

**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 TOPP 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 MHPC 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