

**BRUNSWICK VILLAGE REVIEW BOARD
MEETING MINUTES
FEBRUARY 3, 2016**

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

MEMBERS ABSENT: Vice Chair Brooks Stoddard and Laura Lienert

STAFF PRESENT: Director of Planning and Development, Anna Breinich

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

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

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

The applicant, Leo Theberge, reiterated that he and his wife Monica purchased the property in the 1990's with the plan to rebuild. However, due to the economy, they have waited until now. Leo said that the building is deteriorating and if they do not do something soon, it will fall down around them. Sande Updegraph thanked the applicant for all the pictures included in the packet, but asked for more clarification on where the new building will be located. Leo clarified that the proposed building will go 15 feet from the right sideline. Emily Swan clarified that nothing will be up against the house on Jordan Ave. Leo replied that their biggest concern is that if the building were to collapse right now, it will take out 3 or 4 other buildings around it. Emily asked if they are proposing the Craftsman windows that were included in the packet. Leo replied that they will be similar in size. Anna Breinich noted that what is missing from the final application is whether or not the grids will be simulated. Leo replied that they will be between the glass. Emily said that the Board tries to stay away from this look because they don't divide the light; the Board prefers the ones with muntins outside. Connie

Lundquist replied that they have, almost without exception, required the actual divided windows. Leo replied that they are nice, but given all the other improvements, and the fact that they are located almost out of the Village Review Zone, he is not sure about the divided windows. Emily said that she feels as though there is a lot of material information missing from the packet.

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

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

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

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

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

3. Other Business:

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

4. Approval of Minutes

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

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

5. Next Meeting Date:

- February 23, 2016

Staff Approvals:

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

Adjourn

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

Respectfully Submitted



Tonya Jenusaitis,
Recording Secretary