



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
COUNCIL CHAMBERS, 85 UNION STREET
TUESDAY, AUGUST 16, 2016, 7:15 PM
Revised Agenda 8/10/16: Item #6 added

1. **Case # VRB 16-023 – 15 Bath Road (90-Day Demolition Delay begun 6/21/16)** – The Board will receive a progress update and continue consultation 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. **Tabled Case # VRB 16-024 – 185 Park Row** – The Board will discuss and take action on a tabled request for 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. Additional information was requested of the applicant at the July 19, 2016 Board meeting.
3. **Tabled Case # VRB 16-025 – 124 Maine Street (Senter Place)** – The Board will discuss and take action on a tabled request for 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. Additional information was requested of the applicant at the July 19, 2016 Board meeting.
4. **Case # VRB 16-032 – 16 Union Street** – The Board will discuss and take action on a Certificate of Appropriateness for siding replacement at 16 Union Street (Map U14, Lot 83A).
5. **Case # VRB 16-033 – 39 Union Street** – The Board will discuss and take action on a Certificate of Appropriateness for the placement of a shed at 39 Union Street (Map U13, Lot 47).
6. **Case # VRB 16-001 – 15 Jordan Avenue (Revised Design)** – The Board will discuss and take action regarding a revised design for a previously approved replacement structure at 15 Jordan Avenue (Map U08, Lot 41). The Certificate of Appropriateness was issued for the previous design on April 26, 2016.
7. **Other Business**
8. **Approval of Minutes**

Staff Approvals:

- 22-24 Cumberland St – Exterior Entry Stairs
- 49 Cumberland St – Porch Railings & Latticework

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.



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DIRECTOR OF PLANNING & DEVELOPMENT

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

August 12, 2016, 2016

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

As you recall, 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 continues to provide documentation regarding their progress with the above requirements. Documentation is attached. The applicant will be in attendance at your meeting.

Anna Breinich

From: Mohney, Kirk <Kirk.Mohney@maine.gov>
Sent: Thursday, July 28, 2016 11:20 AM
To: Catherine Ferdinand
Subject: 15 Bath Road, Brunswick
Attachments: SKM_C30816072811021.pdf; SKM_C30816072811020.pdf

Dear Catherine,

Attached please find the Commission's response to your letter of July 13, 2016 regarding the subject property. As requested, I have also attached a list of wood window restoration contractors.

If you have any additional questions pertaining to this matter, please do not hesitate to contact me.

Sincerely,
Kirk

Kirk F. Mohney
Director
Maine Historic Preservation Commission



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

PAUL R. LEPAGE
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

July 27, 2016

Catherine Ferdinand
Treasurer's Office
Bowdoin College
5600 College Station
Brunswick, ME 04011-8447

Dear Ms. Ferdinand:

Thank you for informing me of Bowdoin College's recent actions relating to the Aaron Dunning House at 15 Bath Road, Brunswick, including its plan to demolish this dwelling. As has been noted in the packet of material that you submitted with your letter of July 13, 2016, the house is classified as a contributing resource in the Federal Street Historic District, which is listed in the National Register of Historic Places.

At this time, the Maine Historic Preservation Commission is not aware of any entities that would be interested in relocating the Dunning House. With regard to identifying significant architectural features, there are several noteworthy elements in the house including nine-over-six double hung wooden windows (if they are original), the front staircase and its handrails and balusters, and the wooden interior shutters. In addition to the interior features, the Commission notes the potential for archaeological sites of value (such as privies and outbuildings) on the lot. Therefore, we recommend limiting ground disturbance beyond the footprint of the house so as to avoid or minimize impacts to these potential sites.

If you have any questions regarding the Commission's comments, please do not hesitate to contact me.

Sincerely,

Kirk F. Mohney
Director

WOOD WINDOW RESTORATION CONTRACTORS

The following companies/individuals have indicated that they have experience working with historic buildings and have asked to be included on this list. There may be other qualified companies/individuals that are not included because they have not requested to be listed. This list is distributed with the understanding that the Maine Historic Preservation Commission does not recommend, endorse, or assume responsibility for the quality of work or guarantee that any of the work produced by those on the list will necessarily meet the Secretary of the Interior's Standards. The Commission strongly recommends that organizations/individuals seeking contracting services request and check references, and review pertinent National Park Service Preservation Briefs (<http://www.nps.gov/lps/how-to-preserve/briefs.htm>) for a basic understanding of how specific types of work should be carried out. The quality of work completed by a firm may differ substantially from project to project depending on which of the firm's craftsmen are actually undertaking the work; therefore it may be appropriate to request references for individuals who will be working on your specific project. Maine Historic Preservation Commission, 55 Capitol Street, Augusta ME 04333, 207-287-2132.

MAINE

BAGALA WINDOW WORKS
15 Newcomb Street
Portland ME 04103
207-878-6306

STEVEN DIONNE & SON
Oak Pond Road
Skowhegan ME 04976
207-474-5290

FREEPORT WOODWORKING
Peter Taggart
P.O. Box 255
Freeport, ME 04032
207-865-2281

HARRIGAN RESTORATION
P.O. Box 43
Alna, ME 04535
207-586-5755

CALEB HEMPHILL
3 Dunham Pond Lane
Falmouth, ME 04105
207-878-9351

HIGHLAND WINDOW WORKS
371 Camden Road
Hope, ME 04847
207-691-2912

HOUSE REVIVERS
Bob Kelly
73 Pine Street
Bangor, ME 04401
207-947-3863

JUNG RESTORATION

Nate Jung
18 Riverview Road
Bath, ME 04530
207-442-0584

MILLWORK SPECIALTIES, INC.
HRC 72, Box 2260
East Waterboro ME 04030
207-247-4830
fax 247-3131

POWNBOROUGH RESTORATIONS
P.O. Box 92
Alna, ME 04535
207-586-6553

PETER B. RICE & CO.
94 Webster Road
Freeport, ME 04032
207-865-4061
fax 865-0161

RESTORATION RESOURCES
Les Fossel
167 Dock Road
Alna, ME 04535
207-586-5680

WOODEN WINDOW RESTORATION
Todd Devenish
P.O. Box 483
Stonington, ME 04681
207-367-5599

WOODS-EDGE WOODWORKING
449-464 South Street
Rockport ME 04856
207-236-0848
fax 236-6830

WOODWARD THOMSEN COMPANY
P.O. Box 10359
Portland ME 04101
207-774-9298

STEPHEN DECATUR CO.
P.O. Box 262
Alton, NH 03809
603-875-5621

MORIN'S FINE FURNITURE AND
REFINISHING
25 Beech Street
Lewiston, ME 04240
207-782-7511
<http://morinsfinefurniture.com/>

ILLINOIS

HISTORY CONSTRUCTION
Paul Birkett, President
Odell, IL 60460
815-998-2756 phone
815-998-2757 fax
www.woodwindowrestoration.com

SHEEPSCOT RIVER JOINERY
P.O. Box 238
Newcastle, Maine 04553
(207) 563-8298 Shop
(207) 380-1754 Mobile
jcrane@midcoast.com

JACOBS GLASS
5 Cushman Road
Winslow, ME 04901
1-800-439-8776
Bob.Jacobs@jacobsglass.net
<http://www.jacobsglass.net/>

MASSACHUSETTS

Cleary & Son, Inc.
192 Felton St.
Waltham MA 02453
1-800-893-0728
www.clearyandson.com

GREENLEAF CONTRACTING
David Greenleaf
Medford MA
781-396-2004

WOOD WINDOW RESOURCE-Consulting
Window surveys and evaluation, specifications,
value engineering
205 Oak Street, Unit One
Pembroke, MA 02359
781-829-9616
fax 829-4305

NEW HAMPSHIRE

HISTORIC WINDOW AND DOOR CORP.
P.O. Box 138
Alstead NH 03602
603-835-2918

Anna Breinich

From: Catherine Ferdinand <cferdina@bowdoin.edu>
Sent: Tuesday, August 02, 2016 5:21 PM
To: 'director@pejepsothistorical.org'
Cc: Anna Breinich; Delwin Wilson
Subject: 15 Bath Road - Bowdoin College
Attachments: print ad draft 07 2016.pdf; SKM_C30816072811020.pdf

Dear Larissa,

I just wanted to follow up and keep you in the loop with regard to progress we are making with 15 Bath Road. I am attaching the response we got from Kirk Mohny at Maine Historic Preservation Office. We have put advertisements in the Times Record and Portland Press Herald to let people know the building is available for relocation.

For your information, I am enclosing Kirk's letter. In the event the demolition proceeds, we will document the features identified as historically significant. Please let me know if you have additional questions or suggestions.

I am also enclosing a pdf of the newspaper advertisement, please feel free to share this advertisement with any of your contacts or constituencies. We appreciate any help you can offer in making those interested in this type of building aware of its availability.

Thank you Larissa, please do not hesitate to contact me if you have questions.

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

Anna Breinich

From: Catherine Ferdinand <cferdina@bowdoin.edu>
Sent: Wednesday, August 03, 2016 5:16 PM
To: Anna Breinich
Cc: Delwin Wilson
Subject: Update on 15 Bath Road
Attachments: print ad draft 07 2016.pdf; 135687.pdf; 15 Bath Road, Brunswick

Dear Anna,

I am writing to update you on the status of the 15 Bath Road property. Del Wilson will be able to attend the August VRB meeting and will update this information if necessary.

1. Advertisements have been placed in the following newspapers:
Times Record - The print ad is running in the weekend edition (Fridays) from July 22 – September 16, 2016;
Portland Press Herald – The print ad is running Fridays and Sundays from July 29 – September 18, 2016.
Copies of the ad proofs are attached.
2. A sign is being fabricated to post on the property – we expect a sign to be up by end of this week.
3. July 26 – we had one inquiry from a Bath resident with a similar period home who is potentially interested in the front door, paneling and side lights around the entrance should the property be available for salvage. This person's interest is contingent on the condition of the components.
4. I am also enclosing a letter from Kirk Mohny, Maine Historic Preservation Commission, in response to our July 13, 2016 correspondence. It is our understanding that Greg Paxton, Maine Preservation, is out of the office until August 8th so we will be following up with Greg when he returns.
5. I have left a telephone message at Sagadahoc Preservation to alert that organization that the house is available for relocation and to discuss if they have methods of communication with potential interested parties. I have spoken with Larissa Vigue Picard at PJHS and have forwarded to her our application and Kirk Mohny's July 27th letter regarding historically significant attributes.

Please let me know if you have any questions.

Catherine

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



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 tmatthew@bowdoin.edu.

Inquiries will be accepted until September 19, 2016.

Brunswick
HOME
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Anna Breinich

From: Catherine Ferdinand <cferdina@bowdoin.edu>
Sent: Thursday, August 04, 2016 12:20 PM
To: Anna Breinich
Cc: Delwin Wilson
Subject: 15 Bath Road
Attachments: 2016 08 04_relocation sign on building.jpg; 2016 08 04_sign on property cr.jpg

Anna,

I just wanted to let you know that the sign on the property was installed today. I've attached two photos.

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

**HOUSE AVAILABLE FOR
RELOCATION**

**PLEASE CONTACT
BOWDOIN COLLEGE AT
(207)-798-4208
FOR MORE INFORMATION**



HOUSE AVAILABLE FOR
RELOCATION
PLEASE CONTACT
BOWDOIN COLLEGE AT
(207)-798-4208
FOR MORE INFORMATION

Anna Breinich

From: PHS Director <director@pejepscothistorical.org>
Sent: Friday, August 05, 2016 7:04 AM
To: Catherine Ferdinand
Cc: Anna Breinich; Delwin Wilson
Subject: Re: 15 Bath Road - Bowdoin College

Thank you, Catherine, for keeping us in the loop. I'll see what I can do about sharing the ad with our members and constituents.

Cheers,
Larissa

--
Larissa Vigue Picard
Executive Director
Pejepscot Historical Society
159 Park Row
Brunswick ME 04011
207.729.6606
www.pejepscothistorical.org

From: Catherine Ferdinand <cferdina@bowdoin.edu>
Date: Tuesday, August 2, 2016 at 5:21 PM
To: Larissa Vigue Picard <director@pejepscothistorical.org>
Cc: Anna Breinich <abreinich@brunswickme.org>, "dwilson@bowdoin.edu" <dwilson@bowdoin.edu>
Subject: 15 Bath Road - Bowdoin College

Dear Larissa,

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cferdina@bowdoin.edu

Anna Breinich

To: Senter Place
Subject: RE: VRB Update

From: Senter Place [<mailto:senterplace@gmail.com>]
Sent: Thursday, August 11, 2016 9:25 AM
To: Anna Breinich
Subject: VRB Update

Hi Anna,

Thank you for your call today. Please find attached the photos -

- My proposed roofing for Senter Place, 124 Maine Street. We are running out of time for contractors to get us on their schedule for this year and we need this roof replaced immediately as with each storm we have damage to the interior of our building.

- **First Parish Church proposed railing for 185 Park Row.** This railing will be similar to the rail approved for a Cumberland Street residence and we hope that it will satisfy the Committee. We do not feel it is in the best interest of the public to delete the railing at the brick walkway from the parking area to the entrance for safety reasons. The current existing stair entrance is literally falling apart and needs to be replaced immediately for the safety of the public.

Please let me know if you need any additional information.

Dee

Deirdra Perry
President
AMS Title Company
dba: Senter Place
114 Maine St., Suite 5
Brunswick, ME 04011
207-725-6610





**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
9 Cleaveland Street
Brunswick, ME 04011
207-729-7331

**Authorized
Representative:** Dee Perry
9 Cleaveland Street
Brunswick, ME 04011
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 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 #: 16024

**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 # 408 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
curb/blank and back 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

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 K. Feinick
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

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

historic: 1798 residence of Shimuel Owen, cabinet-maker.
Name of Building/site: 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)



1980 photos J. Goff

185 PARK ROW

Maps: 1871= R. Melcher
1910 #165= 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. Greenleaf 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.

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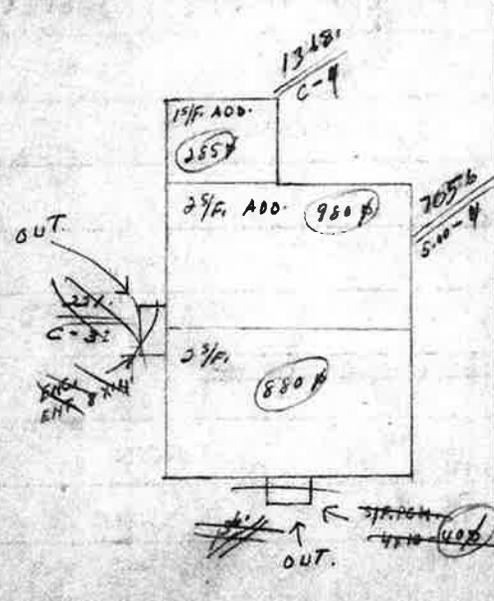
Date Built 1792
 Address 185 Maine St.

BUILDING ANALYSIS AND COMPUTATION OF VALUE

Owner Cambell, Mrs. Sayle

| | GRADE | COND. | CONSTRUCTION DETAILS | ADD | DEDUCT | COMPUTATION OF VALUATION | | | |
|------------|-------|-------|----------------------|---|--------|--------------------------|-------|------|-----------|
| | | | | | | Stories | Grade | Area | Rep. Cost |
| 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.-col round furn.-rest flagstone-low pipes, incon. & useful lines | | | | | |
| FRAMING | 3 | 2.0 | 70 | S-old-R, purlined-I-old, 4x6-new & 24cc. CB 8x8--W.P. under | | | | | |
| ROOF | 1 | 2.3 | 55 | Sub. sq. ed. light comp(210) on main-roll on ad some sags in main roof <i>hip</i> | | | | | |
| INTERIOR | 5 | 3.0 | 65 | Pl. all over-fair trim-some millw'k-adeq. cupbd & 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 (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, G.T.--W.S. (2) W.C.-flush & lav. down E.H.W. (50)-W.S., W.C. 2 P.R. (built in) upstairs-good fixtures - 2-3 P.B. - | + 560 | | | | |
| LIGHTING | 2 | 3.0 | 75 | Romex, BX, KT, 4 circ-adeq. outlets & fixt. and COND. good fixt. | | | | | |
| GRADE | | 282 | 665 | TOTAL | | | | | |
| TOTAL | | 2.82 | 650 | TOTAL | + 1328 | | | | |

| Stories | Grade | Area | Rep. Cost |
|----------------------|-------|------|-------------------------------------|
| 2 | 2.82 | 880 | 1132 |
| Stone | 2.82 | 110% | + 113 |
| | | ADD | + 2.2 |
| | | | + 132 |
| TOTAL REP. COST | | | \$ |
| ADJUSTMENT | | | minus <u>2.28</u> plus <u>11</u> |
| CONDITION | | | X <u>66%</u> |
| FUNCT. OBSOL. FACTOR | | | X <u>80%</u> |
| LOCATION FACTOR | | | X <u>100%</u> |
| COST LESS DEPR. | | | \$ <u>1132</u> |
| plus OUTBUILDINGS | | | |
| TOTAL BUILDINGS | | | |



| LOCATION FACTOR | EXCELLENT 20 | POOR 10 |
|-------------------------|--------------|---------|
| Neighborhood | | |
| Accessibility | | |
| Utilities | | |
| Services | | |
| Topography | | |
| TOTAL | | |
| OTHER <u>Common use</u> | | |
| MINUS | | |
| FACTOR | | |

| FUNCTIONAL OBSOLESCENCE | |
|--------------------------------|-----|
| ITEM | % |
| # 9- Poor stairs | |
| # 9- low pipes in cellar. | |
| # 9- large radiators in rooms. | |
| STRUCTURE | 15 |
| DESIRABILITY | 5 |
| SURPLUS CAPACITY | 15 |
| TOTAL | 80% |

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





Anna Breinich

To: Senter Place
Subject: RE: VRB Update

From: Senter Place [<mailto:senterplace@gmail.com>]
Sent: Thursday, August 11, 2016 9:25 AM
To: Anna Breinich
Subject: VRB Update

Hi Anna,

Thank you for your call today. Please find attached the photos -

- My proposed roofing for **Senter Place, 124 Maine Street**. We are running out of time for contractors to get us on their schedule for this year and we need this roof replaced immediately as with each storm we have damage to the interior of our building.

- First Parish Church proposed railing for 185 Park Row. This railing will be similar to the rail approved for a Cumberland Street residence and we hope that it will satisfy the Committee. We do not feel it is in the best interest of the public to delete the railing at the brick walkway from the parking area to the entrance for safety reasons. The current existing stair entrance is literally falling apart and needs to be replaced immediately for the safety of the public.

Please let me know if you need any additional information.

Dee

Deirdra Perry
President
AMS Title Company
dba: Senter Place
114 Maine St., Suite 5
Brunswick, ME 04011
207-725-6610



**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
114 Maine Street, Suite 5
Brunswick, ME 04011
207-725-6610

Authorized Representative: Dee Perry, President
AMS Title Company/Senter Place
114 Maine Street, Suite 5
Brunswick, ME 04011
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.

013-666

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 112/114/116 Maine
County City/Town 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:

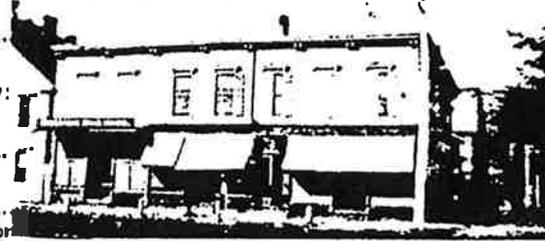
Condition: Good Fair Poor

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)

112-116 MAINE

Title:

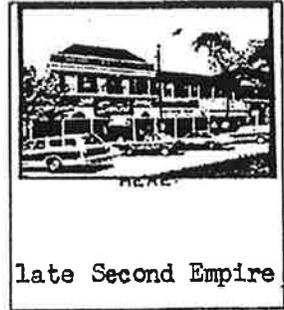
Newspaper: Record 9/24/1937 has two photographs and captions:

- 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 Brunswick 124 Maine
 County City/Town Street Address and Number

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

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

Rating:

Historic Significance to the Community:



(For 1899 view of same property. Boardman store (left) may survive under brick facade.

124 MAINE

Title:

Maps: 1846: 1 1/2-story 2-bay center entrance gable end belonging to Ebenezer Parshley on site.

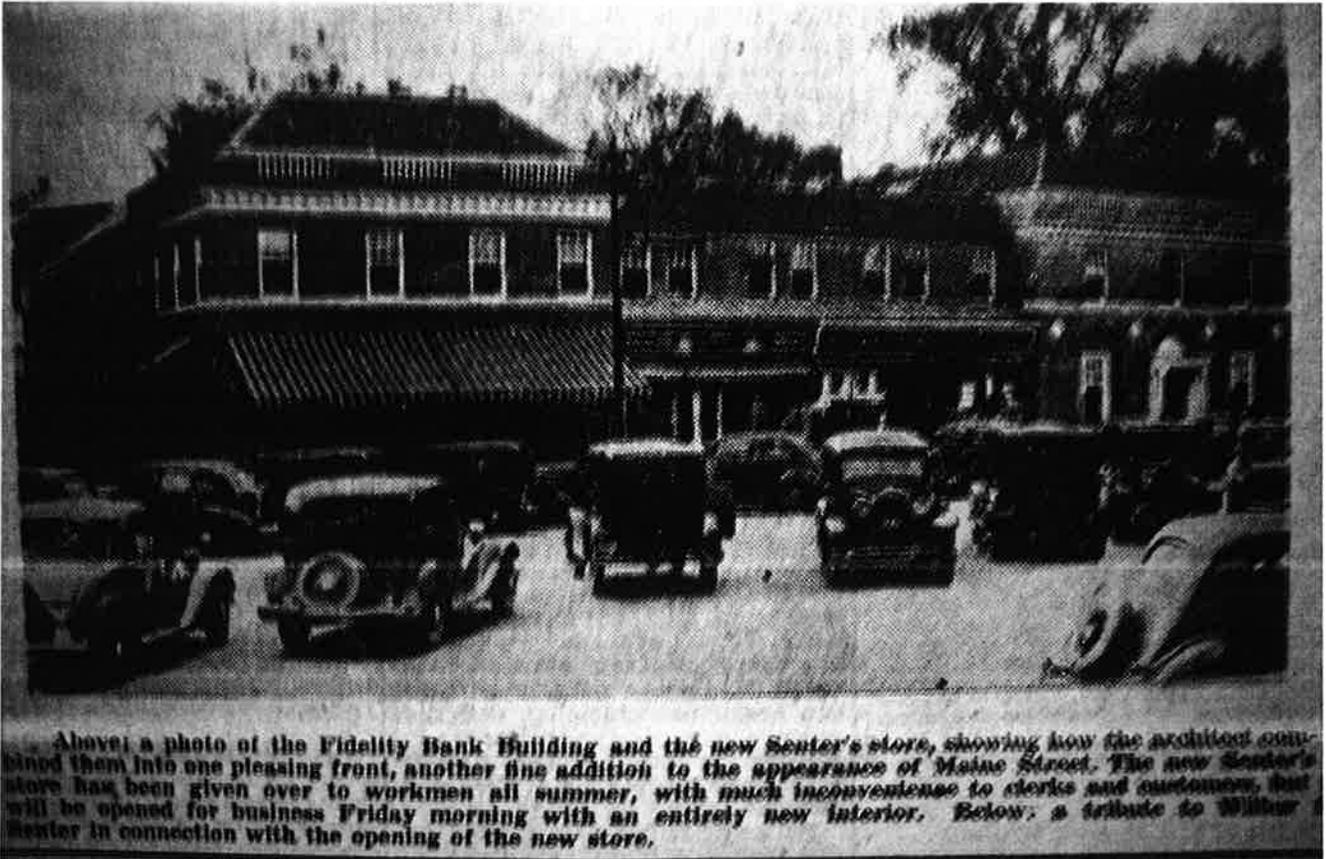
1871: Alexander F. B. Boardman structure.

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.



Received: 7/1/16
By: JAB

VRB Case #: 16-025

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

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

2. Project Property Owner:

Name: AMS Title Company
Address: 114 Maine St., Suites
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 AMS
of the Department of Planning and Development.

THIS APPLICATION WAS:

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

Applicable Comments: _____

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



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

| <u>Alfred M. Senter Fund Grants</u> | <u>2011</u> | <u>2012</u> | <u>2013</u> | <u>2014</u> | <u>2015</u> |
|---|-------------|-------------|-------------|-------------|-------------|
| 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****Page 2**

| | | | | | |
|--|-------|--------|--------|--------|--------|
| 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 | | | | | |
| Habitata 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****Page 3**

| | | | | | |
|---|--------|--------|--------|-------|--------|
| 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****Page 4**

| | | | | | |
|---|--------|--------|-----------|--------|-------|
| 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 Assault Crisis Center | 3,800 | | | | |
| Sexual Assault 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 | | | | | |



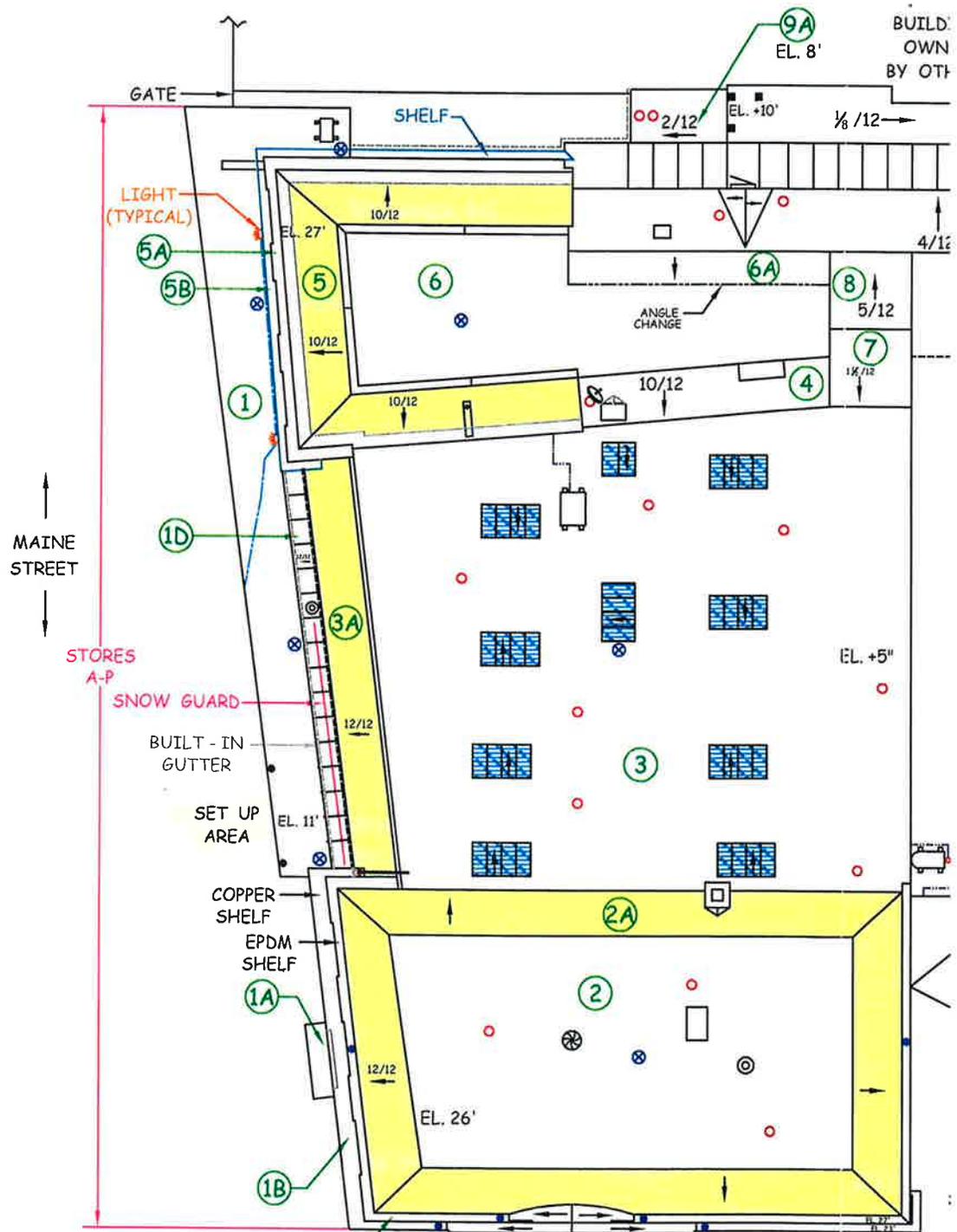








AREA OF WORK TO BE PERFORMED UNDER



STORES AS OF 3/13/14

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



Double Lock Standing Seam Metal Roofing Systems



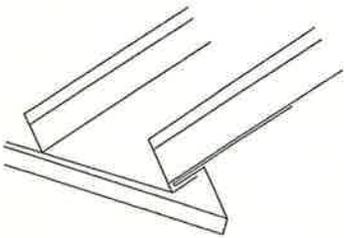
**Custom
Metal
Roofs of Maine, Inc.**
Specializing in Standing Seam Metal Roofs
Custom Flashing

Commercial Siding

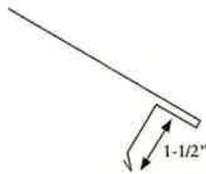
Commercial Siding is also available,
 Standing Seam Siding
 Horizontal & Vertical Siding



Standard Flashing Details



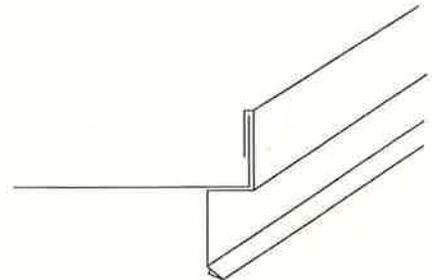
Drip Edge Profile



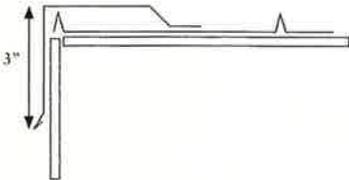
Drip Edge



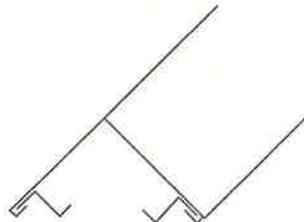
Rake Flashing



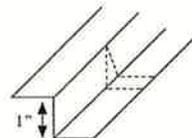
Rake Profile



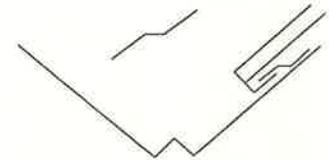
Standard Rake



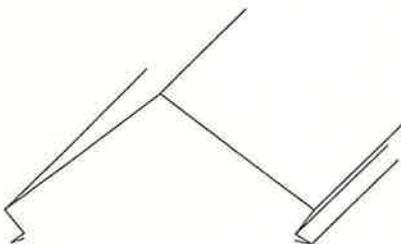
Hip Cap



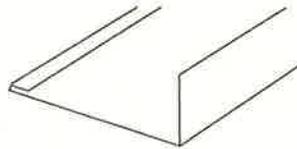
Z-Strip Flashing



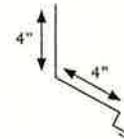
Lock-Strip



Ridge Cap



Chimney Back



Wall Flashing



Custom Metal Roofs of Maine, Inc.

Specializing in Standing Seam Metal Roofs & Custom Flashing

4 Trident Drive
 Lewiston Industrial Park
 Lewiston, Maine 04240

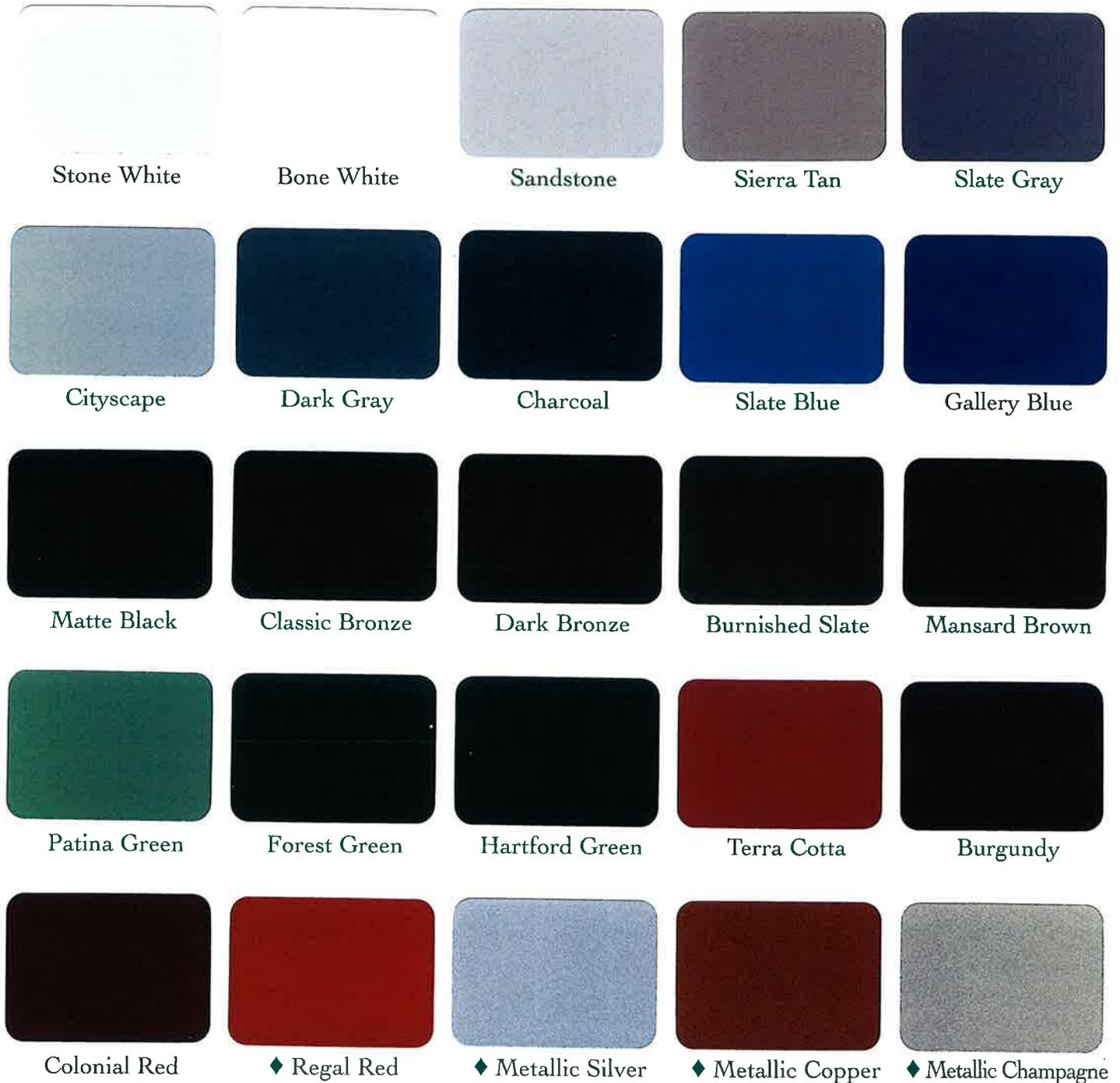
207.782.4684

207.784.5513 fax

Everlast Metals

Color Guide

www.everlastmetals.com



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

Re-Roof NOW and SAVE

You'll never have to replace your roof again!



NewEnglandsBestRoof.com/Slate

**OFFER
EXPIRES
August 15, 2016**

11554 *****ECRWSS**R003

Martha Gilmore
Or Current Resident
207 Middle Bay Rd.
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:



- ✓ **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 license from IEL Manufacturing Ltd. TEFLON® is a registered Trademark of E. I. du Pont de Nemours and Company used under license.

Researched by
staff AMB

ABOUT
MEDIA
INQUIRIES
SEARCH **Su**
b

HOME PRODUCTS PROFESSIONAL TOOLBOX HOMEOWNER TOOLBOX

COLOR & INSPIRATION GALLERY CONTACT ABOUT MEDIA

Homeowner Toolbox Compare

Compare

DAVINCI
SLATE
COMPARISON

DAVINCI
SHAKE
COMPARISON

BELLAFORTÉ
SLATE
COMPARISON

BELLAFORTÉ
SHAKE
COMPARISON

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 Multi-Width Slate: Yes 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 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
No - for 3/16" slates

Yes

Freeze/Thaw
Resistant

Yes

Mostly - May spall
in Alpine regions

Yes - for polymeric
materials
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

PRODUCTS

MEDIA

CONTACT

BLOG

WARRANTY

PRIVACY POLICY

VIEW FULL SITE

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LLC

13890 W. 101st Street, Lenexa, KS

66215

800-328-4624

*Researched by
Staff AUB*



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Contractors ▾

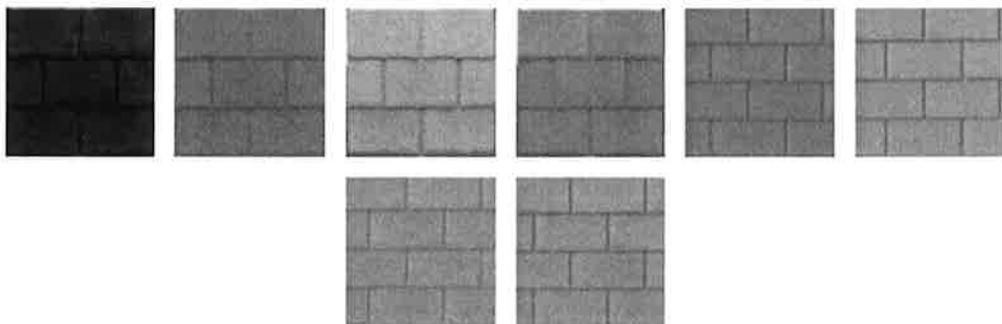
INSPIRE
ROOFING PRODUCTS

Classic Slate

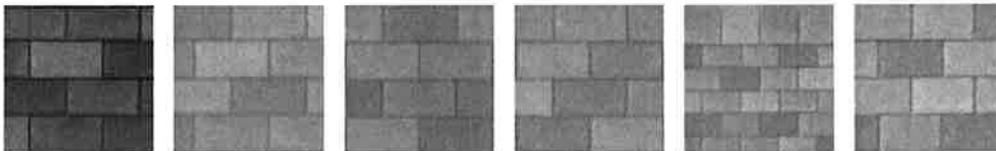
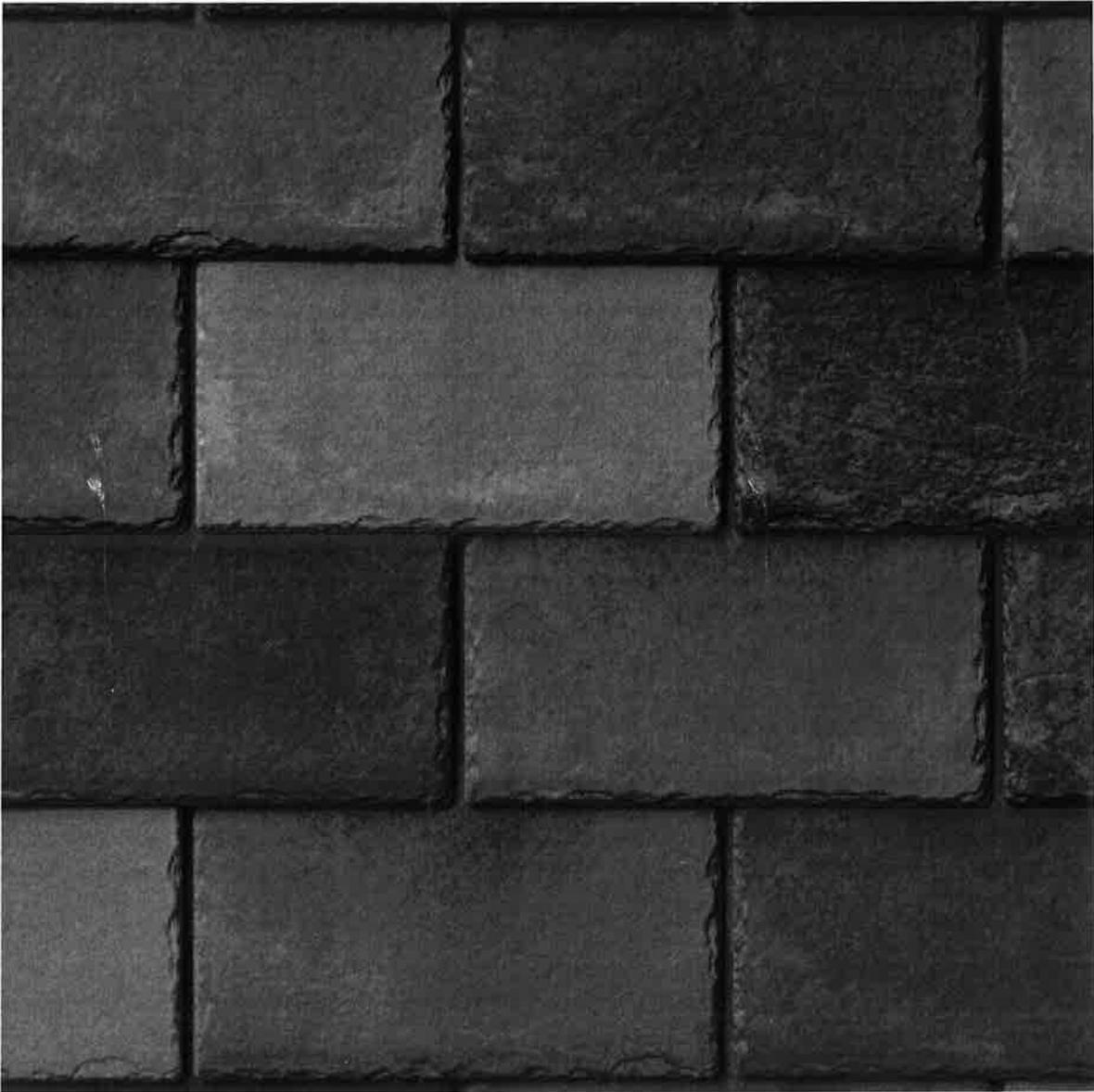
Whether you have a modern home or historic mansion, 1/4" thick Classic Slate roofing adds splendor, elegance and tradition. Classic Slate not only brings classic style to your home, it is authentically shaped and has textured surfaces and edges. This makes Classic Slate indistinguishable from natural 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:

- ⑤ 6"; 6 1/2"; 7" and 7 1/2" Exposure options
- ⑤ 1/4" thick slate
- ⑤ Non-repeating, staggered or straight application
- ⑤ True authentic slate colors to choose from
- ⑤ Chipped edges and rich textures create the most realistic look in the industry

APPLICATIONS:

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](#)



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Enviroshake®
Quality Engineered Roofing

Enviroshake vs Cedar Products Contractors Architects & Builders Homeowners Lifetime Warranty About Us

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Enviroshake®

Enviroshake® vs Real Slate

Click Image Below to See Larger Image



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

Enviroshake Colours

Click Image Below to See Larger Image of Enviroshake Colours



Enviroshake Custom Colours

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



The photos in these albums are 3D image renderings, and actual enviroshake colours may differ from these images. Contact Enviroshake for samples of our colour options.

What is Enviroshake®?

Enviroshake® 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 Enviroshake are reclaimed materials. Enviroshake, Inc. has developed 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 has enhanced durability, longevity, and performance. Enviroshake 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. Enviroshake 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.

The Enviroshake® Profile

Enviroshake is available in four unique profiles that emulate natural slate. Every piece is 20" long, and 12" wide. Enviroshake 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 Enviroshake is more reflective of real slate than other plastic synthetic slate products on the market. Enviroshake 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). Enviroshake is available in 7 colours, Onyx black, Charcoal grey, Stone grey, Sage green [dark and light] and Plum purple [dark and light].

Benefits of Enviroshake vs. Natural Slate

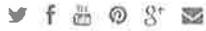
- Maintenance free, no annual repairs required
- Robust, durable product that is not damaged by walking on it, falling debris, or hail
- Enviroshake® is made from sustainable materials (95% recycled)
- 50 year lifespan with a lifetime warranty that is fully transferable
- 50% lower installed cost, and 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 Enviroshake truly does look like natural slate. Here is what Certified Installer Charles Speltz of Bradford-Cameron Inc. has to say about his first Enviroshake job: "The Enviroshake 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."

Contact Us

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” We received the samples you sent and fell in love with the look. I contacted a local contractor 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 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
16 Union Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: August 16, 2016**

Project Name: Siding Material Replacement
Case Number: VRB -16-032
Tax Map: Map U14, Lot 083A
Applicant: Frohmiller Construction, Inc.
123 State Road
West Bath, Maine 04530
207-443-6749
Property Owner: Sky Sail Properties LLC
16 Union Street
Brunswick, ME 04011
207-373-4100

PROJECT SUMMARY

An application has been submitted for a Certificate of Appropriateness to replace the existing wood tongue and grove siding and shingle siding (north half of the front facing wall and all of the north facing wall) with Hardie plank siding on a structure located at 16 Union Street. Lap style siding will be used throughout with the exception of the north half of the front facing Union Street which will have shingle style Hardie plank siding. The Board is required to review the alteration as the siding material differs from what presently exists and is visible from the street. No structural changes are proposed.

The property, a non-contributing resource in the Village Review Zone, is located in the Town Center 1 (TC1) Zoning District. A copy of the Pejepscot Historic Site Survey is included but lacks any property details since this is considering non-contributing.

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 above, the existing wood siding will be replaced with Hardie plank siding which has been approved as suitable wood-substitute material by the Village Review Board when reviewing similar applications. No structural changes are proposed. A product sample and description have been provided for review purposes.***

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 existing wood siding materials will be replaced with Hardie plank as previously described. No structural changes are proposed.*
- b. Alterations shall remain visually compatible with the existing streetscape. *Alterations will remain visually compatible with no change in mass and scale.*
- 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. No distinctive historic or architectural character-defining features are present on this non-contributing structure.*
- d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources. *Not applicable.*
- e. When constructing additions, the applicant shall maintain the structural integrity of existing structures. *Not applicable.*
- f. For new construction of or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:
 - 1) Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from the public right-of-way with landscaping or fencing. *Not applicable.*
 - 2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way. *Not applicable.*
 - 3) All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view. *Not applicable.*
 - 4) Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited. *Not applicable.*
 - 5) Building Materials:
 - a) The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation. *None proposed.*
 - b) The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited. *Hardie plank siding has been found to be an acceptable non-wood alternative by the Village Review Board.*
 - 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. The lap-style siding will improve appearance and be more consistent with the neighboring contributing resources.**

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
16 Union Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: August 16, 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 existing wood siding with Hardie plank siding at 16 Union Street with the following condition:

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

Received: 8/2/16
By: ME

VRB Case #: 16-082

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Frohmler Construction, Inc.
Address: 123 State Road
West Bath, Maine 04530
Phone Number: 443-6749

2. Project Property Owner:

Name: Sky Sail Property LLC
Address: 16 Union Street
Brunswick, ME 04011
Phone Number: 207-373-4100

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 16 Union Street, Brunswick

5. Tax Assessor's Map # U14 Lot # 083A of subject property. 00A/000

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):
Change siding to James Hardie Lap siding with a 4" weather exposure and Shale siding with a 5" weather exposure

Applicant's Signature [Signature]

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

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

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

This application was Certified as being complete on 8/11/16 (date) by AMS of the Department of Planning and Development.

THIS APPLICATION WAS:

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

Applicable Comments: _____

Anna M. Steinhilber
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 Frohmler Construction, relating to property designated on Assessors Tax Map # U14 as Lot # 083A has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: No construction permits needed.

Signed: _____

Date: _____



8/12/16

u-14 83a

HISTORIC PRESERVATION SURVEY

Cumberland.....Brunswick.....16 Union.....
County City/Town Street Address and Number

Name of Building/site:
Common and/or Historic

Approximate Date: Style:

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: Organization: Date:

Rating:

Historic Significance to the Community:

.....
.....









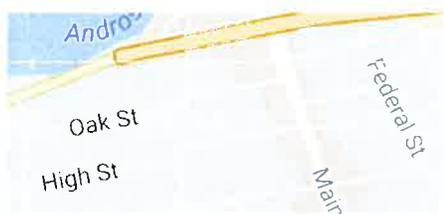
Google Maps Union St



Image capture: Sep 2013 © 2016 Google

Brunswick, Maine

Street View - Sep 2013



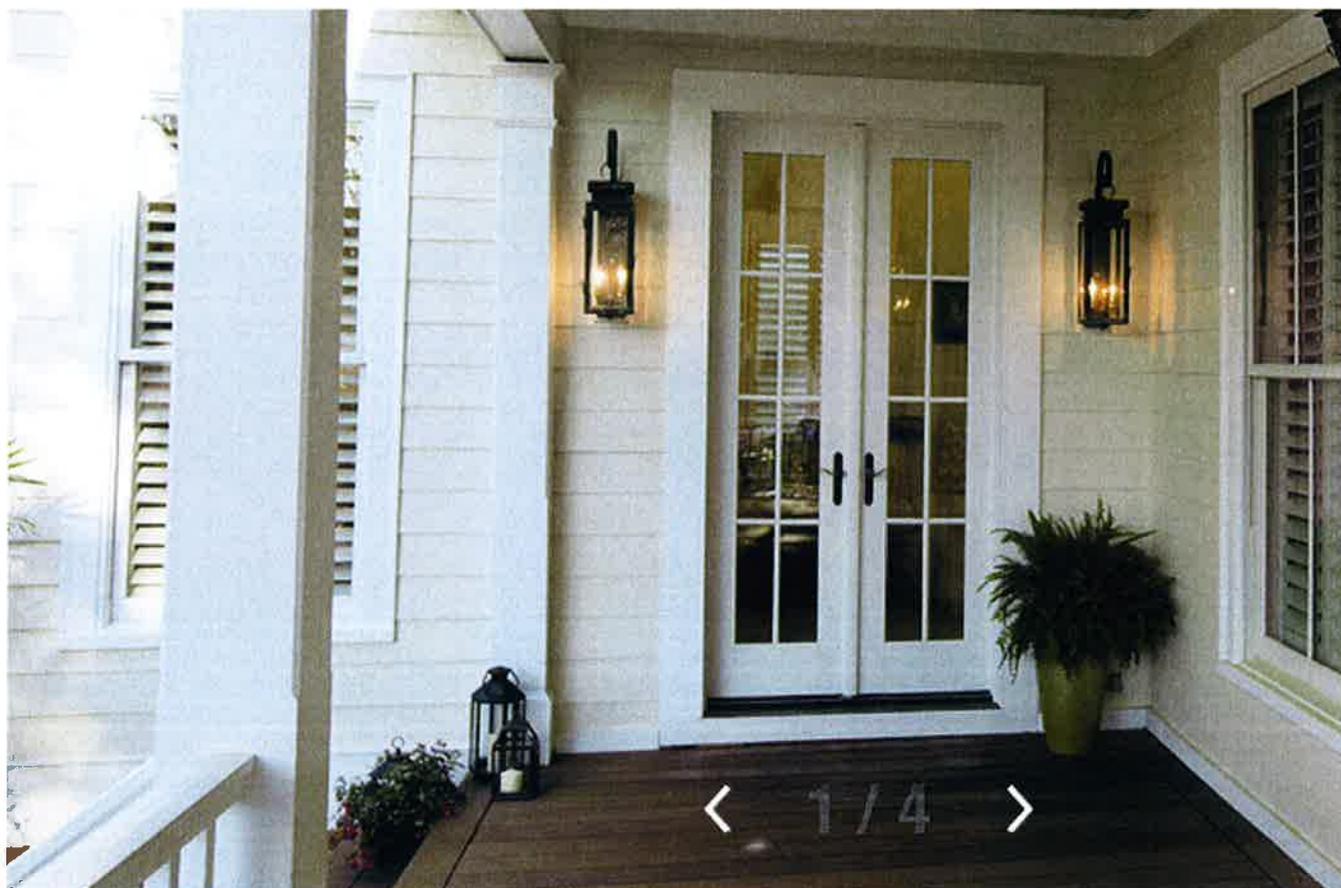
HARDIEPLANK® LAP SIDING

Products

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Traditional and timeless. Sleek and strong. HardiePlank® lap siding is not just our best-selling product—it's the most popular brand of siding in America, protecting and beautifying more homes from coast to coast. All styles are Engineered for Climate® and come primed, or with baked-on ColorPlus® Technology.



Our full spectrum of brilliant colors and natural-looking textures provides plenty of options for designing a classic house in any style.

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HardiePlank® Lap Siding
SELECT CEDARMILL

Our natural cedar look has a soft texture that mimics wood.

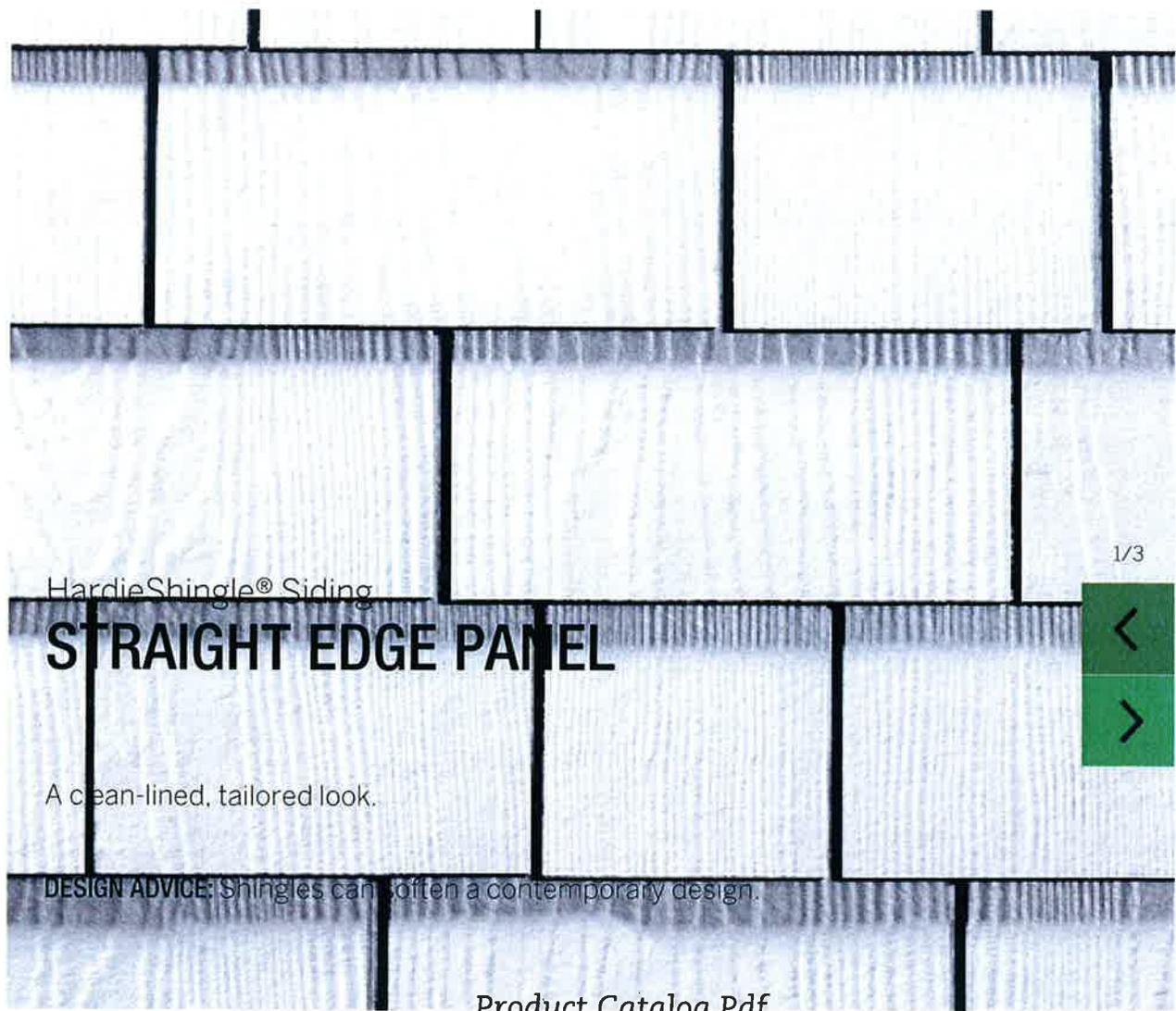
DESIGN ADVICE: A great choice for historic homes, mountain chalets, woodsy retreats and ranch houses

Product Catalog Pdf

HARDIESHINGLE® SIDING

While they are most often associated with Cape Cod-style homes, shingles can add instant character to any style home, anywhere. For the distinct look of cedar shingles with less maintenance, choose HardieShingle siding.





Once we decided that the cottage should be shingle style, there was no doubt that we would use

**Draft Findings of Fact
39 Union Street
Request for Certificate of Appropriateness for New Construction
Village Review Board
Review Date: August 16, 2016**

Project Name: Accessory shed placement
Case Number: VRB -16-033
Tax Map: Map U13, Lot 47
Applicant: Chanel Fortin
39 Union Street
Brunswick, Maine 04011
207-725-0600
Property Owner: Patricia Riley
41 Union Street
Brunswick, Maine 04011
Authorized Representative: Gloria Yanni
76 Union Street
Brunswick, Maine 04011
207-725-0600

PROJECT SUMMARY

The applicant has requested a Certificate of Appropriateness to place a new accessory shed in the northeast corner of the property and to the rear of the structure. The property is located in the Town Residential 1 (TR1) Zoning District and 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 described in the application, the new shed is small in size (4' x 6') and will be placed in the rear yard behind a tree so as to be less visible from the street. The shed is pre-built with "smart siding" made of textured engineering wood to be painted white (color of house). Specification sheets and location photos are included in the application.***

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. *Not applicable.*
- b. Alterations shall remain visually compatible with the existing streetscape. *Not applicable.*
- 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 shed is small in footprint and will be placed so as to be minimally visible from the street.*
- e. When constructing additions, the applicant shall maintain the structural integrity of existing structures. *Not applicable.*
- f. For new construction of or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:
 - 1) Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from the public right-of-way with landscaping or fencing. *Not applicable.*
 - 2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way. *Not applicable.*
 - 3) All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view. *Not applicable.*
 - 4) Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited. *Not applicable.*
 - 5) Building Materials:
 - a) The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation. *None of these materials are proposed for use on any visual portion of the structure.*
 - b) The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited. *Shed is made of engineered wood.*
 - 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
39 Union Street
Request for Certificate of Appropriateness for New Construction
Village Review Board
Review Date: August 16, 2016**

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

Motion 2: That the Board approves the Certificate of Appropriateness for the new placement of an accessory shed at 39 Union Street with the following condition:

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

Received: 8/2/16
By: [Signature]

VRB Case #: 16-033

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Chanel Forten
Address: 39 Union St
Brunswick, ME 04011
Phone Number: 207-725-0600

2. Project Property Owner:

Name: Patricia Reley
Address: 41 Union St
Brunswick, ME 04011
Phone Number: [Blank]

3. Authorized Representative: (If Different Than Applicant)

Name: Gloria Yanni
Address: 76 Union St
Brunswick, ME 04011
Phone Number: 207-725-0600

4. Physical Location of Property Being Affected:

Address: Same as #1

5. Tax Assessor's Map # 013 Lot # 47 of subject property.

6. Underlying Zoning District TR1

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

Shed is ~~not~~ being placed near a tree @
the back end of the property
abutting the chain link fence

Applicant's
Signature

Chanel Forten by POA of Gloria Yanni

**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. *photos*
4. Photographs of the building(s) involved. _____
5. A site plan showing the relationship of proposed changes to walks, driveways, signs, lighting, landscaping and adjacent properties. *photos*
6. A site plan which shows the relationship of the changes to its surroundings. *photos*

This application was Certified as being complete on 8/11/16 (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: _____

Annabeth Steinich
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 Gloria Yanni, relating to property designated on Assessors Tax Map #413 as Lot # 47 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,
- to meet 10' side & rear setback

Signed: 

Date: 8/12/16

u-13 47

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 39/41 Union

 County City/Town Street Address and Number



Name of Building/site:
 Common and/or Historic

Approximate Date: Style:

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: Organization: Date:

Rating:

Historic Significance to the Community: 1871 MAP: JOSIAH MITCHELL

(For Additional Information - Use Reverse Side)



Click here to see if this product is available in your area.

The garden shed with the slim profile

The Garden Hutch [storage shed](#) is ideal for condominium and townhouse owners with smaller [storage needs](#) and space considerations due to homeowners association regulations for size and height, and also works perfectly for a garden. This stylish shed with the slim footprint comes with a four-light window and a double door with keyed-lock entry. As with all our products, professional delivery and installation are included in your price.

Satisfies most Homeowner's Association Guidelines

**CLICK TO SEE PRICING
IN YOUR AREA**

[+ EXPAND](#)

Choosing your shed siding is like choosing your outfit. Really. So what type of shed siding is best? Not unlike deciding what to wear, style is often a factor when selecting siding for your new [wooden shed](#).

When it comes to shed siding, visual appeal is the first thing people tend to consider, followed by maintenance. While [Sheds USA](#) doesn't sell clothing, it does offer four types of siding.

In this two-part series, we'll first look at vinyl siding and Smart Siding:

Vinyl Siding

Vinyl siding is Sheds USA's best seller because it holds its value and – bonus – it looks good. Six colors are available, with white trim, and the vinyl clapboard is applied over ½-inch plywood. The doors, fascias, soffits, shutters and flower boxes all are made of a material called Perma-Trim. That, too, is [maintenance free](#). Simply put, vinyl siding lasts a lifetime and requires virtually no upkeep so this isn't just a solution – it's a permanent one.

Smart Siding

Our second most popular siding is crafted with pre-primed, richly textured, engineered wood and is designed specifically to withstand the harshest elements. Smart Siding is durable, [low-maintenance](#), and economical. It's primed at the factory and comes to you ready for a fresh coat of outdoor latex paint.

You'll end up choosing what you feel looks best in the designated space, what you can afford, and how much maintenance – minimal as it will be regardless of siding type – you want to deal with.

[Up next: Pine and Cedar siding!](#)

asdfasdf

[Watch Video](#)

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[1](#)

[Next »](#)

Archives

2014

2013

2012

November

October

September

August

July

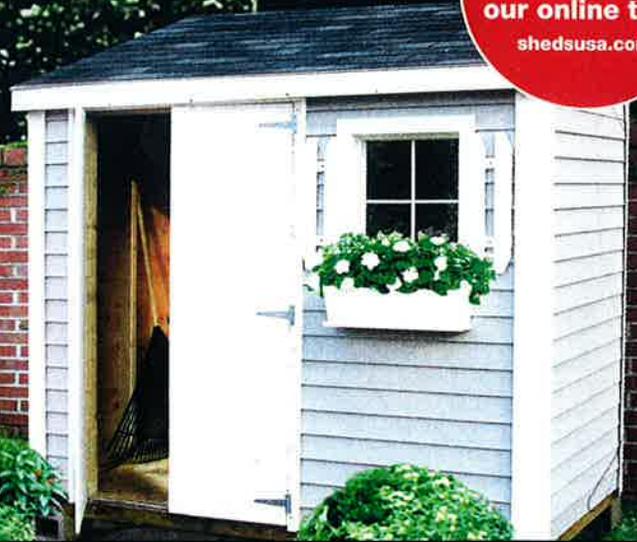
May

Garden Hutch | SPECIALTY SERIES

Design your building with our online tool!
shedsusa.com

Price includes:

- One double door on left
- One window on the right
- 4' depth meets most HOA requirements. Great for condos and townhomes!



All Prices Include Delivery and Installation*

SHOWN IN PHOTO: 4' x 8' Garden Hutch, dark gray vinyl siding, charcoal shingles, trim package 1.

WILL PAINT WHITE

STEP 1 Choose your siding, size and shingle color:

Deborah

| | Smart Siding | Cedar | Vinyl |
|--------------|--------------|---------|---------|
| Size (W x L) | | | |
| SKU # | 466-411 | 466-411 | 466-411 |
| 4' x 8' | \$1,199 | \$1,589 | \$1,799 |
| 4' x 10' | \$1,489 | \$1,839 | \$2,069 |
| 4' x 12' | \$1,729 | \$2,049 | \$2,329 |

Shingle Colors:



75% ASOC

Vinyl Colors:



Colors may vary slightly. Trim comes in white only.

STEP 2 Choose your options:

FLOOR UPGRADE

Tough Floor \$199

- Up to 200% stronger! Insect/Moisture resistant!*
- 2" x 6" pressure-treated floor joists
 - 12" on center spacing
 - Pressure-treated plywood floor

DOOR UPGRADE:

Exchange Standard 40" Double Door with: 54" Double Door (with keyed lock entry) . \$99

OPTIONS

- Gable Vents (pair) \$34
- Shelf (1" x 12" x 7" long) \$59
- Standard Ramp (4' long) \$69
- Upgrade Standard Window to Functional Sash Window w/ Screen \$79
- Anchor Kit \$149
- Architectural Shingles \$1.15/sq ft
- Service Fee for Permit: Includes filing fees, notary, and paperwork to permitting office. Homeowner responsible for permit fee. \$250
- Engineered Stamped Drawing Fee \$299

how wide is door

TRIM PACKAGES

Trim Package 1:

- Artisan shutters and flower box



Trim Package 2:

- Black vinyl shutters
- Black heavy-duty decorative hinges and door handle
- Heavy-duty decorative door trim



STEP 3 **Ordering is easy!**

At Store
service desk

Online
shedsusa.com

By Phone
1-866-616-2685



Brunswick Maine

39-41 UNION ST



Legend
Selected Parcels
Parcels
Town Boundary

0 20 40 80
Feet

This map was generated by the Town of Brunswick's online GIS. This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.

Map generated on: 8/1/2016





Google earth





Google earth

feet
meters















TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

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

ANNA M. BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

August 12, 2016

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

At your April 26, 2016 meeting, the Board approved a Certification of Appropriateness for New Construction permitting the construction of a replacement nonresidential structure at 15 Jordan Avenue (Flowers, Etc.). The approved findings of fact and motions as well as the original design are attached.

The approval was conditioned upon two items, with condition #1 stating that any significant changes to the approved design shall require further review and approval by the Village Review Board. The applicant is requesting your approval for a redesigned structure. Structural and non-structural changes are as follows:

1. Reducing structure from a one and a half story to one story and deleting second-story window. Applicant has stated that the total height is reduced by three feet.
2. Replacing half glass front door with full glass door.
3. Adding an additional front-facing door for separate entry to garage on left side of structure.
4. Increasing size of window opening along west side of structure.

The applicant has provided revised sketches and photos of sample doors and windows for your consideration at your August 16, 2016 meeting.



Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

CERTIFICATE OF APPROPRIATENESS

April 27, 2016

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

Dear Mr. and Mrs. Theberge:

Per your request, your earlier application (VRB 16-001) to construct a replacement commercial structure and attached garage to house the existing business, Flowers, Etc., located at 15 Jordan Avenue, (Map U08, Lot 41) in the Town Residential 4 (TR4) District and Village Review Overlay Zone was reconsidered by the Village Review Board on April 26, 2016. The specific reason for your request was for the Board to reconsider the imposition of condition #2, "*That the windows have exterior grilles or divided lights of two over two, two over one, or four over four*" of their previous approval dated February 23, 2016. The Board reconsidered their original decision and agreed to remove condition #2. The reapproved Findings of Fact and Motions are attached for your reference.

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

1. That any mechanical equipment and dumpsters be located to the rear of the property with adequate screening to be determined during development review.

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

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

Feel free to contact me with any questions.

Good luck with your project,

Anna M. Breinich, FAICP
Director

enclosures

**Approved Findings of Fact
15 Jordan Avenue
Request for Two Certificates of Appropriateness for Demolition and New Construction
Village Review Board
Original Approval Date: February 23, 2016
Reconsideration and Reapproval Date April 27, 2016**

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

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

PROJECT SUMMARY

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

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

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

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

216.9 Review Standards

A. General Standard.

1. **All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance. In meeting the standards of this Ordinance the applicant may obtain additional guidance from the U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings and the Village Review Zone Design Guidelines.**
As documented by photos and the structural engineering report, it appears that the existing nonresidential structures are economically beyond repair. The new replacement

structure will continue to house the existing florist business and is proposed to be of similar scale and style to those located on that block of Jordan Avenue, consistent with the architectural context of the neighborhood (Franklin-Maple Streets). Such consistencies include simple building design, small, and one and one-half story structures. The proposed structure is designed to remain compatible in character to this area of Jordan Avenue.

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.** *Not applicable.*
- b. **Alterations shall remain visually compatible with the existing streetscape.** *Not applicable.*
- 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 proposed building design and its design elements are visually compatible with the existing mass, scale and materials of the surrounding resources. It provides for traditional design elements found along Jordan Avenue and will now match the average setback to the street. An 11-space side parking lot will be provided with planting beds placed on either side of the entrance. This entrance will also provide access to the attached 2-car garage to the rear of the building. Primary building materials include vinyl or clapboard siding, windows with grilles on top glass pane, and architectural shingles. Generally, building materials, overall design, height and setbacks are consistent in style with adjacent structures along Jordan Avenue within the Village Review Zone. It is recommended that simulated divided lights be used for window grilles and, if economically feasible, wood clapboard is preferred over vinyl siding.*
- 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.** *Currently, a large non-landscaped parking lot is located at the site of the former 80 foot portion of the greenhouse, approved for demolition by the VRB in 1997. In addition a double width driveway now fronts the flower shop. The applicant is proposing to locate the new building at a 6 foot setback from the sidewalk, with the parking lot to the left of the building. Planting beds of approximately 6 feet in depth will be located between the parking lot and sidewalk, on either side of the parking lot and should contain*

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

2. **Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *As shown on the site plan, a pedestrian connection is provided to the sidewalk and the flower shop from the proposed parking lot.*
3. **All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view.** *It is unknown at this time whether dumpsters will be used on site and will be determined as part of site plan review. Should dumpsters be located on site, the location shall be enclosed with a screened material, such as stockade fencing, to the rear of the property. Any ground mounted mechanical equipment should be located adjacent to the rear side wall or back wall of the structure.*
4. **Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality.** **Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.** *No roof-top equipment is proposed.*
5. **Building Materials:**
 - a. **The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.** *None of these materials are proposed for use on any visual portion of the structure.*
 - b. **The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.** *Primary building material may be vinyl or clapboard. Wood clapboard is preferred.*
 - c. **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.** *No trademark advertising icons are proposed to be built into the design of the building.*
6. **No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.** *Not applicable.*
7. **No building on Maine Street shall have more than 15 feet horizontally of windowless wall.** *Not applicable.*
8. **All new buildings and additions on Maine Street:**
 - a. **Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.** *Not applicable.*
 - b. **If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.** *Not applicable.*
 - c. **The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass.** *Not applicable.*
9. **Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources.** *Not applicable.*

C. Signs

Signs shall comply with the requirements of Chapter 6 (Sign Regulations) with consideration given to the Village Review Zone Design Guidelines. *No change in signage is proposed.*

D. Demolition and Relocation

1. Demolition or partial demolition or relocation of a contributing or, if visible from a public right-of-way, a noncontributing resource, excluding incidental or noncontributing accessory buildings and structures located on the same property, shall be prohibited unless the application satisfies at least one of the following criteria. *As stated previously, the contributing structures located onsite are proposed for demolition as part of the redevelopment of this property. Ordinance criteria are satisfied as follows:*

a. The structure poses an imminent threat to public health or safety. *The structure does not pose an imminent threat to public health or safety and does not meet this criteria.*

b. The condition of the structure is such that it cannot be adapted for any other permitted use, whether by the current owner or by a purchaser, resulting in a reasonable economic return, regardless of whether that return represents the most profitable return possible, provided that the applicant can document he/she has not contributed significantly to the deterioration of the structure. *A structural engineering report is included in the application and indicates that the buildings (remainder of the greenhouse, flower shop and storage shed) are in need of significant repair. The present owner has attempted to make repairs and maintain the structures as their work place since purchasing the property in 1997.*

c. An opinion shall be provided from an architect, licensed engineer, developer, real estate consultant or appraiser or from a professional experienced in historic rehabilitation, as to the economic feasibility for restoration, renovation, or rehabilitation of the contributing resource versus demolition or relocation of same. *An existing building evaluation was completed by a structural engineer stating that the structures are in "such poor condition that the repairs would exceed the value of the buildings...largely due to the extensive foundation issues in areas difficult to access." The written report is attached.*

d. The proposed replacement structure or reuse of the property is deemed to be as appropriate and compatible with the existing streetscape and surrounding contributing resources. *For reasons detailed in Section 216.9.B. findings above, staff recommends that the proposed replacement structure be deemed by the Board to be appropriate and compatible with the streetscape and surrounding contributing resources. The use of the property, flower shop/florist will remain the same.*

2. Demolition, partial demolition or relocation of a noncontributing resource visible from a public right-of-way, shall be approved by the Village Review Board if it is determined that the proposed replacement structure or reuse of the property is deemed more appropriate and compatible with the surrounding contributing resources than the resource proposed for demolition. *Not applicable.*

APPROVED MOTIONS
15 JORDAN AVENUE
REQUEST FOR TWO CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION
AND NEW CONSTRUCTION
VILLAGE REVIEW BOARD
ORIGINAL APPROVAL DATE: FEBRUARY 23, 2016
RECONSIDERATION AND REAPPROVAL DATE: APRIL 27, 2016

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

Motion 2: That the Board approves the Certificate of Appropriateness for demolition of structures located at 15 Jordan Avenue as outlined in the application with the following condition:

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

Motion 3: That the Board approves the Certificate of Appropriateness for construction of a new commercial structure at 15 Jordan Avenue as outlined in the application with the following conditions:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.
- ~~2. That the windows have exterior grilles or divided lights of two over two, two over one, or four over four. **Removed by the Village Review Board by unanimous vote on April 26, 2016.**~~
3. That any mechanical equipment and dumpsters be located to the rear of the property with adequate screening to be determined during development review.

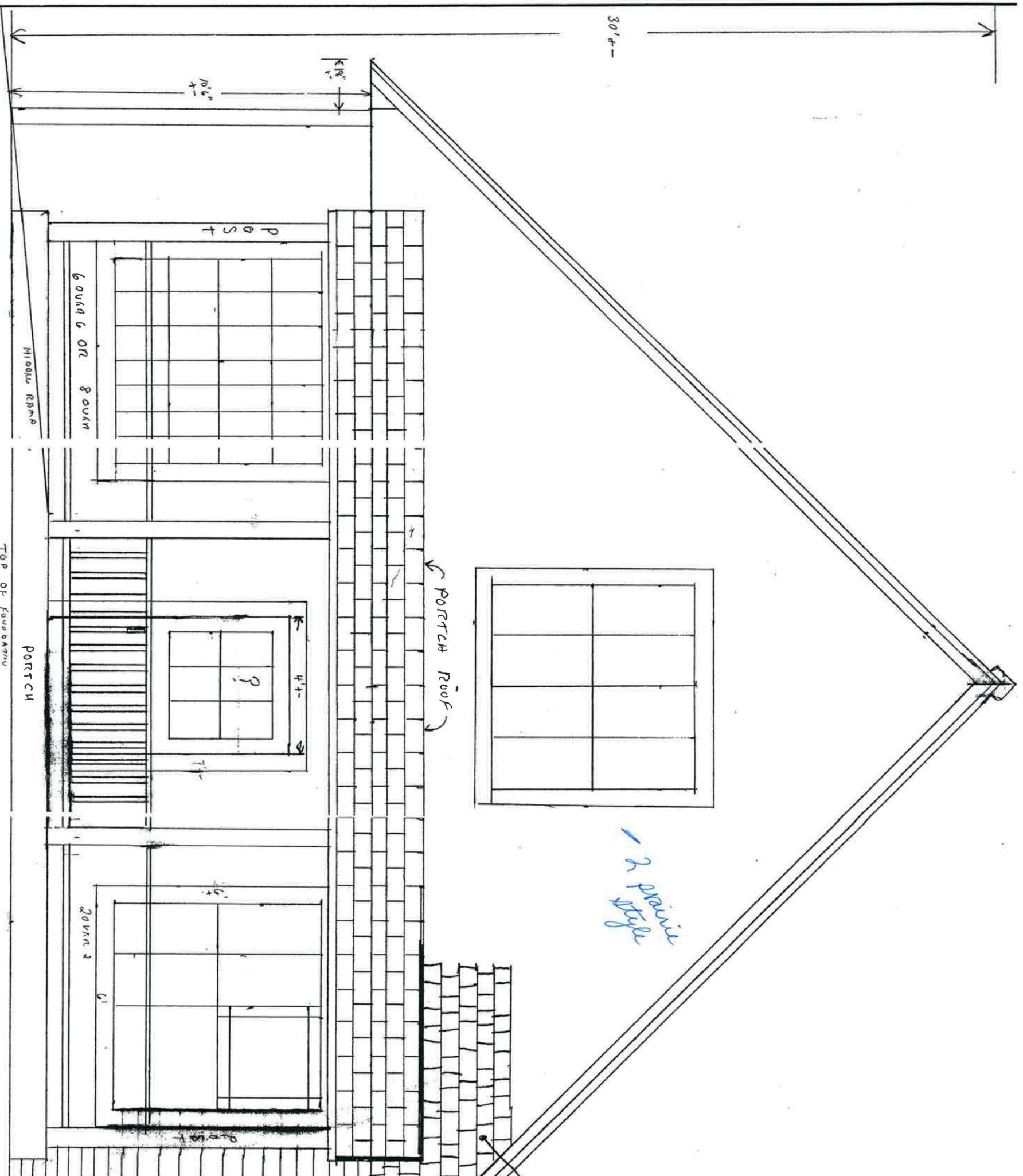
30' 4"

2 Prairie Style

VINYL OR CLAPBOARD
SHUTTER STYLE
SOFT YELLOW/CREAM

TRIM
SOFT YELLOW/CREAM

VINYL
CLAPBOARDS
SOFT GRAY/CREAM



34'

TOP OF FOUNDATION
GRADE OR SIDE WALK

HIDDEN RAMP

6' 0" OR 8' 0"

P O S T

PORCH

4' 4"

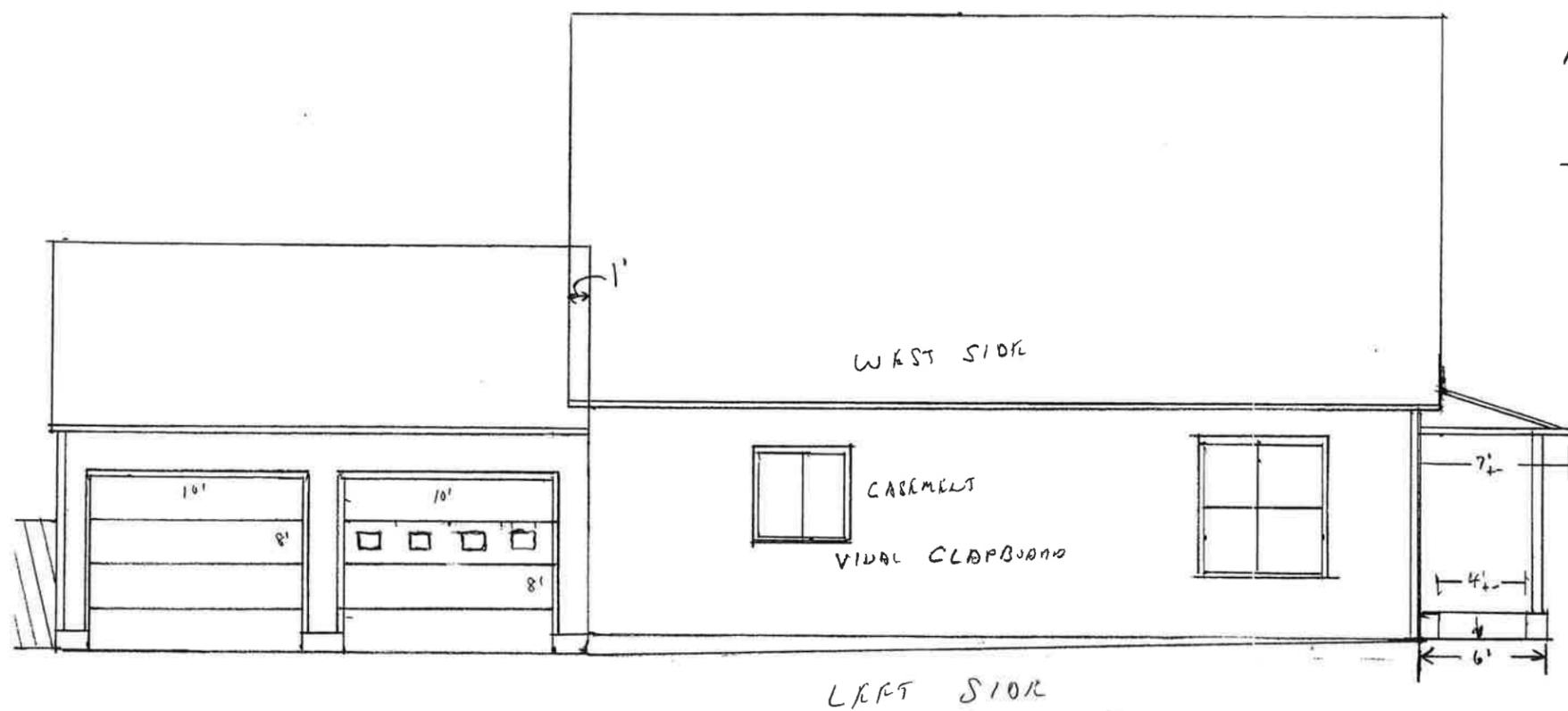
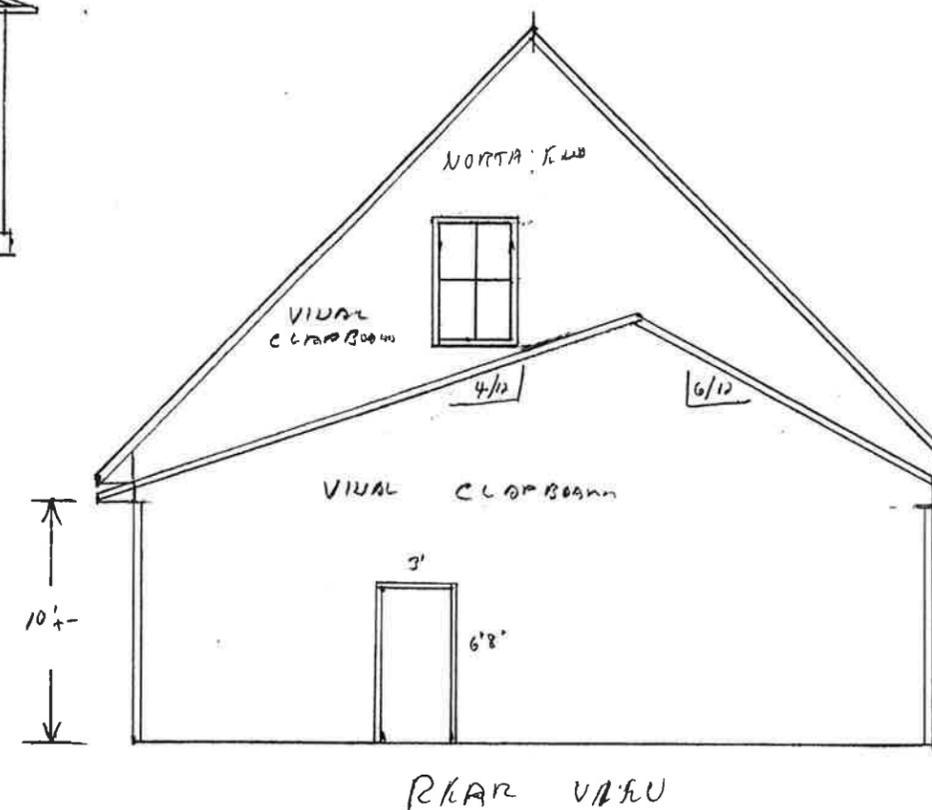
6' 0"

6'

P O S T

| | | |
|------------------|--------------|--------------|
| SCALE: 1/4" = 1' | APPROVED BY: | DRAWN BY LRU |
| DATE: 10/27/2015 | | REVISED |

FLOOR VINYL SOUTHERN PINE



| | | |
|--------------------------------------|--------------|-----------------|
| SIDE & REAR VIEW Looking from STREET | | |
| SCALE: 1/2" = 5' | APPROVED BY: | DRAWN BY LHO J. |
| DATE: 01/23/16 | | REVISED |



Flower Etc: Aluminum Entry Door & trimmed with flat PVC casing to match windows



Flower Etc: Aluminum Entry Door & trimmed with flat PVC casing to match windows



Flower Etc: single double hung vinyl window with factory applied 1x4 flat pvc trim



NO KIDS
IN WINDOW

Flower Etc: Muller double hung vinyl window with factory applied 1x4 flat pvc trim



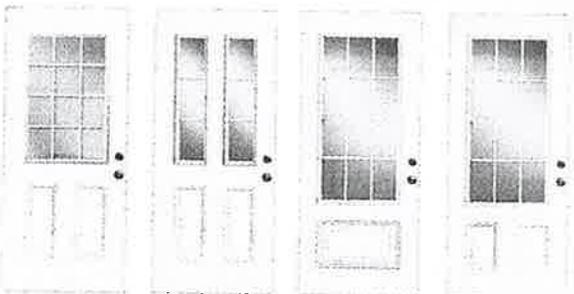
Flower Etc:
NO GRIDS IN WINDOWS

PANEL doors

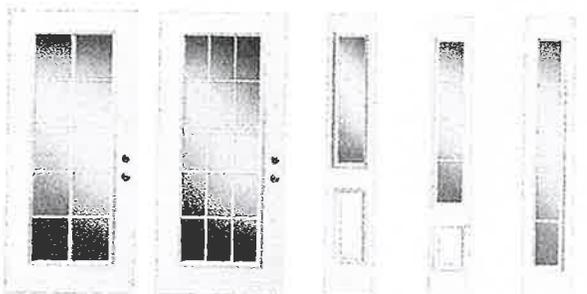
Internal & External Grilles



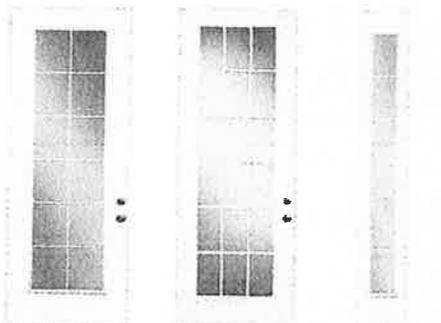
Fan Lite with Grilles Morelite Camber-Top with Grilles **EXTERNAL ONLY** Craftsman 6-Lite with Grilles & optional dentil shelf 1/2 9-Lite with Grilles



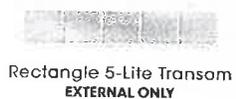
1/2 12-Lite with Grilles **EXTERNAL ONLY** Twin 1/2 3-Lite with Grilles Hollister 3/4 12-Lite with Grilles 3/4 12-Lite with Grilles



Full 10-Lite with Grilles Full 15-Lite with Grilles 1/2 3-Lite Sidelite with Grilles 3/4 4-Lite Sidelite with Grilles Full 5-Lite Sidelite with Grilles



8 Foot Full 12-Lite with Grilles 8 Foot Full 18-Lite with Grilles 8 Foot Full 6-Lite Sidelite with Grilles



Rectangle 5-Lite Transom **EXTERNAL ONLY**

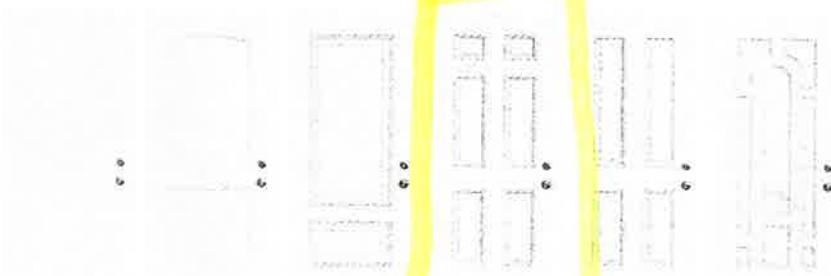


Belleville® Smooth 6 panel — shown in Roma Red Finish

DOOR TO GARAGE



For those who prefer doors without glass.



Flush 2 Panel Roman Hollister 2 Panel 6 Panel 4 Panel New England Center-Arch

ALSO AVAILABLE IN 8 FOOT

SIESTA

Front Entry

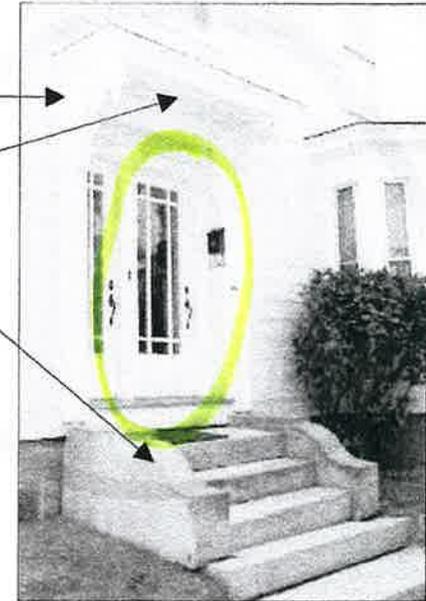
3. The porch and any other related features should be photographically documented prior to any repair or rehabilitation work.
4. If it is necessary to replace any element of a porch, the replacement should be made from the same material as the existing porch and should match the historic feature in size, scale, shape, and detail. In the event that it is not possible to match the material, a compatible substitute material is acceptable.
5. Covering porch details with vinyl or aluminum siding should be avoided.
6. Enclosing an existing porch on the primary building façade should be avoided.
7. Historic stone steps should be maintained and preserved. In many instances, resetting stone steps and repointing can solve many related problems.
8. Screens may be added to a porch if they can be attached in such a manner that will not cause damage to historic fabric and the modification is completely reversible.
9. New porches should be compatible with the overall scale, shape and detail of the building, as well as the prevailing streetscape.
10. Ornamentation should not be added to a porch that is not compatible with the stylistic period of the house.
11. The addition of decks, glass enclosed rooms, or sun porches where they will be visible from the public way should be avoided.

Important entry features:

Brackets

Small pediment

Steps and side walls

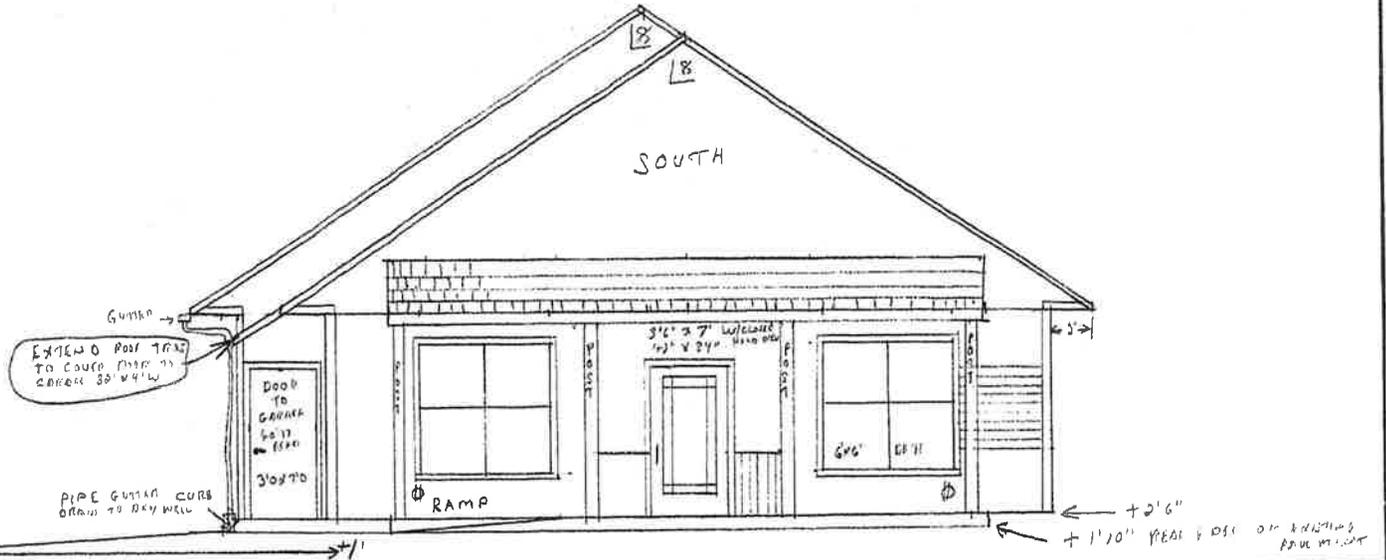
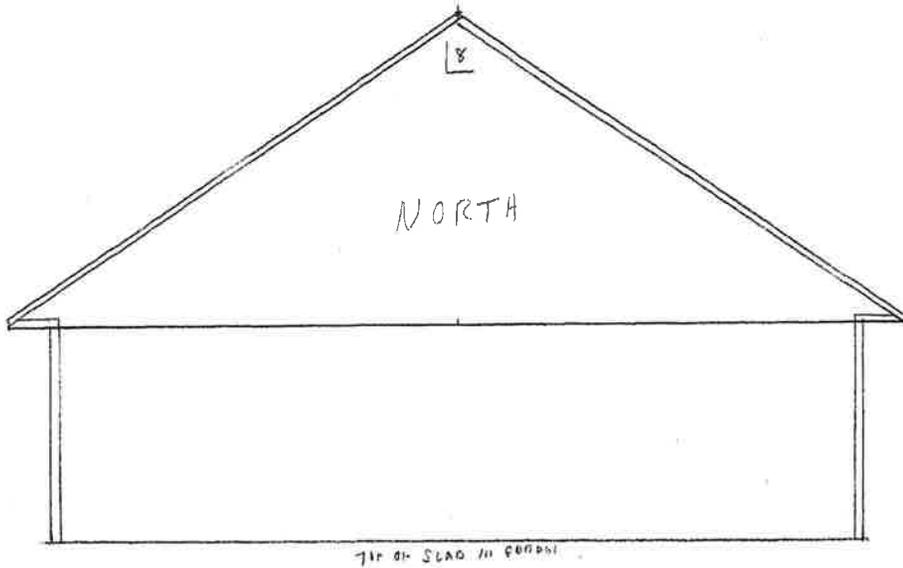


FRONT DOOR

Right: This distinctive entry pediment is found on a few houses in the district. It appears to be most frequently used on cape houses.



Left: Corner porches carved out of the main body of the house are also found in the district. This example is on Franklin Street. Typically, this porch configuration is found on Greek Revival style houses.

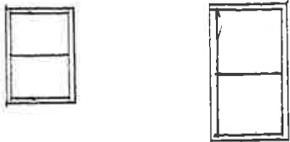


- +2'6" TOP OF SLAB FLOWER JAR (2'2" TOP OF 1" SLOPE) (+1'4" FROM TOP OF REAR ROLL OF EXISTING DRIVEWAY)
- +2' SLAB IN GARAGE
- +1' BACK EDGE OF SIDEWALK AT CENTER OF WEST CURB CUT (APPROX TOP OF CURB)
- 0' TOP OF DRY WELL GRADE

N + S ELEVATIONS

| | | | |
|----------------|--------------|----------------|--|
| SCALE: 1" = 4' | APPROVED BY: | DRAWN BY: L.S. | |
| DATE: 7/22/16 | | REVISED: | |
| | | DRAWING NUMBER | |

EAST



Ø

35'6"

67'

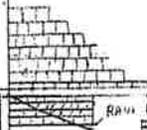
43'6"

18P

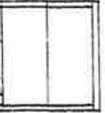
18 PITCH

WEST

DISO FLOOR L.T.H.



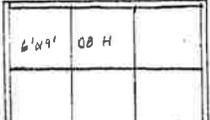
RAIN DIVERTER 2"



4'W x 4'0" H C. ANCHOR

Ø

Ø



6'W x 08 H

DISO FLOOR L.T.H.

PROPOSED 1/2" PITCH SIDEWALK

GRADE FLOOR +0'

TOP OF RAINWELL GRADE

TOP OF SLAB +0'6" (+2'0" TOP OF FOUNDATION (3'-4" FROM TOP OF EXISTING FOUNDATION))

+1' BACK EDGE OF SIDEWALK AT CURB OF WEST CURB CUT
+1' OVERFLOW TO STREET

| | | |
|-------------------|--------------|----------------|
| R + W FLOOR PLAN | | |
| SCALE: 1" = 4' 0" | APPROVED BY: | DRAWN BY LEO |
| DATE: 7/21/16 | | REVISED |
| | | DRAWING NUMBER |

**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 requires section 106 review by Maine Historic Preservation Commission (MHPC); at this point, MHPC has not finished the review. Connie Lundquist said that she would prefer to table the application pending MHPC's Section 106 determination.

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 takes precedence over 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. There are no federal dollars tied to this location and the VRB does not have to abide by the MHPC decision. Emily said that because the VRB Guidelines do not address this type of architecture, it would make sense to wait and see what the MHPC determination is. Connie Lundquist replied that she did look at the Secretary of Interior Guidelines regarding this, but noted that they are very minimal. Gary Massanek clarified that this determination from MHPC is an opinion and not a recommendation. Anna replied that the determination is more of a recommendation. Brooks Stoddard said that he would like to wait for the determination from MHPC. Gary asked if staff had a timeline on when this determination would be

made. Applicant Representative, Benjamin Madden, replied that they filed with SMHPO (MHPC), NEPA, and Tribal and that it take about 10 weeks. Anna replied that for SMHPO or MHPC, there is only a 30 day review which is coming up.

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

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

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

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

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

Karen Topp said that she likes the proposed application. Emily Swan agreed with Karen and said that it complies with the Department of Interior Standards that Anna Breinich provided. The solar panels are flat to the roof, facing away from the main street side of the building, is a value to the property and forward thinking in terms of renewable

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

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

MOTION BY KAREN THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATE FOR THE INSTALLATION OF ROOFTOP SOLAR PANES AT 8 GILLMAN AVENUE WITH THE FOLLOWING CONDITION.

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

MOTION SECONDED BY EMILY SWAN, APPROVED UNANIMOUSLY.

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

Anna Breinich introduced the application for installation of 34 solar panels to be located at 18 Cumberland Street. Anna said that the panels will be facing the Stetsons Block

which is one of the oldest buildings in Brunswick and this is why this application is before the Village Review Board (VRB).

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

Chair Gary Massanek opened the meeting to public comment.

Amy McLellan, potential homeowner in the neighborhood, said that she is not against this project, and does not think that it will visually affect her view from across the street, but is looking the precedence this application will make from talking about a few panels to 34 panels. Amy said that she wants to be careful of how many panels will be allowed or defined as she too may 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 TOPP TO DEEM THE CERTIFICATE OF APPROPRIATENESS APPLICATION COMPLETE. MOTION SECONDED BY BROOKS STODDARD, MOVED UNANIMOUSLY.

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 TOPP 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
MAY 24, 2016**

MEMBERS PRESENT: Chair Gary Massanek, Brooks Stoddard, Karen Topp, and Annee Tara

MEMBERS ABSENT: Vice Chair Connie Lundquist, Laura Lienert and Emily Swan,

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Tuesday, May 24, 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 ANNEE TARA TO REMOVE TABLED CASE #VRB 16-003, 14 MAINE STREET TO TAKE ACTION ON AND DISCUSS FURTHER. MOTION SECONDED BY KAREN TOPP, MOVED UNANIMOUSLY.

Anna Breinich updated Board members and said that she has heard back from Mains Historic Preservation Commission (MHPC) as stated in her Memo to the Board. MCPH has concluded that the placement of the antenna in the west tower would have an adverse effect upon the property and even though Fort Andross is not listed on the Nation Register of Historic Places, it has been determined to be eligible and therefore the FCC agreement for colocation for facilities on historic structures still applies. Anna said that she did speak with Robin Reed (of MHPC) to get direction and Robin said that the VRB can take action one way or the other. Anna said that the Federal Communications Commission (FCC) is supposed to consult with MHPC and the purpose of this is to seek ways to avoid the adverse effect on the structure. Gary asked if they had a timeline on the feedback from the FCC. Anna said that there she was told that there is no timeline at this point.

Gary Massanek asked Board members if they wished to discuss the issue or retable pending more information. Annee Tara suggested allowing the applicant to decide.

The applicant, Cam Kilton of Redzone Wireless, said that typically anything to do with the FCC takes roughly 9-12 months. Cam pointed out that the proposed antenna is 3 feet smaller and about 3 inches narrower than the initial antenna; they are trying to mitigate any possible eyesore. Cam said that the renditions included in the packet do not give the antenna justice. He has spoken with Anthony Gotti of 14 Mane Street who could only see the top 1.5 of the original antenna from Cabot Street. A better representation is the view

from the Sea Dog Parking Lot in Topsham, although Cam pointed out that the scale is not completely accurate. Cam said that the proposed antenna will be about 1 foot above the tower line and showed the Board an example of the panel that would encase the antenna. Cam said that they have done just about everything to limit the visual effect and have looked into other locations; they will continue to do what they need to in order to make this happen. Cam said that what is interesting is that the FCC rule only applies to licensed frequencies. If they came before the Board with an unlicensed frequency, the antenna of which is twice as big, there are no Federal regulations that they can't do this type of installation.

Annee Tara asked if the applicant has gone back to MHPC with the new design. Cam replied that they have, but he has heard from others who say that MHPC never approves any applications. Brooks Stoddard said that he is impressed that they have gone to the efforts that they have gone through in order to make this work and if the second photograph is at all accurate, this has minimal visual effect. Cam replied that the picture Brooks is referring to is, in his opinion, is the worst; Brooks feeling that this is minimal makes him happy. Cam added that he believes once everything is up against the pipe, people won't see it. Brooks replied that Boards similar to the VRB will have to take into consideration new kinds of technology and it behooves them to put in all the care that they can. Cam said that in his mind, MHPC has worded their conclusion in such a way to say that overall, the decision is a local decision and appreciates any comments. Cam reiterated that they are trying to minimize any visual impact.

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

Karen top asked what the size of the water tower was. Cam Kilton replied that he believes that it is 20 * 20 feet. Annee Tara stated that she felt any decision regarding the application should wait until the absent members can be present as they were included in the original discussions. Gary Massanek said that he is inclined to move forward with the action as the applicant has stated that they have done as much as they can to minimize the visual impact. Karen replied that she could go either way in terms of making a decision or tabling the application again. Anna Breinich suggested the Board do a site visit with a mock up on the roof. Gary said that he feels as though this project is going to become an eye grabber and that people are going to see this building as a communication tower. He does not know if that maintains the historic integrity of the building; at this point, he cannot support this. In defense of the visual aspect, Cam Kilton replied that the first thing he sees when he comes into Town is the flagpole and he does not feel that eyes will wander too much farther than the flagpole. Cam offered to temporarily install a mockup of the antenna. Cam said that the reason why they are striving for a location at Fort Andross is because other companies are already occupying other potential alternative locations and have no space; these were discussed in previous meetings. Karen asked about the water tower. Cam replied that the water tower sits in a poor location, but if they were allowed to extend the antenna 30 – 40 more feet he may consider it. Gary said that installing the antenna on Fort Andross would “deface the most prominent, historic building in Town because it happens to be the tallest”. Cam replied that Fort Andross is

not the tallest, but that Bowdoin College will not work with them (Kohls Tower). Cam asked if the Board would suggest other locations where they could place the antennas if they stayed at Fort Andross. Gary said that although it would be a cost issue, they could build a tower. Cam replied that it was his belief that the tower ordinance was fairly strict. Anna replied that there are 2 different types of tower standards; very large towers are done by overlay zones and the smaller type, usually shorter, are allowed in any industrial district. Anna said that the shorter types of towers are around 120 and the taller ones are around 300. Cam said that towers are expensive structures, and again asked if the board would suggest other alternative locations on Fort Andross as they are willing to consider other locations. Cam passed around another alternative rendering which has 3 ballasts in the middle of the roof where they can still accomplish their goal with shorter antennas. Cam said that the exact locations still need to be determined as the Board just allowed the installation of solar panels in the area, but asked if this idea would be a better alternative. Gary replied that this idea would be an avenue to follow, but that it would still be worthwhile to mock something up for the Board to review. Cam said that he has no problems with generating a mock up, but stated that he would still like a site visit with an example on the roof. Karen said that what would be important to her is how close the antenna are to the edge; if they were 7 feet tall then they would be roughly 70 feet in, but she would need the dimensions of the roof. Karen added that this scenario seems like a better alternative. Returning back to the water tower, Karen said that because of the shadowing, it would cut off broadcasting to the north and asked if they wanted to broadcast that way (north). Cam replied that they want to broadcast 360 degrees and they are trying to reach the towers over on the Topsham Fairgrounds as well; they have just submitted an application for that this week.

MOTION BY ANNEE TARA TO TABLE THE APPLICATION PENDING A MOCK UP OF BOTH ANTENNA LOCATIONS. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

Anna Breinich to set up a date and time for a site visit.

2. Case # VRB 16-019 – 26 Cumberland Street (former Skolfield House) – The Board will discuss and take action on a Certificate of Appropriateness for proposed buildings renovations and the construction of a 10-bay garage over existing parking spaces at 26 Cumberland Street (Map U14, Lot 63).

Anna Breinich introduced the application for reuse of the former Skofield House into the McLellan. The proposal is for 5 full apartments and 13 senior living units which would include meals as part of the monthly fee. Anna said that as it stands right now, there are exterior alteration as noted as well the construction of a 10 bay garage over the existing parking area. This application still needs to go before Planning Board and this has been scheduled for May 31, 2016.

The applicant representative, Dick Campbell, said that it is exciting to come upon buildings that they can reclaim and reuse. Dick said that the building was built in the 1880's as a hospital of sorts and then rebuilt into a fairly generic brick split face building

with some Native American design to it. Dick said that Amy McLellan, registered nurse and owner of the building, has been working with CEI to put together a business plan that has been accepted by the bank. Dick said that it is Amy's mission for a purpose driven life for seniors; this is a different approach to senior living. Dick said that they are proposing minor changes to the building and that the changes they wish to make would make the building warmer. Alterations include things such as window boxes and to warm up the brick with forest green shutters with and to paint some of the trim on the top of the building and some of the metals above the brick forest green as well. Dick said that they would like, at some point, to pull some of the detail from the building on the east corner of Cumberland and union into the canopy on the Union Street entrance; this will also help to pull the two corners together. In terms of the garage, they prefer a simple design. Materials will be clapboard with corner columns and a little border over the single window with carriage type doors.

Karen Topp said that it looks lovely. Gary Massanek asked about the line of trees in the back of the garage. Dick replied that they are hoping not remove the trees and are working with the Town to do a dry well. They are removing 1/3 of the surface water from the parking area and retaining it onsite. Brooks Stoddard commended the applicant on working on the design of this building and said it would be nice to get some Italianate, double bracket design of the original 1880's cornice put back on the building. Brooks said that this cornice design was on the hospital. Annee Tara asked if the Skofield house looked different then the building did when it was the hospital. Brooks replied that the hospital had an Italianate design, wooden, and was demolished; the Skofield house was constructed in its place. Karen said that the applicant has 2 proposed shutters and asked which one is preferred. Dick replied that they prefer the panel shutters, but could go with either. Karen asked what the neighboring houses have for shutters. Dick replied that he did not know, but said that they plan to do more of a design on the window boxes.

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

Annee Tara said that she is excited that this building is going to be repurposed for this type of living. Karen Topp said she thinks this is a great idea. Gary Massanek appreciates the drawings that were included in the packet.

MOTION BY ANNEE TARA TO DEEM THE CERTIFICATE OF APPROPRIATENESS APPLICATION COMPLETE. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

MOTION BY KAREN TOPP THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR PROPOSED BUILDINGS RENOVATIONS AND THE CONSTRUCTION OF A 10-BAY GARAGE OVER EXISTING PARKING SPACES AT 26 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 BROOKS STODDARD.

Annee Tara asked if the applicant planned to put tress in between the parking lot and Cumberland Street as suggested by Town staff. Dick Campbell replied that they prefer not to so that you can see the architecture of the building. Anna Breinich replied that it is a requirement to landscape the parking lot to screen the cars. Anna said that this requirement can be seen this on the CEI building and if you walk down Federal Street you will not see a car up against the sidewalk, but landscaping in between. Anna said that Morning Glory, because of snow removal, are using planters. Gary Massanek said that in looking at the site plan, he feels that there is very limited space to do this type of screening. Dick said that from the sidewalk, it is close to 50 feet to the parking lot and even then it is a handicapped spot that will probably not be used full-time. Gary said that they could defer this issue to the Planning Board.

MOTION MOVED UNANIMOUSLY.

3. Other Business: Annee Tara asked about scheduling the workshop that has been discussed at past meetings. Gary Massanek suggested that they send out the list of topics again and get staff opinion of things that they would be able to provide some background on.

4. Approval of Minutes:

MOTION KAREN TOPP TO APPROVE THE FEBRUARY 23, 2016 MEETING MINUTES AS AMENDED. MOTION SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

5. Next Meeting Date – 6/21/16

Staff Approvals:

- 100 Maine Street – Signage (Nest)
- 21 Town Hall Place – Garage Doors

Adjourn

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

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary

**VILLAGE REVIEW BOARD
JUNE 21, 2016**

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

MEMBERS ABSENT: Emily Swan and Brooks Stoddard

STAFF PRESENT: Director of Planning and Development, Anna Breinich; Bowdoin Intern, Amanda Perkins

A meeting of the Village Review Board was held on Tuesday, June 21, 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 ANNEE TARA 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 updated Board members and said that the revised location was approved by Maine Historical Preservation Commission (MHPC) who stated that there would be no adverse effect on any historic properties by approval of the proposed application. Anna said that the location is MHPC is referring to is similar to where the antenna was held during the site visit when members were standing on Mill Street and were looking at the west tower. Anna said that the proposed antenna would be 5 feet and the Board needs to decide whether they want 3 different locations or if the Board prefers that all 3 antennas are located in one spot. Anna said that the weight of the equipment will be significant and the cabinet will be located towards the river side; a photo from Redzone depicting this equipment is available. Anna said that although the applicant has approval, by MHPC, the VRB has the ultimate decision.

The applicant, Cameron Kilton, said that he feels like they are where they want to be and said he would be happy to answer any questions that the Board may have. Gary Massanek asked Cameron to describe the equipment cabinet as this is new to the Board. Cameron replied that originally, the cabinet was going to be bolted to the west tower, but now it will be free standing on the roof with no attachment to the brick; this satisfied MHPC. Cameron said that there is very little likelihood that you will be able to see the cabinet. In referring to the photo simulation, Annee Tara asked if the structure that sticks out is new or if it is an existing structure. Gary replied that he believes that this is the tower.

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

Laura Lienert asked if there was discussion regarding one location vs three at the site walk as she had to leave early. Gary Massanek replied that there was not any discussion of consolidation, but of the two other locations, members were having the issue of being able to see the antenna. Connie Lundquist agreed with Gary and said that her assumption is that if you cannot see one, then you will not be able to see 3 and would be in favor of consolidating all 3 at this location.

MOTION BY CONNIE LUNDQUIST THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY ANNEE TARA, APPROVED UNANIMOUSLY.

Members discussed and proposed changes to the Conditions of Approval.

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR INSTALLATION OF A BROADBAND TOWER AND RELATED EQUIPMENT ON THE ROOFTOP OF FORT ANDROSS 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 rooftop wireless antenna system shall be installed 20 feet to the west of the West Tower at the exact center of the roof, at a height not to exceed five (5) feet above the building's parapet height and shall not be visible from Maine and Mill Streets.
3. That the accompanying equipment cabinet being installed directly behind the West Tower shall not be visible from the Topsham Historic District.

MOTION SECONDED BY KAREN TOP, APPROVED UNANIMOUSLY.

2. Case # VRB 16-022 – 86 Maine Street – The Board will discuss and take action on a Certificate of Appropriateness for proposed façade renovations at 86 Maine Street (Map U13, Lot 17), located within the federally-designated Brunswick Commercial Historic District.

Anna Breinich introduced the application and said that this application is for façade improvements to Barry's Hearing to include removal of the existing shingle roof, realignment of windows, and replacement of siding, trim and entryway. Anna added that this application is one of the façade grant projects being funded through the BDA program.

Applicant Representative, David Matero, said that the new owner is interested in minimizing the very heavy rooftop and replace while extending the roof to cover the storefront windows, changing the height of the upper windows on the front, maintaining the wrap-around sign, and proposing to put concrete panels along the Lincoln Street side to prevent snow plow damage. David said that the entire façade on Maine Street and Lincoln will have new clapboard and all the windows will be changed out to Marvin Ultimate aluminum / wood with simulated divided light. David added that although you cannot see the back of the building, it will have new siding and windows as well. Gary Massanek asked why they are not going with regular double hung windows. David replied that double hung windows are not as energy efficient. David added that there is an exterior checkrail so the windows look like they are double hung with an aluminum exterior and wood interior. Laura Lienert asked if the applicant is trying to mimic the 1910 look of the building, David replied that they are not necessarily trying to mimic the look and are not proposing going back to single windows or adding shutters.

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

Karen Topp asked if the top front window was a casement window. David Matero replied that it is a vent for the attic. Laura Lienert asked what they were proposing for the front door. David replied that the door is set back as it is currently. The door and side glass will be completely replaced with a commercial grade aluminum door with glass siding and mill colored finish. David pointed out that the door that is currently being used is a residential grade door. Connie Lundquist brought up the point that the proposed windows are casement and not double hung and that this will be noticeable when the windows are open. Laura and Gary Massanek agreed with Connie. Gary said that there is some energy efficiency with the single window, but does not feel that there is a difference big enough that the Board would not ask for a double hung. David replied that they chose this window because they meet energy needs better and feels as though this is a logical step to take as the energy needs of the country increase. Connie replied that the Board is sensitive to energy issues, but pointed out that all of Maine Street has double hung windows. Gary asked for more information about the concrete paneling and the joints. David replied that they are butt joints with a water detail at the base with a covering over the top of the panel. David reiterated that this is due to the issues with the snow removal in the winter. Annee Tara asked if the applicant had a hardy plank example to look at. David replied that he did not, but explained that the material is fibrous, more durable, comes pre-finished and is typically used in historic districts in place of cedar or pine clapboards. The color will be gray. Anna Breinich replied that this product has been used in the VRB District and she will forward the address along to

Annee so that she may see an example. Connie said that Bowdoin College's Ashby House is hardy plank and she is planning on redoing her house with the same material.

MOTION BY CONNIE LUNDQUIST THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY.

Eli Strange, the applicant's husband, asked what the difference is over the proposed window and double hung windows. Laura Lienert replied that when the window is opened, it is a casement window the flips open which is not consistent with the rest of Maine Street or the Maine Street guidelines.

MOTION BY ANNEE TARA THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR FACADE RENOVATIONS AT 86 MAINE STREET WITH THE FOLLOWING CONDITIONS:

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

MOTION SECONDED BY CONNIE LUDNQUIST, APPROVED UNANIMOUSLY.

3. Case # VRB 16-023 – 15 Bath Road – The Board will discuss and take action on a Certificate of Appropriateness for the demolition of a residential structure located at 15 Bath Road (Map U08, Lot 108), located within the federally-designated Federal Street Historic District.

Anna Breinich said that this is an application to demolish a residential building and is the first application for demolition within a historic district, this one being the Feral Street Historic District since the VRZ language was changed to require a 90-day delay. Anna pointed out that the 90-day delay starts after the application is deemed complete. Anna said that there are requirements that Bowdoin will need to meet and reviewed these requirements that were included in her Memo to the Board dated June 16, 2016 and part of the packet materials. Annee Tara asked if the Board needed to do anything other than deem the application complete. Anna replied that the Board may offer guidance if they wish to do so.

Karen Topp recused herself for the application as she worked for Bowdoin College.

Gary Massanek asked when the applicant would need to come back before the Board. Anna Breinich replied that the deadline is September 19th and she believes that the Board will be meeting again before this date.

Applicant Representative, Catherine Ferdinand, said that they would be able to have the structural engineer at the July meeting. Laura Lienert asked what the date of purchase was. Catherine replied that it was May 16, 2016. Connie Lundquist asked if Bowdoin had any ownership interest in this property prior to the purchase. Catherine replied that they did not and said that the previous owner had ownership since 1985. Laura asked if the minimum sanitation requirements by the Deputy Fire Chief were taken care of yet. Catherine replied that they are working with the Town to get resolution and are awaiting cost estimates to meet the minimum sanitation requirements.

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

Annee Tara suggested that the applicant keep the Board apprised of the progress prior to the September deadline. Catherine Ferdinand said that they planned on attending the July meeting and are willing to conduct a site walk. Anna Breinich replied that per the Deputy Fire Chief, anyone wishing to do a site walk will have to do so from the outside as the inside is off limits. Catherine asked for guidance as to the expectation of movability and said that in order to make this building habitable, it would not be moveable. Gary Massanek replied that the focus should be on maintaining the structure and not the cleanliness or the fact that the building has lead be the leading factor in demolition.

MOTION BY ANNEE TARA THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. BY APPROVING THIS MOTION, THE REQUIRED 90-DAY DELAY SHALL COMMENCE JUNE 21, 2016 AND END ON SEPTEMBER 19, 2016. MOTION SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY AMONG THOSE VOTING.

Karen Topp returned to the meeting as a voting member.

4. Other Business: Gary Massanek to send out a preliminary list of workshop discussion topics and Anna Breinich to research a workshop date.

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

6. Next Meeting Date – 7/19/16

Staff Approvals:

- o 80 Pleasant Street – Signage

Adjourn

This meeting was adjourned at 8:19 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary