please contact me at the address below. Please note that I am cc'ing Anna Breinich from the Town's planning department on this email. Thank you.

Best,
Catherine

**Catherine Ferdinand** | *Government Relations and Land Use Specialist*
**Bowdoin College**
Office of the Treasurer
5600 College Station
Brunswick, ME 04011-8447
P: 207.725.3093 | C: 207.841.8367 | F: 207.751.5161
cferdina@bowdoin.edu

# Bowdoin

July 13, 2016

Mr. Kirk Mohney
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065

**Re: 15 Bath Road, Brunswick, Maine**

Dear Kirk:

Thank you for taking the time to speak with me in June about the structure at 15 Bath Road in Brunswick. As we discussed, the property is located within the Federal Street Historic District that was added to the National Register of Historic Places in 1976. Listed as the Aaron Dunning House in the Federal Street National Register of Historic Places Inventory – Nomination Form, it is described as a Transitional Federal/Greek Revival style house built c. 1828-1846.

In May of this year the College purchased the property in a state of significant disrepair. Since the purchase, Bowdoin has engaged consulting firms to evaluate the environmental and structural conditions of the building. These reports find that the condition of the structure is such that it will not be economically feasible for the College to bring the buildings to a habitable condition. Bowdoin has applied to the Town of Brunswick's Village Review Board for a Certificate of Appropriateness (COA) to demolish the buildings. The College intends to landscape the property – retaining shade trees, leveling the building sites, loaming, seeding, and mulching the area. The College has no plans to build on the site at this time. The property will provide green space between two adjacent campus buildings.

I am enclosing Bowdoin's application for the COA which includes the project description, consultants' reports and photographs. Under the requirements of the Brunswick Zoning Ordinance, prior to any issuance of a COA for demolition, the College must consult with Maine Preservation or the Maine Historic Preservation Commission "in seeking alternatives to demolition, including the reuse and/or relocation of the resource." (*Brunswick Zoning Ordinance Section 216.8.B.2.c(1)(b)ii.1*).

While we are not certain that the structure can be relocated, we are notifying you per the local ordinance of the College's plans and are seeking entities interested in relocating the structure, if feasible. If MHPC knows of parties interested in this type of building, please forward the contact information to me at cferdina@bowdoin.edu. As a courtesy, we have also forwarded information about the building to Maine Preservation. The College will advertise the availability of the building for relocation in a general circulation newspaper and post a sign on the property.

TREASURER'S OFFICE
Bowdoin College 5600 College Station, Brunswick, ME 04011-8447 207.725.3242 Fax 207.721.5161

Based on our consultation with Paul Becker, Becker Structural Engineers, Inc., we do not believe that there are significant architectural features which should be salvaged. Attached are photographs, documenting the interior and exterior of the building.

Assuming that relocation of the structure does not occur, we request your input as to whether you believe any architectural features should be salvaged.

Sincerely,

Catherine Ferdinand

Catherine Ferdinand
Government Relations and Land Use Specialist

Enclosures

Cc: Anna Breinich (w/ photo enclosures only)

TREASURER'S OFFICE
Bowdoin College 5600 College Station, Brunswick, ME 04011-8447 207.725.3242 Fax 207.721.5161

# Bowdoin

July 13, 2016

Mr. Greg Paxton
Maine Preservation
233 West Main St.
Yarmouth, ME 04096

**Re: 15 Bath Road, Brunswick, Maine**

Dear Greg:

As you are aware per your conversation with Del Wilson, Bowdoin College purchased a property in May that is located within the Federal Street Historic District in Brunswick and is in significant disrepair. Listed as the Aaron Dunning House in the Federal Street National Register of Historic Places Inventory – Nomination Form, it is described as a Transitional Federal/Greek Revival style house built c. 1828-1846. The Federal Street Historic District was added to the National Register of Historic Places in 1976.

Since the purchase, Bowdoin has engaged consulting firms to evaluate the environmental and structural conditions of the building. These reports find that the condition of the structure is such that it will not be economically feasible for the College to bring the building to a habitable condition. Bowdoin has applied to the Town of Brunswick's Village Review Board for a Certificate of Appropriateness (COA) to demolish the buildings. The College intends to landscape the property – retaining shade trees, leveling the building sites, loaming, seeding, and mulching the area. The College has no plans to build on the site at this time. The property will provide green space between two adjacent campus buildings.

For your information, I am enclosing our application for the COA which includes the project description, consultants' reports, maps, and photographs. Under the requirements of the Brunswick Zoning Ordinance, prior to any issuance of a COA for demolition the College must consult with Maine Preservation or the Maine Historic Preservation Commission "in seeking alternatives to demolition, including the reuse and/or relocation of the resource." *(Brunswick Zoning Ordinance Section 216.8.B.2.c.(1)(b)ii.1).*

We have notified Maine Historic Preservation Commission per the local ordinance. We are notifying Maine Preservation, as a courtesy, of the College's plans for the structure. While we are not certain that the structure can be relocated, if you know of parties interested in this type of building, please forward the contact information to me at cferdina@bowdoin.edu. The College will advertise the availability of the building for relocation in a general circulation newspaper and post a sign on the property.

TREASURER'S OFFICE
Bowdoin College 5600 College Station, Brunswick, ME 04011-8447 207.725.3242 Fax 207.721.5161

For your information, we have also asked Kirk Mohney at the Maine Historic Preservation Commission to provide input on preservation of any historically/architecturally significant structural features if relocation does not occur.

Please contact Del Wilson or me with any questions or comments on this matter.

Sincerely,

Catherine Ferdinand

Catherine Ferdinand
Government Relations and Land Use Specialist

Enclosures

Cc: Anna Breinich (w/o enclosures)
Del Wilson (w/o enclosures)
Kirk Mohney (w/o enclosures)

TREASURER'S OFFICE
Bowdoin College 5600 College Station, Brunswick, ME 04011-8447 207.725.3242 Fax 207.721.5161

## Brunswick Home Available For Relocation

Two-story Transitional Federal/Greek Revival Style house at 15 Bath Road, Brunswick, Maine is available for relocation. Needs major renovation. Qualified parties should call the Bowdoin College Treasurer's Office at (207) 798-4208 or email:tmatthews@bowdoin.edu. ***Inquiries will be accepted until August 30, 2016.***

**Draft Findings of Fact**
**185 Park Row**
**Request for Certificate of Appropriateness for Structural Alteration**
**Village Review Board**
**Review Date: July 19, 2016**

| | |
|---|---|
| **Project Name:** | **Front Entry Landing and Stairs Replacement** |
| **Case Number:** | VRB -16-024 |
| **Tax Map:** | Map 08, Lot 111 |
| **Applicant/ Property Owner:** | First Parish Church<br>9 Cleaveland Street<br>Brunswick, ME 04011<br>207-729-7331 |
| **Authorized Representative:** | Dee Perry<br>9 Cleaveland Street<br>Brunswick, ME 04011<br>207-837-9248 |

**PROJECT SUMMARY**
The property owner of 185 Park Row (First Parish Church) submitted an application for a Certificate of Appropriateness to remove the existing brick and concrete front entry landing and stairs and replace with granite. Photos of existing conditions are attached. The Board is required to review the alteration as the material differs from what presently exists and is visible from the street. No structural changes are proposed.

The property is located in the Town Center 3 (TC3) Zoning District, the National Register-listed Federal Street Historic District and is considered a contributing resource to the Village Review Overlay Zone.

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.** *As stated in the application, the deteriorated brick and concrete landing and stairs are proposed to be removed and replaced with one smaller two feet by eight feet landing and two stairs measuring eight feet in length in granite. Railings are proposed to be replaced, but materials/style are not indicated. No additional alterations to the structure or existing walkway to the entry are proposed.*

   *Village Review Zone Design Guidelines state historic stone steps should be maintained and preserved. However, based on existing available information dating as far back as 1954, it is unknown whether the existing landing and stairs are original to the 1798 structure. Based on*

*materials used, including the existing railing, it is unlikely that is the case.*

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

1. **In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:**
   a. **Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.** *The slightly smaller landing and stairs are consistent in scale with those present. The use of granite will blend in with the granite slabs used for exterior foundation material. In addition, a granite step is used at the beginning of the walkway to the structure.*
   b. **Alterations shall remain visually compatible with the existing streetscape.** *The proposed use of granite as a replacement material is compatible with the existing streetscape. Presently, primarily granite and wood are used for stairs and landings along Park Row.*
   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.** *Not applicable.*
   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**
**185 Park Row**
**Request for Certificate of Appropriateness for Structural Alteration**
**Village Review Board**
**Review Date: July 19, 2016**

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

**Motion 2:** That the Board approves the Certificate of Appropriateness for the replacement of the front entry and stairs with granite material 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 determines the type of replacement railings to be used and submit for review and approval by the Director of Planning and Development prior to purchase and installation.

Received: 6/28/16
By: AE

VRB Case #: 16-024

**VILLAGE REVIEW BOARD**
**CERTIFICATE OF APPROPRIATENESS**
**APPLICATION**

1. Project Applicant:

   Name: First Parish Church
   Address: 9 Cleveland St.
   Brunswick, ME 04011
   Phone Number: 729-7331

2. Project Property Owner:

   Name: First Parish Church
   Address: 9 Cleveland St.
   Brunswick, ME 04011
   Phone Number: 729-7331

3. Authorized Representative: (If Different Than Applicant)

   Name: Dee Perry
   Address: 9 Cleveland St.
   Brunswick, ME 04011
   Phone Number: 837-9248

4. Physical Location of Property Being Affected:

   Address: 185 Park Row, Brunswick

5. Tax Assessor's Map # U08 Lot # 111 of subject property.

6. Underlying Zoning District TC 3

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): Demolish current deteriorated cinderblock and brick stair and replace with three granite 8' steps, approximately 24" tread depth and one 2'8' landing stone.
   New hand railings to be measured and installed immediately following stone placement.

Applicant's Signature Dee Perry
837-9248

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

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

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

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This application was Certified as being complete on 7/13/16 (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: _____

Anna McGreevick
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 First Parish Church relating to property designated on Assessors Tax Map #108 as Lot #111 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

Building Permit Required

Signed: _____

Date: 7/14/16

08-111

# HISTORIC PRESERVATION SURVEY

1980 photos J. Goff

Cumberland (County) Brunswick (City/Town) 185 Park Row (Street Address and Number)

Name of Building/site: historic: 1798 residence of Shimuel Owen, cabinet-maker. common: Casco Bay Country Store. (Common and/or Historic)

Approximate Date: 1798 Style: Georgian (Post-Colonial)

Type of Structure:
☐ Residential ☒ Commercial ☐ Industrial ☐ Other:

Condition: ☒ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey Date:

Rating:

Historic Significance to the Community: Built by Shimuel Owen, identified 18th c. cabinet-maker. 19th c. residence of Samuel Melcher III family, prominent Federal-period housewright. Said to contain fine woodwork executed by Melcher family.

(For Additional Information — Use Reverse Side)

185 PARK ROW

Maps: 1871= R. Melcher
1910 #185= Melcher Est.

Deeds:
(unclear title. 32:344 is Aaron + Samuel Melcher purchase of buildings + local property from Hammonds in 1800. 56:98 refers to Samuel Melcher III buying property "on a line with said Melcher's House" south of Shimuel Owen's property in 1808.)

Newspaper: 1853 account of 1802: "The house now occupied by Mr. Melcher was built in 1798, by Mr. Owen, and afterwards sold to Mrs. Greenleaf, and then purchased by the present occupants."
Theodore S. McLellan's ? 1889 account of 1819: "The house now occupied by the brothers Melcher was occupied by Mrs. Greenlief as a boarding house."
Theodore S. McLellan's 1899 account of 1819: "The Melcher house was occupied by Mrs. Greenleaf as a student boarding house..."

Shipman p.11: "185 Park Row...Melcher house...1798...once a two family house... Melcher family...detail work...still evident" [more deed references, etc. in Shipman's footnotes]

Deed 44:432 (1804) identifies Shimuel Owen as cabinetmaker.

PLEASE SILENCE YOUR
MOBILE DEVICES.

PLEASE SILENCE YOUR
MOBILE DEVICES.

Date Built 1792
Address 185 Maine St.

# BUILDING ANALYSIS AND COMPUTATION OF VALUE

5 R., flush & ldry. down---6 R. & B. up

Owner Campbell, Mrs. Sayde

| | | GRADE | COND. | CONSTRUCTION DETAILS | ADD | DEDUCT |
|---|---|---|---|---|---|---|
| FOUNDATION | 2 | 2.5 | 70 | St. & mortar(some fitting)-Br. above-granite slab outside - X 4' | | |
| BASEMENT | 1 | 2.5 | 65 | Partial-2/3 Main Hse. - full to rear-6' H.R.-co[illegible] round furn.-rest flagstone-low pipes,incon. & [illegible] | | |
| FRAMING | 3 | 2.0 | 70 | S-old-R,purlined-J-old, 4x6-new & 24cc. useful[illegible] CB 8x8--W.P.under | | |
| ROOF | 1 | 2.3 | 75 | Sub. sq. ed. light comp(210) on main-roll on ad[illegible] some sags in main roof hip | | |
| INTERIOR | 5 | 3.0 | 65 | Pl. all over-fair trim-some millw'k-adeq. cupbd[illegible] & closets-paper & paint,good cond.-stairs up average-stairs down inadequate | | |
| EXTERIOR | 1 | 2.7 | 70 | Sub. sq. ed. Clapbds 4"-1/2" butt-good trim-W. sh.(on 1 s.f.add.)--needs paint | | |
| FLOORS | 1 | 2.7 | 60 | Sub. sq. edge-1 H.W. up--down are S.W.,wide,nar[illegible] (painted & varnished)-inlaid bath-H.W. in Add. (upstairs floors better cond.) | | |
| HEATING | 2 | 4.0 | 65 | Steam,oil-auto--large radiators-2 F.P. downstr. | + 768 | |
| PLUMBING | 2 | 3.5 | 70 | Brass pipe, C.T.--W.S.(2) W.C.-~~flush & lav. down~~( E.H.W.(50)-W.S.,W.C. ~~& P.B.(built in)~~ upstairs-good fixtures - 2-3.P.B. - (+4) | + 560 | |
| LIGHTING | 2 | 3.0 | 75 | Romex, BX, KT-4 circ-adeq. outlets & fixt.and good fixt. | | |
| GRADE | | 2.82 | 66.5 | COND. TOTAL | | |
| TOTAL | | 2.82 | 66.0 | TOTAL NET | + 1328 | |

## COMPUTATION OF VALUATION

| Stories | Grade | Area | Rep. Cost |
|---|---|---|---|
| 2 STORY | 2.82 2 APT. | 880 +10% ADD | [illegible] + [illegible] |
| | | ext. | + [illegible] |

TOTAL REP. COST $ [illegible]

C-4

ADJUSTMENT minus ~~plus~~ [illegible]

[illegible]

CONDITION × 66.0 %

[illegible]

FUNCT. OBSOL. FACTOR × 80 %

[illegible]

LOCATION FACTOR × — %

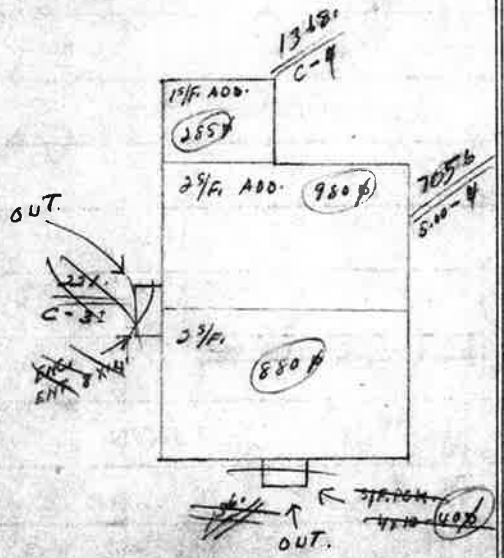
COST LESS DEPR. $ [illegible]

plus OUTBUILDINGS

TOTAL BUILDINGS

Survey by Date

Comp. by Date




## LOCATION FACTOR

EXCELLENT 20
POOR 10

| | |
|---|---|
| Neighborhood | |
| Accessibility | |
| Utilities | |
| Services | |
| Topography | |
| TOTAL | |
| OTHER Comm. use | |
| MINUS FACTOR | |

## FUNCTIONAL OBSOLESCENCE

| ITEM | % |
|---|---|
| #9- Poor stairs | |
| #9- Low pipes in cellar. | |
| #9- Large radiators in rooms. | |
| STRUCTURE | 15 |
| DESIRABILITY | 5 |
| SURPLUS CAPACITY | |
| TOTAL | 80% |

## OUTBUILDINGS

| KIND | QUALITY | AREA | UNIT COST | REP. COST | COND. | VALUE |
|---|---|---|---|---|---|---|
| ~~1 s. fr.~~ add. | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

TOTAL OUTBUILDINGS

**Draft Findings of Fact**
**112-124 Maine Street**
**Request for Certificate of Appropriateness for Structural Alteration**
**Village Review Board**
**Review Date: July 19, 2016**

| | |
|---|---|
| **Project Name:** | **Roofing Material Replacement** |
| **Case Number:** | VRB -16-025 |
| **Tax Map:** | Map U13, Lot 66 |
| **Applicant/Property Owner:** | AMS Title Company<br>114 Maine Street, Suite 5<br>Brunswick, ME 04011<br>207-725-6610 |
| **Authorized Representative:** | Dee Perry, President<br>AMS Title Company/Senter Place<br>114 Maine Street, Suite 5<br>Brunswick, ME 04011<br>207-725-6610 |

## PROJECT SUMMARY

The applicant/property owner of 112-124 Maine Street (Senter Place) submitted an application for a Certificate of Appropriateness to replace the visible 1937 clay tile roofing material and replace with a standing seam metal roof similar to color to the existing tile. The property owner has provided color samples of the metal roofing material as well as samples of other alternative roofing materials for discussion purposes. The Board is required to review the alteration as the roofing material differs from what presently exists and is visible from the street. No structural changes are proposed.

The property is located in the Town Center 1 (TC1) Zoning District, and is considered a contributing resource to the Village Review Zone and the federally-designated Brunswick Commercial Historic District. A copy of the Pejepscot Historic Site Survey is included with the application.

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.** *As requested, the original clay tile roofing material is proposed to be replaced with a standing seam metal roof in a color similar to the existing clay tile. As stated in the Village Review Zone Design Guidelines, "The shape, pitch, overhang and material of a historic roof shall be maintained and preserved" (Roofs and Related Elements). In this case, the clay tile is original to the structure and should be maintained or a suitable composite material resembling the clay tile*

*material be utilized. No changes are proposed to the roof style. Color samples and product description have been provided for review purposes and are attached.*

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

1. **In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:**
   a. **Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.** *The proposed replacement of the original clay tile roofing material with a standing seam metal roofing system will alter the appearance of the contributing resource. The alternative roofing has been chosen due to cost. However, additional research and pricing of alternative composite materials resembling clay tile should be completed as well. No changes to the roof style are proposed.*
   b. **Alterations shall remain visually compatible with the existing streetscape.** *The proposed change in roofing material will alter the visual streetscape removing the only clay tile roofline along Maine Street. Roof style will remain as is.*
   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.** *Removal of the clay tile roofing will remove a distinctive historic and architectural character-defining feature of the structure. In-kind or a composite reproduction material should be considered. No structural changes to the roof style are proposed.*
   d. **New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *Not applicable.*
   e. **When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *Not applicable.*
   f. **For new construction of or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:**
      1) **Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from the public right-of-way with landscaping or fencing.** *Not applicable.*
      2) **Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *Not applicable.*
      3) **All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view.** *Not applicable.*
      4) **Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.** *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.** *No additional signs are proposed.*

**Draft Motions**
**112-124 Maine Street**
**Request for Certificate of Appropriateness for Structural Alteration**
**Village Review Board**
**Review Date: July 19, 2016**

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

**Motion 2:** That the Board table review of the application until additional information regarding alternative composite material similar in style is provided.

**Alternate Motion 2:** That the Board disapproves the Certificate of Appropriateness for the replacement of an original clay tile roof with a standing seam metal roof at 112-124 Maine Street for the following reasons as documented in the attached findings of fact:

1. The alteration shall affect the historic integrity of the structure and visual streetscape in that the existing clay tile is original to the 1937 structure and is considered an historic and architectural defining feature.

2. Evidence of the consideration of alternative materials similar in style to the existing clay tile has not been provided regarding price and availability to the applicant.

C13-66

# HISTORIC PRESERVATION SURVEY

Cumberland — County
Brunswick — City/Town
112/114/116 Maine — Street Address and Number

Name of Building/site: common: Casco Bank
Common and/or Historic

Approximate Date: 1931-32, 1937 Style: Colonial Revival

Type of Structure:
☐ Residential ☒ Commercial ☐ Industrial ☐ Other:

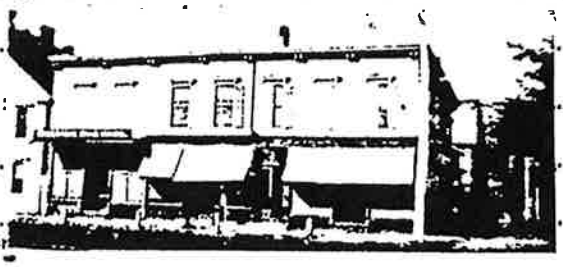
Condition: ☒ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey Date: 1979 top photo by Luda Borysenko

Rating:

Historic Significance to the Community:



1898 photo of 1874 O'Brien Block (same site)

(For

112-116 MAINE

Title:

Newspaper: Record 9/24/1937 has two photographs and captions:

a) "the Fidelity Bank Building and the new Senter's store, showing how the architect combined them into one pleasing front, another fine addition to the appearance of Maine street."

b) "before the alterations of this summer were undertaken."

Brunswick Record 11/16/1933 p.1: "Fidelity Trust...constructed during the winter of 1931-1932 /after/ the burning...of the old O'Brien Block." /building in news because just purchased by Wilbur F. Senter. photograph of building/

Brunswick Record 11/22/1934 /ad photo shows huge Palladian window in pedimented section on Cumberland St. side/

# HISTORIC PRESERVATION SURVEY

Cumberland — County
Brunswick — City/Town
124 Maine — Street Address and Number

Name of Building/site: historic: Alexander F. Boardman's
common: Senter's
Common and/or Historic

Approximate Date: ca. 1849, 1862, 1885, 1937 Style: (Greek Revival, Italianate?), late Second Empire, Neo-Colonial

Type of Structure:
☐ Residential ☒ Commercial ☐ Industrial ☐ Other:

Condition: ☐ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey Date: 1979 top photo by Luda Borysenko

Rating:

Historic Significance to the Community:

(For

1898 view of same property. Boardman store (left) may survive under brick facade.

124 MAINE

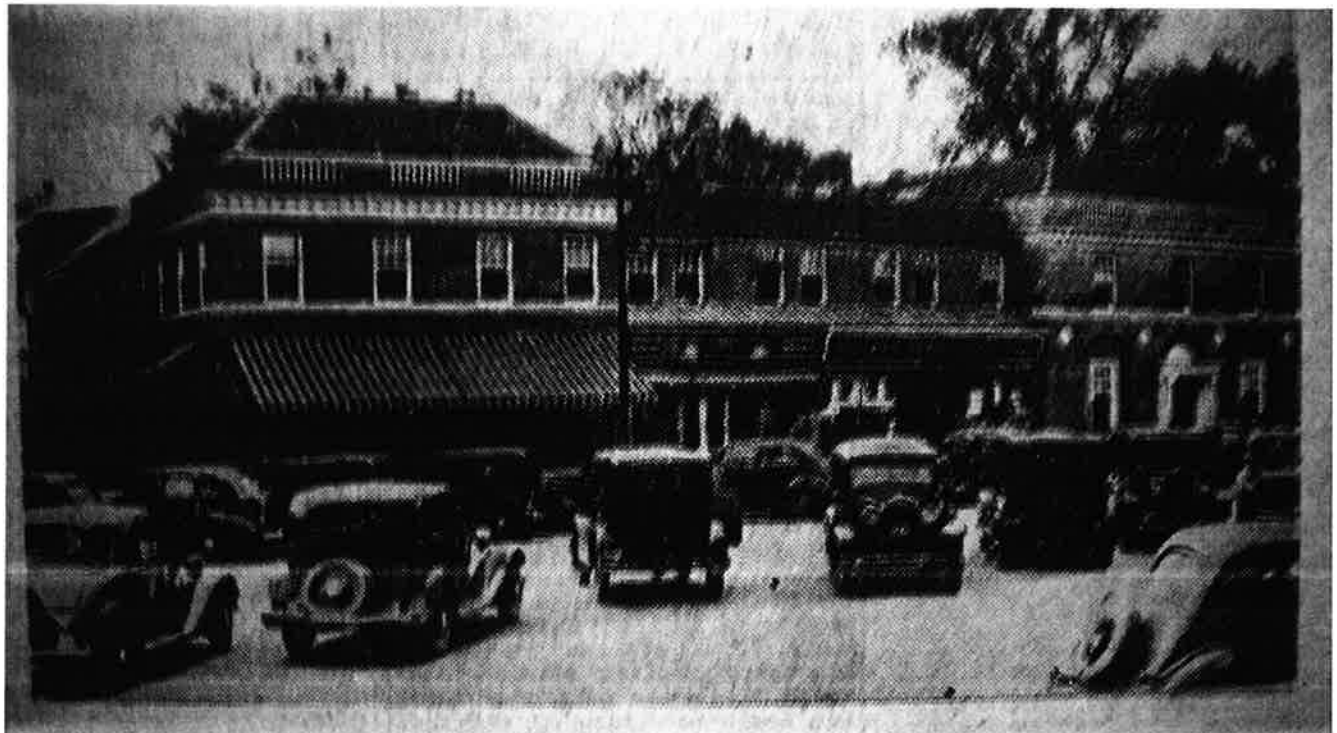
Title:

Maps: 1846: 1½-story 2-bay center entrance gable end belonging to E/benezer/ Parshley on site.
1871: A/lexander/ F. B./oardman/ structure.
1910: #122-124 = Boardman Est.; (#120/122/124 = Union Nat. Bank)

References: 1896 Historical Almanac: "Boardman, Dry and Fancy Goods...outcome of millinery business...Miss Dolly Giddings & Mrs. H. A. Boardman about 1825... Park Row. Mr Alex Boardman...present location...1862...original store... twice rebuilt.../1862, also/ 1885 when the old store was moved back, a plate glass front and one and one-half stories added...large room second floor...cloak department. Col. G. L. Thompson, took charge of the business in 1878..."

Townsend: "Boardman store (Nelson McFadden's present grocery store) built 60 years ago /i.e. ca. 1849/ by Eben Parsons. For many years... a dry goods store by A.J. Boardman. After his death--Col. Geo. L. Thompson carries on business."

Newspaper: Record 9/24/1937, already quoted for #112/114/116 Maine, describes 1937 unification of block from #128 Maine to Cumberland Street in neo-Colonial style.



Above: a photo of the Fidelity Bank Building and the new Senter's store, showing how the architect combined them into one pleasing front, another fine addition to the appearance of Maine Street. The new Senter's store has been given over to workmen all summer, with much inconvenience to clerks and customers, but will be opened for business Friday morning with an entirely new interior. Below: a tribute to Walter Senter in connection with the opening of the new store.

Received: 7/1/16
By: JMB

VRB Case #: 16-025

**VILLAGE REVIEW BOARD**
**CERTIFICATE OF APPROPRIATENESS**
**APPLICATION**

1. Project Applicant:

   Name: AMS Title Company
   Address: 114 Maine St. Suite 5
   Brunswick, ME 04011
   Phone Number: 207-725-6610

2. Project Property Owner:

   Name: AMS Title Company
   Address: 114 Maine St., Suite 5
   Brunswick, ME 04011
   Phone Number: 207-725-6610

3. Authorized Representative: (If Different Than Applicant)

   Name: Dee Perry
   Address: 114 Maine St., Suite 5
   Brunswick, ME 04011
   Phone Number: 207-837-9248

4. Physical Location of Property Being Affected:

   Address: 112-124 Maine St.

5. Tax Assessor's Map # U13 Lot # 066 of subject property.

6. Underlying Zoning District TC 1

7. Describe the Location and Nature of the Proposed Change, including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change. (use separate sheet if necessary): Remove existing clay tile roofing dating back to 1930's and replace with attractive, durable, approved alternative.

Applicant's Signature Dee Perry

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

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

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

---

This application was Certified as being complete on 7/13/16 (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: _____

_____

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 AMS Title Company, relating to property designated on Assessors Tax Map # 413 as Lot # 066 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: No permits required unless structural work is required.

Signed: _____

Date: 7/14/16

Senter PLACE

# W. F. SENTER COMPANY

114 MAINE STREET, SUITE 5,
BRUNSWICK, MAINE 04011-2029

PHONE (207) 725-6610
FAX (207) 725-6612

June 22, 2016

Village Review Board (VRB)
85 Union Street
Brunswick, ME 04011

RE: Partial Roof replacement at "Senter Place"
112 – 124 Maine Street, Brunswick

Dear Chairman and Committee Members:

We wish to advise the Village Review Board (VRB) that we must replace the "clay tile roofing" on the building known as Senter Place located at 112 and 124 Maine Street, Brunswick. This roofing is above the second story level on the Maine Street and Cumberland Street sides of the property and is the original roof, dating from approximately 1930.

We have received quotations for replacement of the above roof with slate tile ($103,000) and metal roofing ($70,000). The "VRB Guidelines" state that replacement material should be of "like" material. In this instance, the identical clay tiles are simply not available. We ask that you consider our request to approve a less expensive yet durable and attractive option. We take great pride in the exterior as well as the interior of the building. We believe it is an important asset to the downtown environment and we make every effort to keep it in excellent condition.

We believe that your approval of a metal roof, nearly the same color as the existing tiles, is a reasonable accommodation, considering the cost of strict compliance with your guidelines. We ask that you recall the charitable nature of AMS Title Company, the owner of "Senter Place". Our mission is to provide for the needs of the community, through monetary grants to local non-profit organizations which serve the community. All net proceeds of "Senter Place" are remitted to the Alfred M. Senter Trust Fund which, through a grant process, distributes to non-profit organizations in Brunswick and surrounding communities approximately $150,000 annually.

I am enclosing a summary showing the recipients of grants over the past five years, and the total amount distributed in each of those years. Please bear in mind that any money we can save on the cost of our new roof will be distributed directly with next year's grant money. The members of the board join me in requesting your cooperation in fulfilling our charitable purposes in this community.

Thank you in advance for your consideration of our request. We are available to answer questions or provide additional information to you at your request.

Sincerely,

Deirdra Perry
President

| Alfred M. Senter Fund Grants | 2011 | 2012 | 2013 | 2014 | 2015 |
|---|---|---|---|---|---|
| All About Prevention (MASS) | | | | | |
| Alliance for Responsible Communities | | | | | |
| Androscoggin Bruns.-Top. Riverwalk Alliance | | | | | |
| Androscoggin River Alliance | 3,000 | | | | |
| Arts Are Elementary | 3,000 | 4,000 | | | 4,000 |
| AV Art Works (Art Van) | 3,500 | 2,500 | 4,000 | 3,000 | 5,000 |
| Bath Area Seniors Activity Center | | | | | |
| Bath Area YMCA | | | | 3,500 | |
| Bath Housing | | | | 7,500 | 6,500 |
| Bath Youth Meetinghouse & Skate Park | | | | | |
| Big Brothers Big Sisters | | 5,000 | 2,500 | | |
| Bowdoin Central School (PTC) | | | | | |
| Bowdoin College | | | | | |
| Bowdoin International Music Festival | 2,500 | 2,500 | 3,000 | 4,500 | 5,000 |
| Brunswick Area Respite | 9,000 | | | 3,000 | |
| Brunswick Downtown Association | 6,000 | 10,000 | 8,600 (3) | 5,500 | 3,500 |
| Brunswick Fire Department | | | | | |
| Brunswick High School Music Department | 10,000 | 6,000 | 12,000 | | |
| Brunswick Junior High School | 2,500 | 2,720 | 2,000 | 2,000 | |
| Brunswick Naval Museum & Memorial Garden | | | 1,000 | | |
| Brunswick Public Art | | | | | 450 |
| Brunswick School Department | 1,300 | | | | |
| Brnswick Topsham Land Trust | 9,000 | 8,000 | 5,200 | 2,050 | 5,000 |
| Brunswick Youth Orchestra | | | | | |
| Care Net | | | | | 10,000 |
| Cathance River Education Allilance | 6,500 | 2,500 | 3,000 | 9,000 | 5,000 |
| Challenger Learning Center | | | | 3,000 | |
| Cheseborough Program | | 1,000 | | | |
| Child Health Center | | | | | |
| Chocolate Church Arts Center | | | | | |

| Alfred M. Senter Fund Grants | 2011 | 2012 | 2013 | 2014 | 2015 |
|---|---|---|---|---|---|
| Coastal Humane Society | | | | | 5,000 |
| Coastal Trans | | | 2,500 | | |
| Coastal Youth Orchestra | | | | | |
| Coastal Youth Theater | | | | 1,990 | |
| Cornorstons of Science | | | | 8,000 | |
| Community Concepts/ Big Brothers Big Sisters | | | 3,000 | 6,000 | |
| Cundy's Harbor Library | | | | | 2,167 |
| Cundy's Harbor Volunteer Fire Department | 3,500 | | 5,000 | | |
| Curtis Memorial Library | 5,000 | | 10,000 | | 5,000 |
| Day One, Inc | | | | | |
| Dean Snell Cancer Foundation | | | | | 7,000 |
| Durham Eureka Community Center | | | | | |
| Five Rivers Arts Alliance | 2,400 | 3,500 | | 5,000 | |
| Franco-American Heritage Center | | | | | |
| Friends of Lisbon Library | 2,145 | | | | |
| Friends of Maine State Museum | | | | | |
| Friends of Zorach Fountain | | | | | |
| Good Shepherd Food Bank | 8,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| Greater Brunswick Housing Corp. | | | | | |
| Greater Topsham Trail Alliance | 1,000 | | | | |
| Gulf of Maine Research Institute | 5,000 | 5,000 | 5,000 | 2,500 | 2,000 |
| Harpswell Festival | | | | | |
| Habitate for Humanity/7Rivers | 4,000 | | 2,500 | | |
| Harpswell Heritage Land Trust | | 2,500 | 4,000 | 8,500 | |
| Harpswell Neck Fire Department | | | | | |
| Harpswell Neck Physical Education | | | | 900 | |
| Harpswell Scouting Assistance Association | | | | | |
| Help A Kid Committee | | | | | |
| Holbrook Community Foundation | | | | | |
| Hospice of Midcoast Maine | | | | | |

| Alfred M. Senter Fund Grants | 2011 | 2012 | 2013 | 2014 | 2015 |
|---|---|---|---|---|---|
| Independence Association/Spindleworks | 2,500 | | 3,000 | | |
| Junior Achievement of Maine | 1,000 | 2,000 | 2,500 | 4,000 | 5,000 |
| Kennebec Estuary Land Trust | 1,000 | 1,150 | | 3,775 | 2,000 |
| LARK Society of Chamber Music | 3,000 | | | | |
| Lisbon School Music Band Program | | | | | |
| Life Flight Foundation | | | | | 5,000 |
| Lisbon Teen Center | | | | | |
| Literacy Volunteers of America | | | | | |
| Maine Audubon Society | | | | | |
| Maine Coalition to Fight Prostate Cancer | | | | | 10,000 |
| Maine Centers for Women, Work & Community | | | | | |
| Maine Fiberarts | | | | | |
| Maine Historical Society | | 4,000 | 5,000 | | |
| Maine Housing & Building Materials Exchange | | | | | |
| Maine Humanities Council | 2,500 | 1,311 | | | |
| Maine School Admin. District 75 | | | | | |
| Maine State Music Theatre | 4,000 | 5,000 | 4,000 | 4,000 | 4,000 |
| Maine Vocational Region Ten | | | | | |
| Merrymeeting Bay TRIAD | 2,528 | | | | |
| Merrymeeting Rowing Association | | | 2,500 | | |
| MidCoast Chamber Orchestra | | | | | |
| Mid Coast Chapter American Red Cross | | | | | |
| MidCoast Hunger Prevention Program | 10,000 | 11,500 | 13,000 | 6,500 | 10,000 |
| Midcoast Senior College | | | | | |
| Midcoast Symphony Orchestra | 1,000 | 2,000 | | 1,000 | 1,000 |
| Midcoast Youth Hockey | | 3,000 | | | |
| Midcoast Youth Theater | | | | | 1,500 |
| Mt. Ararat High School | | | | | |
| Mt. Ararat Middle School | 5,680 | | | | |
| MSAD No. 75 SBHC | | | | | |

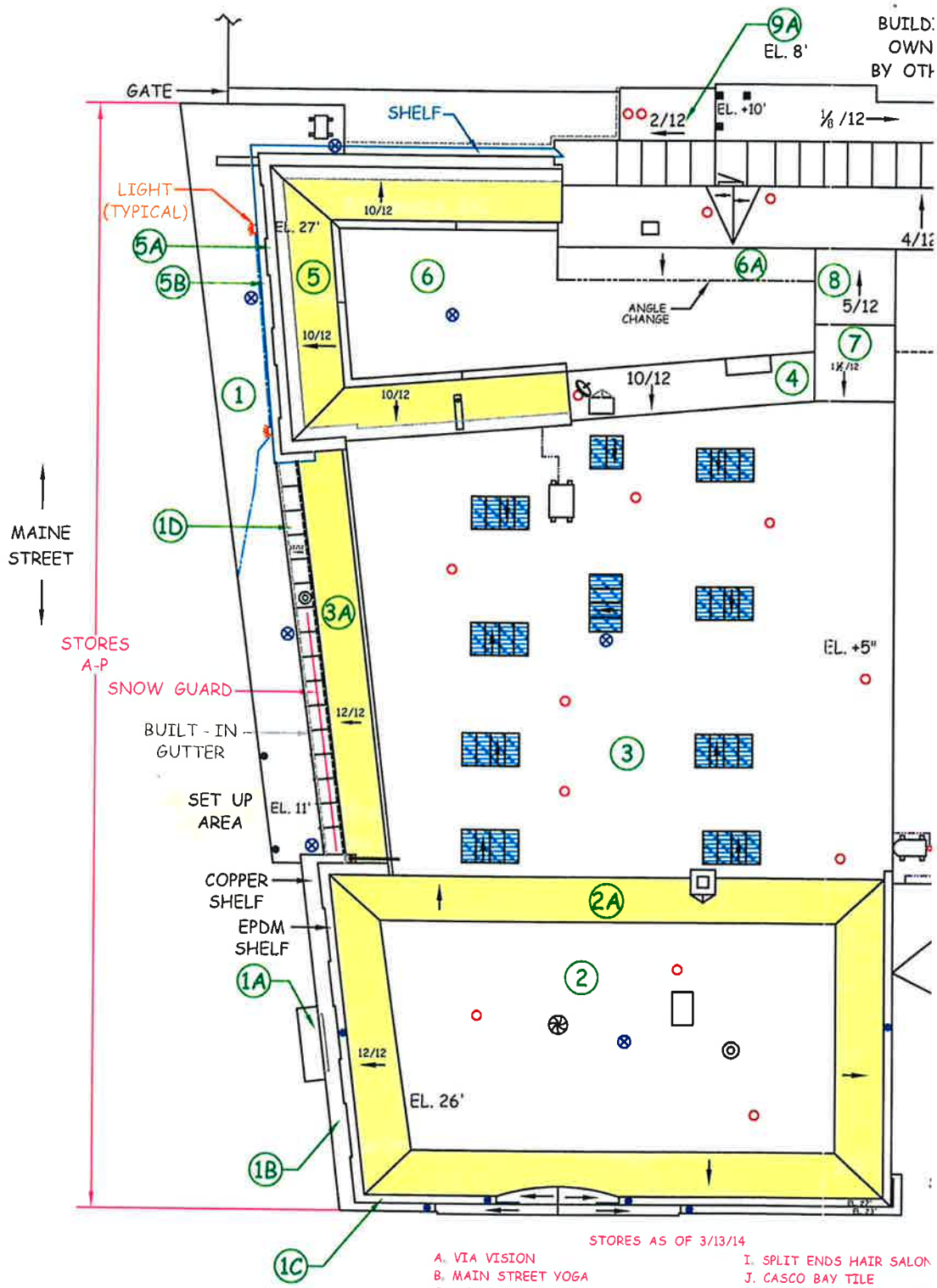
| Alfred M. Senter Fund Grants | 2011 | 2012 | 2013 | 2014 | 2015 |
|---|---|---|---|---|---|
| Oasis Health Network, Inc. | 10,000 | 10,000 | 15,000 | 10,000 | 4,000 |
| Oratorio Chorale | 2,000 | | | 2,000 | |
| Orion Performing Arts Center | | | | 4,000 | 2,500 |
| Orrs & Bailey Island Fire Depts | | | 8,000 | | |
| Orrs Island Public Library | 3,000 | 3,000 | 5,000 | | |
| Patten Free Library | 3,000 | | 3,500 | | 4,000 |
| Pejepscot Historical Society | | 5,000 | | 5,000 | |
| People Plus (Brunswick Teen Center) | 5,000 | 6,000 | 3,500 | 5,000 | 5,000 |
| Pine Grove Cemetery Assoc. of Brunswick, ME | 2,000 | 2,500 | | | |
| Regional School District #1 | | | | | |
| Region Ten Technical High School | | 5,486 | 6,580 (2) | | 2,750 |
| Restorative Justice of Maine | | | | 5,000 | |
| Riverview Foundation | | | | | |
| Seeds of Independence | | | | | |
| Sexual Assualt Crisis Center | 3,800 | | | | |
| Sexual Assualt Support Service of Midcoast ME | 900 | | 1,100 | 1,600 | 500 |
| Special Olympics of Maine | | | | | |
| Tedford Housing | | 5,200 | 10,000 | 5,000 | 5,000 |
| Teens to Trails | | | | 5,100 | 3,000 |
| The City of Bath Forestry Committee | | | | | |
| The Theater Project | | | | | |
| Topsham Public Library | | 4,200 | 5,000 | 3,000 | |
| Town of Bruns., Androscoggin Brun.Top Riverwalk | | | | | |
| Town of Bruns., Friends of Cox Pinnacle Fund | | | | | |
| Town of Lisbon Trails Commission | | | | | |
| Tri-County Literacy Volunteers | | | 2,500 | 5,000 | 2,000 |
| Trust for our Future | 1,000 | | | | |
| Village Improvement Association | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 |
| Volunteers of America Northern New England | | | | | 4,000 |
| VSA Arts | | | | | |

| Alfred M. Senter Fund Grants | 2011 | 2012 | 2013 | 2014 | 2015 | |
|---|---|---|---|---|---|---|
| West Bath Volunteer Fire Department | 5,000 | | | | | |
| West Bath Historical Society | | | | | | |
| West Harpswell School | | | | | | |
| Williams-Cone (School) | | | | | | |
| Woodside Elementary School Partnership | 2,700 | | | | | |
| **Total** | **$161,953** | **$140,567** | **$175,580** | **$158,915** | **$144,867** | |
| Number of Grants | 42 Grants | 34 Grants | 36 Grants | 36 Grants | 36 Grants | |
| Average Grant Amount | $3,856 | $4,134 | $4,058 | $4,414 | $4,024 | |
| | | **Total** | **Grants in** | **14 Years** | | **$1,979,430** |

Senter
PLACE

Life is good
Seuler's

AREA OF WORK TO BE PERFORMED UND




STORES AS OF 3/13/14

A. VIA VISION
B. MAIN STREET YOGA
C. MCLEOD / ASCANT
D. TIFFANT STUDIO
E. LAW OFFICES GLOVER & MCLAUGHING
F. FABRIC DEN QUILT SHOP
G. WORK OPPORTUNTIES UNLIMITED
H. CHILD CARE CENTER
I. SPLIT ENDS HAIR SALON
J. CASCO BAY TILE
K. ROYS DRIVING ACADEMY
L. ABSOLUTEY FIT CENTER
M. JASPEN LANDSCAPING
N. ZELLENGER PAD
O. INDEPENDENCE ASSOCIA
P. PEOPLES UNITED BANK

# Double Lock Standing Seam Metal Roofing Systems

**Custom Metal Roofs of Maine, Inc.**

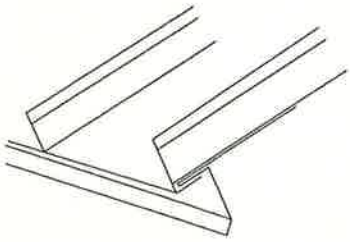
Specializing in Standing Seam Metal Roofs

Custom Flashing

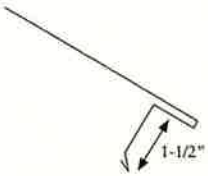
## *Commercial Siding*

Commercial Siding is also available,
Standing Seam Siding
Horizontal & Vertical Siding

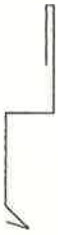
## *Standard Flashing Details*



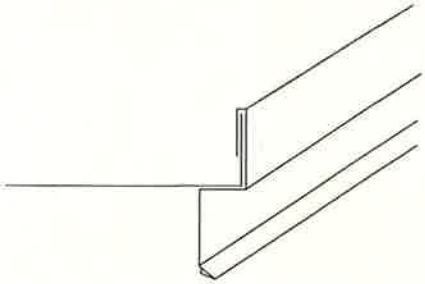
*Drip Edge Profile*



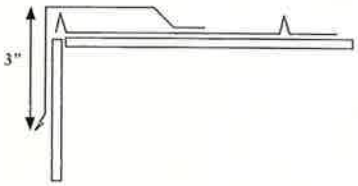

*Drip Edge*



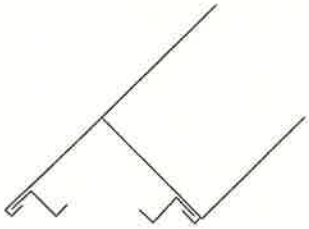
*Rake Flashing*



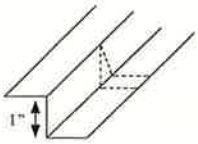
*Rake Profile*



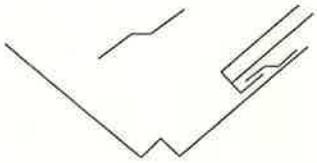

*Standard Rake*



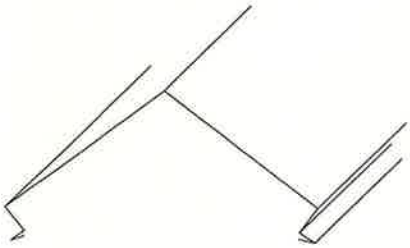
*Hip Cap*



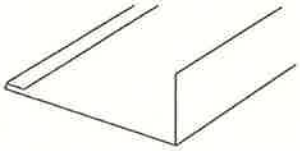

*Z-Strip Flashing*



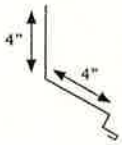
*Lock-Strip*



*Ridge Cap*



*Chimney Back*




*Wall Flashing*

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207.784.5513 fax

# Everlast Metals

## Color Guide

www.everlastmetals.com

| | | | | |
|---|---|---|---|---|
| Stone White | Bone White | Sandstone | Sierra Tan | Slate Gray |
| Cityscape | Dark Gray | Charcoal | Slate Blue | Gallery Blue |
| Matte Black | Classic Bronze | Dark Bronze | Burnished Slate | Mansard Brown |
| Patina Green | Forest Green | Hartford Green | Terra Cotta | Burgundy |
| Colonial Red | ♦ Regal Red | ♦ Metallic Silver | ♦ Metallic Copper | ♦ Metallic Champagne |

PLEASE NOTE: The colors listed on this color chart are as close to the actual painted metal as possible. Actual color swatches are available upon request. Trinar® pre-finished galvalume steel and aluminum containing Kynar 500® and Hylar 5000®

♦ **Everlast Roofing Premium Colors**

GEN 5_16

# Re-Roof NOW and SAVE

## You'll never have to replace your roof again!

ENERGY STAR

**NewEnglandsBestRoof.com/Slate**

**OFFER EXPIRES August 15, 2016**

11554 **********ECRWSS**R003
Martha Gilmore
Or Current Resident
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Brunswick, ME 04011-7808

1 T34 P1

## NEW lightweight Interlocking Slate Roof

Dear Martha,

***You may already know that Interlock® is one of New England's Leaders in Energy Efficient and Eco-Friendly Lifetime Roofing solutions!***

You might even be aware that with "New England's Best Roof" you'll have **no more troubles with roofs that rot, crack, and curl! Best of all, you will never re-roof again!**

**Our new Slate Profile** is designed to appeal to those who want the elegance and longevity of a slate style roof ***without having to deal with the heavy weight of traditional slate products.***

We are excited to offer this new slate styled product to homeowners.

***Our initial response has been excellent, But… we want to grow the market for our Interlock® Slate in New England even faster!***

***YOU CAN SAVE 20% OR BETTER*** while we build the market for this outstanding roofing system!

**Read on to discover how you can re-roof now and save for a lifetime!**

**See more photos on the Web at NewEnglandsBestRoof.com/Slate**

**Act now! 1-866-212-3110 to Save!**

# Re-Roof NOW and SAVE

*Many of you have looked at other roofing systems available on the market today*
*But all too often, it's "same old same old" when it comes to popular roofing choices.*

If you are thinking of re-roofing, you may have personally experienced the shortcomings that most roofing materials on the market today have. In spite of all the promises, those temporary roofs can fail in as little as eight years. You'll be replacing these roofs over and over, at a high cost. And, you'll be sending toxic waste roofing to the landfills, every time. Your decision is between making a temporary fix to a permanent problem, and solving your roofing problems forever.

***Why spend money over and over again on roofs that crack, curl, and rot?***

***THE ELEGANCE OF SLATE ROOFING... WITHOUT THE WEIGHT!***

- ***DURABLE***
  *Unique design provides incredible strength and protects your home against severe weather*
- ***BEAUTIFUL***
  *Your choice of elegant Weathered, Black, or Charcoal colors*
- ***AFFORDABLE***
  *Easy credit terms available to you on approved credit*

## Install in the next 30 days and save even more. Why? Because we want New England's best roof to be seen all over your town!

Help us build awareness and excitement for this outstanding Energy Star® rated roof in your neighborhood. Energy Star® certification means you can save up to 25% on your annual cooling costs. Special marketing incentives and preferential pricing are available to you right NOW! **Call now to get the facts about securing your home with New England's Best Roof... our lightweight slate profile.**

**Even better, New England's best roof is FULLY WARRANTIED for LIFE*, and comes with:**

ENERGY STAR

- ✓ **Flexible Payment Plans & Financing O. A. C.**
- ✓ **Choice of Colors**
- ✓ **Year round Installation**

*Lifetime Limited Warranty

**Re-roof now Save on New England's Best Roof... the Lightweight yet tough Interlock® Slate. TREMENDOUS Introductory savings are available.**

## Act now! 1-866-212-3110 to Save!

Terms: Cannot be combined with any other promotional offers or discounts. Offer available for this promotion only. Financing available APR. Offers and discounts cannot be applied to previous purchases. Must purchase an Interlock Roofing System to qualify. Offer may be discontinued prior to the date above at the sole discretion of Interlock Industries, Inc. All Trademarks are the registered property of IEL Manufacturing Ltd. The ENERGY STAR name and the ENERGY STAR symbol are the registered trademarks of the United States Environmental Protection Agency and are used with permission. Home Improvement Contractor Registration: MA 139640, CT 566583, RI 18345, ME - Transient Seller License #C09483. ©2016 Interlock Roofing Ltd. All rights reserved. Interlock®, Interlock Lifetime Roofing Systems® and Alunar are Registered Trademarks and used under licence from I.E.L. Manufacturing Ltd. TEFLON® is a registered Trademark of E.I. du Pont de Nemours and Company used under license.

Researched by staff AMB



# Compare



## *DaVinci Slate Comparison Guide*

In a side-by-side comparison with natural and other synthetic slate, you'll quickly see that DaVinci Roofscapes is the best long-term choice for your home.

| Comparison Value | DaVinci Slate Products | Natural Slate | Other Synthetic Slates |
|---|---|---|---|
| | Beauty | | |
| Authentic Look | Yes | Yes | No - Single-width shingles and/or limited colorlines |

| | | | |
|---|---|---|---|
| | | | look fake by comparison |
| 1/2" Thickness | Yes | Yes - 1/2" slates are used for the most expensive installations | Not typical |
| 5 Widths | Single-Width Slate: No<br>Multi-Width Slate: Yes<br>Bellaforté: No | Yes (sometimes more) | No - 1 is typical; 3 at most |
| Pre-mixed Color Blends | Yes - Each blend is composed with assured proportions in each bundle | No - Requires sorting and blending at the jobsite | No - Most other synthetics require sorting and blending at the job site |
| | | Labor | |
| Lightweight | Yes | No | Yes - for polymeric materials<br>No - for fibrous cement materials |
| Pre-sorted, factory-collated Color Blends | Yes - Each bundle is composed of authentic slate colors arranged in an authentic slate blend | No - Requires jobsite sorting & blending of colors | No - Most other synthetics require jobsite sorting & blending of colors |
| Pre-sorted, factory-collated Widths | Yes - Each multi-width bundle is composed of 5 slate shingle widths factory-collated for each installation | No - Requires jobsite blending of widths | No - Most other synthetics require sorting and blending at the job site |

| | | | |
|---|---|---|---|
| Estimated Waste in Installation | Low - Only in Valleys | High - Slate with hairline cracks or those broken during installation must be discarded as much as 15% | High - Most other synthetics do not have multiple widths creating more cutting and waste at edges and walls |

Performance

| | | | |
|---|---|---|---|
| Fire Retardance: Class A | Yes - With standard underlayments ASTM E 108 | Yes - With standard underlayments | Yes - But only with specialty underlayments |
| Wind Resistance: 110 mph | Yes - ASTM D 3161 | Yes | 70 - 110 mph |
| Impact Resistance: Class 4 | Yes UL - 2218 | Yes - for 1/2" thick slates<br>No - for 3/16" slates | Yes |
| Freeze/Thaw Resistant | Yes | Mostly - May spall in Alpine regions | Yes - for polymeric materials<br>No - for fibrous cement materials |
| Maintenance Free | Yes | No - Requires inspection and repair throughout its life cycle | Yes |
| Color Fade Resistant | Yes | Yes | Depends on Manufacturer |

*DaVinci Roofscapes' Polymer Roof Tiles...The Art and Science of Lasting Beauty*

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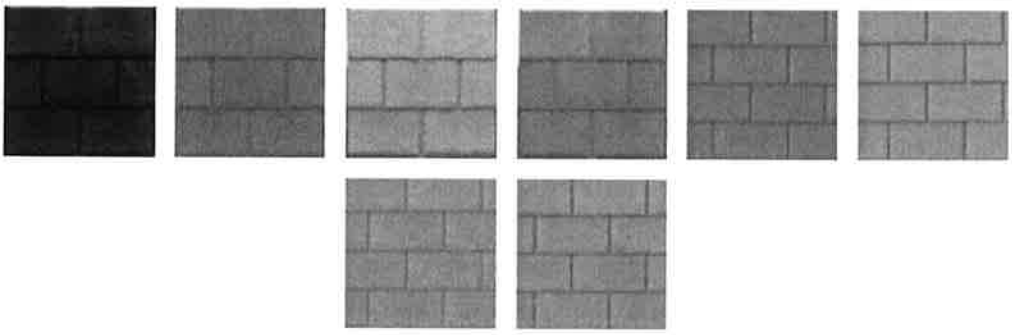
INSPIRE ROOFING PRODUCTS

# Classic Slate

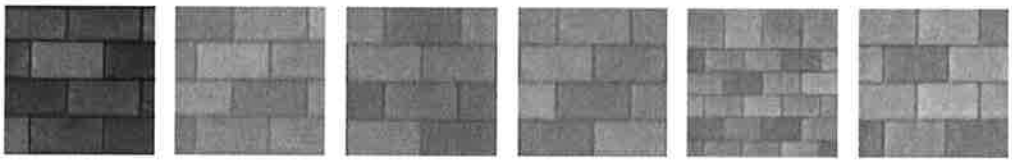
Whether you have a modern home or historic mansion, 1/4" thick Classic Slate roofing adds splendor, elegance and tradition. Classic Slate not only brings classic style to your home, it is authentically shaped and has textured surfaces and edges. This makes Classic Slate indistinguishable from natural slate - yet it has an even more refined appearance. Classic Slate will not crack, break or delaminate either, standing the test of time better than natural slate.

Ask about our 50-year Limited Lifetime Warranty. Depending on lighting conditions, our roof tiles will reflect varying levels of color intensity. Actual colors may vary from those shown on the screen.

# CLASSIC SLATE



## CLASSIC MIXED COLORS



**FEATURES & BENEFITS:**

- 6"; 6 1/2"; 7" and 7 1/2" Exposure options
- 1/4" thick slate
- Non-repeating, staggered or straight application
- True authentic slate colors to choose from
- Chipped edges and rich textures create the most realistic look in the industry

**APPLICATIONS:**

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## About Inspire

At Inspire, we place innovation above all. This has allowed us to deliver artistically beautiful, authentic and durable roofs over the years. Our industry-leading color palette and unmatched quality is the secret behind our success. We craft roof tiles that mirror the natural detail of slate

and cedar in all their charm, delivering memorable elegance, stunning color and unparalleled toughness.

## Contact Us

Inspire Roofing Products

29797 Beck Road. Wixom, MI 48393

1.800.971.4148

info@InspireRoofing.com

Headwaters Roofing

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Aledora Slate Classic Slate Arcella Shake Cool Roofing Mixed Colors

Researched by staff aWS

# Enviroslate®

## Enviroslate® vs Real Slate

Click Image Below to See Larger Image

Enviroslate is seen on the left and right sides with natural slate in the middle

## Enviroslate Colours

Click Image Below to See Larger Image of Enviroslate Colours

## Enviroslate Custom Colours

Click Image Below to See Larger Image of Enviroslate Custom Multi-tone Colour Options

The photos in these albums are 2D image renderings, and actual enviroslate colours may differ from these images. Contact Enviroshake for samples of our colour options.

## What is *Enviroslate®*?

*Enviroslate®* is a composite roofing product that is designed to authentically replicate the look of natural slate roofing. Predominantly all of the materials (95%) used in *Enviroslate®* are reclaimed materials. *Enviroshake® Inc.* has developed a superior composite blend and formulation used to create the company's signature roofing products. The proprietary formulation and manufacturing process results in a product that is has enhanced durability, longevity, and performance. *Enviroslate®* is not susceptible to mold, mildew, fungus, rot or insect infestation. It is also hail resistant and can withstand severe weather conditions and temperature fluctuations and extremes. *Enviroslate®* can be installed more efficiently than natural slate, and once installed is maintenance free. *Enviroshake® Inc.* products will retain their physical properties and look for decades, and are even sold with a lifetime warranty that is and fully transferable with the first 50 years for residential projects, and a 50 year warranty for commercial projects.

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## The *Enviroslate®* Profile

*Enviroslate®* is available in four unique profiles that emulate natural slate. Every piece is 20" long, and 12" wide. *Enviroslate®* is made with a flat-back design, so when cutting pieces there will be no exposed ribbing. Each piece weighs approximately 2 lbs. The weight of *Enviroslate®* is more reflective of real slate than other plastic synthetic slate products on the market. *Enviroslate®* is installed at a 9" exposure, and can be installed on roof slopes 2:12 and greater. All ridge caps are custom made for each project (available in 3/12 through 16/12 pitch). *Enviroslate®* is available in 7 colours, Onyx black, Charcoal grey, Stone grey, Sage green (dark and light) and Plum purple (dark and light).

## Benefits of *Enviroslate®* vs. Natural Slate

- Maintenance free, no annual repairs required
- Robust, durable product that is not damaged by walking on it, falling debris, or hail
- Enviroslate® is made from sustainable materials (95% recycled)
- 50 year lifespan with a lifetime warranty that is fully transferable
- 50% lower installed cost, and lifetime cost
- Is not damaged by freeze/thaw
- Will not crack, peel, warp, or chip
- 3X less weight than slate, so no reinforcement is required on the roof deck
- Can be installed on re-roof projects
- Resistant to mold, mildew, algae, and insects
- Easy to install
- Solid, robust product
- Impact Resistant (Level 4 UL 2218)

Don't just take it from us! The brand new Enviroslate truly does look like natural slate. Here is what Certified Installer Charles Spelts of Bradford-Cameron Inc. has to say about his first Enviroslate job: "The Enviroslate looks so authentic it's scary. It looks just like the stuff I just took off. It's turning heads and people are stopping by and asking questions."

Enviroshake
Quality Engineered Roofing

"We received the samples you sent and love the product! Tomorrow we are meeting with our builder and developer in hope of having the enviro slate approved by the HOA. It's the best roofing product we've seen for the style we want. In fact, we currently live in a 1926 Tudor with a slate roof and my husband and I wished we had know about your product when we replaced our garage roof. – *Susan Graham*

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**Draft Findings of Fact**
**22 Pleasant Street/5 Abbey Road – Tao Yuan Greenhouse/Café/Office**
**Request for Certificate of Appropriateness for Construction of a New Structure**
**Village Review Board**
**Review Date: July 19, 2016**

| | |
|---|---|
| **Project Name:** | **22 Pleasant Street/5 Abbey Road - Tao Yuan Greenhouse** |
| **Case Number:** | VRB -16-026 |
| **Tax Map:** | Map U13 Lot 052 |
| **Applicants:** | Cecile and Cara Stadler<br>Tao Yuan Restaurant LLC<br>22 Pleasant Street<br>Brunswick, ME 04011<br>207-299-2068 |
| **Property Owners:** | Cecile Stadler/Cara's Place LLC<br>109 Holland Drive<br>Phippsburg, ME 04562<br>207-389-2162 |
| **Authorized Rep:** | Kate Holcomb<br>509 Cumberland Avenue #5<br>Portland, ME 04101<br>978-821-3884 |

## PROJECT SUMMARY

A Certificate of Appropriateness is requested to construct a two–story commercial building on an existing foundation at 5 Abbey Road located on the same lot and adjacent to Tao Yuan Restaurant (22 Pleasant Street). It is located in the Town Center 1 (TC1) Zoning District and the Village Review Overlay Zone, in somewhat of an eclectic neighborhood of 19th and 20th Century commercial and civic structures, as well as recently constructed townhouses. The Village Review Board reviewed and conditionally approved the original proposal March 17, 2015. The conditions were never satisfied and the approval expired March 17, 2016.

The building will house on the first floor a commercial kitchen and office to support the existing restaurant and new greenhouse, and a separate café/retail space. The proposed greenhouse will be located on the second floor. The basement level will contain employee-designated parking, storage area, laundry and fish tanks for the hydroponics component of the greenhouse. As stated by the applicant, the aim of the design is to integrate form and function to create an attractive and interesting one-of-a-kind building while demonstrating a new form of farm-to-table restaurant for urban settings. A description of structural use and construction materials is included in the application.

An application for a site plan amendment to the approved site plan has been submitted and will be considered by the Planning Board on July 26th.

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.** *As described in their application, the proposed addition will be finished with an exterior similar to that of the existing adjacent structures using two clapboard styles of Hardie-siding consistent with VRZ Design Guidelines. The existing foundation originally designed for basement level parking and three townhouse-style dwelling units matching those directly north of this development, will be reused as shown.*

   *The first floor front of the structure will include three doorways with what appears to be double-hung windows, with simulated lites, placed in-between. Door design appears to be two panel and full glass doors. However material specifications are not provided for windows or doors.*

   *A second story greenhouse made of polycarbonate material is proposed with a surrounding deck and railing generally consistent with VRZ Design Guidelines. The north end of the structure will be fully sided for Hardie-siding materials.*

   *The south side of the structure visible from Pleasant Street is compatible in styling to the Tao Yuan building and will include solar panel "awnings." The rear and north side of the structure are more utilitarian in appearance, containing an additional entryway, stairway and garage entrance to the basement parking and storage area. Mechanical units will be placed to the north of the stairway located on the west side of the structure.*

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

1. **In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:**
   - **a. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.** *The new structure attempts to complement the adjacent mix of new and historic architectural styles through design and materials.*
   - **b. Alterations shall remain visually compatible with the existing streetscape.** *First floor building elements are visually compatible.*

**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.** *Not applicable.*

**d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *The new structure is compatible to the adjacent residential – style structures in mass, scale and materials. The second-story greenhouse will be primarily transparent polycarbonate material with fiberglass beams and will be internally shielded at times by "energy curtains." The remainder of the structure will be constructed with compatible materials as mentioned previously. Material specifications for all doors and windows must be submitted for review and approval prior to the issuance of the Certificate of Appropriateness,*

**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.** *The existing parking lot will be restriped to allow for perpendicular spaces, replacing the current angled parking, thereby gaining one additional parking space. Basement parking will be provided with the garage entrance accessible from the common driveway located on the northern property line.*

**2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *No change to pedestrian access is proposed.*

**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.** *Dumpsters will continue to be located to the rear of the structure and are indicated to be enclosed. Enclosure material must be identified for further review and approval.*

**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.** *A kitchen exhaust fan will be vented through the roof of the greenhouse. The applicant has stated that*

*the greenhouse venting fans will be place on the south side of the structure but no specifications/location has been provided.*

**5) Building Materials:**

**a) The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.** *None of these materials are proposed for use on any visual portion of the structure, with the exception of the foundation as currently exists.*

**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.** *Hardie-siding, a composite non-wood material is proposed and has been previously approved for use by the Board.*

**c) Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.** *No trademark advertising icons are proposed to be built into the design of the building.*

**6) No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.** *Not applicable.*

**7) No building on Maine Street shall have more than 15 feet horizontally of windowless wall.** *Not applicable.*

**8) All new buildings and additions on Maine Street:**

**a) Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.**

**b) If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.**

**c) The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass.** *Subsections a., b. and c. above are not applicable.*

**9) Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources.** *Not applicable.*

**C. Signs**

**Signs shall comply with the requirements of Chapter 6 (Sign Regulations) with consideration given to the Village Review Zone Design Guidelines.** *No additional signs are proposed.*

**DRAFT MOTIONS**
**22 PLEASANT STREET/5 ABBEY ROAD**
**REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF A NEW STRUCTURE.**
**VILLAGE REVIEW BOARD**
**REVIEW DATE: JULY 26, 2016**

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

**Motion 3:** That the Board approves the Certificate of Appropriateness for the construction of a new structure at 22 Pleasant Street/5 Abbey Road 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 prior to the issuance of a Certificate of Appropriateness, detailed information be provided to staff for review and approval regarding proposed doors and windows consistent with the Village Review Zone Design Guidelines.

3. That prior to the issuance of a Certificate of Appropriateness, construction materials for the dumpster enclosure shall be provided to staff for review and approval, consistent with the Village Review Zone Design Guidelines.

4. That the locations of the kitchen and greenhouse exhaust fans be provided to staff for review and approval by the Director of Planning and development.

5. That the "energy curtain" mechanism, in its withdrawn position, will not significantly alter the appearance of the structure.

6. That specifications shall be provided for residential style cut-off lighting fixtures for review and approval by the Director of Planning and Development.

## Anna Breinich

**From:** Anna Breinich
**Sent:** Monday, July 11, 2016 4:30 PM
**To:** David Matero Architecture (david@davidmatero.com); Cecile Y Stadler (cecile@stadlerhome.com)
**Cc:** Julie Erdman (jerdman@brunswickme.org); Jared Woolston
**Subject:** Tau Yuan Greenhouse VRB application - questions/materials needed

Hi David and Cecile,

I have a few questions and requests for additional materials regarding your VRB application in order to complete draft findings; some questions are also relevant to your Planning Board application:

1. I noticed that mechanical louvers are proposed on the north side of the greenhouse. I'm assuming these are venting fans? If so, what is the sound decibel level when operating? What time of day would the fans be operational? I'm concerned with having venting of both the greenhouse and kitchen proposed on the only side of the structure facing the abutting residential properties.
2. Please provide material samples (at VRB meeting) or spec sheets for the Hardy plank boards and Boral trim. I will also need spec sheets for windows, entry doors and garage doors.
3. There were a number of conditions of approval from the last iteration of the greenhouse design that will still be addressed:
    a. Identification of materials for dumpster enclosure onsite and location.
    b. "Outdoor HVAC equipment to be placed on ground level under the rear staircase located on the southwest corner of the building." It appears that the equipment will be placed behind the stairway on the west side of the structure but not labeled on the plan. Please confirm location.
    c. The earlier design proposed having a heat-shielding mechanism for the greenhouse. Is that still proposed? If so, the former condition would apply, "that the greenhouse heat shielding mechanism, in its withdrawn position, would not significantly alter the appearance of the structure." In addition, this "shading mechanism" was necessary to shield lighting from the abutting residential properties during evening/night hours.
    d. Residential style cut-off exterior light fixtures are needed. Will need spec sheets and proposed locations on the elevations.

Please provide the above information by email no later than Wednesday afternoon (7/13).

Thanks,
Anna

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

(207) 725-6660, ext. 4020 (v)
(207) 725-6663 (f)
(207) 504-0549 (c)
abreinich@brunswickme.org

Received: 7/1/16
By: [illegible]

VRB Case #: 16-026

**VILLAGE REVIEW BOARD**
**CERTIFICATE OF APPROPRIATENESS**
**APPLICATION**

1. Project Applicant:

   Name: Cecile & Cara Stadler, Tao Restaurant LLC
   Address: 22 Pleasant St, Brunswick, ME 04011

   Phone Number: cecile@tao-yuan.me | 207-299-2068

2. Project Property Owner:

   Name: Cecile Stadler/ Cara's Place LLC
   Address: 109 Holland Drive, Phippsburg, ME 04562

   Phone Number: 207-299-2068 (cell) | 207-389-2162 (home)

3. Authorized Representative: (If Different Than Applicant)

   Name: Kate Holcomb
   Address: 509 Cumberland Ave #5, Portland, ME 04101

   Phone Number: kate@tao-yuan.me | 978-821-3884

4. Physical Location of Property Being Affected:

   Address: ~~0~~ 5 Abbey Road / 22 Pleasant Street

5. Tax Assessor's Map # U13 Lot # ~~095/1-3~~ 052 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): Please see attached.

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. N/A
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 7/14/16 (date) by ANR 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 R. Greinich
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 Cecile Statler, relating to property designated on Assessors Tax Map # U13 as Lot # D52 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

BUILDING PERMIT REQUIRED

Signed: _____

Date: 7/15/16

**Cara's Place LLC**
109 Holland Drive
Phippsburg, ME 04562

| Contacts: | Building/Site | Greenhouse |
|---|---|---|
| | Cecile Stadler | Kate Holcomb |
| | (207) 299-2068 | (978) 821-3884 |
| | cecile@tao-maine.com | kholco@gmail.com |


July 5, 2016

Ms. Anna Breinich, FAICP, Director of Planning and Development
Town of Brunswick
85 Union St
Brunswick, ME 04011

**Re: Tao Yuan Greenhouse**
**22 Pleasant St & 0 Abbey Road**
**Tax Map U13, Lot 095/1-3**

Dear Anna,

Attached please find our application for consideration by the Village Review Board. After taking the past year to improve upon the previously approved design, we have updated our application. Our architect, David Matero, has included a letter in this application detailing changes to our 2015 proposal.

We would like to begin construction later this summer; the project will take 8-10 months to complete.

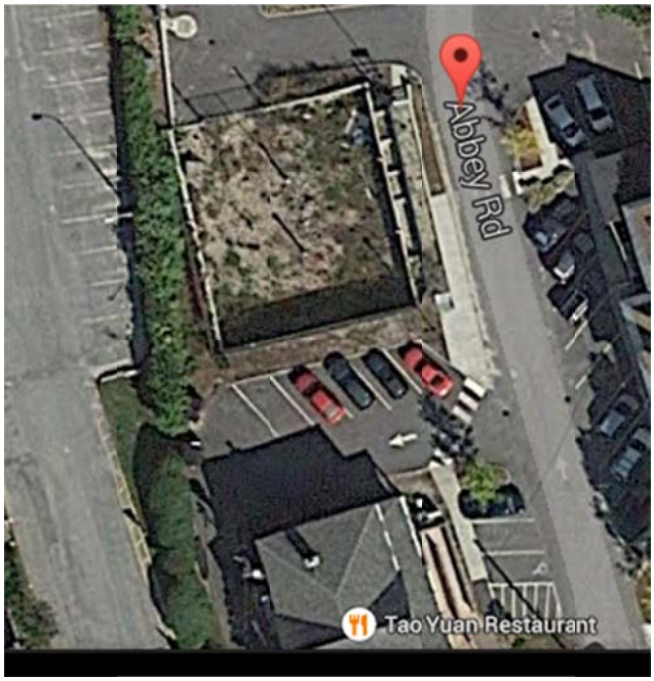
Please feel free to contact Kate, David or myself with any questions regarding this application. Thank you.

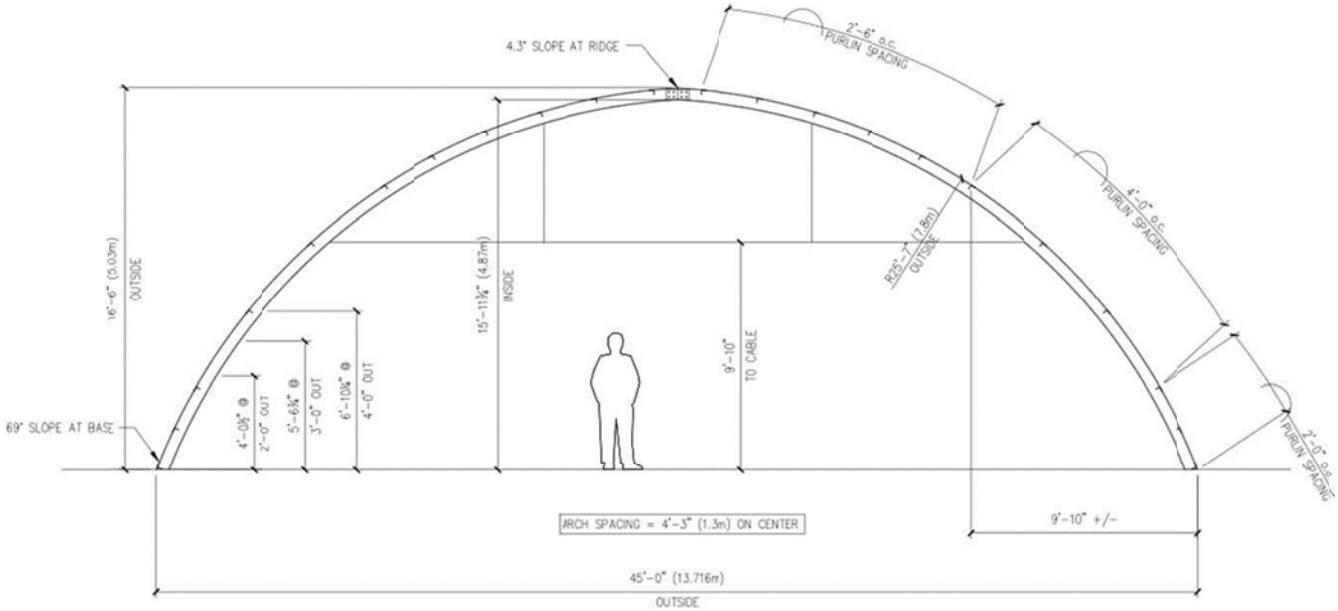
Sincerely,

Cecile Stadler
Cara's Place LLC

Tao Yuan Greenhouse Project at 0 Abbey Road

Adjacent Buildings






Above: A sketch of greenhouse structural supports

June 14, 2016

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

**RE: 0 Abbey Road**
**Tao Greenhouse**
**Village Review Board**

Dear Ms Breinich,

Attached please find an application for consideration by the Village Review Board. The original application, dated march 3, 2015, has been modified to better fit with a more realized plan of the entire building.

Many aspects are similar, if not exactly the same. A two-story building is proposed to be constructed on top of an existing foundation at 0 Abbey Road. A geotechnical report was recently provided by Summit Engineering which will allow us design the structure around those findings.

The intent of this project remains the same as the original submission. The aim is to integrate form and function to create an attractive and interesting one-of-a kind building while demonstrating a new farm-to-table restaurant for urban settings. This low-impact greenhouse will supply Tau Yaun (and its sister restaurant in Portland, Bao Bao Dumpling House) with fresh, year-round produce.

The footprint of the foundation (approximately 55' x 60') will remain intact. The basement will include parking, storage, laundry, and the fish tanks for the hydroponics component of the greenhouse.

The first floor will include a commercial kitchen and an office to support the greenhouse spaces as well as the neighboring Tao Yaun Restaurant. The first floor will also contain a small retail space to sell homemade pastries, coffee, and wine that can be consumed inside or taken out for purchase. There are approximately 18 seats in the retail space. The site has been modified in this area to provide an ADA ramp, as well as stairs to the first floor level of the retail space.

The second floor will house the "rooftop farm" and will be glazed with transparent polycarbonate panels.

The design of the greenhouse building has been slightly modified as more of a transitional design. The greenhouse sits between 2 ½ story townhouses and the Tao Yaun Restaurant which faces Pleasant Street.

Existing townhouse structure

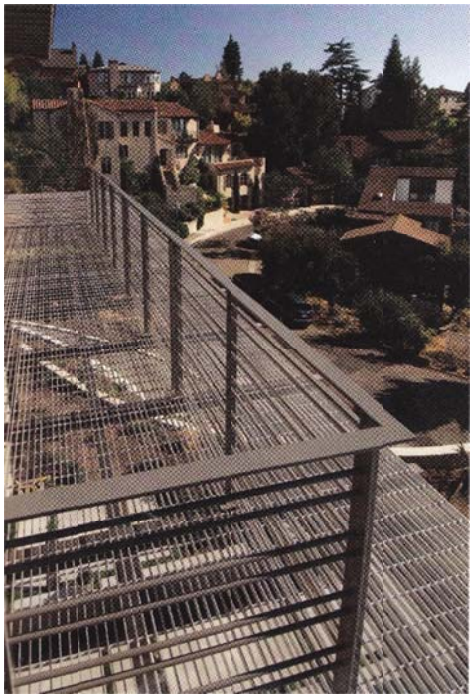
Existing Tao Yaun Restaurant

The existing design of the townhouses are traditional in nature, but with a more modern approach to its windows and busy façade treatments. The proposed

greenhouse design is a bridge between the residential nature of the townhouses and the commercial buildings along Pleasant Street. The attempt is to create a more contemporary approach to the building, to recognize its attempt to create a new idea of urban farming, and express that with more modern materials while still have a residential scale of its fenestration and its use of materials.

The glazing of the greenhouse is polycarbonate. The punched openings being proposed for the lower floors are Marvin Integrity fiberglass windows with simulated divided lites (interior and exterior muntins).

The doors to the retail space will be aluminum glass doors, while the doors to office will be half-glass.



There is a metal grate walk around the perimeter of the greenhouse to provide the ability for maintenance. This is being treated to seem "light" and see-through, and with the use of metal provide a more contemporary nature to the building.

The same railing is being proposed at the new ADA ramp and stairs to help tie building and site together with consistency.

The walkway is supported by curved metal brackets that evoke the curved nature of the greenhouse arch structure. These same curved brackets also support the thin roof structures over each of the doors to provide protection from the elements at the openings.

The roof that covers the entrance to the retail center highlights the corner of the building as it wraps around to the south façade to provide shading for the south facing windows. It also helps define the only public entrance to the building.

Also on the south façade is a line of PV solar panels, situated to not interfere with the greenhouse windows. It is hoped that solar panels will help offset the electrical use of the building, but is not sufficient to offset all of the electrical use.

The siding is broken into two horizontal bands. Fiber cement lap siding (clapboards) by Hardie is a durable siding that looks like wood clapboards, and comes pre-finished. Under this is a shiplap siding by Hardie that has a smoother face and provides a texture change to create a more linear façade that helps ground the greenhouse structure.

All trim will be 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.

It is with excitement that we present this proposal to the Village Review Board. As you know, this project has been on the boards for some time, but it is much closer to realization now and, as you can see, the entire building is proposed to be utilized.

Please feel free to contact me with questions.

Thank you,

Sincerely,

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

## SURVEY NOTES:

1.) THE EXCHANGE OF DEEDS IN 1910 BETWEEN ROBERTSON AND EATON APPEARS TO HAVE CREATED THE PRESENT TERRACE PLACE, LLC EAST LINE. THE LAND ON THE WEST SIDE OF THIS LINE APPEARS TO HAVE BEEN OCCUPIED BY TERRACE PLACE, LLC OR THEIR PREDECESSORS IN TITLE FOR MANY YEARS (MOST LIKELY FROM 1910 DEED EXCHANGE). THE TERRACE PLACE, LLC CHAIN OF TITLE SINCE 1910 HAS INCLUDED LANGUAGE THAT "THE GRANTOR ALSO CONVEYS BY THIS DEED ALL RIGHT, TITLE AND INTEREST, IF ANY, IN AND TO SAID TWO-ROD STRIP".

2.) TIE TO MAINE STATE GRID IS BASED ON SURVEY BY OTHERS AND HAS NOT BEEN INDEPENDENTLY VERIFIED.

3.) THIS IS LOCATION OF 2 ROD RIGHT OF WAY DESCRIBED IN DEEDS. NO SPECIFIC GRANT OF RIGHT OF WAY TO TOWN OF BRUNSWICK WAS FOUND, BUT A TRAVELED WAY FROM PLEASANT STREET TO TOWN LOT HAS LONG EXISTED.

4.) SEVERAL IRON PIPES AND MONUMENTS WERE FOUND ON THE NORTH SIDE OF PLEASANT STREET BETWEEN MAINE AND UNION STREET. THE ROAD LINE SHOWN ON THIS SURVEY IS BASED ON A BEST FIT LINE THROUGH SAID POINTS.

5.) ELEVATIONS ARE N.G.V.D. AND DETERMINED BY TIES TO SURVEYS BY OTHERS. SAID ELEVATION SYSTEM HAS NOT BEEN INDEPENDENTLY VERIFIED BY THIS SURVEYOR.

6.) SEE DEEDS TO TERRACE PLACE, LLC BK 22222 PG 265 DATED 1-11-2003

7.) THE FOOTPRINT OF THE GREENHOUSE & OFFICE BUILDING SHOWN ON THIS PLAN IS AT THE GROUND/PARKING LEVEL.

8.) SEE INDENTURE BETWEEN TOWN OF BRUNSWICK, TERRACE PLACE, LLC AND BOULAY PROPERTIES, LLC. SAID INDENTURE CONCERNS THE PROPOSED USE AND LOCATION OF THE ACCESS DRIVE WHICH IS TO SERVE THE PROPERTIES SHOWN HEREON.

## SITE PLAN NOTES:

1. OWNER OF RECORD:

CARA'S PLACE, LLC: BK 29359, PG 114 & BK 29359, PG 117

2. AREA INFORMATION:

15,467 SQ. FT. (0.36 ACRES)

3. TAX MAP REFERENCE:

TAX MAP U13, LOT 52 & PART OF 95.

4. ZONING: TC1 (TOWN CENTER – MAINE STREET) & VILLAGE REVIEW

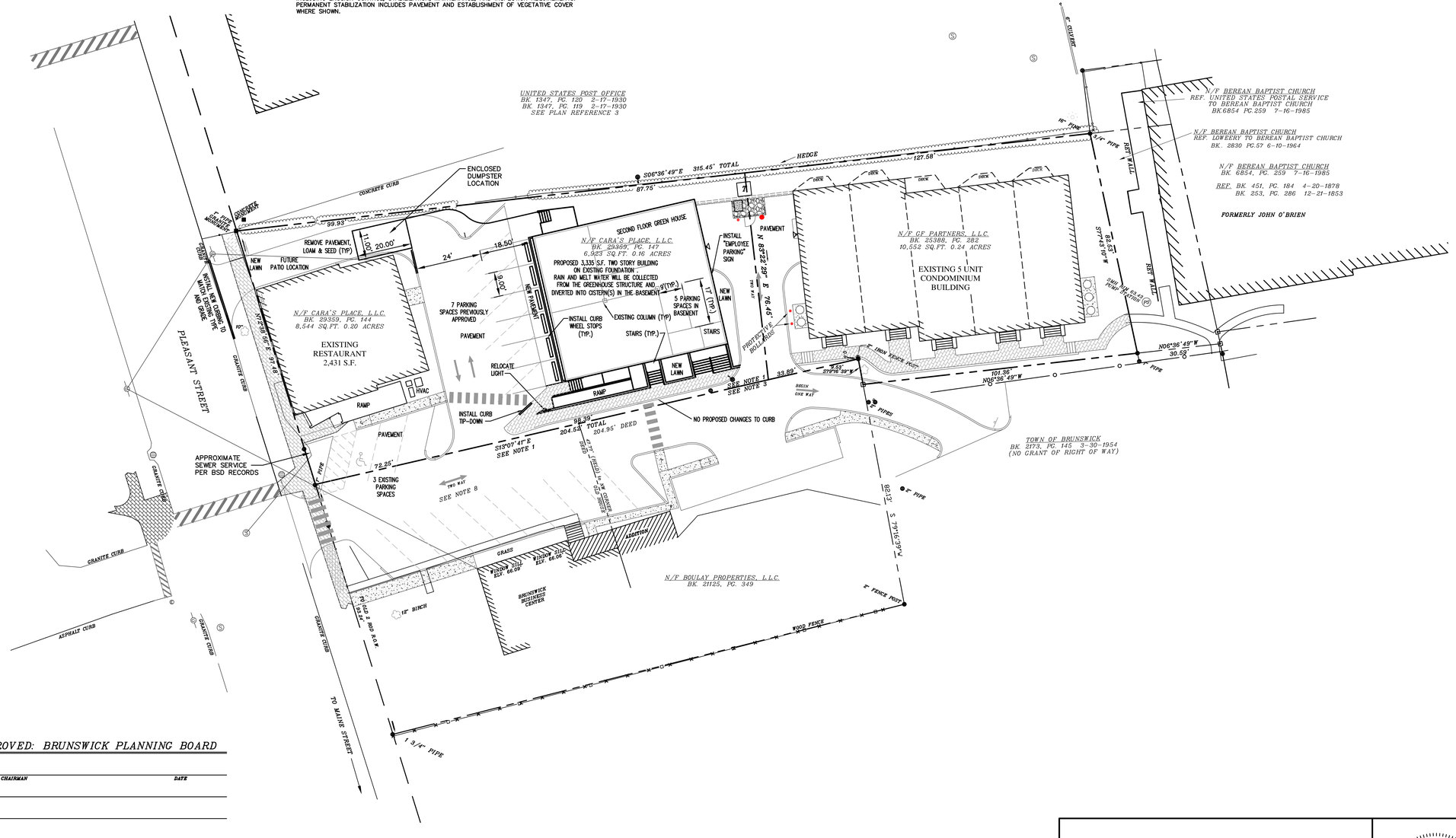
| | |
|---|---|
| MIN. LOT AREA | N/A |
| MAX. DENSITY | N/A |
| MIN. LOT WIDTH | N/A |
| MIN. YARD | N/A (FRONT, SIDE & REAR) |
| MAX. IMPERVIOUS | 100% |
| MAX. BUILD. HEIGHT | 40 FT. |
| MAX. BUILD. FOOTPRINT | 30,000 S.F. |

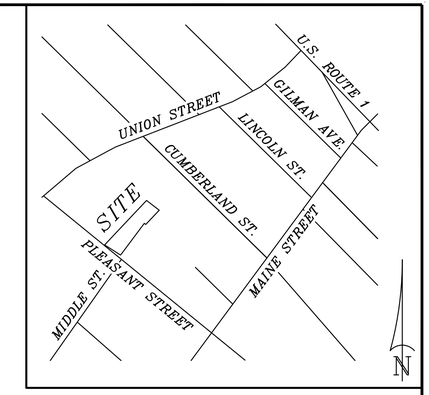
5. SITE TABULATIONS:

| | |
|---|---|
| EXISTING LOT SIZE: | 15,467 S.F. (0.36 ACRES) |
| TOTAL LANDSCAPE: | 2,362 S.F. |
| TOTAL IMPERVIOUS | 13,105 S.F. (84.7%) |

6 EROSION CONTROL:

THE DISTURBED AREAS OF THE SITE WILL BE ISOLATED THROUGH THE USE OF SEDIMENT BARRIER, CATCH BASIN INLET PROTECTION, AND OTHER MEASURES TO MINIMIZE THE TRANSPORT OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL INCORPORATE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE MAINE EROSION AND SEDIMENT CONTROL BMP'S AS PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL CONTROL, CURRENT EDITION. SPECIFIC PROVISIONS FOR TEMPORARY EROSION CONTROL METHODS INCLUDE SILTSACK CATCH BASIN INLET PROTECTION, SILTSOXX SEDIMENT BARRIER, AND GOOD HOUSEKEEPING SUCH AS REGULAR SWEEPING OF THE SITE. THE CONTRACTOR WILL BE BOUND TO MEET THE PERFORMANCE STANDARDS OF THE BMP'S INCLUDING EROSION CONTROL, STABILIZATION, MAINTENANCE, AND INSPECTION REQUIREMENTS. PERMANENT STABILIZATION INCLUDES PAVEMENT AND ESTABLISHMENT OF VEGETATIVE COVER WHERE SHOWN.




LOCATION MAP
NOT TO SCALE

## LEGEND

| | |
|---|---|
| ■ | MONUMENT FOUND |
| ● | IRON MARKER FOUND |
| ○ | 5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON – PLS 2137" TO BE SET |
| | BOUNDARY LINE OF SURVEYED PARCEL |
| | BOUNDARY LINE OF ABUTTERS (APPROX.) |
| | ROAD RIGHT OF WAY LINE (APPROX.) |
| | COMPUTATIONAL TIE LINE |
| | STONE WALL (APPROX.) |
| | EDGE OF TRAVELED WAY |
| OHE | UTILITY LINE |
| CMP 13 | UTILITY POLE WITH NUMBER |
| IPF | IRON PIPE FOUND |
| IRF | IRON ROD FOUND |
| DH | DRILL HOLE |
| △ 4 | ARBITRARY TRAVERSE POINT WITH NUMBER |
| 12, 1001 | ARBITRARY COMPUTATIONAL POINT NUMBER |
| BK 10674, PG 197 | DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS |
| PB 195, PG 130 | PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS |
| R/W | RIGHT OF WAY |
| N/F | NOW OR FORMERLY HELD BY |
| AC. | ACRES |
| ± | MORE OR LESS |
| Ⓢ | SEWER MANHOLE |
| ☼ | LIGHT POLE |
| ▦ | CATCH BASIN |
| | WATER SHUT OFF |
| | HYDRANT |
| | SIGN |
| | WATER VALVE |
| | ELEVATION TEMPORARY BENCH MARK |
| | TEST PIT |

| | | | |
|---|---|---|---|
| 6. | 07-01-16 | REVISED PER CLIENTS CHANGES | RPL |
| 5. | 04-29-15 | REVISED PER TOWN COMMENTS | RPL |
| 4. | 03-31-15 | REVISED DUMPSTER, DECK, AREA CALCS, AND LAYOUT | RPL |
| 3. | 03-03-15 | ADDED GREENHOUSE BUILDING ON EXISTING FOUNDATION | KPC |
| 2. | 05-22-14 | REVISED PER SRC COMMENTS | KPC |
| 1. | 04-22-14 | SUBMITTED TO PLANNER | KPC |

APPROVED: BRUNSWICK PLANNING BOARD

CHAIRMAN DATE

TITLE:
SITE DEVELOPMENT PLAN

PROJECT:
22-24 PLEASANT STREET
BRUNSWICK, MAINE 04011

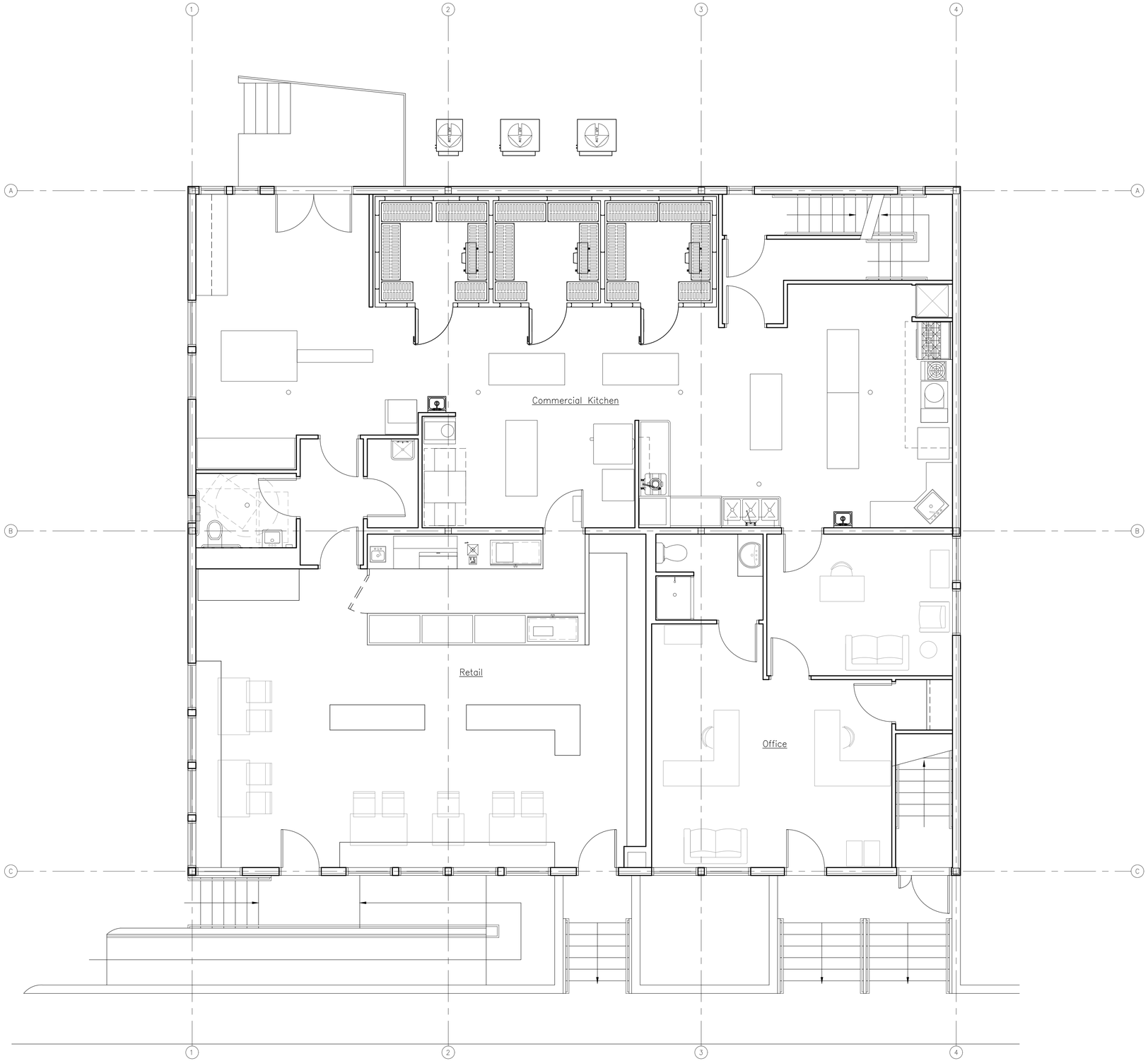
OWNER:
CARA'S PLACE, LLC
109 HOLLAND DRIVE, PHIPPSBURG, MAINE 04562

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER


SITELINES, PA
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
207.725.1200 www.sitelinespa.com


| | | |
|---|---|---|
| FIELD WK: BBS | SCALE: 1" = 20' | SHEET: 1 |
| DRN BY: RPL | JOB #: 2225 | |
| CH'D BY: BBS/KPC | MAP/LOT: | |
| DATE: 04-07-2014 | FILE: 2225-CONCEPT | |




1 First Floor Plan

Scale: 1/4" 1'-0"

David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com

Plan N

Consultants

Lincoln / Haney
Structural Engineer

Casco Bay Engineering
Greenhouse Structure

Revisions

.

# Tao Yuan Greenhouse

0 Abbey Road
Brunswick, Maine

LICENSED ARCHITECT
DAVID S. MATERO
No. 2705
STATE OF MAINE

Job Number: 15.026
Date: 07.01.16
Scale: 1/4" = 1'-0"

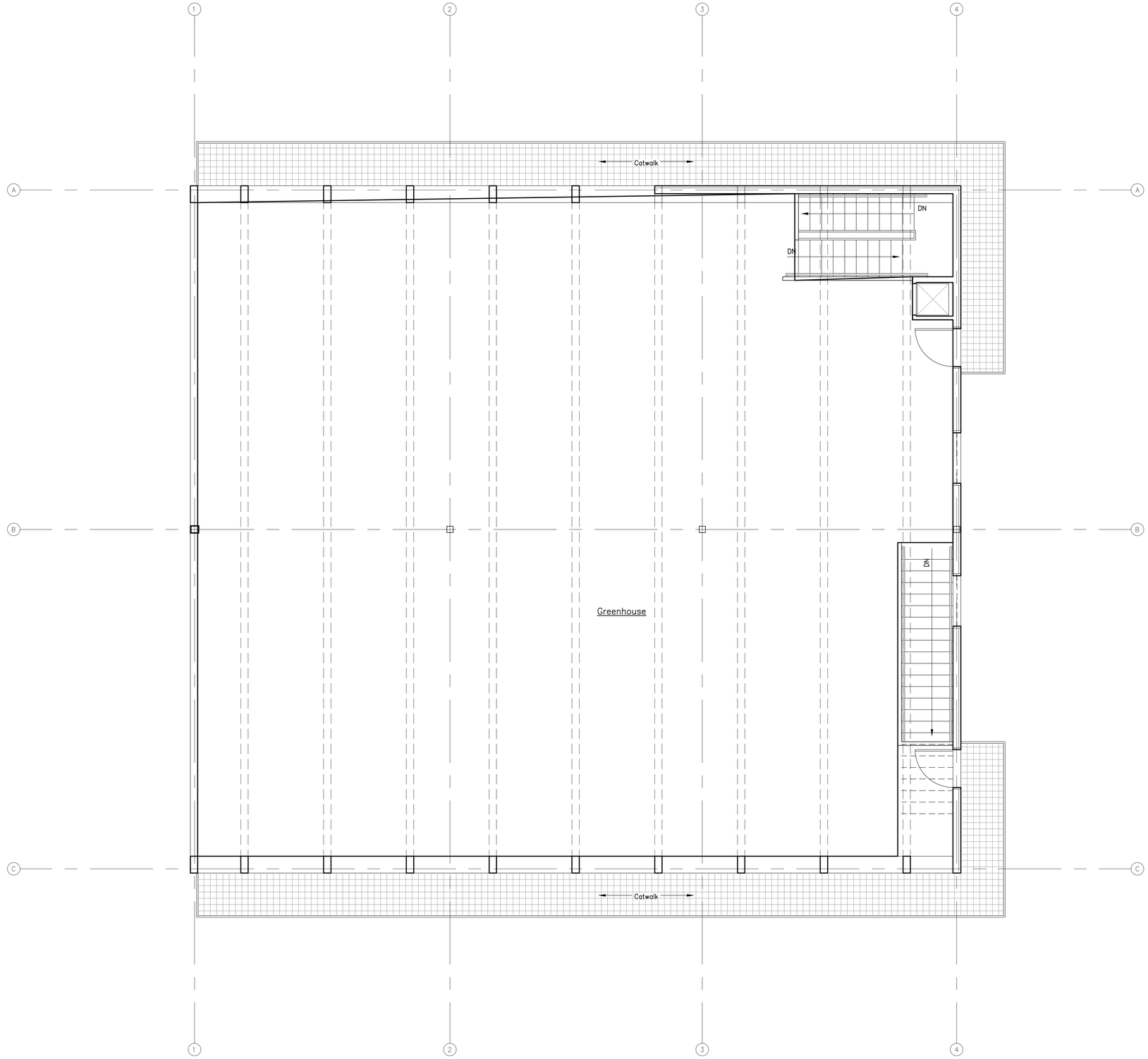
Drawing Title:

## Proposed First Floor Plan

# A1.1

Village Review Board

Copyright 2016 David Matero Architecture, LLC




1 Greenhouse Plan

Scale: 1/4" 1'-0"

David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com

Plan
N

Consultants

Lincoln / Haney
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Greenhouse Structure

Revisions

.

Tao Yuan
Greenhouse

0 Abbey Road
Brunswick, Maine

LICENSED ARCHITECT
DAVID S. MATERO
No. 2705
STATE OF MAINE

Job Number: 15.026
Date: 07.01.16
Scale: 1/4" = 1'-0"

Drawing Title:

Proposed Greenhouse Plan

A1.2

Village Review Board

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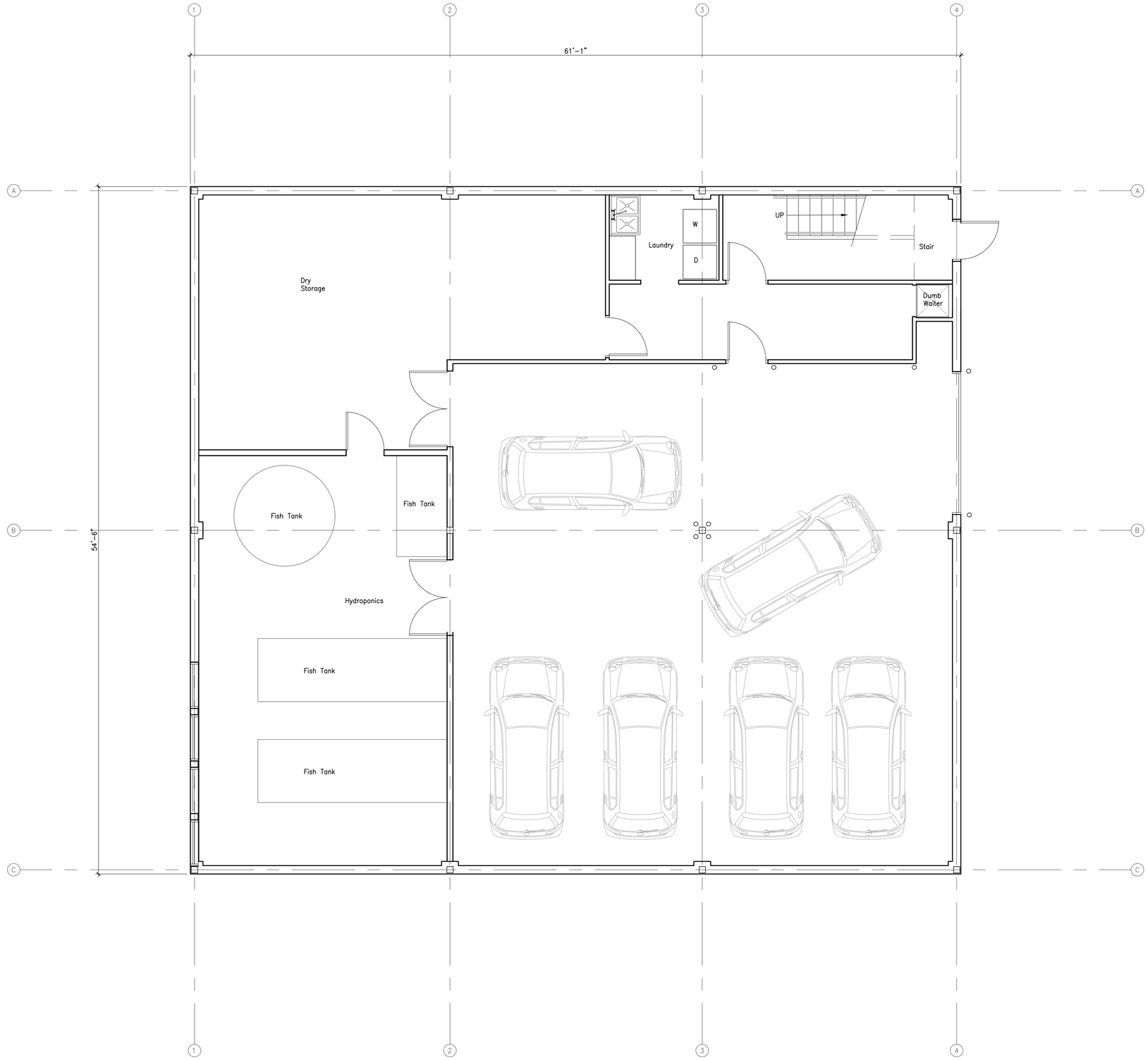



1 Basement Plan

Scale: 1/4" 1'-0"

David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com

Plan
N

Consultants

Lincoln / Haney
Structural Engineer

Casco Bay Engineering
Greenhouse Structure

Revisions

.

# Tao Yuan Greenhouse

0 Abbey Road
Brunswick, Maine

LICENSED ARCHITECT
DAVID S. MATERO
No. 2705
STATE OF MAINE

Job Number: 15.026
Date: 07.01.16
Scale: 1/4" = 1'-0"

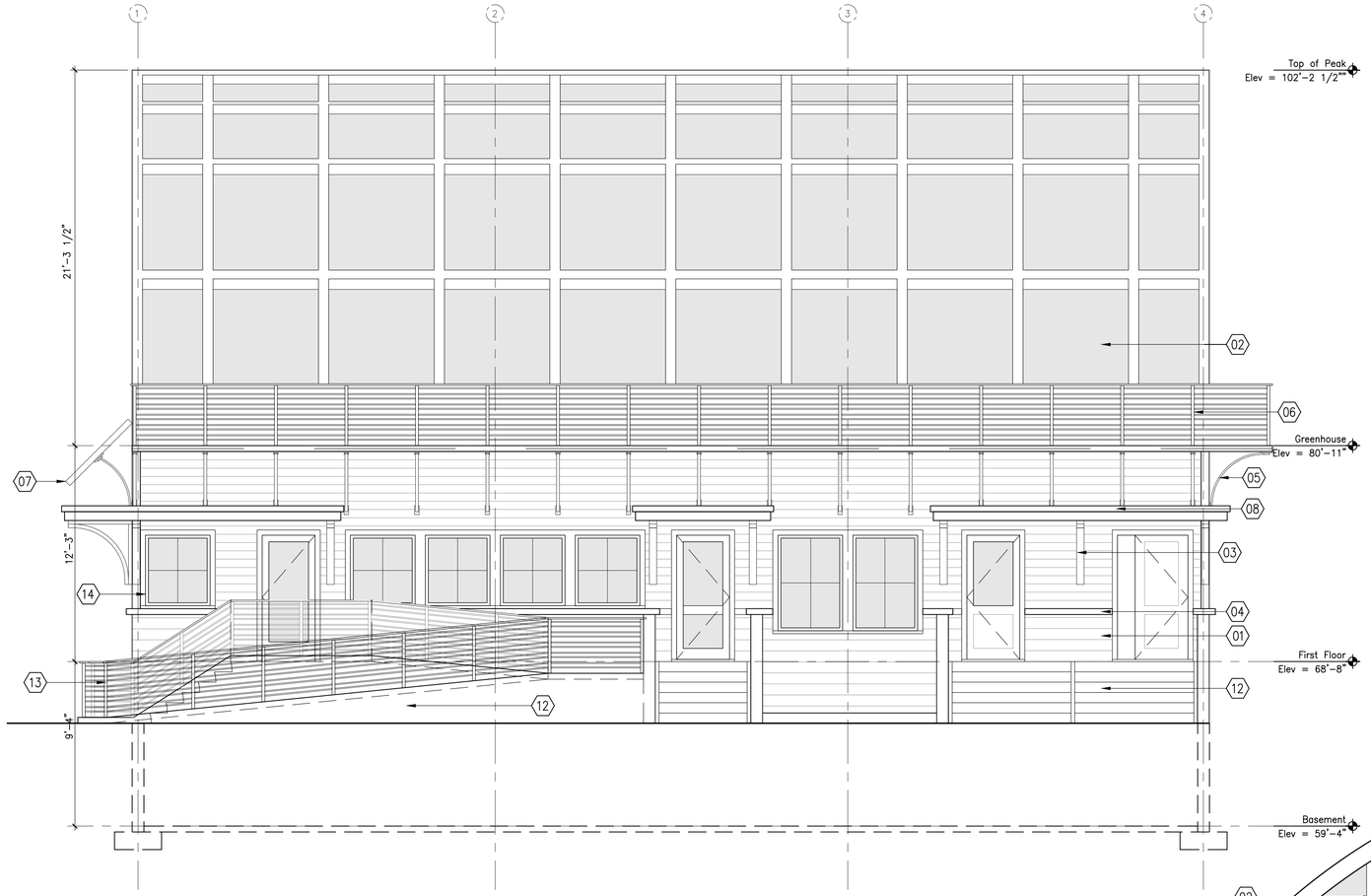
Drawing Title:

## Proposed Basement Plan

# A1.3

Village Review Board

Copyright 2016 David Matero Architecture, LLC

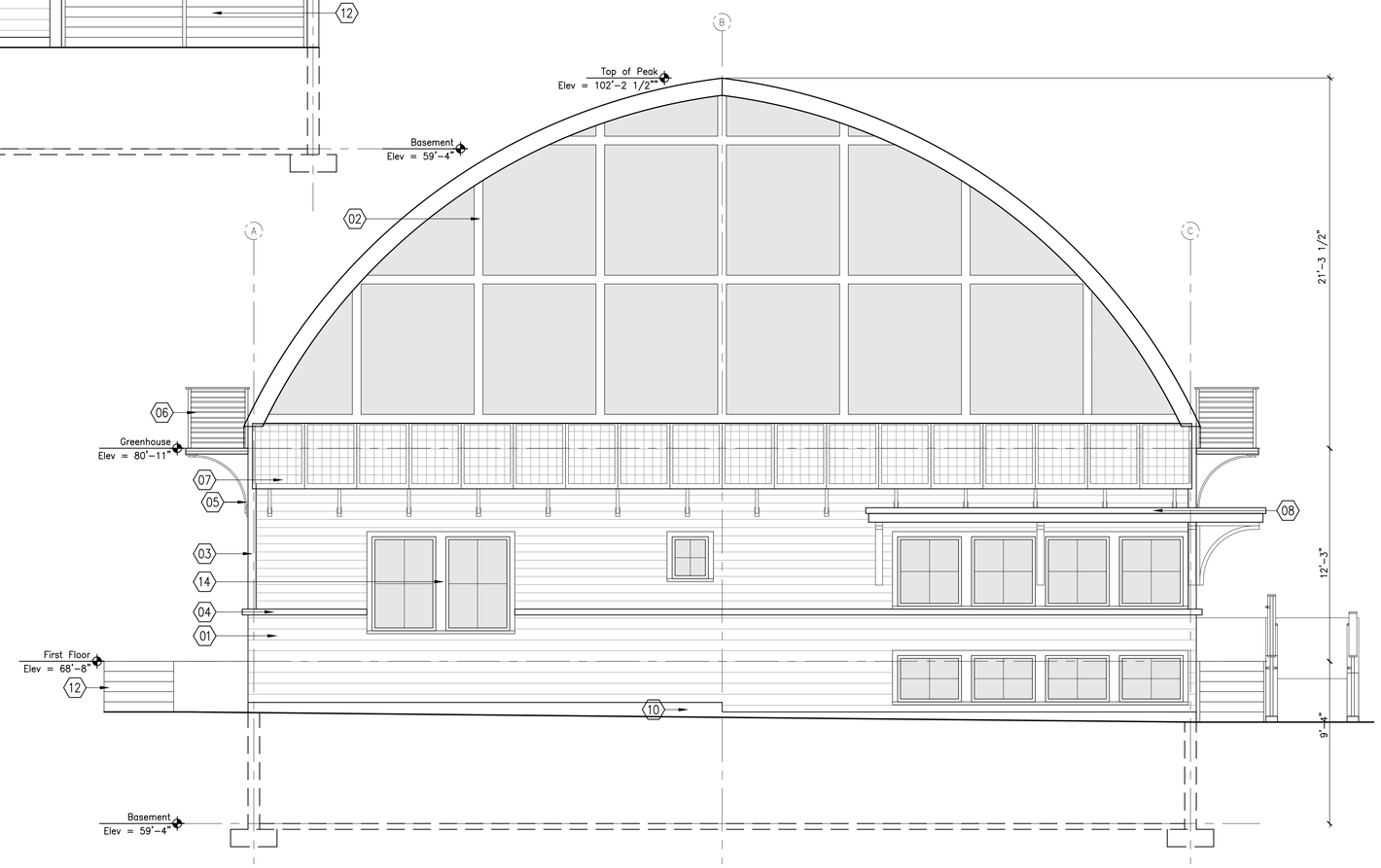



2 East Elevation

Scale: 1/4" 1'-0"

## Elevation Legend

01. 1x6 Shiplap fiber-cement siding, prefinished
02. Fabricated greenhouse assembly
03. Fiber-cement lap siding – prefinished
04. PVC trim
05. Bent metal structural tube supports bolted to fixed metal brackets
06. Fabricated metal catwalk system
07. Fabricated solar panels
08. Roof with painted Boral trim and wood brackets
09. Mechanical louver with internal screen
10. Concrete exposed foundation
11. Roll up garage door
12. Concrete stairs and ramp
13. Metal railing – Black
14. Aluminum clad wood casement window with check rail
15. Kitchen Exhaust Fan




1 South Elevation

Scale: 1/4" 1'-0"


David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com


Plan
N

Consultants

Lincoln / Haney
Structural Engineer

Casco Bay Engineering
Greenhouse Structure

Revisions

.

# Tao Yuan Greenhouse

0 Abbey Road
Brunswick, Maine

Job Number: 15.026
Date: 07.01.16
Scale: 1/4 " = 1'-0"

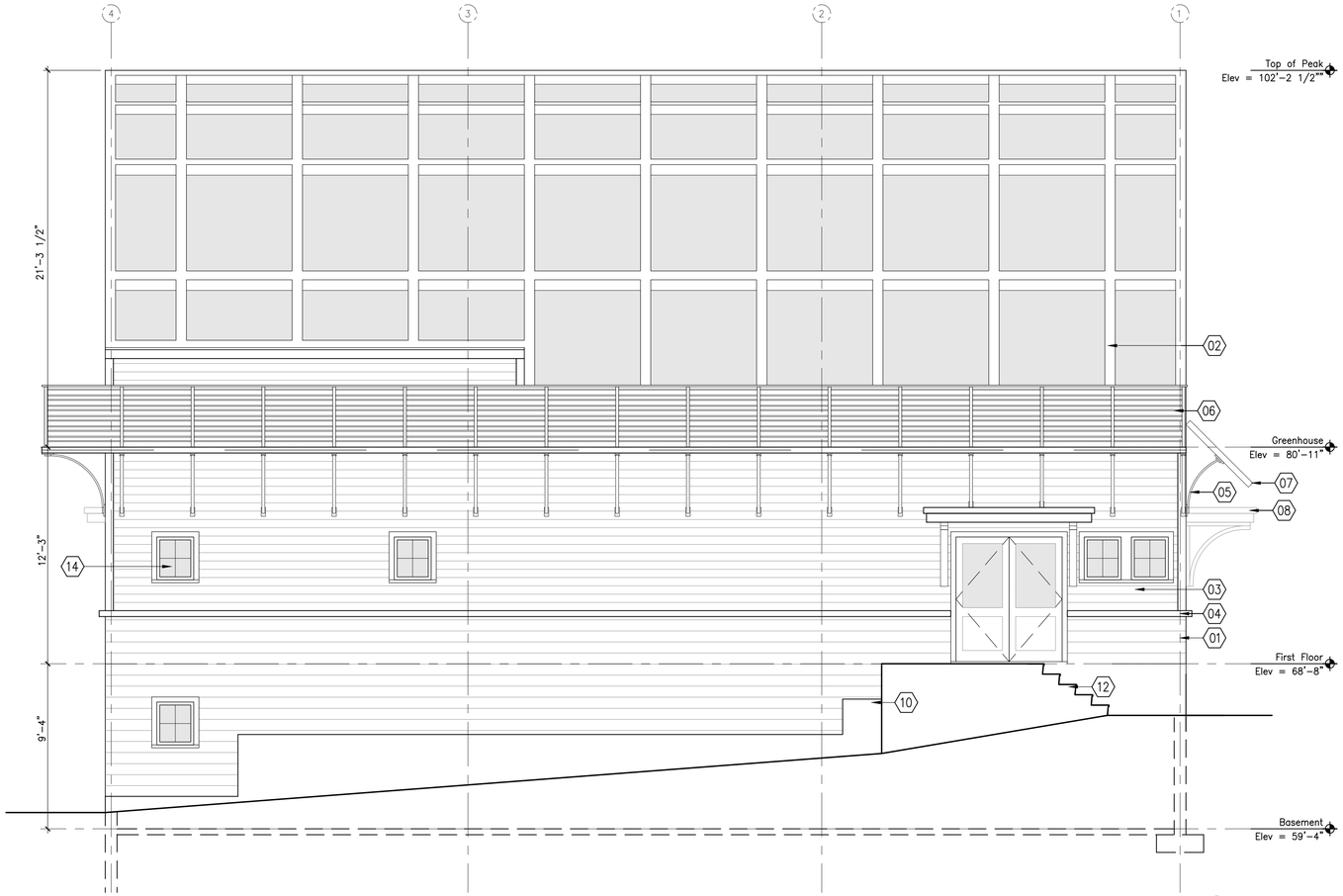
Drawing Title:

## Proposed South & East Elevations

# A2.1

Village Review Board


Copyright 2016 David Matero Architecture, LLC




4 West Elevation

Scale: 1/4" 1'-0"

## Elevation Legend

01. 1x6 Shiplap fiber-cement siding, prefinished
02. Fabricated greenhouse assembly
03. Fiber-cement lap siding – prefinished
04. PVC trim
05. Bent metal structural tube supports bolted to fixed metal brackets
06. Fabricated metal catwalk system
07. Fabricated solar panels
08. Roof with painted Boral trim and wood brackets
09. Mechanical louver with internal screen
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11. Roll up garage door
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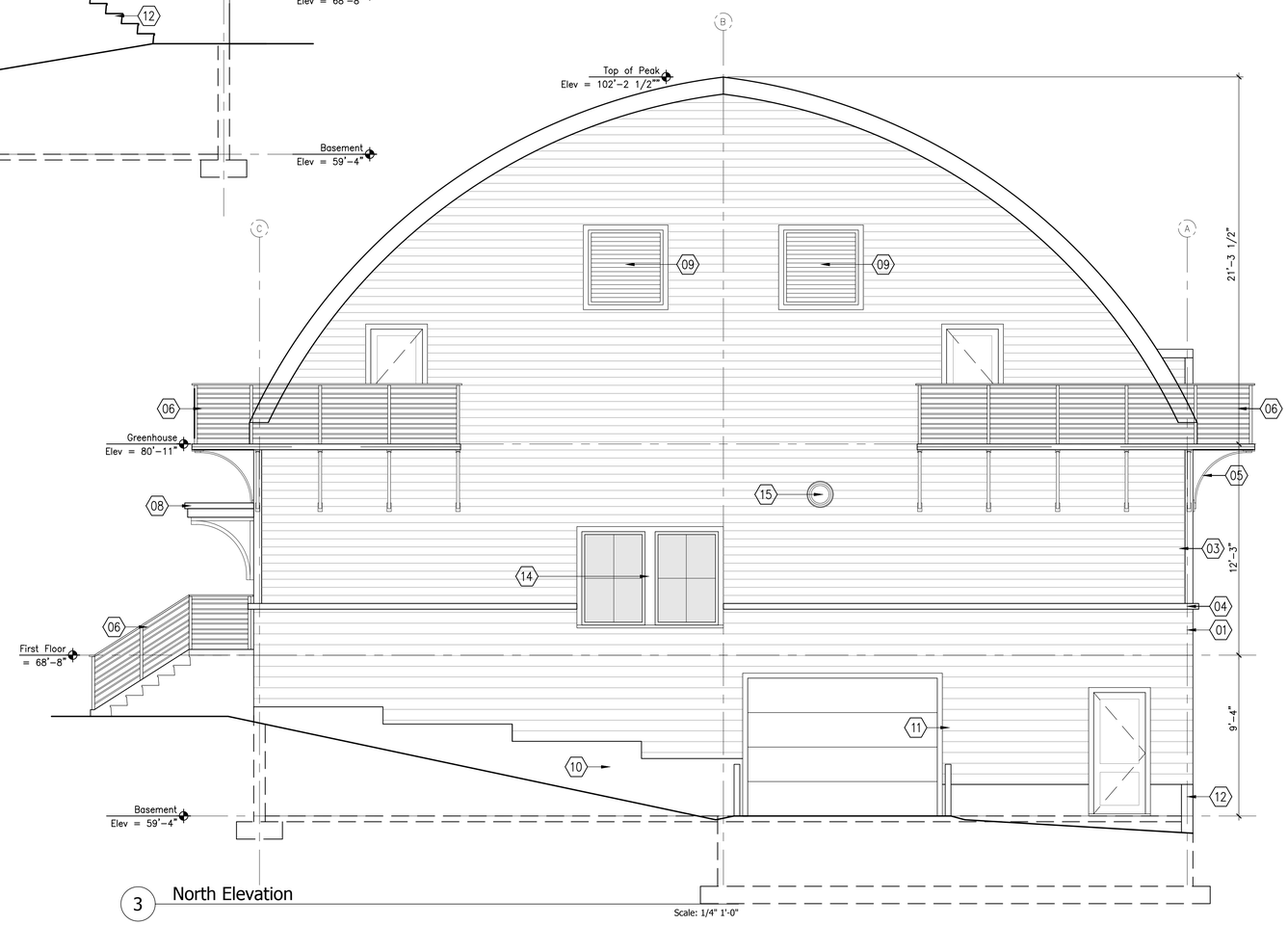


3 North Elevation

Scale: 1/4" 1'-0"


David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com


Plan
N

Consultants

Lincoln / Haney
Structural Engineer

Casco Bay Engineering
Greenhouse Structure

Revisions

.

# Tao Yuan Greenhouse

0 Abbey Road
Brunswick, Maine

Job Number: 15.026
Date: 07.01.16
Scale: 1/4 " = 1'-0"

Drawing Title:

## Proposed North & West Elevations

# A2.2

Village Review Board


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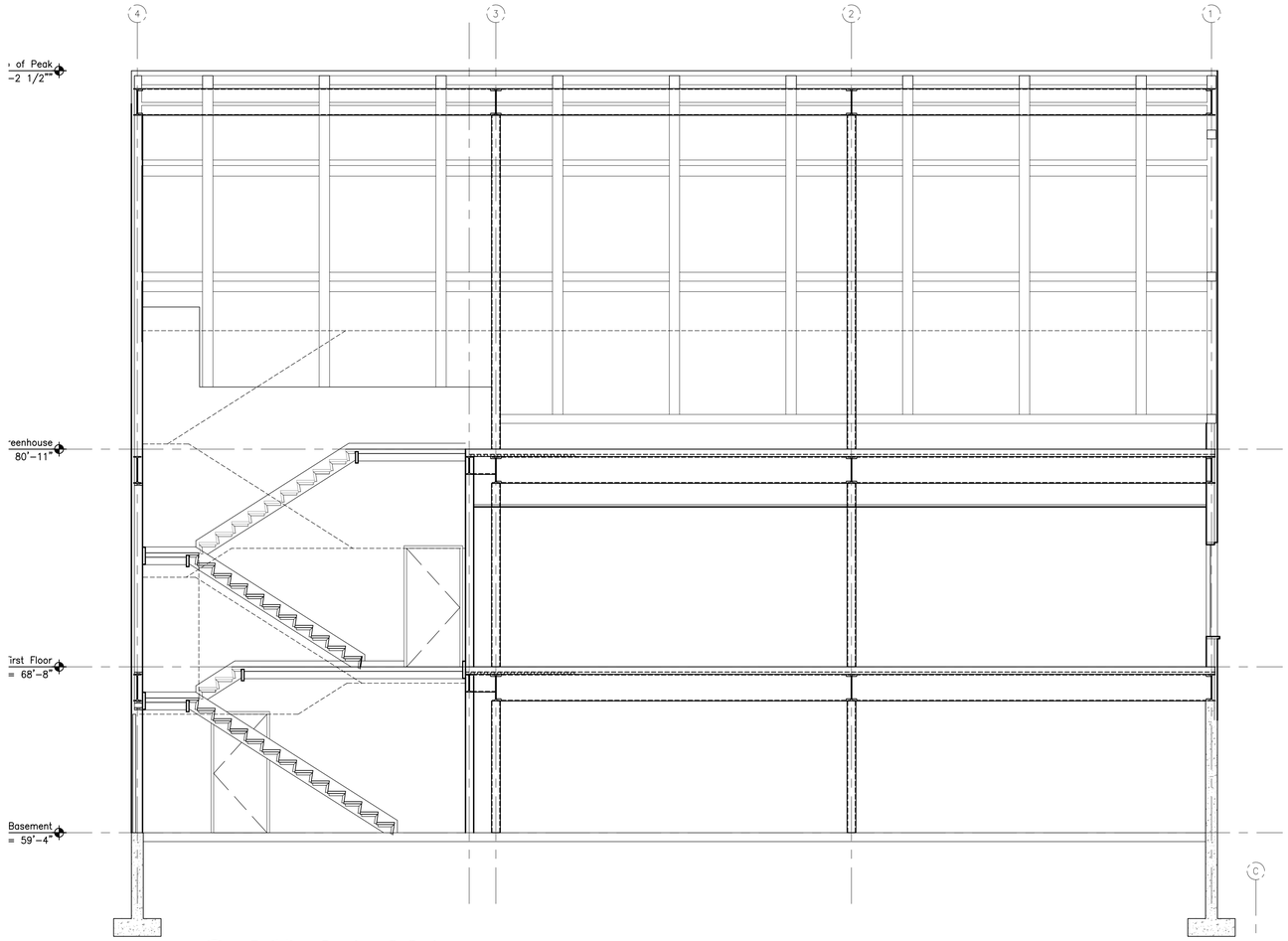
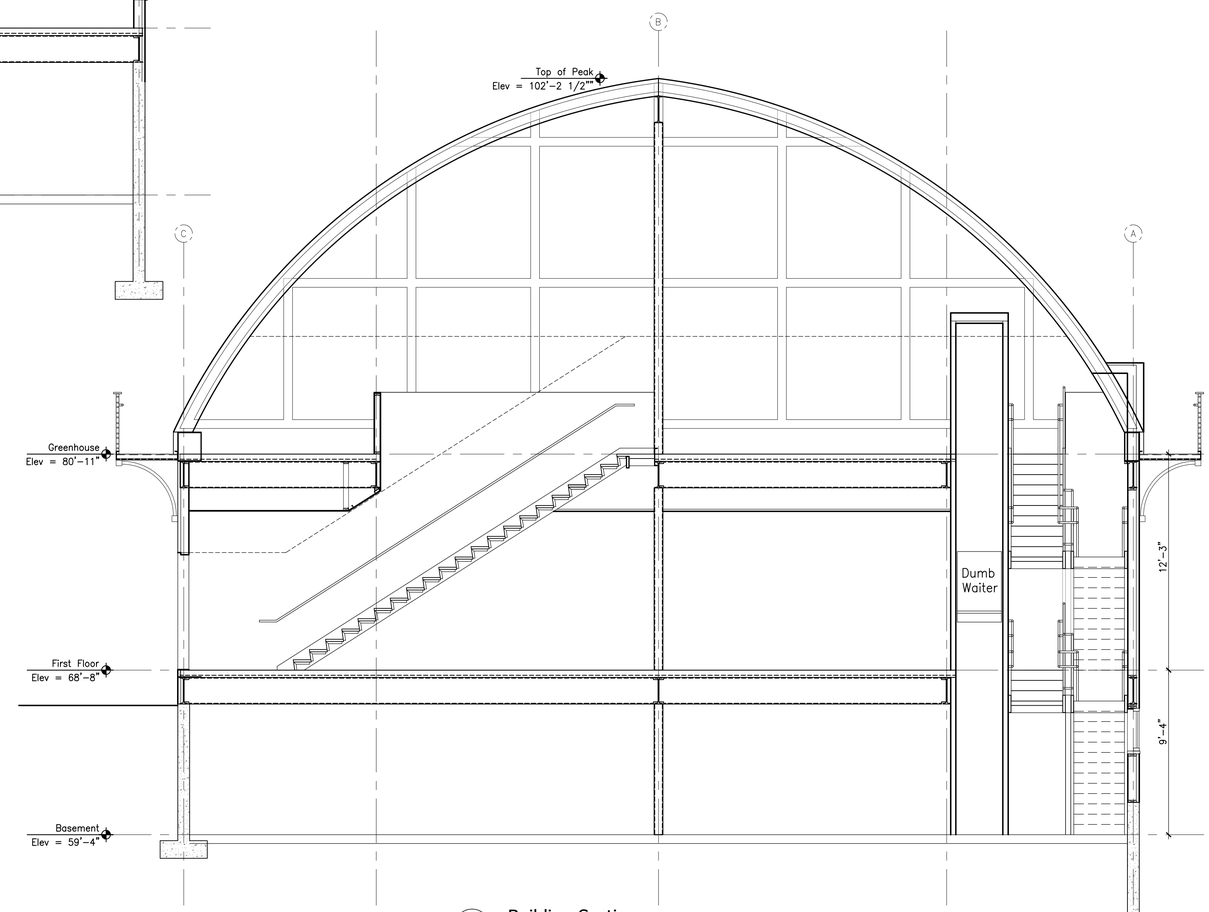



2 Building Section @ Stairs

Scale: 1/4" 1'-0"




1 Building Section

Scale: 1/4" 1'-0"


David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com


Plan
N

Consultants

Lincoln / Haney
Structural Engineer

Casco Bay Engineering
Greenhouse Structure

Revisions

.

# Tao Yuan Greenhouse

0 Abbey Road
Brunswick, Maine

Job Number: 15.026
Date: 07.01.16
Scale: 1/4"=1'-0"

Drawing Title:

## Building Sections

# A3.1

Village
Review Board


Copyright 2016 David Matero
Architecture, LLC

1 Looking North from Pleasant Street
Scale: NTS

3 View from Tao Yuan Restaurant
Scale: NTS

2 View Towards Pleasant Street
Scale: NTS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207.671.6820
david@davidmatero.com


Consultants

Lincoln / Haney
Structural Engineer

Casco Bay Engineering
Greenhouse Structure

Revisions

.

# Tao Yuan Greenhouse

0 Abbey Road
Brunswick, Maine

Job Number: 15.026
Date: 07.01.16
Scale: NTS

Drawing Title:

## Perspective Model Views

# A4.0

Village Review Board


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July 5, 2016

1340.01

Mr. Jared Woolston, Town Planner
Town of Brunswick
85 Union Street
Brunswick, Maine 04011

**Re: Village Review Board – Certificate of Appropriateness**
***ALL SAINTS PARISH EVENTS CENTER***
***35-39 PLEASANT STREET***
**Tax Map U16, Lots 47 & 48**

Dear Jared:

On behalf of *ALL SAINTS PARISH*, Sitelines, PA is pleased to submit the enclosed Concept Plan, Architectural Sketches and renderings, as well as other supporting materials for the development of a 14,685 sq. ft. events center on the St. John's Church property located on Pleasant Street. This letter is intended to summarize the project in order to facilitate review and approval by the Village Review Board.

**PROPERTY**

*THE ROMAN CATHOLIC BISHOP OF PORTLAND TRUST* owns two parcels of land located on Pleasant Street (Tax Map U16, Lots 47 & 48). The parcel contains 4.68 acres and is currently developed, with a church, elementary school, a former convent building, several storage buildings, as well as paved parking and playground areas. The existing impervious area is 118,610 sq. ft. (2.72 acres) or 58.2% impervious coverage. The property is located in the Inner Pleasant Street (TR1) and the Intown Railroad Corridor (MU2) Zoning districts. As more than 50% of the property is located within the MU2 Zoning district, the dimension standards of the MU2 district are being applied for this project. Please see the attached advisory memo from Jeff Hutchinson, CEO.

**PROPOSED DESIGN**

The proposed development will consist of two (2) phases. Phase 1 will consist of the construction of a new 14,685 sq. ft. one-story events center, which will contain an auditorium/cafeteria/gymnasium, a stage, a music room, kitchen, and adoration chapel, a meeting room, as well as locker rooms and bath rooms. Fundraising is currently underway for this facility. The construction of this facility, concrete walkways and utility driveway will increase the impervious area to approximately 129,500 sq. ft. or 63.5% coverage. The campus will continue to utilize the existing parking and traffic circulation patterns.

Phase 2 will consist of the removal of the old convent building, which is now used as the parish center, the removal of the school building, and construction of an approximate 13,200 s.f.

footprint two-story school building. As part of Phase 2, the existing parking lot and drive aisles will be redeveloped to serve the new buildings and enhance traffic flow.

Although, Phase 2 is not anticipated for several years, we will be pursuing a Common Development Plan approval with the Planning Board, which will preserve the ability to utilize the current zoning standards for the ultimate campus build out.

**BUILDING LOCATION**

The design team has heard informal feedback regarding the placement of the Events Center, and the desire to push it back from street on the north façade. Attached renderings illustrate the impact the building will have on the street, both at the adjacent sidewalk, as well as across the street.

Having looked at moving the building 10' to the south to allow more generous frontage on Pleasant Street, we recommend keeping the building closer to the street in keeping with the current design. As demonstrated by the renderings, the 10' shift does not greatly improve the streetscape in a way that warrants the resulting problems caused by the reduction of courtyard space between the Rectory and Events Center.

The Adoration Chapel is currently located on the northeastern corner of the Events Center, removed from the rest of the building program, the Chapel's higher form provides visual interest at the corner of the building that harkens, but does not compete with the main worship space on campus. The northeastern location was chosen for its adjacency to the plaza and nearby parking as well as the northern light for the stained glass windows. The Adoration Chapel includes its own private entry, small lobby, and toilet/changing room.

**SUMMARY**

We trust that this information satisfactorily addresses the requirements for a Certificate of Appropriateness Application and we look forward to meeting with you and the Village Review Board at the July 19, 2016 meeting to obtain their feedback.

We appreciate your assistance with this project. Should you have any questions, please call or contact me via kclark@sitelinespa.com.

Very truly yours,

*Kevin P. Clark*

Kevin P. Clark, PLS
President

Enclosures
cc: Charles Wiercinski
Charleen Foley

Received:_____ VRB Case #:_____
By:_____

# VILLAGE REVIEW BOARD
# CERTIFICATE OF APPROPRIATENESS
# APPLICATION

1. Project Applicant:

   Name: ALL SAINTS PARISH, c/o Charleen Foley
   Address: 35-39 Pleasant Street
   Brunswick, ME 04011
   Phone Number: 207-725-2624

2. Project Property Owner:

   Name: THE ROMAN CATHOLIC BISHOP OF PORTLAND TRUST, c/o All Saints Parish Booking Office
   Address: 144 Lincoln Street
   Bath, ME 04530
   Phone Number: 207-725-2624

3. Authorized Representative: (If Different Than Applicant)

   Name: Sitelines, PA, Attn. Kevin Clark, PLS
   Address: 8 Cumberland Street
   Brunswick, ME 04011
   Phone Number: 207-725-1200, Ext. 14

4. Physical Location of Property Being Affected:

   Address: 35-39 Pleasant Street

5. Tax Assessor's Map # U-16 Lot # 47 & 48 of subject property.

6. Underlying Zoning District MU2 & TR1

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

Applicant's
Signature_____

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

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

1. Completed application form. _____

2. A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review and submitted by the applicant. _____

3. A drawing showing the design, texture, and location of any construction, alteration, demolition for which a certificate is required. The drawing shall include plans and exterior elevations drawn to scale, with sufficient detail to show their relations to exterior appearances and the architectural design of the building. Proposed materials and textures shall be described, including samples where appropriate. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific. _____

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 _____(date) by _____ 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

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

Comments:

Signed:_____

Date:_____

7. Describe the Location and Nature of the Proposed Change, including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed reuse, or other change.

PROPOSED CONSTRUCTION

All Saints Parish is proposing a new structure on their existing campus at 39 Pleasant Street in Brunswick, Maine. Their 4.93 acre parcel currently has 3 freestanding structures: Saint John the Baptist Church, St. John's Catholic School, and St. John's Rectory (the former Convent). In keeping with the goals of their 2010 Master Plan, construction of a new freestanding Events Center, to be approximately 14,720 square feet and 103' X 150' in plan, is proposed adjacent to the existing Rectory building towards Pleasant Street.

The proposed Events Center will house critical support spaces for both the Church and School. Accessed from the heart of the campus, a new Multi-purpose Auditorium/Cafeteria/Gymnasium will be provided including a Stage with accessory storage for Costumes and Instruments, as well as a Music Room. A Kitchen, Meeting Room, Restrooms and Locker Rooms are also planned.

An Adoration Chapel with its own private entry, small lobby, and toilet/changing room will also be consrructed in the Northeastern corner of the new building. The new entry is in alignment with the Church entrances directly across the parking lot, establishing that connection. The Chapel is differentiated from the greater building with unique stained glass windows and a distinct hipped roof above clerestory windows that signal its presence from both the Pleasant Street approach and from across the campus.

The overall form of the building from Pleasant Street maintains a character and scale similar to the existing buildings on the parcel. The exterior materials palette is a modern interpretation of the existing materials of the church, primarily stone, with accents of light brick.

The gymnasium space is similarly articulated by a larger clerestory low-sloped hipped roof, which contributes to the rhythm of the streetscape, but allows the majority of the roofline to remain appropriately low. Mechanical rooftop units will be located on the lower western roof, screened by the higher roofline to the north and by an enclosure screen along the west and south. These proposed roof elevations are lower than the neighbor to the west.

SITING AND CONTEXT

The current site has four drive entrances along Pleasant Street to access the existing buildings and parking lot. The proposed configuration maintains two entries to the parking area and allows for a generous plaza between the building and the parking area. The number of parking spaces provided will be reduced from 60 to 47 in an effort improve pedestrian circulation and utilize landscaping and plantings to minimize the visual impact of the parking lot, which is so centrally located. The Events Center itself will be serviced by an access drive along the west facade, with secondary service entries to the kitchen storage and mechanical room.

The building is positioned with a slight setback from Pleasant Street, aligning with the adjacent church, and situated further from the street than its neighbor to the west. Street trees are proposed along the north edge of the site to further screen the parking area and maintain visual continuity along the street. Existing street trees will be preserved wherever possible.

In relation to the existing Rectory building to the south, the Events Center is situated to maintain a 40' courtyard between its southern elevation and the main façade of the Rectory. This courtyard space not only provides the advantage of usable protected space within the campus, but also ensures that the Rectory will continue to enjoy valuable sunlight and air circulation, maximizing it's future development potential. Functionally, the courtyard also provides required fire separation and egress space between the two buildings, and allows for greater ease of construction and site work while minimizing disturbance to the daily operations at the Rectory.

scott simons architects 75 york street portland, maine 04101 207.772.4656 simonsarchitects.com

February 15, 2016

1340.01

Father Murray, Pastor
All Saints Parish
132 McKeen Street
Brunswick, ME 04011

**Re: Designation of Agent Authorization**
***ALL SAINTS PARISH EVENTS CENTER***
***35-39 PLEASANT STREET***
**Tax Map U16, Lots 47 & 48**

Dear Father Murray,

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for All Saints Parish, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed residential subdivision to be located on Pleasant Street in Brunswick, Maine.

Sincerely,

Kevin P. Clark

Kevin P. Clark, PLS
President

The undersigned hereby gives Sitelines, PA the authority to act as agent for All Saints Parish, for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

(REV.) Frank J. Murray
Authorized

Feb. 23, 2016
Date

## Kevin Clark

**From:** Jeff Hutchinson <jhutchinson@brunswickme.org>
**Sent:** Monday, August 31, 2015 2:48 PM
**To:** Kevin Clark
**Cc:** chashome@myfairpoint.net; 'James Baskerville'; Anna Breinich
**Subject:** RE: St. John's Church - Pleasant Street

Hi Kevin,
I have conducted a zoning determination regarding the subject property using the Town's GIS system (current practice) and have arrived at the same conclusion. Therefore, in accordance with Section 303.B of the existing Brunswick zoning ordinance, it's my opinion that the MU2 zoning district would govern development of this property.
A copy of this determination and this email thread will be placed in the property file for future reference.
If you should need any further assistance, please don't hesitate to contact me.
Jeff

*JEFF HUTCHINSON*
*Codes Enforcement Officer*
*Town of Brunswick*
*85 Union Street*
*Brunswick, ME 04011*
*phone: (207)725-6651(ext 4024)*
*fax: (207)725-6663*
*e-mail: jhutchinson@brunswickme.org*
*web: www.brunswickme.org*

**From:** Kevin Clark [mailto:kclark@sitelinespa.com]
**Sent:** Friday, August 28, 2015 2:34 PM
**To:** Jeff Hutchinson
**Cc:** chashome@myfairpoint.net; 'James Baskerville'
**Subject:** St. John's Church - Pleasant Street

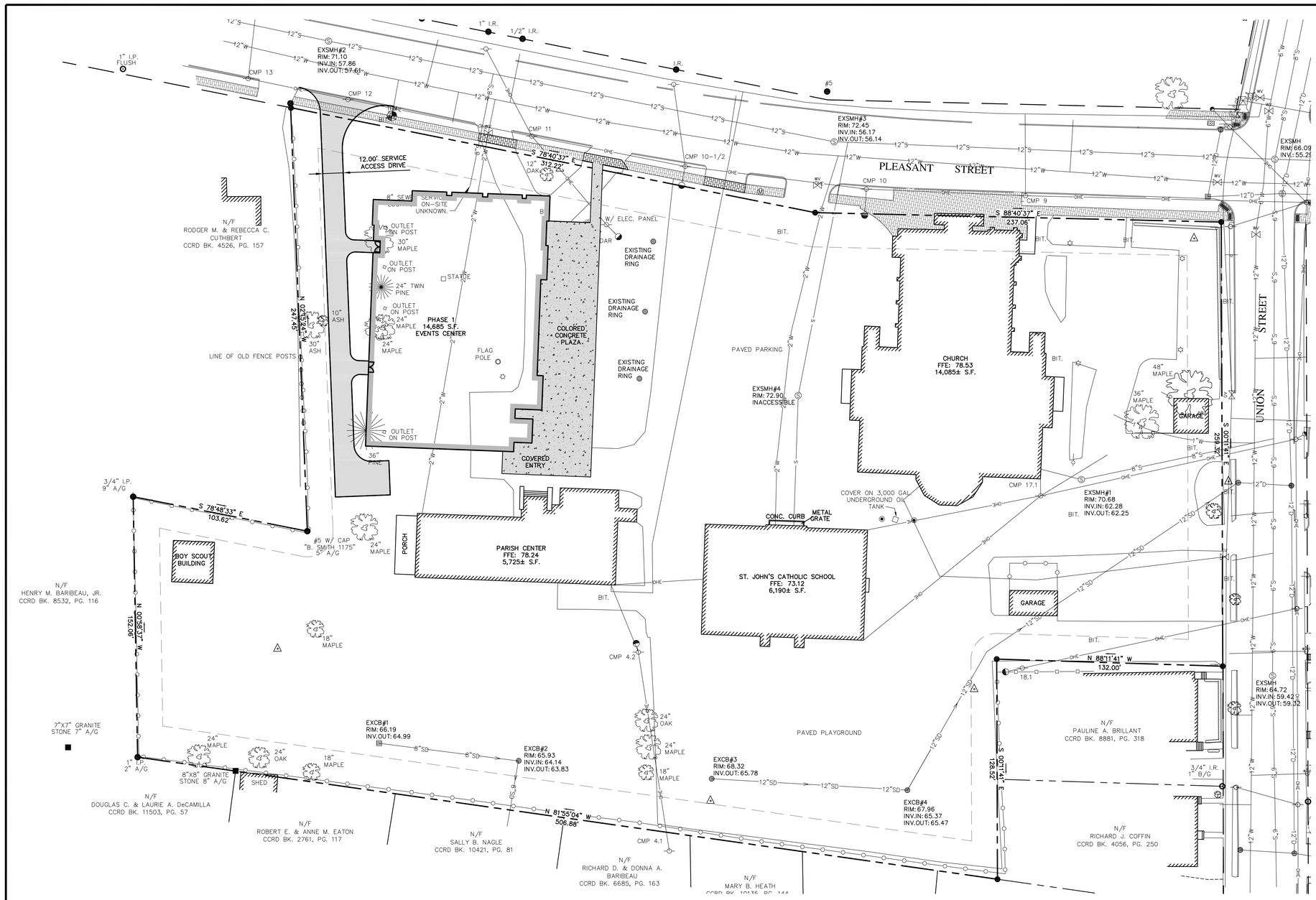
Jeff,

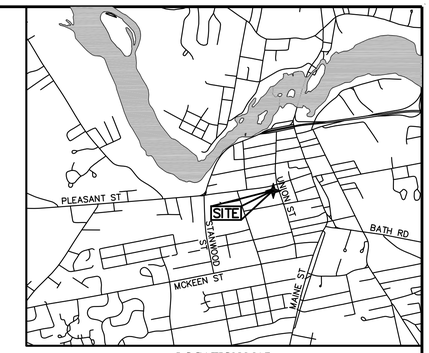
We kindly request an advisory letter/memo regarding the zoning for the St. John's Church property located at 39 Pleasant Street (Tax Map U16, Lots 47 & 48). Based on a boundary survey of the property and our cautious placement of the Zoning Line between the TR1 Zone and the MU2 Zone, we have determined that 2.21 acres of the parcel lies within the TR1 Zone and 2.47 acres lie within the MU2 zone. Per Section 303.B of the Ordinance, the use, density, lot area and dimensional requirements of the MU2 zone would govern for the property. It would be greatly appreciated if you would please provide correspondence confirming our interpretation of the Ordinance.

I have attached a copy of the survey plan and the Ordinance section.

Thank you,

*Kevin Clark*
Kevin Clark, PLS
President
**Sitelines, PA**




LOCATION MAP
NOT TO SCALE

## NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

THE SITE IS OWNED BY ROMAN CATHOLIC BISHOP OF PORTLAND MAINE TRUST, ST JOHN'S CHURCH (39 PLEASANT STREET, BRUNSWICK, ME 04011)
BK. 431 PG. 91
BK. 888 PG. 423
BK. 991 PG. 105
BK. 1833 PG. 72
BK. 1841 PG. 55
BK. 2260 PG. 116
BK. 2971 PG. 789

2. PLAN REFERENCE(S):

A) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY FOR ROMAN CATHOLIC BISHOP OF PORTLAND PLEASANT & UNION STREETS BRUNSWICK, MAINE", DATED MAY 1999, BY ROBERT M. SPIVEY, PLS 1338.

3. AREA INFORMATION:

PARCEL AREA= 203,902 S.F. OR 4.68 ACRES
AREA IN MU2 ZONE= 107,578 S.F. OR 2.47 ACRES (52.8%)
AREA IN TR1 ZONE= 96,324 S.F. OR 2.21 ACRES (47.2%)
IMPERVIOUS AREA= 118,610 S.F. OR 2.72 ACRES (58.2%)

4. TAX MAP REFERENCE:

TAX MAP U16, LOTS 47 & 48.

5. ORDINANCE STANDARDS:

PARCEL IS LOCATED WITHIN THE VILLAGE REVIEW ZONE (VRZ)

ZONE: MU2 (INTOWN RAILROAD CORRIDOR ZONE)
MINIMUM LOT SIZE: 10,000 S.F.
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH: 60'
2.) YARD DEPTHS
A) FRONT = 20'
B) REAR = 20'
C) SIDE = 15'
3.) MAXIMUM BUILDING HEIGHT = 40'
MAXIMUM BUILDING FOOTPRINT = 20,000 S.F.
MAXIMUM IMPERVIOUS 75%

ZONE: TR1 (INNER PLEASANT STREET NEIGHBORHOOD ZONE)
MINIMUM LOT SIZE: 7,500 S.F.
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH: 65'
2.) YARD DEPTHS
A) FRONT = 15'
B) REAR = 15'
C) SIDE = 15'
3.) MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM BUILDING FOOTPRINT = 7,500 S.F.
MAXIMUM IMPERVIOUS 50%

6. PROPOSED SITE TABULATIONS:

EXISTING CHURCH – 13,978 S.F.
EVENTS CENTER – 14,685 S.F.
PARKING – EXISTING
TOTAL IMPERVIOUS AREA – 129,471 S.F. (63.5%)

# CONCEPT PLAN - PHASE 1
# ALL SAINTS EVENTS CENTER

*ST. JOHN'S CHURCH*
*35–39 PLEASANT STREET – BRUNSWICK, ME*

*PREPARED FOR:*
*ALL SAINTS PARISH*

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
30 0 15 30 60
( IN FEET )
1 inch = 30 ft.

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER

*PRELIMINARY*

**SITELINES, PA**
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
207.725.1200 www.sitelinespa.com

| | | |
|---|---|---|
| FIELD WK: MC/CH | SCALE: 1"=30' | SHEET: 1 |
| DRN BY: RPL | JOB #: 1340.01 | |
| CH'D BY: KPC | MAP/LOT: U16/47&48 | |
| DATE: 02-09-2016 | FILE: 1340.01-SITE | |

## Siteplan : Phase 1

0 5 10 20 40 80

N

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All Saints Event Center
Portland, Maine
05 July 2016

LEGEND

NEW CONSTRUCTION

EXISTING CONSTRUCTION

0 5 10 20 40 80

N

# Masterplan - Phase 2

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All Saints Event Center
Portland, Maine
05 July 2016

# First Floor Plan

## *St.John's Catholic School: Philosophy*

*Students are welcomed into a caring and stimulating environment where they learn to think independently, become socially competent, and make decisions based on Catholic teachings. Our school ministry is expressed in objectives of personal spirituality, social justice and fairness, and a rigorous academic program where curiosity and excellence are expected.*

*As Disciples of Christ, students, staff, and families are encouraged to show kindness, respect, and concern for others, for the school, and for the community. Each of us, as children of God, made in His image, has been given talents and gifts which must be respected, loved, and honored in His name.*

*The school is confident that in this environment where a strong sense of self, fostered by a well balanced, challenging academic curriculum and supported by a rich and vibrant faith life, each child will grow in mind, body, and soul and succeed in God's world.*

## SCHEMATIC DESIGN NARRATIVE

St. John the Baptist Church is part of All Saints Parish, which also includes six other churches in Brunswick, Bath, Richmond, Harpswell, Newcastle, and Boothbay Harbor. The St. John's campus includes the church, St. John's Catholic School a largely unused Convent building and parking lots accessed from Pleasant and Union Streets in Brunswick. The school enrolls approximately 175 - 195 students from kindergarten through the eighth grade and is located in a two story brick building with basement built around 1913, with renovations made in 1943 after fire burned off the third floor. While the school has been using the basement of the church for its cafeteria, sports, theater and music programs as well as storage, the existing space is inadequate. The kitchen is outdated, the floor of the basement slopes, and the space for the music program is cramped and dark. The students currently must traverse the parking lot between the church basement and the school building which is a significant safety concern.

All Saints Parish did preliminary design work in 2008 and completed a Campus Master Plan in February of 2010. As part of the Master Plan, the decision was made to first build a multi-purpose Events Center that would accommodate the athletic program for the school, the band and music programs, the performing arts programs, a kitchen and serving space that would support both school and parish functions, meeting spaces, and a small adoration chapel with a separate entrance. Once the Event Center is completed, the old brick convent and school building can be torn down and a new school building for St. John's Catholic School will be constructed adjacent to the Events Center in a future phase. The goal is to create improved facilities which are universally accessible for the Parish and the school, as well as a more unified and functional campus with streamlined traffic and parking patterns.

In the fall of 2010, All Saints Parish and the Events Center building committee hired Scott Simons Architects to develop a conceptual plan for the Events Center. Working collaboratively with the building committee, SSA first determined where the new building would be located on the available site, taking into consideration the zoning requirements of the Town of Brunswick and the desire to connect a new educational facility for St. John's Catholic School in the future. Considerations included size, location and access to play area and green space, traffic configuration, relationship to the church, and overall campus parking requirements. The committee weighed the benefits of locating the building on an east-west orientation and a north-south orientation, determining that the north-south orientation was the best long-term solution for the siting of the new building.

Located along Pleasant Street, the new 14,700 SF Parish Events Center is designed to relate to the architecture of the stone church and surrounding historical context while speaking to the forward looking vision of the Parish and School. The primary entrance to the Events Center is located at the southeast corner within close proximity to the current school and the future site of the new school. A glass entry vestibule is tucked under a protective canopy and opens into a large lobby space that is naturally lit from above with windows that pop up above the roof. Adjacent to the lobby is a meeting room for approximately 15 people and storage closets for folding tables and chairs. Access directly from the lobby is the central focus of building, a multifunctional space designed to serve as a gymnasium, cafeteria and auditorium for use by the Parish community and St. John's School. It is sized to meet high school basketball requirements and will support the elementary and the 7th and 8th grade athletic programs. Bleachers that can accommodate 150 spectators are located along one side. The music room and raised stage are located along the Pleasant Street side of the gymnasium, along with costume/stage storage and instrument storage spaces. Storage closets for gym equipment and cafeteria tables are located along the east wall of the gym.

The west side of the building is a single story structure which contains the support spaces including storage, mechanical and custodial spaces, two bathrooms, and two locker rooms equipped with two showers and 30 lockers each. The kitchen area has room for preparation and serving, with an area for recycling.
A new adoration chapel is located on the northeast corner of the Events Center, with close proximity to the Church and parking. The chapel has a separate entry with a welcoming lobby and toilet/changing room, so that it may remain open 24 hours a day independently.

The east elevation has three large windows and glass doors that provide ample light for the gymnasium and at the same time allows a view of St. John the Baptist Church exterior from the interior. Along the exterior, there is a colored concrete plaza that creates a space for outdoor events between the Events Center and the parking lot in view of the Church. Walkways are designed to align with entrances to the church. A covered entry vestibule to the lobby at the southeast corner faces the church. The south elevation has been designed so the main lobby will easily connect to a new St. John's Catholic School in the future. The north elevation is divided into four segments that breakdown the scale of the building in relationship to the residential scale of the neighborhood. The west elevation has fewer openings in the façade, in keeping with its placement along the boundary of the site and the utilitarian function of the spaces. There is an access road along the west elevation to accommodate deliveries to the kitchen and for fire department access. Distinguished by its reused stain glass windows, and a hipped roof with clerestory windows, the chapel will serve as a visual marker on the prominent northeast corner of the site.

The materials for the Events Center complement the rich colors and texture of the stone church while acknowledging the contemporary functions and uses of the Events Center. A pattern of large bricks or stone veneer define the majority of the east and north sides of the building. In reference to the lighter sandstone elements of the church, split face insulated block is used to create recessed vertical slots in the façade and along the south side and comprises the entire single story west side. The hip roof is a metal standing seam roof with zinc coated copper flashing at all edges. A translucent Kalwall clerestory runs around the perimeter of the gym / auditorium space providing ambient natural light and reducing the need for lighting during the day.

Birdseye View from the Northeast

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All Saints Event Center
Portland, Maine
05 July 2016

View from the Northeast

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All Saints Event Center
Portland, Maine
05 July 2016

# ALL SAINTS EVENTS CENTER

Birdseye View with New School

ScottSimons**Architects**

16 June 2011

ALL SAINTS EVENTS CENTER

View Showing New School

ScottSimons**Architects**

16 June 2011

North Elevation

South Elevation

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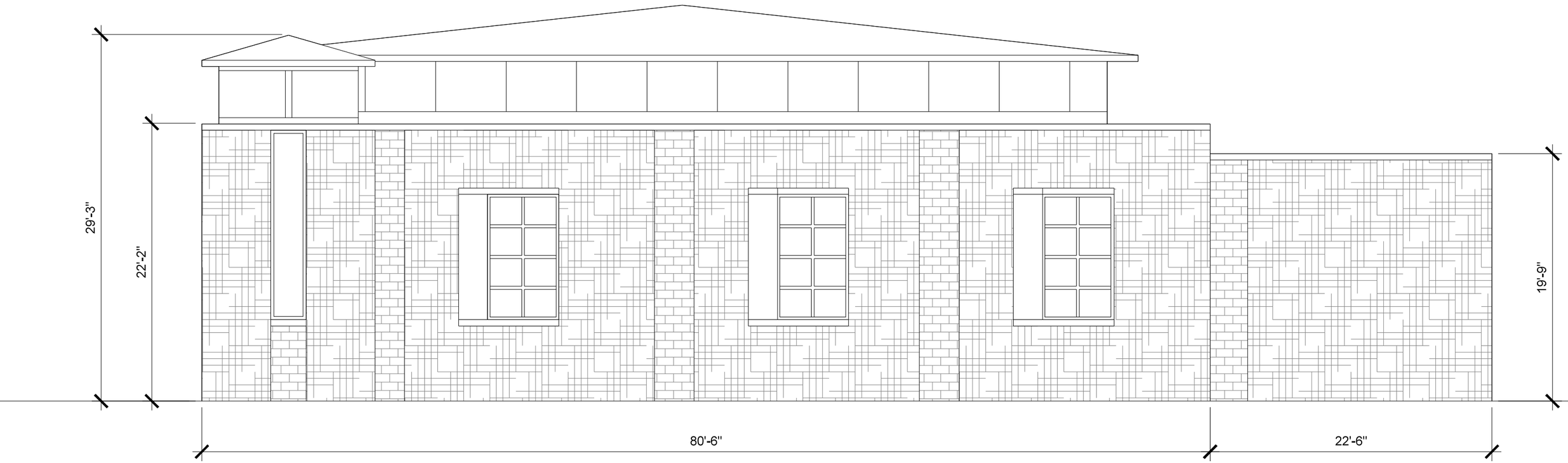
All Saints Event Center
Portland, Maine
05 July 2016




## Proposed North Elevation

1' 5' 10' 20'

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All Saints Event Center
Portland, Maine
05 July 2016

East Elevation

West Elevation


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All Saints Event Center

Portland, Maine

05 July 2016

View from the Northwest

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All Saints Event Center
Portland, Maine
05 July 2016

Birdseye view from the Southwest

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All Saints Event Center
Portland, Maine
05 July 2016

Birdseye View from the Southeast

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All Saints Event Center
Portland, Maine
05 July 2016

View from Sidewalk as Designed

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Portland, Maine
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View from Sidewalk moved 10 feet south

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View from Down Pleasant Street as Designed

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05 July 2016

# 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 soar 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

# VILLAGE REVIEW BOARD
# APRIL 26, 2016

**MEMBERS PRESENT:** Chair Gary Massanek, Vice Chair Connie Lundquist, Laura Lienert, Emily Swan, Karen Topp, and Annee Tara

**MEMBERS ABSENT:** Brooks Stoddard

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

A meeting of the Village Review Board was held on Tuesday, April 26, 2016 at the Municipal Meeting Facility at 85 Union Street, Meeting Room 206. Chair Gary Massanek called the meeting to order at 5:00 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 LAURA LIENERT TO REMOVE TABLED CASE #VRB 16-003, 14 MAINE STREET TO TAKE ACTION ON AND DISCUSS FURTHER. MOTION SECONDED BY EMILY SWAN, MOVED UNANIMOUSLY.**

Anna Breinich said that she emailed Robin Reed of the Maine Historical Preservation Commission (MHPC) roughly 2 weeks ago regarding the Section 106 review and has not heard back from her about a determination at this point. Anna noted that in Robin's prior email correspondence she stated that she had not yet received a completed application from Redzone Wireless. Emily Swan asked if the applicant was aware that their application was not complete. Anna replied that the applicant is aware. The Landlord of Fort Andross, Dan Jacques, replied that Redone had an environmental consultant out at the location, but he has not yet received a copy of the report.

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

**2. Case # VRB 16-001– 15 Jordan Avenue** – At the request of the applicant, the Board will reconsider their action on a Certificate of Appropriateness for the construction of a replacement structure at 15 Jordan Avenue (Map U08, Lot 41).

**MOTION UNANIMOUS AMONG BOARD MEMBERS TO RECONSIDER THE CERTIFICATE OF APPROPRIATENESS APPLICATION FOR 15 JORDAN AVE.**

Anna Breinich referenced her cover letter to the Village Review Board dated 4/21/2016 and said that the applicant had filed an appeal within the 30 day time period specifically addressing Condition of Approval #2 from the Village Review Board Findings of Fact dated 2/23/2016. At this time the applicant was informed that the Zoning Board of Appeals has a lack of quorum. However, since this time, a new member is to be nominated and voted in at the next council meeting; this would establish a quorum. The applicant in the meantime submitted a request for reconsideration regarding Condition of Approval # 2.

Kevin Clark, of Sitelines, said that the Findings of Fact do not support Condition #2 and that it is the charge of the VRB to preserve architectural contact and historical integrity of downtown neighborhoods by applying the Design Guidelines and the Brunswick Zoning Ordinance in a reasonable and flexible manner. By forcing this type of window, Kevin said that this is neither reasonable nor flexible. Kevin said that it is their opinion that forcing the recommended window does not follow the rules in the ordinance regarding compatibility "without stifling change or forcing modern recreations of historic styles" and Kevin pointed out that the Design Guidelines say that new construction should be compatible with the existing neighborhood and reflect the time in which they are constructed. A more modern window would do this. Kevin said that the VRB found that generally the overall height, design and setback are consistent with the adjacent structures. In conducting their own research, Kevin said that there are at least 10 structures in the neighborhood that do not have grills in their windows. Kevin said that the window design that the applicant has chosen is both easy to maintain and attractive and is also historically present in buildings nearby.

Connie Lundquist clarified that the original window included in the application was a Craftsman double hung window with additional detail on the top.

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

Karen Topp agreed that the applicant had a good point and said that when she walked around the neighborhood there was a variety of window types. Karen feels that it would be unfair to require the applicant to adhere to one style. Karen said that proposed window does match the neighboring church and is fine in her opinion. Emily Swan agreed that they should not dictate the style, but believes that they should still require exterior muntins. Emily Swan said that many of the windows in the VRB Zone predate the VRB or predate the VRB Design Guidelines and that some were approved in a time when approvals by staff were unclear. Emily said that the Design Guidelines do point to a clear preference as to real or simulated divided light and she would be happy to amend the motion to support that they do not dictate the style but the construction technique.

The applicant, Leo Theberge, pointed out that the Design Guidelines are for remodeling existing historic buildings; the flower shop was determined 20 years ago not to be a contributing structure and they are building a new structure. Leo reiterated that the Design Guidelines are for remodeling, not for new construction. Leo said that the

windows that the Board is trying to force him to use have not been used since the 1930's and if required, these windows will not look like the other windows in the neighborhood; the new building should reflect the time in which it was built, not the 1930's. Gary Massanek asked if the proposed Craftsman window had muntins between the glass. Leo replied that they do. Connie Lundquist said that she believes that they should stick with requiring exterior muntins. Karen Topp asked if the applicant would be willing to have windows with no muntins. Leo replied that the Board's personal likes and dislikes do not come into play. Connie stated that she does not believe that requiring the muntins on the outside are any member's personal preference. Connie said that this is about maintaining the architectural character of the neighborhood and when the muntins are between the glass, they do not divide the light; this is the reason they require exterior muntins. Leo asked where in the ordinance it states that the Board has the ability to require divided light in new construction of a building. Gary replied that he is not sure that the materials the VRB has available apply to new construction and thinks that this application has found a real weakness in the ordinance. Gary said that unless someone can find a particular spot in the ordinance that allows them to require a particular style for new construction, he is not sure that they can enforce this. Anna Breinich said that the Design Guidelines talk about original materials, additions, repair, rehab, and window replacement, but that it does not talk about new construction. Connie asked about the Federal Guidelines that they are allowed to use. Karen replied that those only ask that you respect the character of the neighborhood and that the Board could argue for days over what this really means; there are no details that they can enforce. Emily asked Gary if he was implying that there is no place in the ordinance where they can enforce the exterior muntins on the windows. Gary replied that he does not see anything other than respecting the street scape. Connie reviewed the items that are required in the New Construction Application and said that she does not see why they would require all of this if they could not enforce and rule on it. Gary replied that this information can help members to understand the application and whether they meet the requirements that they do have to follow such as massing and materials, but it does not address what kind of windows they can install. Emily said that she is not happy about this, but she is inclined to agree with Gary. Laura Lienert said that she does not feel that all of this is accurate as they just had the application for the CEI building and they discussed all of these issues. Although this project is much smaller, it doesn't change the discussions that they had. Gary said that they talked a lot about massing and materials for the CGI building and they referred to Section 216.9.1.B.d. Gary said that they could try applying the word *materials* to windows, but he believes that this is stretching it too far. Gary said that he is not happy, but in reviewing this application again, he is not sure that they have the powers to require this and pointed out that there are a lot of buildings in the neighborhood who have one over one windows. Connie said that she is satisfied that the guidelines and the ordinance are vague enough that if the Board cannot agree as to what it means, then they cannot impose this on the general public and will need to be clarified.

**MOTION BY CONNIE LUNDQUIST TO APPROVE THE REQUEST BY THE APPLICANT FOR RECONSIDERATION OF THE APPLICANT AND TO REMOVE THE PROVISION REQUIRING SPECIFIC WINDOWS AND APPROVE THE WINDOWS THE APPLICANT ORIGINALLY SUPPLIED TO**

**<u>THE BOARD. MOTION SECONDED BY EMILY SWAN AND MOVED UNANIMOUSLY.</u>**

**3. Case # VRB 16-012 – 1 Dunning Street/44 Union** Street – The Board will discuss and take action on a Certificate of Appropriateness for the construction of a new second story dormer, remove a chimney and replace roof shingles at 1 Dunning Street (Map U14, Lot 002).

Anna Breinich said that this is in an addition to remove a chimney and expand an existing partial roof. Anna said that rear roof dormers are not generally seen but in this case it is seen from the west on Dunning Street. Anna said that this application is also for an addition of a skylight on Dunning Street as well; this structure is considered a contributing structure.

Anne Carton, applicant, said that she has not purchased any new windows yet, but would like to answer any questions that the Board may have. Anne said that the windows that she has picked are six over six and do have the muntins inside the glass, but pointed out they will all face the backyard and are not on the dormer so they cannot be seen from the street. Karen Topp said that when she looked at this building she noticed that the windows were mostly six over six with the L portion being one over one and asked Anne what style she was mimicking. Anne replied that she was hoping to use the six over six as she feels that the one over one are ugly. Gary Massanek asked how far from the roof the dormer will hang. Anne replied that the second story dormer will align with the first story but the roof over line will hang a little. Anna Breinich referenced drawing the following the Historic Preservation form. Laura Lienert asked if the skylight could be seen from the street. Anne replied that because it is stationary and cannot be opened you won't be able to see it as it will be flush with the roofline. Anne said that the reason for that window is to get some light on that side of the peaked roof. Connie asked when the addition was put on and Anne replied that she did not know, but that she thinks the Union Street side was built first and the Dunning Street portion was built afterwards. Anna Breinich said that there was nothing in Town records that they could find as to when it was built as they could only go back to the 1950's. Karen asked if the applicant was adding a window to the side with the new dormer and Anne replied that it will just be a wall. Gary asked what the sheathing will be for the dormer and Anne replied that it will be clapboard. Anna said that she noted in the Findings of Fact a condition that whatever trim, if any, be similar in style to what is preexisting to the house. Anne added that there is a casement window above the roof structure over the door on the Dunning Street side and second story windows in the middle will also be replaced, but will submit another application for that.

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

To save the applicant having to come back before the Board, members agreed to allow the applicant to discuss window replacement to the application.

Gary Massanek said that he would like to see the dormer back a little farther form the roof. Emily Swan said that she is would like any of the windows that can be seen from the street to be exterior simulated divided light. Emily asked what type of material is on the other windows and Anne replied that they are all vinyl except for the two windows in the furnace room that are wood which is rotting.

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

**MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE EXPANSION OF A REAR ELL DORMER, CHIMNEY REMOVAL, REPLACEMENT OF TWO SECOND STORY NORTH FACING WINDOWS AND INSTALLATION OF ONE STATIONARY SKYLIGHT AT 1 DUNNING STREET WITH THE FOLLOWING CONDITION:**

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

2. That the two proposed double hung second story window replacements visible from Dunning Street shall have simulated exterior window grilles consistent with those on the main structure.

**MOTION SECONDED BY EMILY SWAN, MOVED UNANIMOUSLY.**

**4. Case # VRB 16-013 – 14 Maine Street (Fort Andross) -** The Board will discuss and take action on a Certificate of Appropriateness for the rooftop installation of 160 solar panels at 14 Maine Street (Map U14, Lot 148).

Anna Breinich introduced the application for installation of 160 solar panels to be located on the rooftop that will be angled. Anna said she asked for simulated placement photos and was told by Revision Energy that they will not be seen from the street. Karen Topp said that she would agree with the applicant that these will not be seen unless far away.

Dan Jacques, Fort Andross Landlord, said that Revision Energy was not present, but that they are doing this application on behalf of Fort Andross and the Nature Conservancy who is the largest tenant at Fort Andross. Dan said that it is really important to the Nature Conservancy to be green and this size of solar panels will allow them to power their entire office with is significant in size; they want to have a zero footprint. Dan said

that the owners of Fort Andross were concerned originally with the look as well. Dan noted that there is a parapet on the roof on the Mine Street side. Dan said that they are requiring Revision Energy to have at least a 10 foot clearance from the edges to address visual and safety issues. Gary Massanek asked why they chose only 10 feet. Dan replied that 10 feet is a buffer that OSHA uses and if they use a larger buffer, the panels will stretch across more of the roof. Karen Topp did a calculation and given the information provided said that you would have to be 650 feet away from the building to see the panels.

Annee Tara recused herself from the case as her husband is part of the Conservancy.

Gary Massanek suggested 15 feet. Dan Jacques said that there are several ventilations on the roof that are taller than the table that members are sitting at that you cannot see from Maine street or from the hill coming over the bridge from Topsham. Dan said that the Bowdoin College has a fiber optic antenna that goes to Kohls Tower that also cannot be seen.

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

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

Emily Swan said that she thinks that this is a great proposal. Dan Jacques said that they are really happy that the Board welcomes this application. Connie Lundquist said that this is the most visible and important structure in Brunswick and wants to make sure that the Board feels comfortable that they do not need a condition that the panels will not be visible. Karen Topp, Emily Swan and Gary Massanek are comfortable that they will not be seen.

**MOTION BY BROOKS STODDARD THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE ROOFTOP INSTALLATION OF SOLAR PANELS AT 14 MAINE STREET (FORT ANDROSS) WITH THE FOLLOWING CONDITION:**

> 1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

**MOTION SECONDED BY KAREN TOP, MOVED UNANIMOUSLY.**

Anne Tara returned to the meeting as a voting member.

**5. Case # VRB 16-014 – 17 Bow** Street – The Board will discuss and take action on a Certificate of Appropriateness for the demolition of a non-contributing structure and expanding an existing parking lot at 17 Bow Street. (Map U14, Lot 133).

Anna Breinich introduced the application for the demolition of a non-contributing structure within the Cabot Mill Complex to expand the parking lot.

The applicant representative, Dan Jacques, reviewed his letter the Board dated 4/13/2016 and noted that the building is in a state of disrepair and reiterated that this is a non-contributing structure. Dan said that they hoped to do some renovations, but upon inspection by the Codes Enforcement Officer and Deputy Fire Chief, they have found significant renovations will be needed.

Laura Lienert asked if they were proposing any landscaping. Dan Jacques replied that they are not as the footprint is very small. Dan said that there is a tree and grassy area that they intend to retain and maintain. Anna Breinich pointed out that the applicant will need to obtain a Change of Use permit for the parking lot, but that this will be an internal review. Dan said that there are some landscaping changes coming in as they pertain to the Riverwalk path, but these changes have been put on hold until the bridge has been finalized as DOT is asking to take part of their parking lot for the next 2 years and feel that landscaping should be decided afterwards not during .

Chair Gary Massanek opened the meeting to public comment.

Allison Harrison, of the Riverwalk Committee, said that this would be a component of the continuation of the Riverwalk on the Brunswick side and would appreciate it if the Board could be as flexible as possible while the details of landscaping are worked out with DOT.

Brooks Stoddard commended the applicant for wanting to remove the structure as it will show the housing on the river that has survived and will hopefully be improved upon. Brooks said that it would be great if the owner of the apartment complex could remove the metal corrugated fence at the end and suggested that Dan Jacques consider speaking with them.

Chair Gary Massanek closed the meeting to public comment.

Emily Swan said agreed with Brooks and said that hopefully the improvements with the Riverwalk will improve upon what is there and highlight this historic structure. Emily is comfortable about giving the owner flexibility as a lot of thought is going into the Riverwalk walkway aesthetically.

**MOTION BY CONNIE LUNDQUIST TO DEEM THE CERTIFICATE OF APPROPRIATENESS COMPLETE. MOTION SECONDED BY KAREN TOP, MOVED UNANIMOUSLY.**

**MOTION BY EMILY SWAN THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF THE NONCONTRIBUTING RESOURCE LOCATED AT 17 BOW STREET AS OUTLINED IN THE APPLICATION WITH THE FOLLOWING CONDITION:**

> 1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

**MOTION SECONDED BY KAREN TOP, MOVED UNANIMOUSLY.**

**6. Case # VRB 16-015 – 34 School Street** – The Board will discuss and take action on a Certificate of Appropriateness for the structural alteration of a structure located at 34 School Street (Map U08, Lot 028).

Anna Breinich introduced the application and reminded the Board that several years ago significant improvements were made to this structure by the then owners who are now rehabilitating 32 school street. Anna said that some additional modifications are being made to turn the barn / garage to an accessory apartment and reminded the applicant that this will require a change of use permit for an accessory apartment.

Applicant, Theodore Perry, introduced himself and said that he is very happy to be in this neighborhood and to be working with Amy Russell (former owner) in improving the structure. Theodore said that he hopes he has submitted what is needed and would like to answer any questions. Laura Lienert asked why the removal of the chimney is necessary. Theodore replied that the chimney is no longer used and that the last wind storm tore out half of the roof and most of the chimney that was there. Repair would not be necessary since it is not used. Emily Swan asked if he was planning on using the same windows that are currently there and Theodore said he wants to use the same windows that are on the house. He would like to use the trim above the doorway to the barn as there is 4 different types of trim on the barn.

Gary Massanek opened the meeting to public comment. Hearing none, the public comment period was closed.

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

**MOTION BY EMILY SWAN THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATE FOR THE STRUCTURAL ALTERATIONS TO CONVERT THE EXISTING BARN/GARAGE TO AN ACCESSORY APARTMENT WITH THE FOLLOWING CONDITION.**

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

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

**7. Other Business:** Workshop date to be determined.

**8. Approval of Minutes:**

**MOTION EMILY SWAN TO APPROVE THE FEBRUARY 3, 2016 MEETING MINUTES AS AMENDED. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.**

**9. Next Meeting Date – 5/17/16**

**Staff Approvals:**

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

**Adjourn**
This meeting was adjourned at 7:44 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary