



Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET, SUITE 216
BRUNSWICK, ME 04011

ANNA M. BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

VILLAGE REVIEW BOARD
REVISED AGENDA
COUNCIL CHAMBERS, 85 UNION STREET
TUESDAY, SEPTEMBER 20, 2016, 7:15 PM

1. **Case # VRB 16-023 – 15 Bath Road (90-Day Demolition Delay 6/21/16-9/19/16)** – The Board will receive a progress update, discuss and take action on a request for a Certificate of Appropriateness for the demolition of a residential structure at 15 Bath Road (Map U08, Lot 108), located within the federally-designated Federal Street Historic District.
2. **Case # VRB 16-031 – 24 School Street** – The Board will discuss and take action on a request for a Certificate of Appropriateness for proposed renovations to a structure located at 24 School Street (Map U08, Lot 33).
3. **Case # VRB 16-027 - 35-39 Pleasant Street (St. John's Church/All Saint's Parish)** – The Board will discuss and take action on a request for a Certificate of Appropriateness for the new construction of a 14,685 sq. ft. multi-use building at 35-39 Pleasant Street (Map U16, Lots 47-48).
- ~~4. **Case # VRB 16-034 – 76 Pleasant Street** – The Board will discuss and take action on a Certificate of Appropriateness for proposed renovations at 76 Pleasant Street (Map U15, Lot 57).~~
5. **Other Business**
6. **Approval of Minutes**

Staff Approvals:

37 Mill Street – Signage
52B Maine Street - Signage

Item #4 removed, 9/14/16

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.

Draft Findings of Fact
15 Bath Road
Request for Certificate of Appropriateness for Demolition
Village Review Board
Review Date: September 20, 2016

Project Name: Demolition of Residential Structure
Case Number: VRB -16-023
Tax Map: Map U08, Lot 108
Applicant/Property Owner: Bowdoin College
5600 College Station
Brunswick, ME 04011
207-725-3242

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for demolition of a contributing resource within the National Register of Historic Places-listed Federal Street Historic District. The application was first considered by the Village Review Board on June 21, 2016 at which time the Village Review Board deemed the application complete and imposed the 90-day delay period for demolition of a structure within a National-Register-listed Historic District (Brunswick Zoning Ordinance Section 216.8.B.2.c). The 90-day delay period ends on September 19, 2016.

The application as submitted contains detailed documentation of current structural and environmental building conditions, and a structural engineer's opinion regarding economic feasibility to repair the existing structures and building elevations/materials for the proposed replacement structures. During the 90-day delay, the applicant has provided monthly updates to the Village Review Board with documentation attached. Following demolition, the applicant is proposing to fill and level the building sites (house and garage), landscape the property and maintain the existing the shade trees. The applicant owns all abutting properties.

Per ordinance requirements, during the 90-day delay period, the applicant is required to do the following activities. Evidence of fulfilling the requirements by the applicant is attached and summarized below:

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. *Applicant requested and received guidance from the above mentioned Boards.*
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. *Applicant forwarded their intent to demolish the structure as part of their consultations with Maine Preservation and 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. *Applicant advertised the availability of the structure for relocation costs in local and*

regional newspapers, by placing notification onsite and providing notification to the Pejepscot Historical Society, Town Council and Planning Board. Few inquiries were received.

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. *Maine Historic Preservation Commission has provided guidance regarding resource documentation and must be completed prior to demolition if approved by Village Review Board.*
5. Provide post-demolition plans, including a site plan for the property specifying site improvements and a timetable for completion. *Provided as noted in the application.*

The proposed demolition is located in the College Use 6 (CU6) Zoning District, the Village Review Overlay Zone and as mentioned previously, the Federal Street Historic District.

The following draft Findings of Fact for a Certificate of Appropriateness for Demolition 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, the structural engineering report and environmental building condition report, it appears that the existing residential structure is economically beyond repair.*

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.** *The contributing structures to the Federal Street Historic District and the Village Review Zone are proposed for demolition with no future development of the property proposed at this time. Ordinance criteria are satisfied as follows:*
 - a. **The structure poses an imminent threat to public health or safety.** *The structure was condemned by the Town of Brunswick Fire Department on November 6, 2015 due to unsanitary and unsafe conditions. The former property owner determined his best course of action was to sell the property. Bowdoin College purchased the property in May 2016 and had it professionally cleaned in order to meet minimum sanitation levels, confirmed through inspection by the Deputy Fire Chief. However, the building is still condemned and has been determined to be uninhabitable. Since that time, additional structural condition and environmental building reports were completed indicating the need for a total "gut" level renovation due to rot, mold, moisture content and areas where pet odor may have permeated to the underlying framing. In its present condition, the structure does pose an imminent threat to public health or safety and meets this criterion.*

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 evaluation, environmental building conditions and hazardous materials reports are included in the application and all indicate that the building is in need of a total "gut" renovation, due to delayed maintenance and unsanitary living conditions. The present owner purchased the property in May 2016 after the structure was condemned with the intent to demolish it.

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. As stated previously and a part of the application, a structural evaluation was completed by a structural engineer stating that the existing building "is currently not habitable due to structural and environmental factors. Given the extent to which the existing finishes and structural fabric of the building must be altered or replaced in order to make the building structurally sound and habitable [the engineer's] opinion is that renovation of this building will not be economically feasible."

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. Following demolition, the applicant is proposing to fill and level the building sites (house and garage), landscape the property and maintain the existing shade trees. The applicant owns all abutting properties.

- 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.**

**DRAFT MOTION #2
15 BATH ROAD
REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION
VILLAGE REVIEW BOARD
REVIEW DATE: SEPTEMBER 20, 2016**

Approved

Motion 1: That the Certificate of Appropriateness application is deemed complete, approved by the Village Review Board on June 21, 2016.

Motion 2: That the Board approves the Certificate of Appropriateness for demolition of structures located at 15 Bath Road as outlined in the application with the following conditions:



TOWN OF BRUNSWICK, MAINE
INCORPORATED 1739
DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET
BRUNSWICK, ME 04011

ANNA M. BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

June 23, 2016

S. Catherine Longley
Bowdoin College
5600 College Station
Brunswick, ME 04011-8447

Re: 15 Bath Road: Request for Demolition Certificate of Appropriateness Approval – Start of 90-Day Delay Period

At their June 21, 2016 meeting, the Village Review Board took action on your request to deem the above-referenced application complete for a Certification of Appropriateness (COA) to demolish the structures located at 15 Bath Road. The Board-approved motion is attached.

As you are aware the property is located within the National Register of Historic Places-listed Federal Street Historic District. A 90-day delay prior to the Board acting on a Demolition COA request is required for contributing resources within any historic district listed on the National Register of Historic Places as is the case with this property. Furthermore, as required by of the Brunswick Zoning Ordinance, the 90-day delay period “shall commence when the application is deemed complete by the Village Review Board.” 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 Certification of Appropriateness for Demolition is at the Board’s September 20, 2016 meeting.

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.

**APPROVED MOTION
15 BATH ROAD
REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION
VILLAGE REVIEW BOARD
APPROVAL DATE: JUNE 21, 2016**

Motion: 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.



TOWN OF BRUNSWICK, MAINE
INCORPORATED 1739
DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET
BRUNSWICK, ME 04011

ANNA M. BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

June 16, 2016

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

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

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

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

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

1. Consult with Village Review Board and Maine Preservation or Maine Historic Preservation Commission in seeking alternatives to demolition, including the reuse and/or relocation of the resource.
2. Consult with and notify other related organizations of intent to demolish the contributing resource, as identified during consultations with Village Review Board and Maine Preservation or Maine Historic Preservation Commission.
3. Document “good faith” efforts in seeking an alternative, including relocation and/or reuse, resulting in the preservation of the resource. Such efforts shall include posting a visible sign on the property, listing the property for sale and/or relocation, and publishing a notice of availability in a general circulation local newspaper. The notice of the proposed demolition shall be forwarded to the Pejepscot Historical Society, the Town Council, and the Planning Board.
4. Thoroughly photo or video document the resource and provide photo/video and written documentation to the Town and Pejepscot Historical Society. Any significant architectural features shall be salvaged, reused and/or preserved as appropriate.

5. Provide post-demolition plans, including a site plan for the property specifying site improvements and a timetable for completion.

Such guidance can be provided at your meeting on June 21st.

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

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

approved

Bowdoin College

June 16, 2016
(Hand Delivered)

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

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

Dear Anna:

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

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

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

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

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

Treasurer's Office

Bowdoin College

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

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

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

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

Sincerely,



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

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

Enc

Treasurer's Office

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

VRB Case #: 16-023

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

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

2. Project Property Owner:

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

3. Authorized Representative: (If Different Than Applicant)

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

4. Physical Location of Property Being Affected:

Address: 15 BATH ROAD, BRUNSWICK, ME 04011

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

6. Underlying Zoning District CU6

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

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

This property was acquired in this condition by the college on May 6, 2016. Report from a structural engineering firm is forthcoming.

Applicant's
Signature

[Signature]

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

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

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

This application was Certified as being complete on 6/16/16 (date) by AMS
of the Department of Planning and Development.

THIS APPLICATION WAS:

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

Applicable Comments: _____

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

Comments:

Demolition Permit required

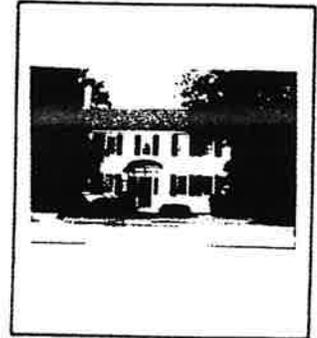
Signed: _____

Date: _____

[Signature]
12/16/16

HISTORIC PRESERVATION SURVEY

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



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

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: Organization: PHS Date: 2/87

Rating:

Historic Significance to the Community:

.....

.....

(For Additional Information - Use Reverse Side)

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

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 13

Cleveland Street

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

BATH STREET

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

(see continuation sheets)

June 16, 2016

Attachment 3

Bowdoin College

15 Bath Road

Map U08, Lot 108

Zoned CU-6

Purchased May 16, 2016 from William C. Watterson

Project Description:

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

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

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

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

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

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

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

Town of Brunswick, Maine
Incorporated 1739
Brunswick Fire Department



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



21 TOWN HALL PLACE
BRUNSWICK, ME 04011
TELEPHONE 207-725-5541
FAX # 207-725-6638
WWW.BRUNSWICKME.ORG

April 27, 2016

David Gleason
82 Pleasant Street
Brunswick, ME 04011

David Gleason:

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

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

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

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

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

Respectfully,



Jeff Emerson
Deputy Chief / Local Health Officer
Fire Prevention Division

Cc: John Eldridge, Town Manager
Jeff Hutchinson, CEO

S. Catherine Longley

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

Katy,

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

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

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

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

Thanks

John

John S. Eldridge, CPFO

Town Manager

Town of Brunswick

85 Union Street

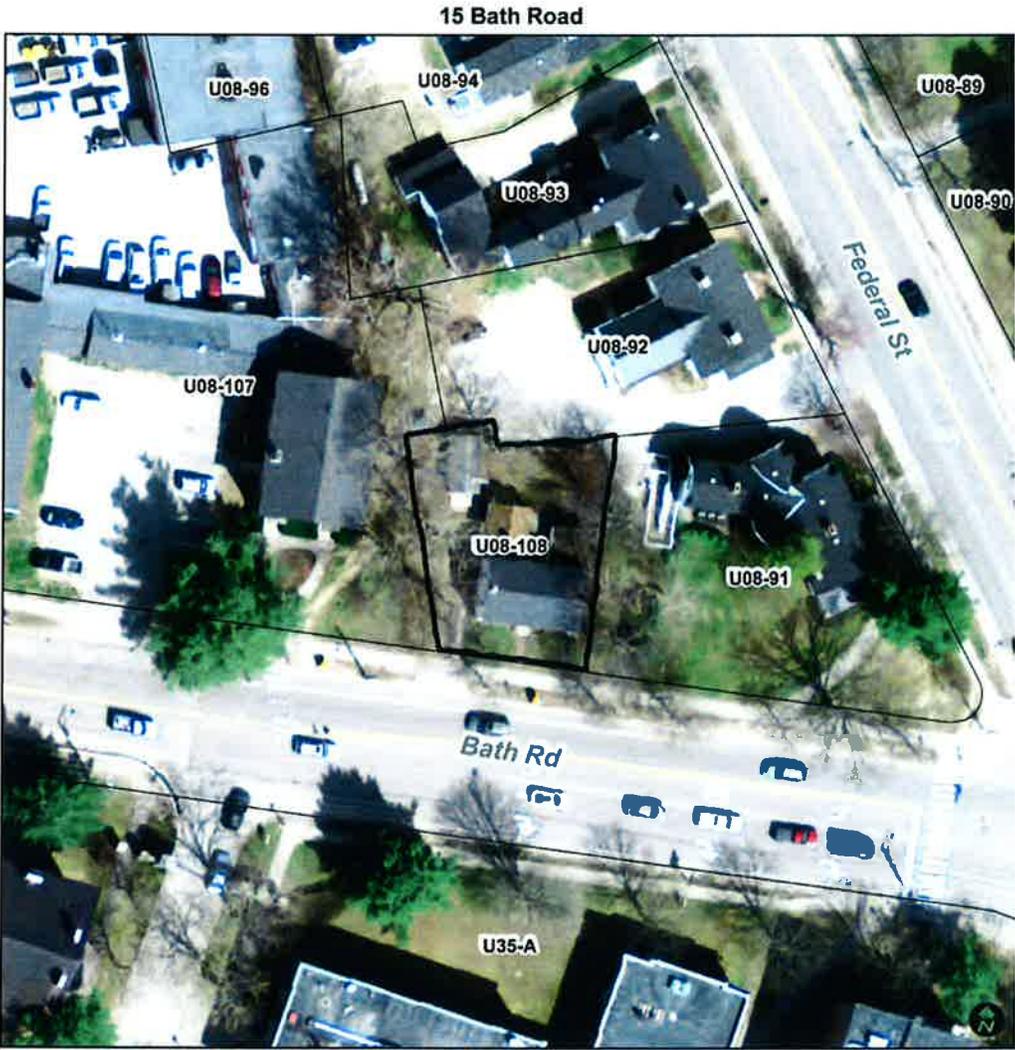
Brunswick, ME 04011-2418

Tel 207-725-6659

Fax 207-725-6663

www.brunswickme.org/departments/town-manager

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



15 Bath Road - Street View



from Google Earth

15 Bath Road – Exterior Photographs



15 Bath Road – Exterior Photographs



15 Bath Road – Exterior Photographs





June 13, 2016

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

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

Dear Michael,

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

Background

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

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

Observations-Roof

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

15 Bath Road Structural Evaluation

Brunswick, ME

Page 2

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

Observations-Second Floor

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

Observations-First Floor

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

Observations-Foundations/Crawlspaces

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

Observations -Exterior

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

Conclusions



15 Bath Road Structural Evaluation

Brunswick, ME

Page 3

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

Conclusions

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

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



15 Bath Road Structural Evaluation

Brunswick, ME

Page 4

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

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

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

Sincerely,
BECKER STRUCTURAL ENGINEERS, Inc.

Paul B. Becker P.E.
President

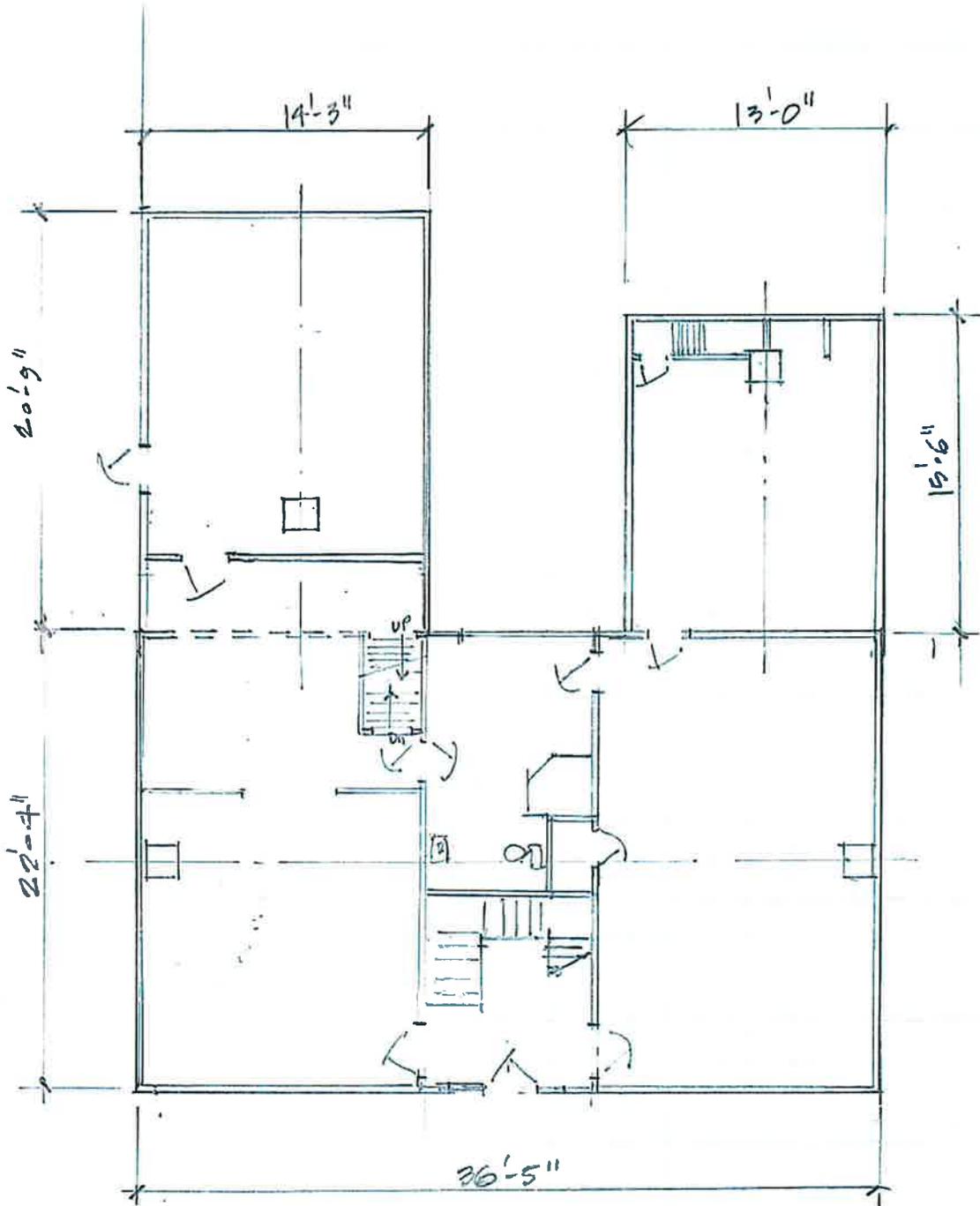




BECKER
STRUCTURAL ENGINEERS

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

Project: 15 BATH ROAD
W.D. 3878 Sheet 1 of 1
Calculated by _____ Date 6.13.2016
Checked by _____ Date _____



APPROX FIRST FLOOR PLAN

← BATH ROAD →

15 Bath Road Site Evaluation Photos

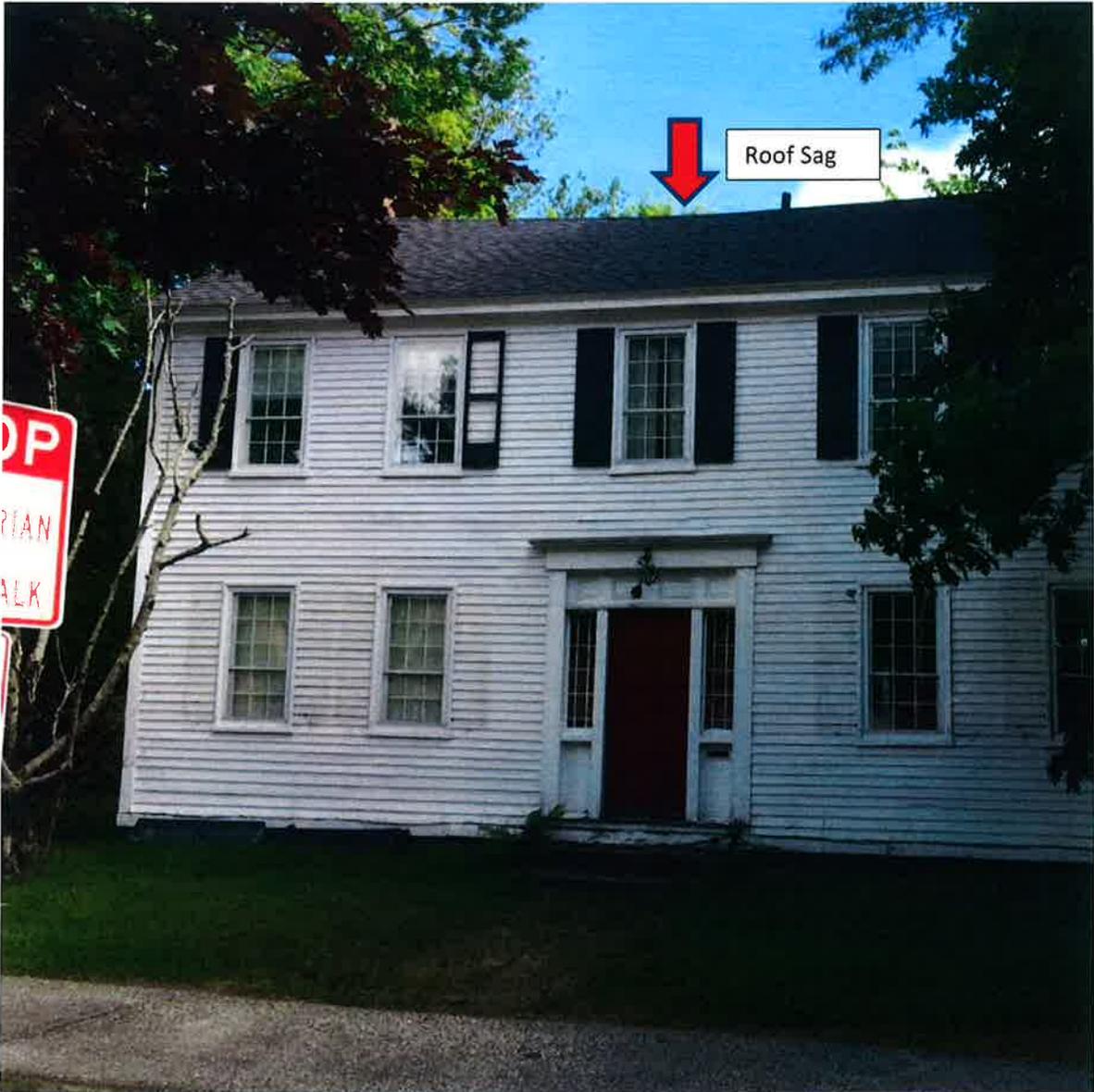


Photo 1 – South Elevation looking from Bath Road



Photo 2 – Sill deterioration at front door.

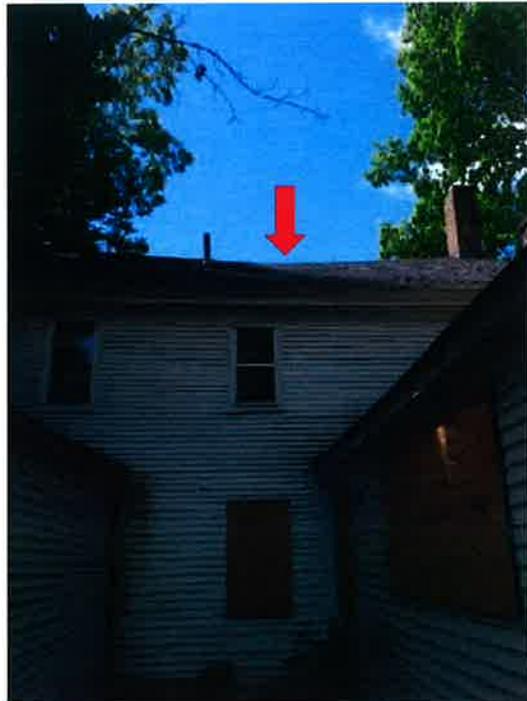


Photo 3 – Roof sag as viewed from rear of building.



Photo 4 – Northwest addition as viewed from driveway.



Photo 5 – Northwest addition as viewed from back yard.



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



Photo 7 – Deterioration at eave of northeast elevation.



Photo 8 – Sill deterioration at northeast addition.



Photo 9 – Sill deterioration at northeast addition.



Photo 10 – West elevation of main house.



Photo 11– Sill deterioration at northeast addition.



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



Photo 13- Mold at roof sheathing behind cardboard covering.



Photo 14 – Roof rafter misalignment and poor workmanship.



Photo 15 – Mold at second floor walls.



Photo 16 – Cat feces in tub and on floor.



Photo 17 – First floor view toward northeast addition doorway.



Photo 18 – First floor living space, northwest side.



Photo 19 – First floor living space, northwest side.



Photo 20 – First floor living space, southwest side.



Photo 21 – First floor bedroom, southeast side.



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



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



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



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



Consulting
Engineers
and Scientists

May 16, 2016

Project 161.06063

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

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

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

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

SITE BUILDING

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

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

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

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

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Ms. Lisa Coombs
Bowdoin College

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

LIMITATIONS

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

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

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

OBSERVATIONS OF BUILDING CONDITIONS

General Conditions

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

Water Damage

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

Ms. Lisa Coombs
Bowdoin College

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

Mold

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

Other Hygienic Considerations

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

Building Systems/General Observations

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

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

Ms. Lisa Coombs
Bowdoin College

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

Hazardous Building Materials

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

CONCLUSIONS AND RECOMMENDATIONS

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

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

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

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

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

Ms. Lisa Coombs
Bowdoin College

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

Sincerely,

RANSOM CONSULTING, INC.

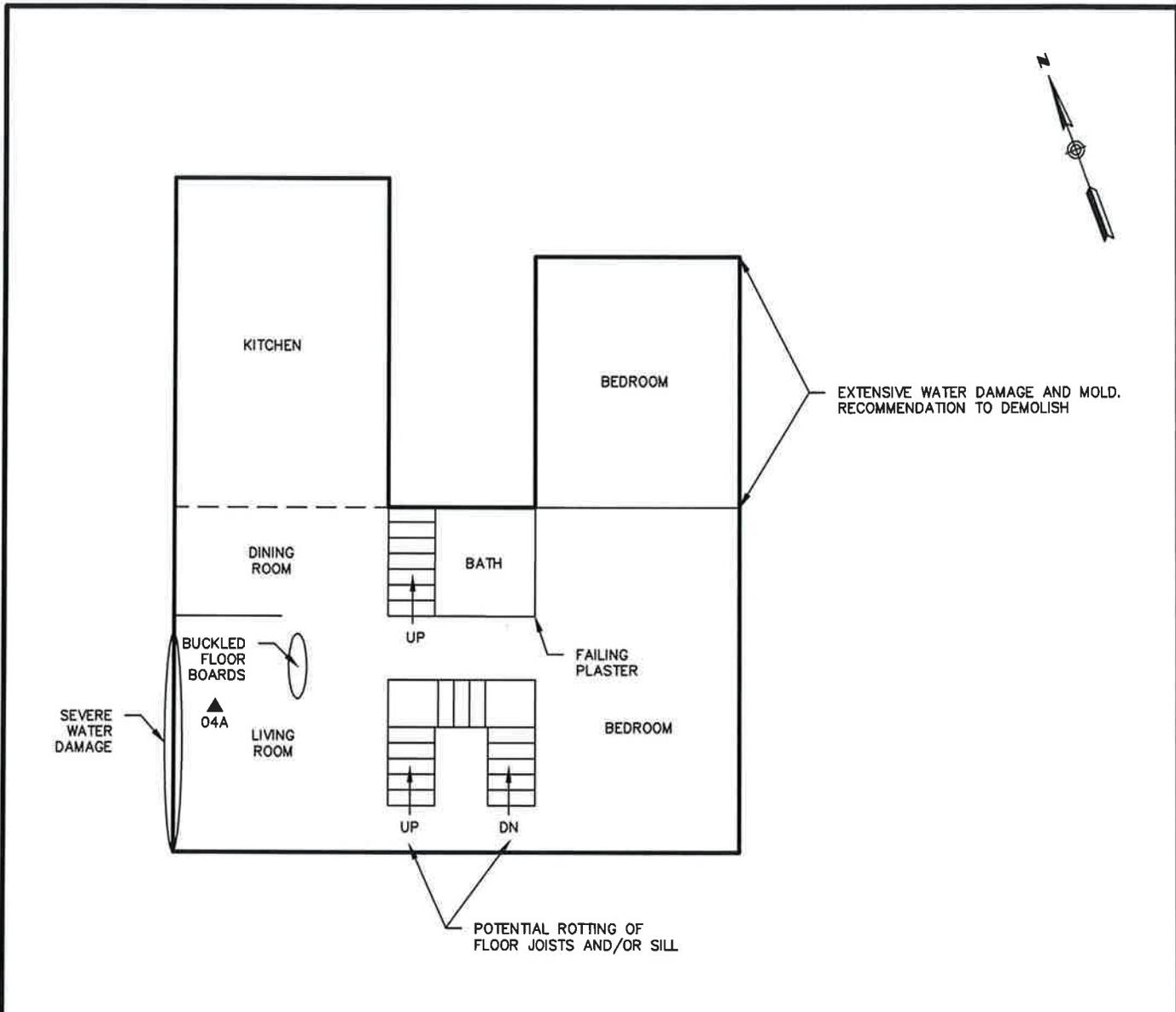


Lucas Hathaway
Hazardous Materials Specialist



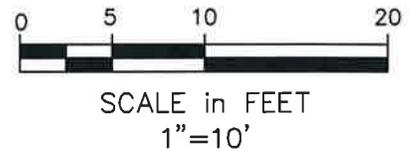
Nicholas O. Sabatine, P.G.
Principal, Vice President

LDH/NOS:med
Attachments



NOTES:

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



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***FIRST FLOOR
SITE PLAN***

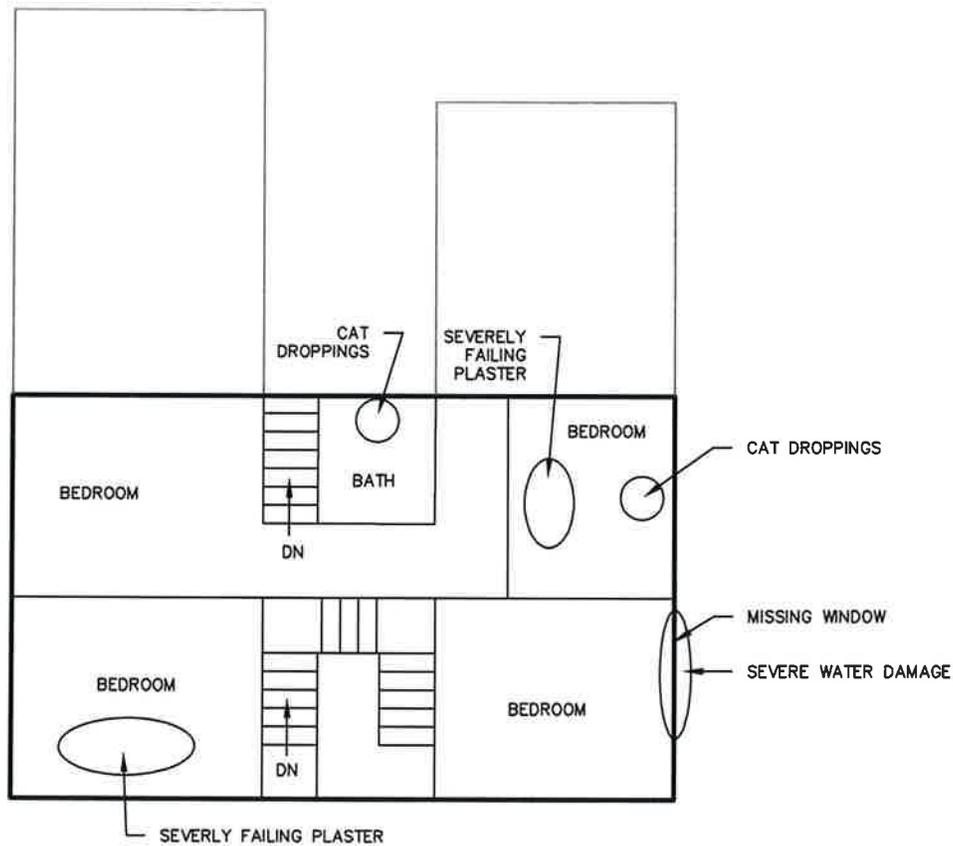
PREPARED FOR:

BOWDOIN COLLEGE
3800 COLLEGE STATION
BRUNSWICK, MAINE

SITE:

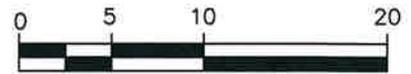
RESIDENTIAL PROPERTY
15 BATH ROAD
BRUNSWICK, MAINE

DATE: MAY 2016
PROJECT: 161.06063
FIGURE: 1



NOTES:

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



SCALE in FEET
1"=10'



**SECOND FLOOR
SITE PLAN**

PREPARED FOR:

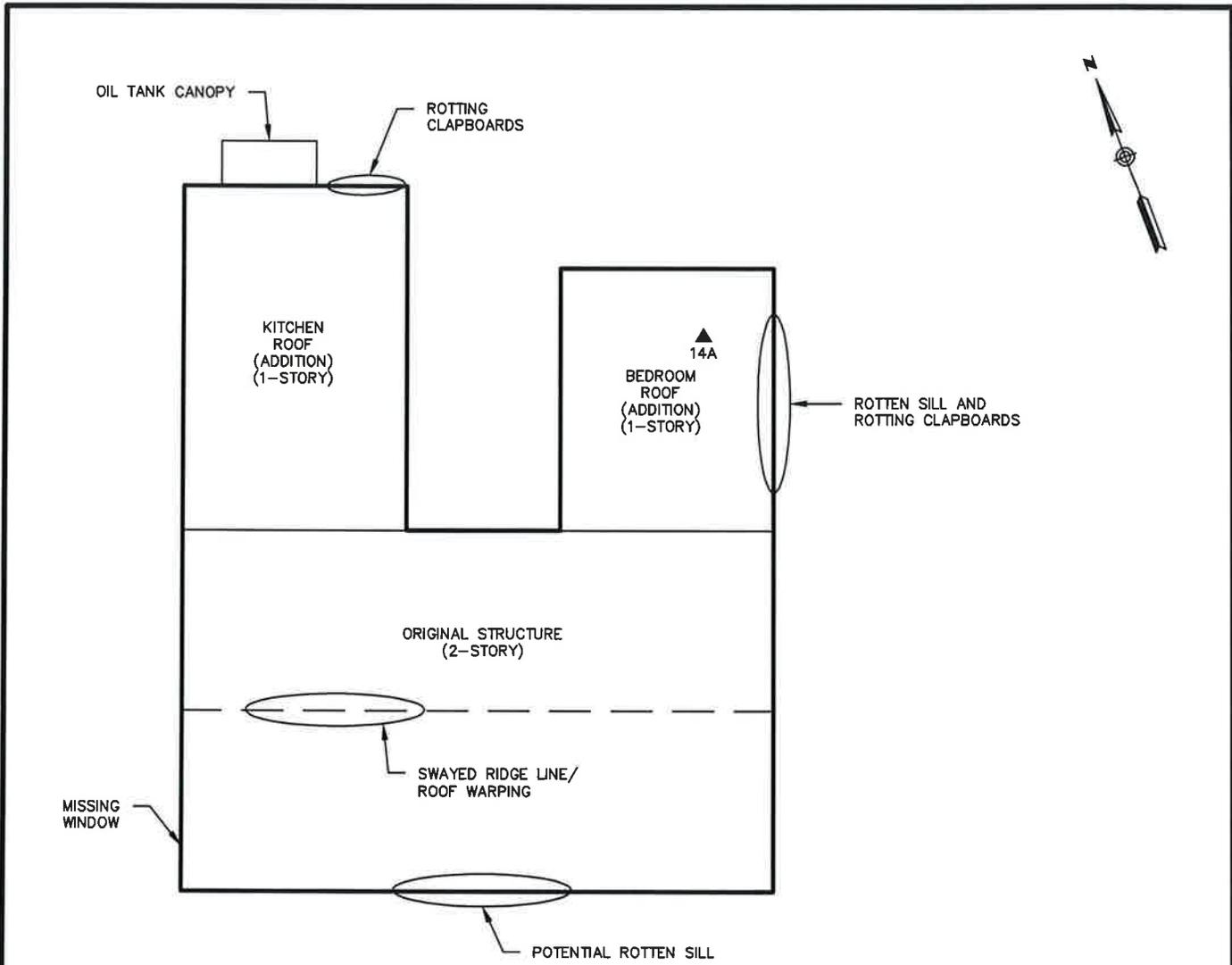
BOWDOIN COLLEGE
3800 COLLEGE STATION
BRUNSWICK, MAINE

SITE:

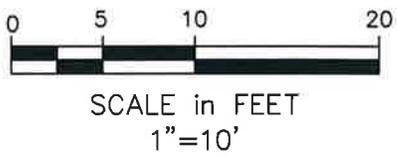
RESIDENTIAL PROPERTY
15 BATH ROAD
BRUNSWICK, MAINE

DATE: MAY 2016
PROJECT: 161.06063
FIGURE: 2

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LEGEND:
 ▲ 14A SAMPLE TESTING POSITIVE FOR ASBESTOS



NOTES:

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

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ROOF/EXTERIOR SITE PLAN

PREPARED FOR:
 BOWDOIN COLLEGE
 3800 COLLEGE STATION
 BRUNSWICK, MAINE

SITE:
 RESIDENTIAL PROPERTY
 15 BATH ROAD
 BRUNSWICK, MAINE

DATE: MAY 2016
 PROJECT: 161.06063
 FIGURE: 3

ATTACHMENT A

Photograph Log

Building Condition Assessment
Residential Property
15 Bath Road
Brunswick, Maine

Photograph Log



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



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



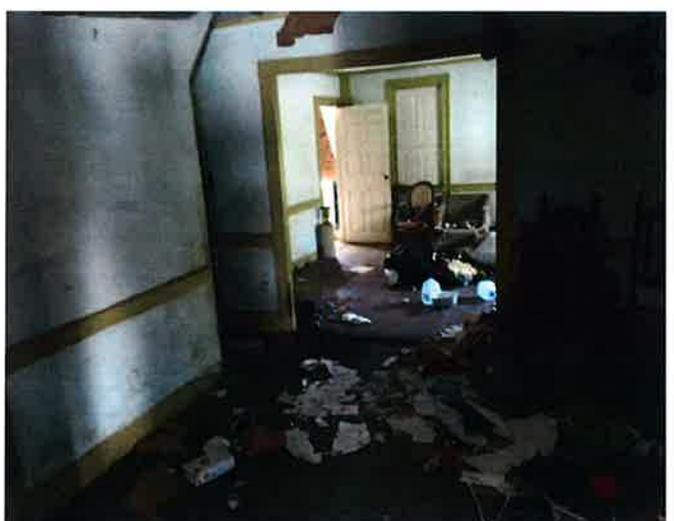
**Rear view of Site building exterior.
View is to the south.**



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



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



Overview of general interior conditions.

Photograph Log



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



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



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



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



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



View of failed ceiling plaster in second floor bedroom.

Photograph Log



View of missing window in second floor bedroom.



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



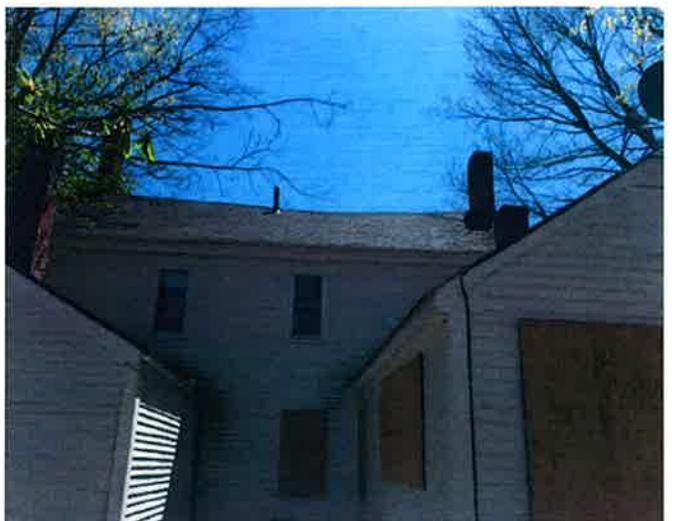
Furnace and associated piping in poor condition, basement



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



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



View of sagging/warped roof line on original building.



Consulting
Engineers
and Scientists

May 16, 2016

Project 161.06063

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

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

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

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

EXECUTIVE SUMMARY

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

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

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12 Kent Way, Suite 100, Byfield, Massachusetts 01922-1221, Tel (978) 465-1822
60 Valley Street, Building F, Suite 106, Providence, Rhode Island 02909, Tel (401) 433-2160
2127 Hamilton Avenue, Hamilton, New Jersey 08619, Tel (609) 584-0090

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

FACILITY DESCRIPTION

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

LIMITATIONS

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

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

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

15 Bath Road, Brunswick Maine
Bowdoin College

HISTORICAL DOCUMENTATION

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

ASBESTOS-CONTAINING MATERIALS

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

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

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

The following is a brief discussion of each ACM identified.

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

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

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

15 Bath Road, Brunswick Maine
Bowdoin College

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

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

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

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

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

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

LEAD-BASED PAINT

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

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

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

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

15 Bath Road, Brunswick Maine
Bowdoin College

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

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

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

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

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

15 Bath Road, Brunswick Maine
Bowdoin College

OTHER HAZARDOUS AND POTENTIALLY HAZARDOUS MATERIALS

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

Polychlorinated Biphenyls

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

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

Mercury-Containing Components

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

Heavy Metals

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

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

CONCLUSIONS AND RECOMMENDATIONS

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

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

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

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

COST ESTIMATES

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

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

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

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

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

15 Bath Road, Brunswick Maine
Bowdoin College

Sincerely,

RANSOM CONSULTING, INC.



Lucas Hathaway
Hazardous Materials Specialist



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

LDH/NOS: med
Attachments

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

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

NOTES:

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

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

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

NOTES:

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

TABLE 2: LEAD-BASED PAINT TESTING RESULTS
 Hazardous Materials Inventory
 Residential Property
 15 Bath Road
 Brunswick, Maine

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

NOTES:

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

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

Component	Hazard	Location	Quantity
Mercury switch thermostat	Mercury	Living room	1

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

Material	Location	Quantity ¹	Unit Cost	Total
Hearth underlay paper	Living room	9 SF (1Ea)	\$300 Each	\$300
Chimney sealant ^{2,3}	Bedroom addition roof	8 SF (1Ea)	\$300 Each	\$400
<i>Confirmed/Presumed Asbestos Abatement Subtotal:</i>				\$700
<i>Abatement mobilization fee⁴:</i>				\$300
<i>Contingency⁵:</i>				\$500
TOTAL ESTIMATED ASBESTOS ABATEMENT COST:				\$1,500

NOTES:

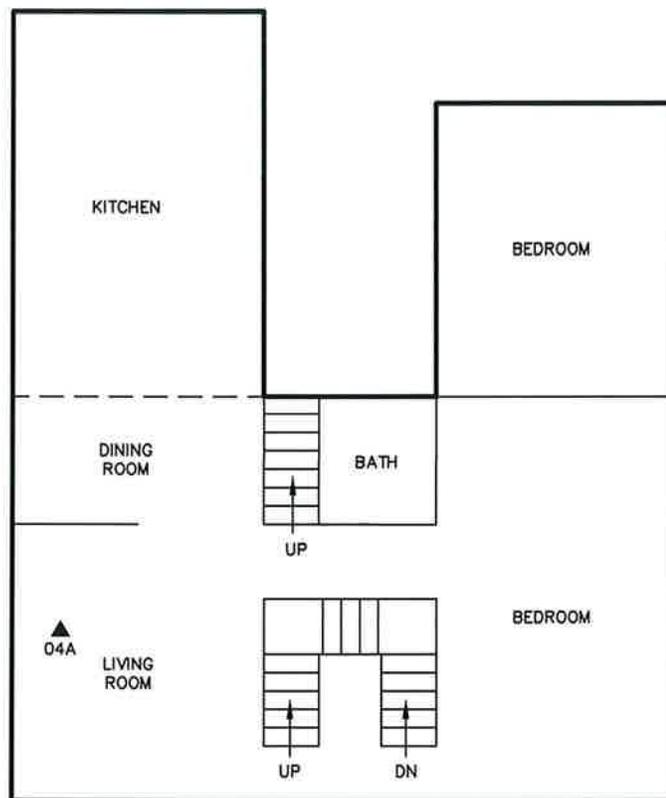
1. SF = Square Feet; LF = Linear Feet
2. Removal of ACM exterior caulks, sealants, asphalt-based roofing, and joint compound in its existing application is not regulated under MEDEP asbestos rules. These materials may be removed by general/demolition workers, provided appropriate training and worker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

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

Material	Quantity	Unit Cost	Total
Mercury switch thermostat	1	\$25	\$25
<i>Subtotal for Hazardous Materials Removal¹:</i>			\$25
<i>Contingency²:</i>			\$0
TOTAL ESTIMATED OTHER HAZARDOUS/POTENTIALLY HAZARDOUS MATERIALS REMOVAL COST:			\$25

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

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

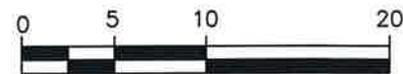


LEGEND:

▲ 04A SAMPLE TESTING POSITIVE FOR ASBESTOS

NOTES:

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



SCALE in FEET
1"=10'

RANSOM Consulting, Inc.

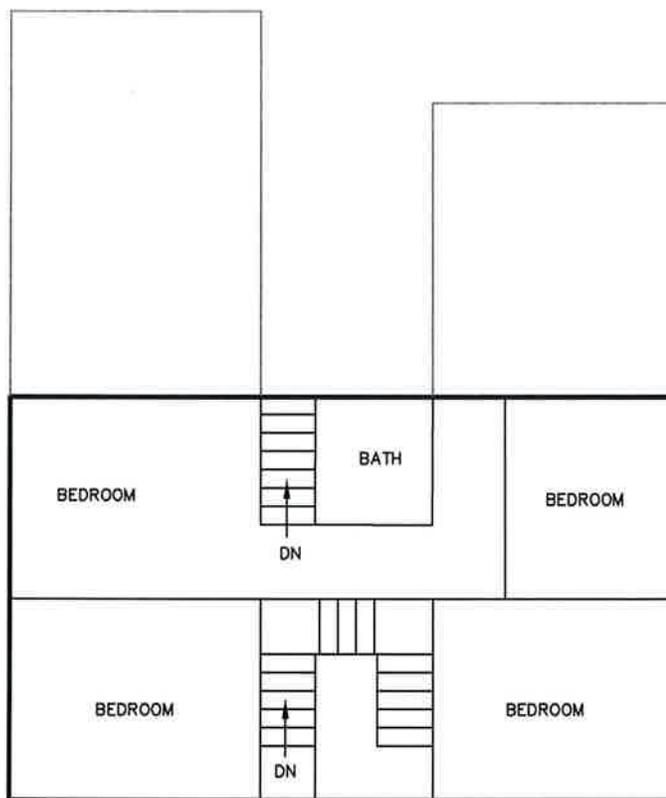
***FIRST FLOOR
SITE PLAN***

PREPARED FOR:
BOWDOIN COLLEGE
3800 COLLEGE STATION
BRUNSWICK, MAINE

SITE:
RESIDENTIAL PROPERTY
15 BATH ROAD
BRUNSWICK, MAINE

DATE: MAY 2016
PROJECT: 161.06063
FIGURE: 1

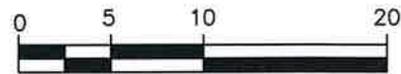
O:\ME-DWGS\2016\161.06063\161.06063-HMI.dwg May 16, 2016 - 3:01pm



NO ACM IDENTIFIED

NOTES:

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



SCALE in FEET
1"=10'

RANSOM Consulting, Inc.

***SECOND FLOOR
SITE PLAN***

PREPARED FOR:

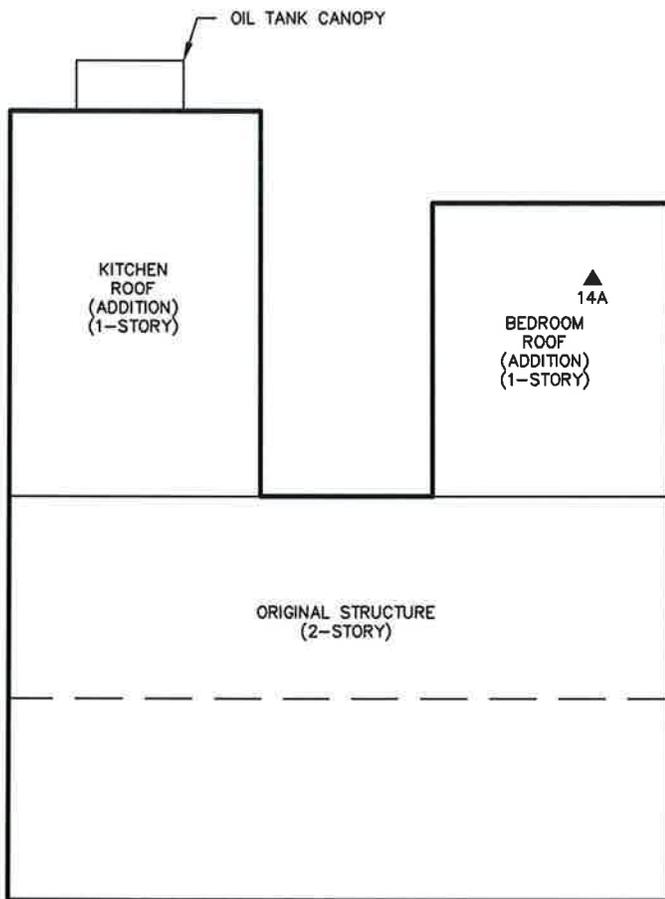
SITE:

BOWDOIN COLLEGE
3800 COLLEGE STATION
BRUNSWICK, MAINE

RESIDENTIAL PROPERTY
15 BATH ROAD
BRUNSWICK, MAINE

DATE: MAY 2016
PROJECT: 161.06063
FIGURE: 2

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

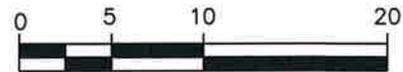


LEGEND:

▲ 14A SAMPLE TESTING POSITIVE FOR ASBESTOS

NOTES:

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



SCALE in FEET
1"=10'

RANSOM Consulting, Inc.

ROOF/EXTERIOR SITE PLAN

PREPARED FOR:

SITE:

BOWDOIN COLLEGE
3800 COLLEGE STATION
BRUNSWICK, MAINE

RESIDENTIAL PROPERTY
15 BATH ROAD
BRUNSWICK, MAINE

DATE: MAY 2016
PROJECT: 161.06063
FIGURE: 3

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ATTACHMENT A

Photograph Log

Hazardous Materials Inventory
Residential Property
15 Bath Road
Brunswick, Maine

Photograph Log



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



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



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



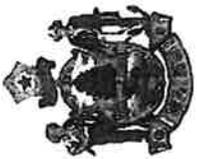
LBP on second floor bedroom window sill



LBP on exterior clapboard siding



Mercury switch in thermostat in living room



State of Maine
Department of Environmental Protection

LICENSE

Ransom Consulting, Inc.

Asbestos Consultant
(Inspection only)

License Number: SI-0093

Expiration Date: 10/31/2016



This is to certify that

Lucas Hathaway

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

Asbestos Inspector Refresher

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

Course Location

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

June 8, 2015

Course Dates

15-0246-106-234345

Certificate Number

June 08, 2015

Examination Date

June 08, 2016

Expiration Date

Training Director

16 Upton Drive Wilmington, MA 01887 Telephone: 978-666-5532 Fax: 978-666-5533 www.iefreenvironmental.org

INSTITUTE FOR ENVIRONMENTAL EDUCATION

State of Maine
Asbestos Abatement Program

Lucas D. Hathaway

Inspector

Cert No. AI-0558

Trn.Exp.Date 06/08/2016

Expiration Date 06/30/2016

This is not a legal form of official identification

60





State of Maine
Department of Environmental Protection

LICENSE

Optimum Analytical and Consulting, LLC

Asbestos Analytical Laboratory
(Bulk)

License Number: LB-0067

Expiration Date: 03/31/2016



State of Maine
Department of Environmental Protection

LICENSE

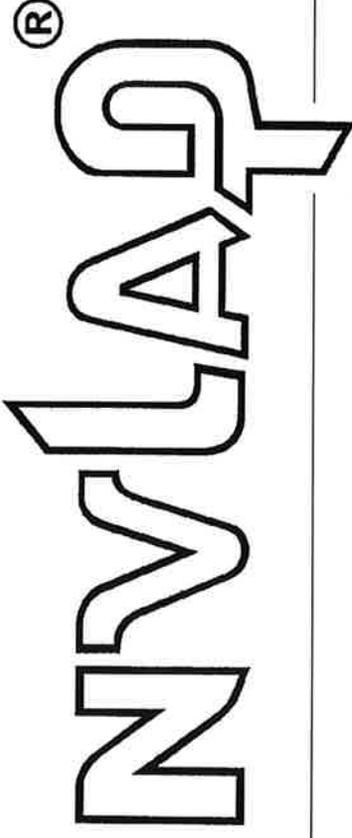
Optimum Analytical and Consulting, LLC

Asbestos Analytical Laboratory
(Air)

License Number: LA-0065

Expiration Date: 03/31/2016

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 101433-0

Optimum Analytical & Consulting LLC
Salem, NH

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

BULK ASBESTOS FIBER ANALYSIS

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

2015-04-01 through 2016-03-31

Effective dates



A handwritten signature in black ink, appearing to read "W. R. M. L. D.", written over a horizontal line.

For the National Institute of Standards and Technology

ATTACHMENT C

Laboratory Reports

Hazardous Materials Inventory
Residential Property
15 Bath Road
Brunswick, Maine



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

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

SAMPLE IDENTIFICATION:

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

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

ANALYTICAL METHOD:

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

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

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

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

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

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

Jamie L. Noel
Laboratory Director

Kristina Scaviola
Laboratory Supervisor



OPTIMUM

Analytical and Consulting, LLC

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

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

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

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

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

REPORT OF ANALYSIS

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



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Analytical and Consulting, LLC

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

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

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

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DESCRIPTION: PLM Analysis
LOCATION: Bowdoin College, 15 Bath Rd, Brunswick, ME

ORDER #: 1615850
PROJECT #: 161.06063
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ANALYSIS DATE: 05/13/2016
REPORT DATE: 05/13/2016
ANALYST: Kristina Scaviola

REPORT OF ANALYSIS

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



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BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

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

ORDER #: 1615850
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REPORT OF ANALYSIS

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



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ORDER #: 1615850
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REPORT OF ANALYSIS

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



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LOCATION: Bowdoin College, 15 Bath Rd, Brunswick, ME

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

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

ORDER #: 1615850
PROJECT #: 161.06063
DATE COLLECTED: 05/10/2016
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ANALYSIS DATE: 05/13/2016
REPORT DATE: 05/13/2016
ANALYST: Kristina Scaviola

REPORT OF ANALYSIS

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



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CONTACT: Lucas Hathaway
DESCRIPTION: PLM Analysis
LOCATION: Bowdoin College, 15 Bath Rd, Brunswick, ME

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

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

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

REPORT OF ANALYSIS

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



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REPORT OF ANALYSIS

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

**Analyst
Signatory:**
Kristina Scaviola





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1615850

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

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



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1615850

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



Please Reply To:

AmeriSci Los Angeles

24416 S. Main Street, Ste 308

Carson, California 90745

TEL: (310) 834-4868 • FAX: (310) 834-4772

FACSIMILE TELECOPY TRANSMISSION

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

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

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

Number of Pages: 03
(including cover sheet)

Comments:

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

AmeriSci Job #: 416051146

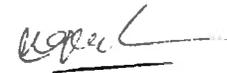
Date Received: 05/12/16
 Date Analyzed: 05/14/16

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

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

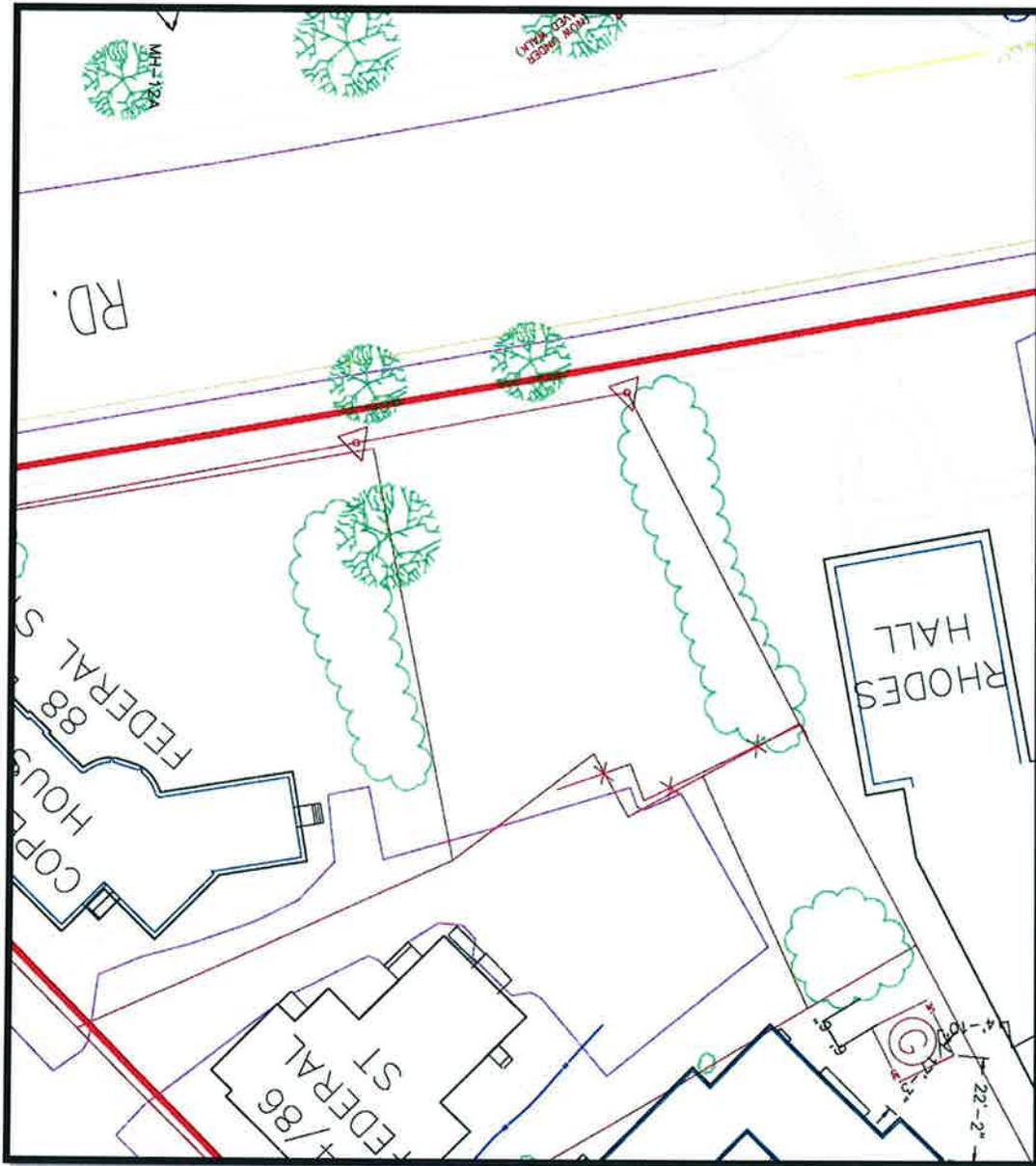
AmeriSci Reporting Limit is 0.01%, or 100mg/kg prior to any dilutions due to high analyte concentrations or matrix interferences. AmeriSci does not correct sample results by the blank value. All analytical batch data met quality control criteria unless otherwise noted. CA ELAP No. 2322.

Reviewed by: _____

Analyzed by:  _____

Minh Phung, Chemist

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



<-- Back

Print receipt

Payment Receipt

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

Payment Confirmation

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

Order Details

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

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

Signature: TUYET MATTHEWS - PHONE / 105

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

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

Questions or refunds? Contact the Town of Brunswick at 207-725-6651 or jerdman@brunswickme.org

90-Day

Demolition Delay



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

July 15, 2016

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

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

As a reminder, per zoning ordinance requirements (Section 216.8.B.2.c.1)a ii), during the 90-day delay period, the applicant is required to do the following:

1. Consult with Village Review Board and Maine Preservation or Maine Historic Preservation Commission in seeking alternatives to demolition, including the reuse and/or relocation of the resource.
2. Consult with and notify other related organizations of intent to demolish the contributing resource, as identified during consultations with Village Review Board and Maine Preservation or Maine Historic Preservation Commission.
3. Document "good faith" efforts in seeking an alternative, including relocation and/or reuse, resulting in the preservation of the resource. Such efforts shall include posting a visible sign on the property, listing the property for sale and/or relocation, and publishing a notice of availability in a general circulation local newspaper. The notice of the proposed demolition shall be forwarded to the Pejepscot Historical Society, the Town Council, and the Planning Board.
4. Thoroughly photo or video document the resource and provide photo/video and written documentation to the Town and Pejepscot Historical Society. Any significant architectural features shall be salvaged, reused and/or preserved as appropriate.
5. Provide post-demolition plans, including a site plan for the property specifying site improvements and a timetable for completion.

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

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

From: [Catherine Ferdinand](#)
To: ["director@pejepscot Historical.org"](mailto:director@pejepscot Historical.org)
Cc: [Delwin Wilson](#); [Anna Breinich](#); [Matthew Orlando](#)
Subject: 15 Bath Road - Bowdoin College application for COA for demolition
Date: Thursday, July 07, 2016 5:40:14 PM
Attachments: [2016.06.16 Bowdoin College Application for COA for 15 Bath Road.pdf](#)

Dear Larissa,

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

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

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

Best,
Catherine

Catherine Ferdinand | *Government Relations and Land Use Specialist*

Bowdoin College

Office of the Treasurer

5600 College Station

Brunswick, ME 04011-8447

P: 207.725.3093 | C: 207.841.8367 | F: 207.751.5161

cferdina@bowdoin.edu

Bowdoin

July 13, 2016

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

Re: 15 Bath Road, Brunswick, Maine

Dear Kirk:

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

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

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

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

TREASURER'S OFFICE

Bowdoin College 5600 College Station, Brunswick, ME 04011-8447 207.725.3242 Fax 207.721.5161

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

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

Sincerely,



Catherine Ferdinand
Government Relations and Land Use Specialist

Enclosures

Cc: Anna Breinich (w/ photo enclosures only)

TREASURER'S OFFICE

Bowdoin College 5600 College Station, Brunswick, ME 04011-8447 207.725.3242 Fax 207.721.5161

Bowdoin

July 13, 2016

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

Re: 15 Bath Road, Brunswick, Maine

Dear Greg:

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

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

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

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

TREASURER'S OFFICE

Bowdoin College 5600 College Station, Brunswick, ME 04011-8447 207.725.3242 Fax 207.721.5161

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

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

Sincerely,



Catherine Ferdinand
Government Relations and Land Use Specialist

Enclosures

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

TREASURER'S OFFICE

Bowdoin College 5600 College Station, Brunswick, ME 04011-8447 207.725.3242 Fax 207.721.5161



Brunswick Home Available For Relocation

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

Inquiries will be accepted until August 30, 2016.

Anna Breinich

From: Jeff Emerson
Sent: Tuesday, July 19, 2016 1:04 PM
To: Anna Breinich; Catherine Ferdinand
Subject: 15 Bath

Anna,

This is to confirm at the college Has met the cleaning requirements that were set for 15 Bath Road. I will plan to draft a formal letter when I return.

Thank you,

-Jeff Emerson

Sent from my Verizon Wireless 4G LTE DROID

Town of Brunswick, Maine

Incorporated 1739
Brunswick Fire Department



"Working Today for a Safer Tomorrow"



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

21 TOWN HALL PLACE
BRUNSWICK, ME 04011
TELEPHONE 207-725-5541
FAX # 207-725-6638
WWW.BRUNSWICKME.ORG

July 21, 2016

Catherine Ferdinand
Bowdoin College

Re: 15 Bath Road

The general clean-up of 15 Bath Road, which was performed in an effort to reduce community impact, has been deemed acceptable by this office. The structure located at 15 Bath Road remains posted as "uninhabitable" due to remaining sanitation and air quality concerns. Until such time as the structure has been determined to be "habitable", we would strongly recommend limiting exposure to the extent possible. Access to the building should be granted to parties essential for remediation or sale. All parties should enter the structure at their own risk after being properly notified of the building conditions. Safety equipment such as Tyvek, boot covers, respirators, etc. should be considered.

Respectfully,

A handwritten signature in black ink, appearing to read "Jeff Emerson".

Jeff Emerson, LHO
Deputy Chief
Fire Prevention Division

Bowdoin

Progress Update and Consultation

15 Bath Road

Village Review Board

July 19, 2016

Catherine Ferdinand, Bowdoin College

Paul Becker, Becker Structural Engineers

Bowdoin

Review

- November 2015 – building condemned by Town
- May 2016 – Bowdoin acquires property
- May 16, 2016 – Environmental Building Condition Assessment & Hazardous Material Inventory completed
- June 7, 2016 – Building Evaluation Report completed by Becker Structural Engineers
- June 16, 2016 – Application for COA submitted
- June 20, 2016 – Cost estimate to complete recommendations of Building Evaluation Report received
- June 21, 2016 – Application deemed complete by VRB

Bowdoin

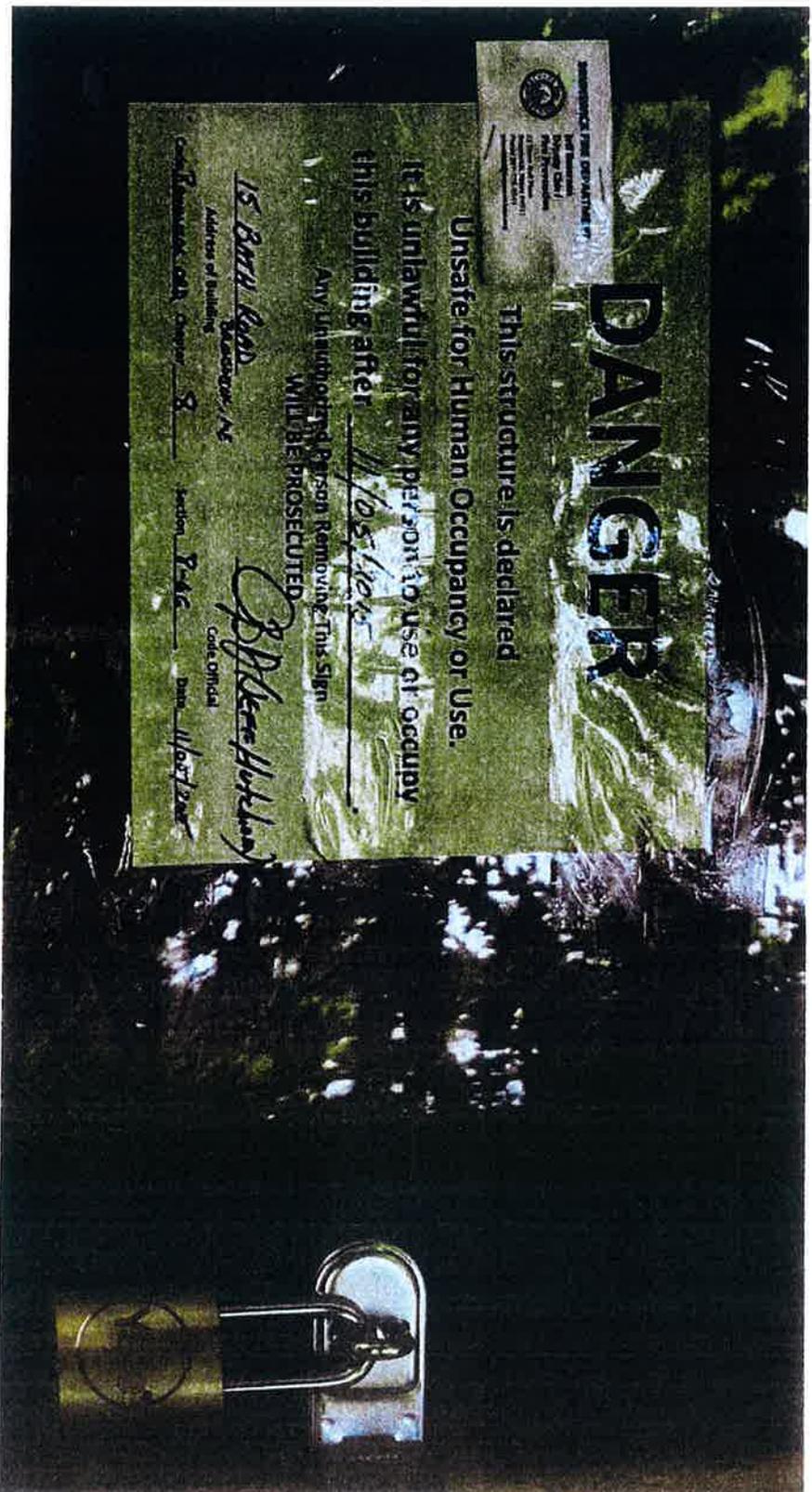
Actions since June 21

To address Town concerns for health and safety:

- Bowdoin hired ServPro to remove all debris and waste materials, disinfect floors, and secure openings. Work completed July 8, 2016.
- Inspection by Jeff Emerson, Deputy Fire Chief, completed on July 11, 2016.
- Restrictions on access to the property will likely continue.

Bowdoin

Actions since June 21



Bowdoin

Actions since June 21

To comply with additional processing requirements of the Zoning Ordinance (Section 216.8.B.2.c.1)a)ii)

- Maine Historic Preservation Commission, Maine Preservation, and Pejepscot Historical Society contacted regarding Bowdoin's exploration of potential demolition
- Letters sent to above organizations regarding availability of the building for relocation to interested parties
- Photo documentation completed

Bowdoin

Actions since June 21

To comply with additional processing requirements of the Zoning Ordinance (Section 216.8.B.2.c.1)(a)ii)

When the College receives letter from Deputy Fire Chief Emerson:

- Ad will be placed in the Times Record and Portland Press Herald. Deadline of August 30, 2016 for relocation inquires; and
- Sign will go up on the property.

Post-demolition plans were included in the application for COA.

Bowdoin

Next Steps

- Notice of proposed building demolition and availability for relocation will be forwarded to PHS, Town Council, and Planning Board
- Photo/written documentation will be completed and provided it to Town and PHS



BECKER
STRUCTURAL ENGINEERS



Qualifications

1. Full Service Structural Firm
2. Practice includes Buildings, Bridges and Garages
3. Staff of 22, in our 21st year in business
4. Significant experience with timber structures
5. Significant experience with historic structures, rehab and adaptive re-use:
 - a. AMHI Campus-8 buildings
 - b. Pineland Campus-all buildings
 - c. Bates College-RW+Hedge Halls
 - d. Cumberland Cold Storage-Portland
 - e. Oaklands Truss Restoration
 - f. Portland Company



BECKER
STRUCTURAL ENGINEERS



Process

1. Inspected the building June 9, 2016
2. Building posted by Brunswick Fire Department as
“Unsafe for Human Occupancy or Use”
3. Conducted inspection with full respirator and coveralls
4. Visually inspected all areas with exception of bedroom
wing basement which I deemed unsafe to enter

Findings

1. Removal and replacement of roof framing, sheathing, underlayment and shingles
2. Removal and replacement of second level floor boards
3. Probable removal and replacement of second level floor joists
4. Probable reinforcement of second level frame beams
5. Removal and replacement of first level floor boards
6. Removal and replacement of first level floor framing
7. Repair/replacement of wood sills
8. Repair/replacement of timber frame components
9. Removal of basement and crawl space soil and then vapor seal surface
10. Removal and replacement of localized sheathing, siding and trim

Conclusions

1. The existing structure is unsafe for occupancy.
2. The cost of repair is not reasonable given the value of the property:
 - a. Cost estimate by Warren Construction Group is \$500k.
3. Moving the building is not possible in its current state.
4. Cost to shore structure for move is significant.
5. Cost to move is significant. May approach \$200k given shoring and logistics:
 - a. Shoring/Stabilizing;
 - b. Bath Road tree removals; and
 - c. Power lines and traffic signals.



Photo 1 – South Elevation looking
from Bath Road



Photo 2 – Sill deterioration at front door.

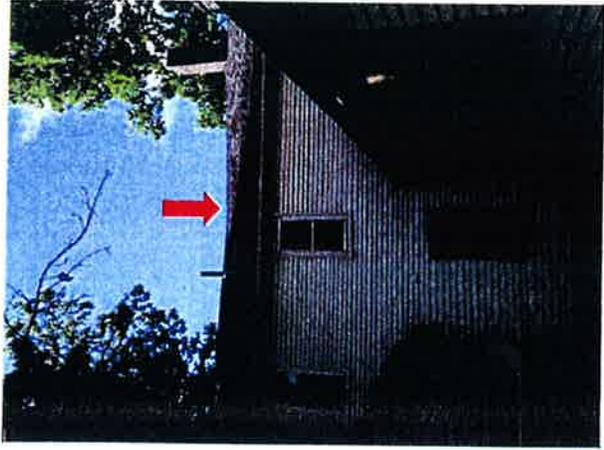


Photo 3 – Roof sag as viewed from rear of building.



Photo 4 – Northwest addition as viewed from driveway.



Photo 5 – Northwest addition as viewed from back yard.



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



Photo 7 – Deterioration at eave of northeast elevation.



Photo 8 – Sill deterioration at northeast addition.

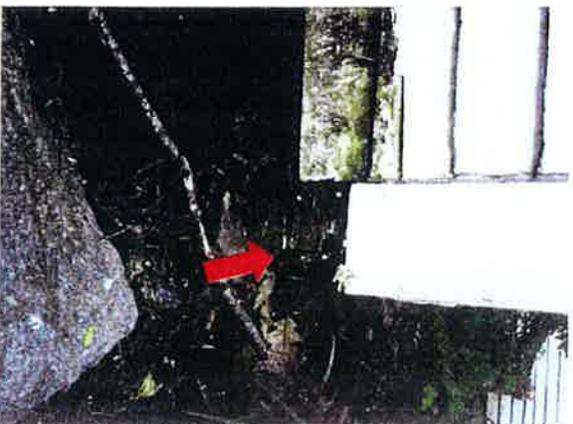


Photo 9 – Sill deterioration at northeast addition.



Photo 10 - West elevation of main house.

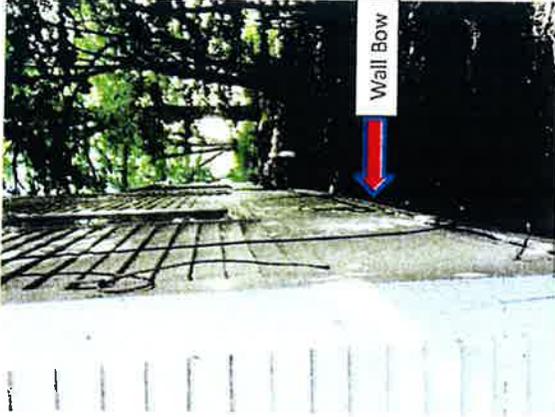


Photo 11- Sill deterioration at northeast addition.



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



Photo 13- Mold at roof sheathing behind cardboard covering.



Photo 14 – Roof rafter misalignment and poor workmanship.



Photo 15 – Mold at second floor walls.



Photo 16 – Cat feces in tub and on floor.



Photo 17 – First floor view toward northeast addition doorway.



Photo 18 – First floor living space,
northwest side.

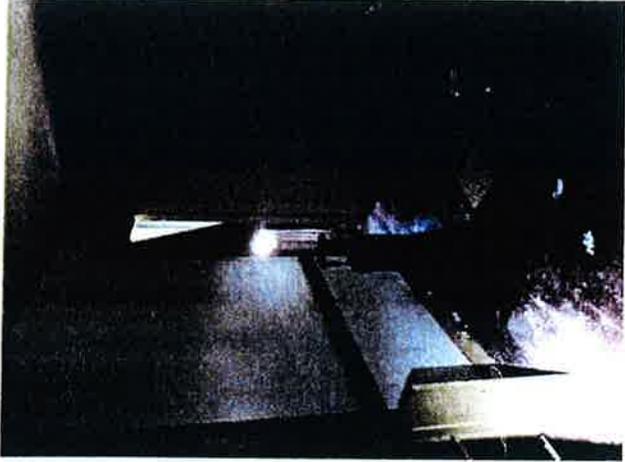


Photo 19 – First floor living space,
northwest side.



Photo 20 – First floor living space,
southwest side.



Photo 21 – First floor bedroom,
southeast side.

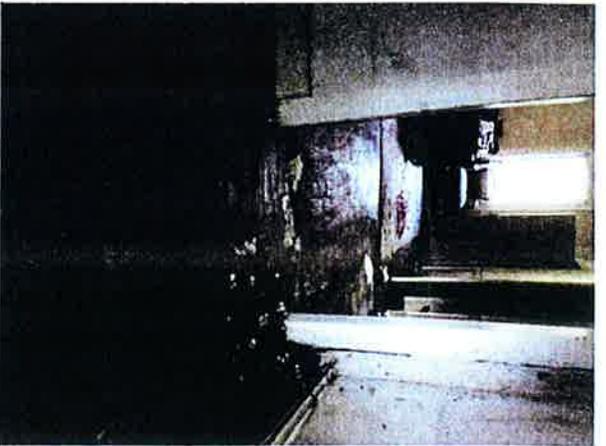


Photo 22 – First floor drop, east side, looking south.



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



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



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



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, 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/tps/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

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

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

ILLINOIS

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

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

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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
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.

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,

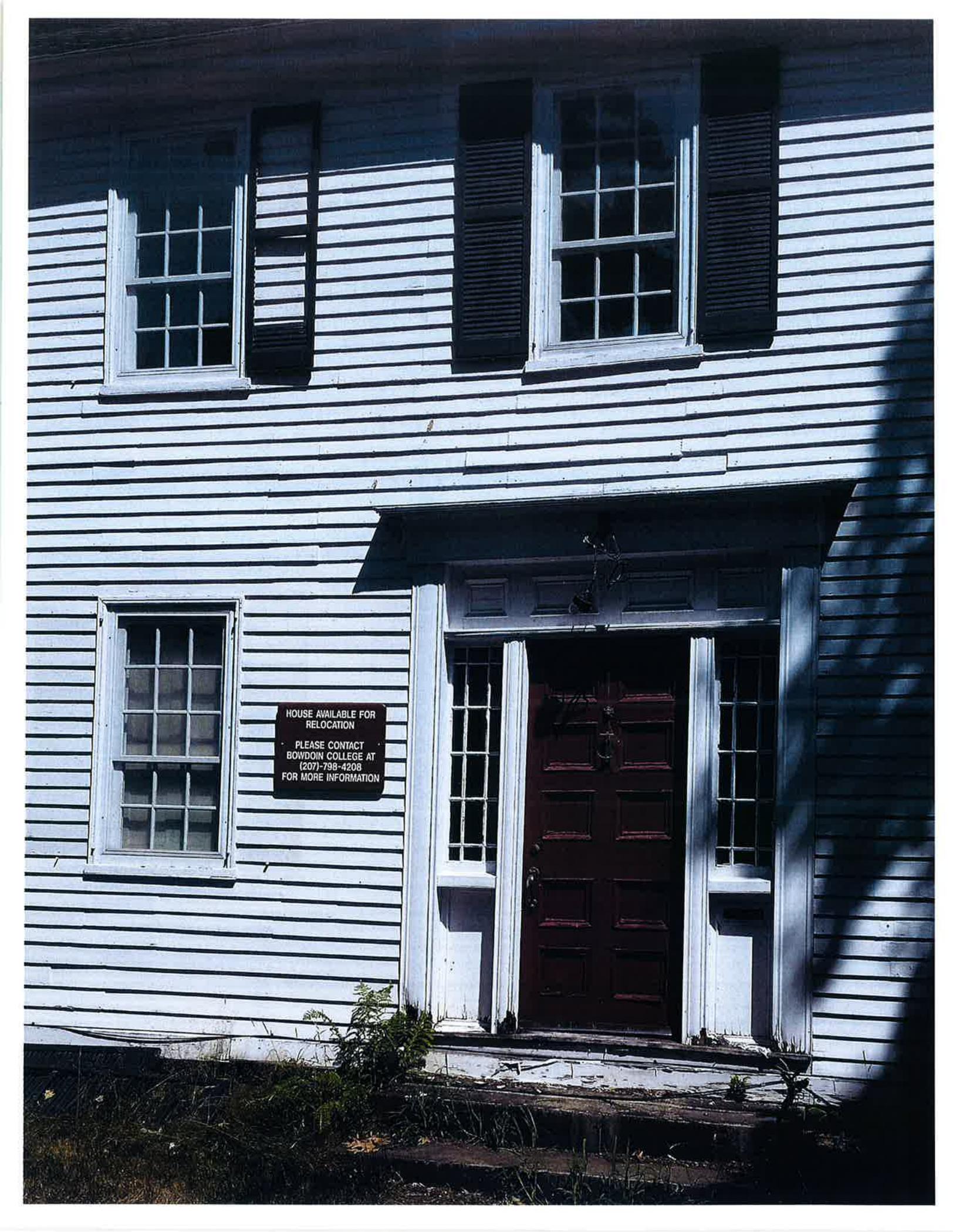
I just wanted to let you know that the sign on the property was installed today. I've attached two photos.

Catherine

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Bowdoin College
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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

**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,

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

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cferdina@bowdoin.edu

Anna Breinich

From: Catherine Ferdinand <cferdina@bowdoin.edu>
Sent: Thursday, September 08, 2016 4:10 PM
To: Anna Breinich
Cc: Delwin Wilson; Matthew Orlando
Subject: Update on 15 Bath Road

Hi Anna,

I just wanted to provide you with a quick update on the status of 15 Bath Road. Since the property was advertised for relocation in late July, we have received eight inquiries:

- three of those inquiries were from parties interested in salvage materials, specifically windows and doors;
- two calls were of a general interest and
- three other parties were interested and requested the engineering reports, which were sent.

Of those who received reports, one gentleman has let us know that he is no longer interested in pursuing the project. We hope to be in a position to report on any activity at the meeting on September 20th should either of the two remaining parties take some action.

While we have consulted and followed up on some leads with various preservation groups, these conversations have not produced any prospective takers to date. The ads continue to run in the Times Record and the Portland Press Herald.

I look forward to updating the members of the Village Review Board on the 20th and will keep you informed should any additional activity occur.

Best,
Catherine

Catherine Ferdinand | *Government Relations and Land Use Specialist*

Bowdoin College

Office of the Treasurer

5600 College Station

Brunswick, ME 04011-8447

P: 207.725.3093 | C: 207.841.8367 | F: 207.751.5161

cferdina@bowdoin.edu

**Draft Findings of Fact
24 School Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: September 20, 2016**

Project Name: Replacement of Siding, Windows and Rear Porches
Case Number: VRB -16-031
Tax Map: Map U8, Lot 33
Applicant: Rene Champagne
Champagne Construction
40 Richardson Street
Auburn, ME 04210
207-577-2819

Property Owner: Charles D. and Teresa M. Leahy
80 North Branch Road
Concord, MA 01742
978-590-2852

PROJECT SUMMARY

The applicant, Rene Champagne, on behalf of the Charles and Teresa Leahy is requesting a Certificate of Appropriateness for alterations to a contributing resource located at 24 School Street. The proposed alterations include second floor replacement windows, replacing the original wood clapboard siding with vinyl and rebuilding the existing 6' x 8' rear porches, using like materials. It was noted by the applicant that the first floor windows were replaced in 2012. This was done without application being made to the Town for a Certificate of Appropriateness. The applicant is now proposing to use the same replacements windows as those used in 2012. Photos of existing conditions, porch replacement design and sample materials are attached.

The property is located in the Town Residential 2 (TR2) 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. *Per the attached application, the proposed siding replacement material is permissible by the Village Review Zone Design Guidelines. However, design guidance provides for maintenance of original wood clapboard siding. The applicant has not shown evidence that the clapboard siding is beyond repair and should be replaced with vinyl or other replacement material.***

Replacement windows will match those used on the first floor which lack simulated grids. The replacement porches meet design guidelines in that they are being rebuilt with like materials. Decorative porch posts will be repaired and maintained. No changes are proposed to the existing footprint. Material samples 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 existing clapboard siding will be replaced with vinyl siding of the same color style as that of the wood siding. As mentioned above the replacement windows will match those used previously with "grids within glass" instead of the Board-preferred simulated grids. The use of similar materials, and repair and retention of the original decorative posts does help to minimize the effect on the structures historic integrity. However, unless the wood clapboard siding is beyond repair, it should be maintained to better maintain the resource's historic integrity.*
 - b. Alterations shall remain visually compatible with the existing streetscape.** *As stated above, maintaining the wood siding will keep the historic integrity of the structure and remain visually compatible with the existing streetscape of primarily wood-sided structures.*
 - 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.** *As proposed, all distinctive historic and architectural character-defining features will be restored (porch).*
 - 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. Existing wood-clapboard siding will be replaced with vinyl siding.**
- c) **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited. *Not applicable.***
- 6) **No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry. *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
24 School Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: September 20, 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 siding, and windows, and the rebuilding of the rear porches at 24 School 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 the owner provides justification for the replacement of the original wood clapboard siding with vinyl siding to be further reviewed by the Village Review Board. Other siding material similar to wood, such as "hardie-plank" type siding, should also be considered, if replacement is necessary.

Received: 7/25/16
By: SCW

VRB Case #: 16-031

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

Name: Rene Champagne - Champagne Construction
Address: 40 Richardson St.
Auburn, ME 04210
Phone Number: 207-~~577~~-2819
577-573-6900

2. Project Property Owner:

Name: Charles Deaher + Teresa M
Address: Boston, MA 80 N. Branch Rd.
Concord MA 01742
Phone Number: 978-590-2852

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 24 School St.

5. Tax Assessor's Map # U08 Lot # 33 of subject property.

6. Underlying Zoning District TR2

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):

Replacement Windows
Replace Siding
Rebuild porches to same size = 6' x 8'
See attached.

Applicant's
Signature

Rene Champagne

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

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

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

This application was Certified as being complete on _____ (date) by _____ of the Department of Planning and Development.

9/6/16 (date) by *AMS*

THIS APPLICATION WAS:

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

Applicable Comments: _____

Ana Bevanich
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 Bene Champagne relating to property designated on Assessors Tax Map # 408 as Lot # 33 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Building Permit requires fire decks & Windows if Rough openings are Altered.

Signed: 
Date: 9/14/16

48-33

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 24 School
County City/Town Street Address and Number
Name of Building/site: historic: bet. 1882-1910 res. of Samuel Knight



Approximate Date: ca. 1885? Style: Colonial Revival roof, classical cornice
Type of Structure: Stick Style door hood supports.

Residential Commercial Industrial Other

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey Date: 1980; Aug. '83

Rating:

Historic Significance to the Community:

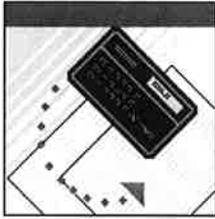
24 School

Maps: 1910 #24 = S. Knight

Deeds: 388:421 Eliza J. Smith+ to Daniel B. Blethen 1/4 r Thompson x 5-1/2 r Fed \$850 12/5/1871
485:97 DBB to George A. Marsh \$725...1/5/1882 (reserve bldg. occ, DBB for stable & shc
*(for future of this stable, see acct. of I.P. Booker's 1992 removal on card to 23 School)
495:28 GAM to Samuel Knight \$850 12/30/1882 cites 485:97

Directories: 1910: Alfred C. Bailey, h. 24 School
Charles P. Curtis, h. 24 School
1917-1958: Henry R. Barber
1961-1965: Mrs. Cecelia Barber.

1917: Mrs. Abbie E. Roberts
1922: George Buchanan
also 1924: Clyde E. Stevens
1926-1932: Ernest M. Hall
1930-1936: The Misses Cripps/Margaret
1938: John Rogers
1940: Alfred M. Orr
1942: Robert Williams
1944-1953: Miss Lena Knight
1955-1963: Herbert L. Hall
1965: Mrs. Ada P. Hall
1967: Grant D. Kirken, Jr.
1971: Hugh Leavitt
1975-1977: James Levesque



From the Desk of

Champagne Construction

July 21, 2016

TO: Town of Brunswick, Planning and Development

Dear Planning Department,

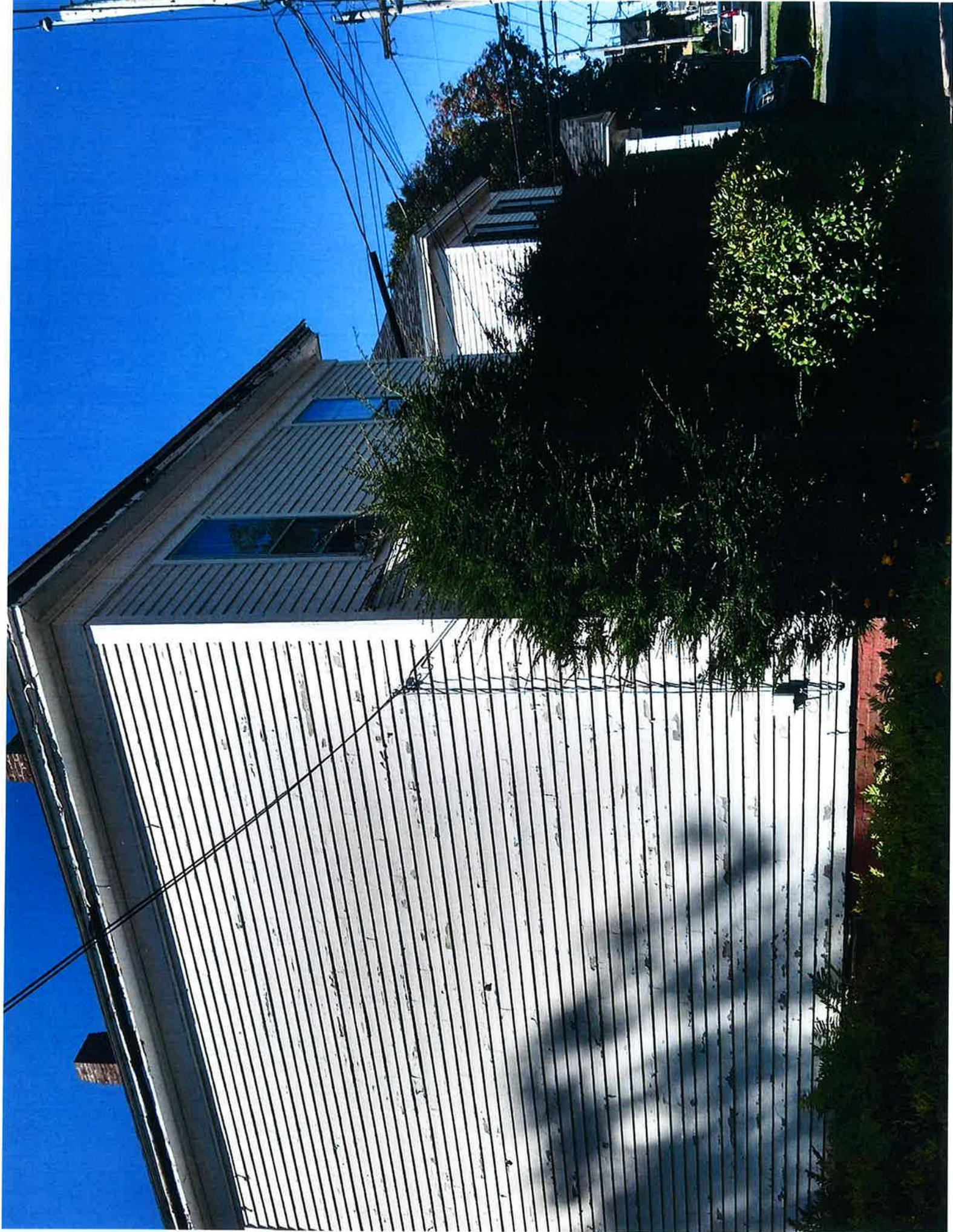
Approximately three years ago my company changed out 8 – 10 windows at this address. Since then the roof has been replaced and all the soffit area was found to be rotten.

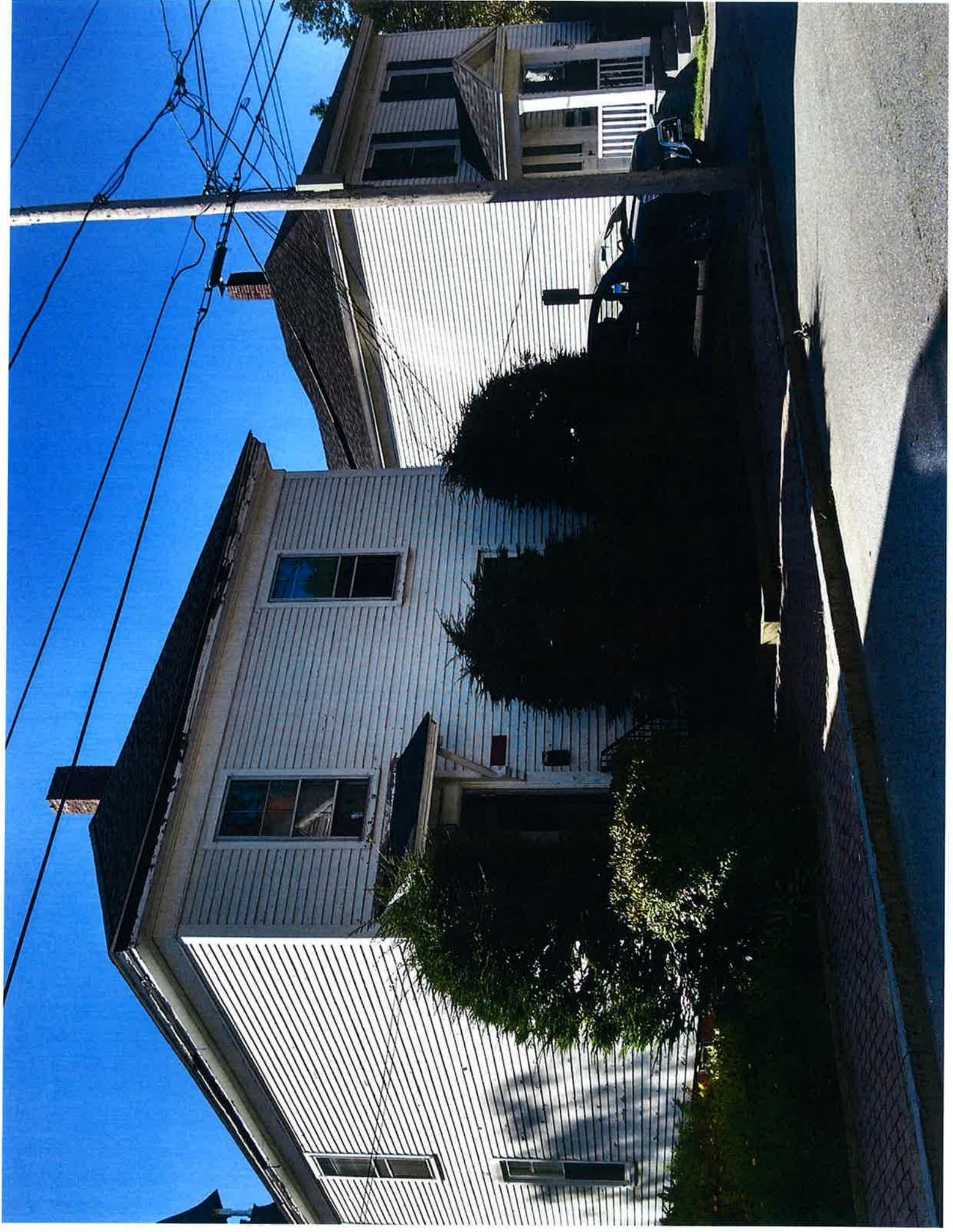
Proposal is to take vinyl and aluminum to make a new soffit, vinyl siding (Mastic siding in white) to entire structure and replace the remaining windows (12) with the same style as was previously installed which are Paradigm windows.

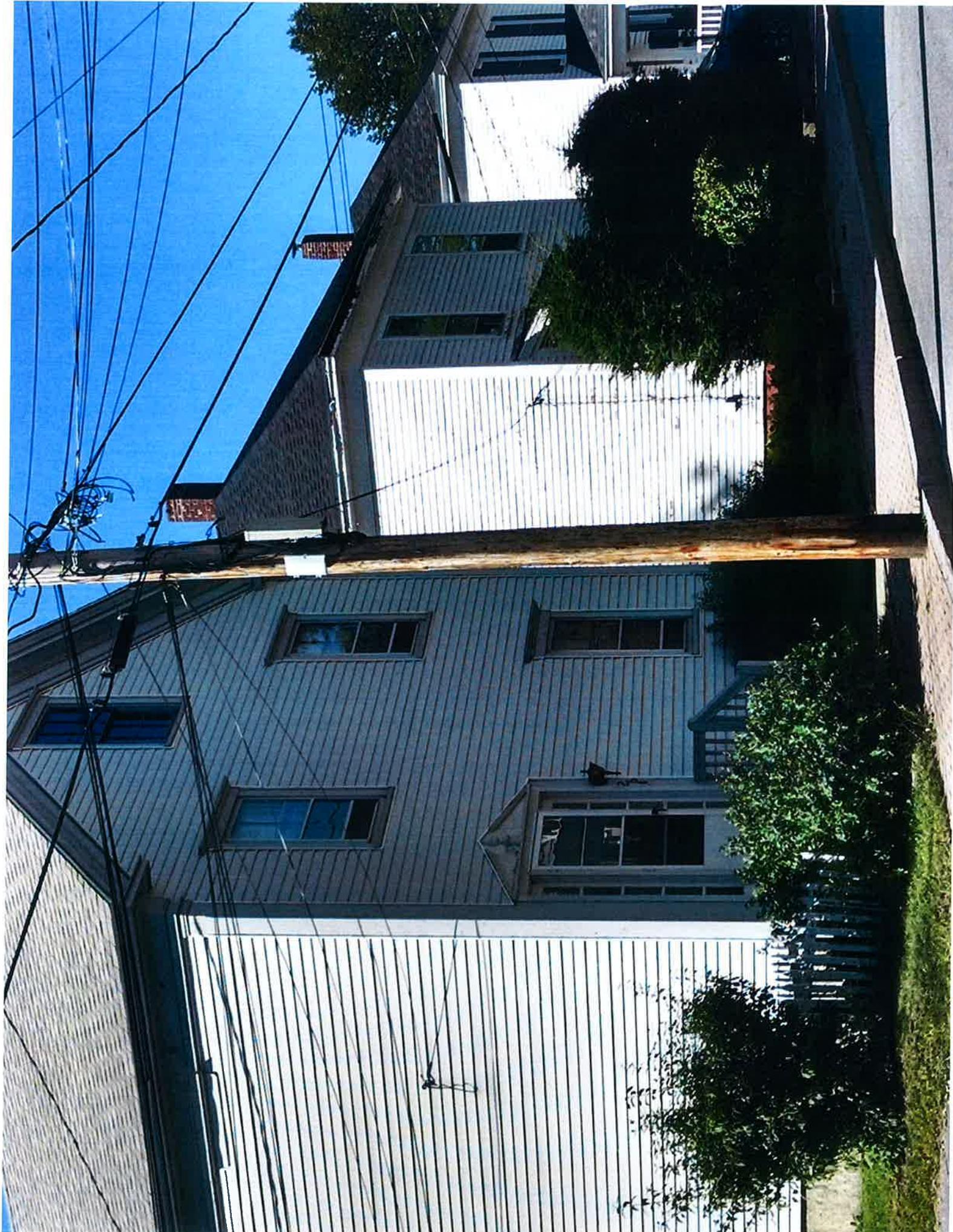
Also, would rebuild the porches to the same size and on the same footprint. The original posts would be reused with pressure-treated decking and rails.

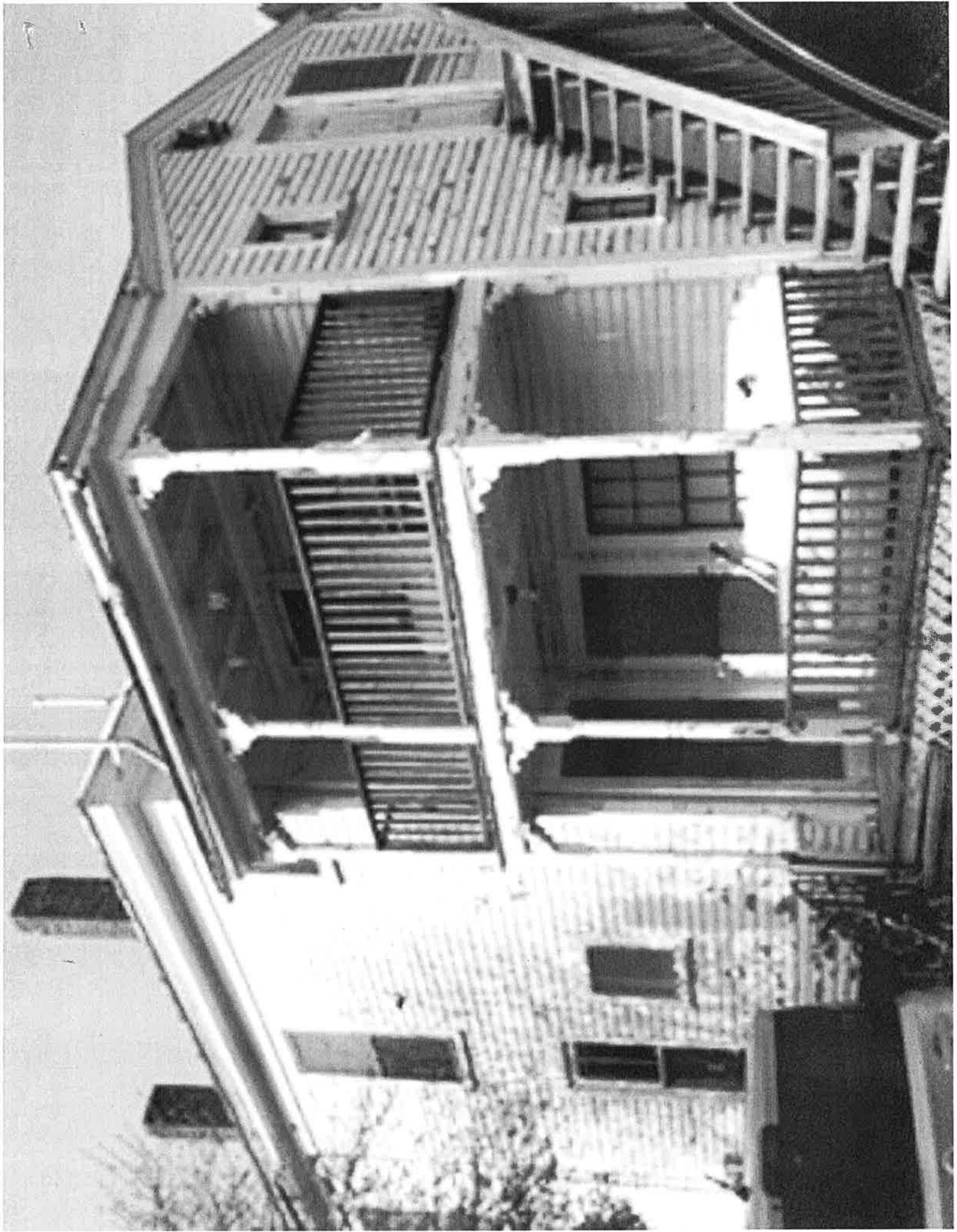
Sincerely,
Janine Champagne
Office Manager
207-782-3667 – office
207-689-4043 - cell



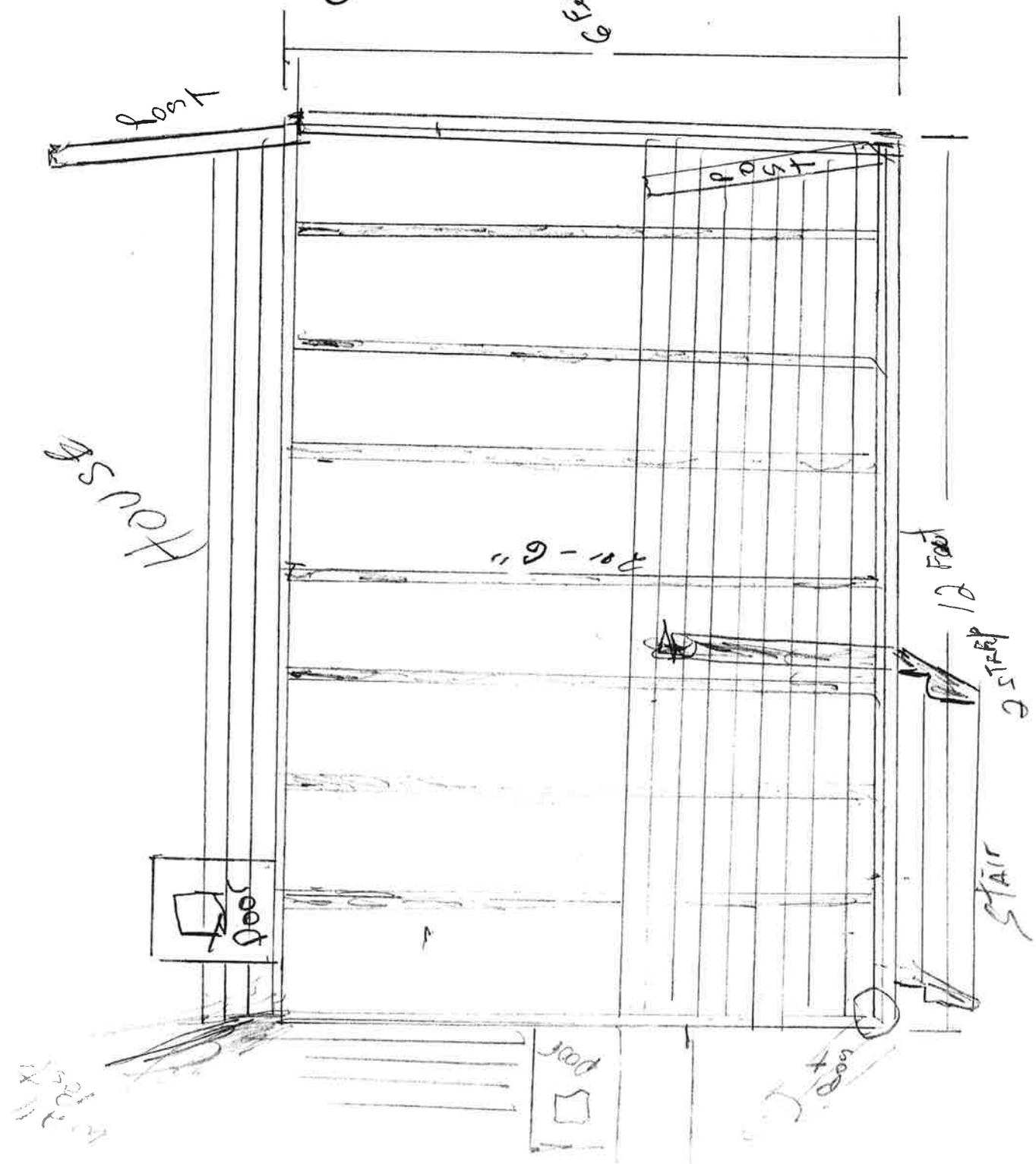








"24 School St" 2nd Floor



Hallway

?
 8'
 2-6" Joists
 3/5 Decking
 42" Press Treatment Rail
 16 P.T. 2"-4"-8" R.D.
 RAILING P.T. 1 1/2"-1 1/4"
 42" High
 6 Feet

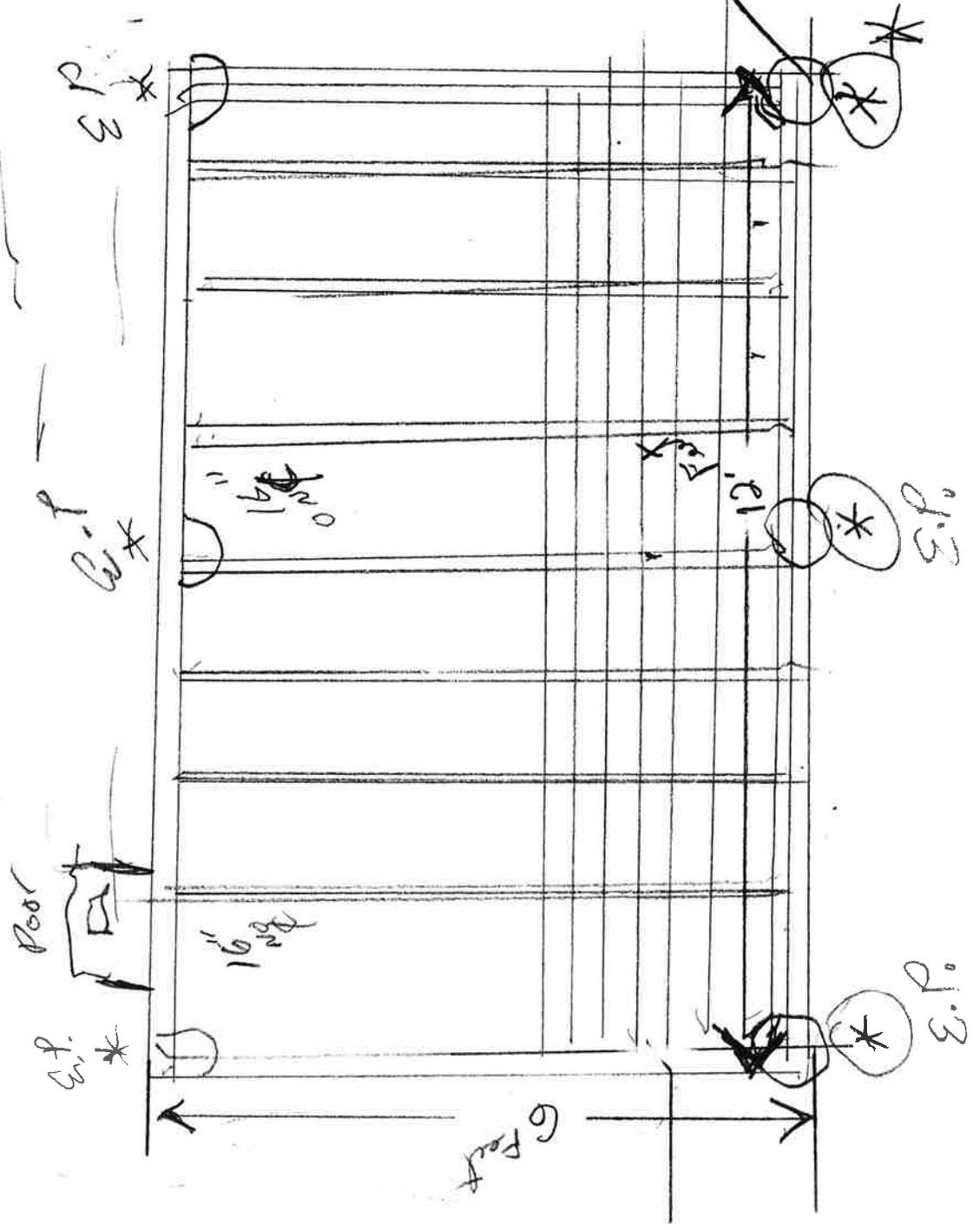
" 24 School St "

2nd Floor

House

36-1-5" 12"

36-2" - 6" 12"



SMI
SIX 3
SIX 3
POS

Pool

S.P. *

S.P. *

S.P. *

16' 9"

11' 4"

S.P. *

S.P. *

S.P. *

S.P.

S.P.

S.P.

6 Feet



TOWN OF BRUNSWICK

Project at 24 School Street

Siding Specifications

Style: Main Street D4

Design: Double 4 inch (102 mm) clapboard; woodgrain finish with STUDfinder Installation System

Nail Ham: Rigid Form 160 Roll Over Nail Hem

Lock: Duralock post formed lock design

Width: 8 inch (203 mm)

Length: 12 feet 6 inches (3.81 m) plus or minus .025 inch (6 mm)

Average Thickness: 0.042 inch (107 mm)

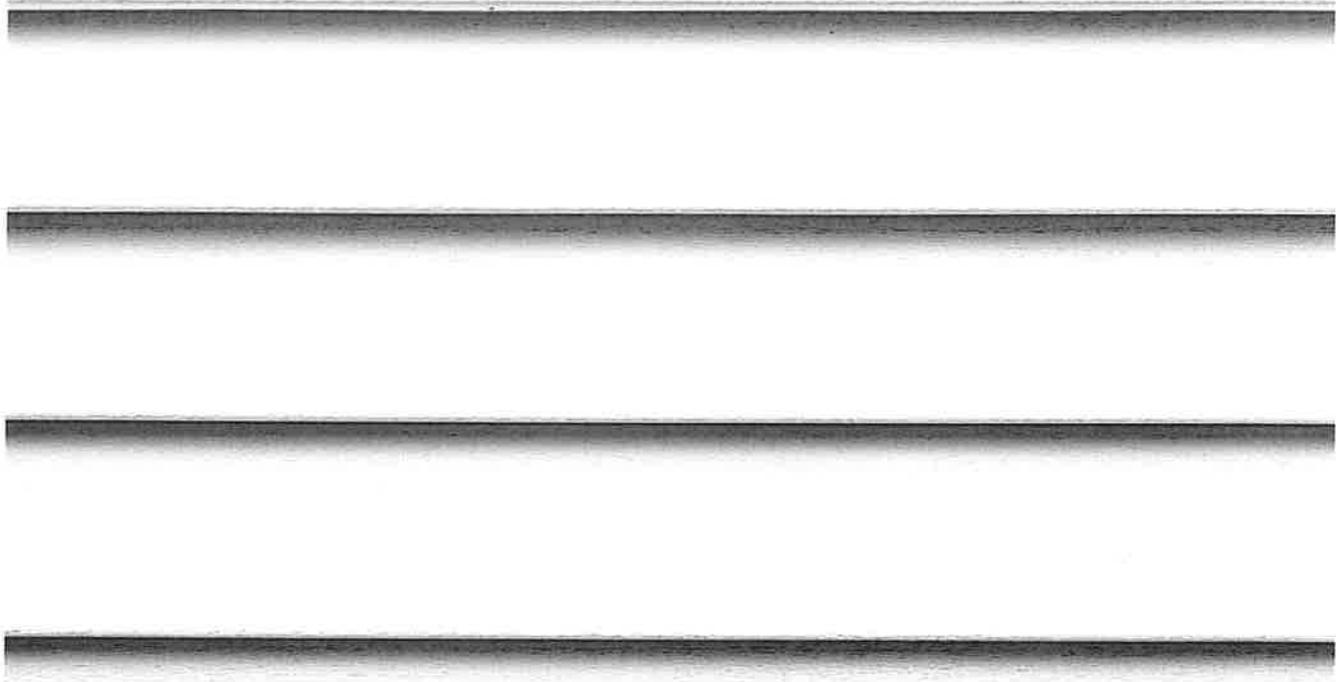
Panel Projection: ½ inch (12.7 mm)

Panel Exposure: 4 inch (102 mm) plus or minus .062 inch (1.57 mm)

Maximum Warp (per 2 panels); 0.250 inch (6 mm)

Color: Colonial White

Reason for Replacement: There is rotten wood on the outside of the building, will remove existing siding and replace with 3/8 inch insulation board to wrap the house, then will put the vinyl siding on top of that.



TOWN OF BRUNSWICK

Project at 24 School Street

Window Specifications

Please see enclosed Paradigm Window Solutions Spec Sheet

Reason for Replacement: There are rotten wooden frames on the existing second floor windows and they do not operate properly. Will replace with the same style as on the first floor of the building which were installed in 2012.

Quotation

Applicators & Beacon Sales -
PARADIGM DOCUMENT

400 Warren Ave.
Portland, ME 04103
United States
207 797-7950

Quote ID SQK014561-1

P.O. Number

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
1		6.0000	EA	Double Hung 5000 RE Double Hung	193.33	1,160.00



Performance Level: Standard
Net Size: 33 1/2"W x 64 1/2"H
Vinyl Color: White
Sash Style: Equal
Glass Options: Double Glazed, Clear - Annealed (Standard) All
Grid: Colonial - Flat (GBG) - No SDL
 - Top Sash: 2x1 Bottom Sash: 2x1
Hardware: Double Lock - White
Screen: Half, Roll Formed Frame - Fiberglass Mesh
Sill Angle: Sill Angle
Vent Stops: Single

2		2.0000	EA	Double Hung 5000 RE Double Hung	172.46	344.91
---	--	--------	----	------------------------------------	--------	--------



Performance Level: Standard
Net Size: 21 1/4"W x 64 1/2"H
Vinyl Color: White
Sash Style: Equal
Glass Options: Double Glazed, Clear - Annealed (Standard) All
Grid: None
Hardware: Single Lock - White
Screen: Half, Roll Formed Frame - Fiberglass Mesh
Sill Angle: Sill Angle
Vent Stops: Single

OLD WINDOW



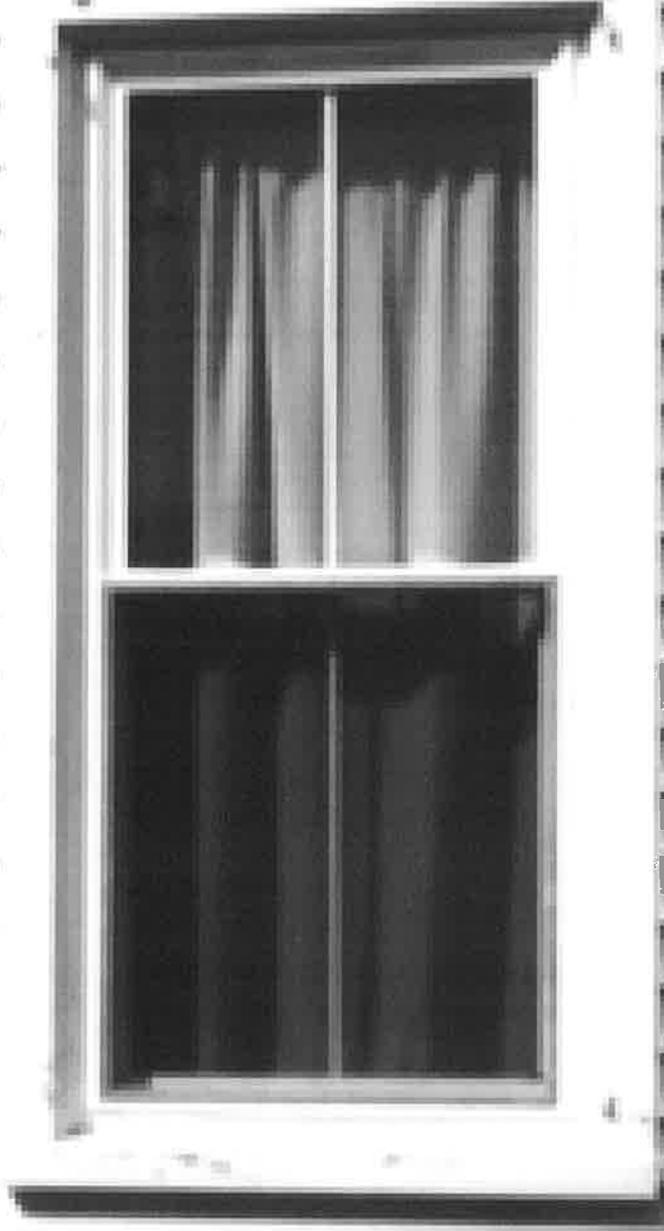


OLD WINDOW

NEW WINDOW (2012)

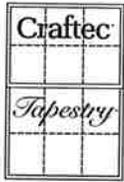


NEW WINDOW (2012)



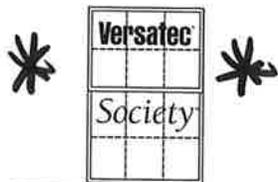
Paradigm Window Solutions

Total Window & Trim Package



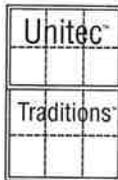
Premium Double Hung

New Construction:
Full Screen, Built-in Nailing Flange
Replacement:
(2) Vent Stops, Locking Half Screen
Common:
LE Argon Glass, 3/4" Constant Force Bal. Tilt-In Top/Bottom Sash, Sloped Sill
(U-Value 0.28 / SHGC 0.29)



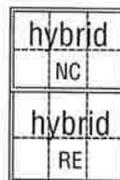
Standard Double Hung

New Construction:
LE Glass & Full Screen
Replacement:
Clr Glass, (1) Vent Stop, Half Screen
Common:
1/2" Constant Force Balance, Tilt-In Top/Bottom Sash, Sloped Sill



Single Hung

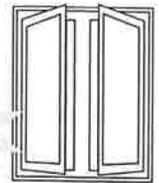
New Construction:
LE Glass
Replacement:
Clear Glass
Common:
1/2" Constant Force Balance, Tilt-In Bottom Sash, Half Screen, Pocket Sill



Hybrid

The single hung that thinks it's a double hung.

New Construction & Replacement:
LE Glass, Half Screen, 1/2" Constant Force Balance Springs, Tilt-In Bottom Sash, Pocket Sill, (Top Sash Lowers And Tilts In For Cleaning)

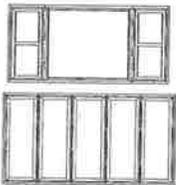


Casement & Awning

New Construction:
LE Glass
Replacement:
Clear Glass
Common:
Multi-point Single-handle Progressive lock, Tuck-away Crank Handle

IMPROVED CS SCREEN & HARDWARE

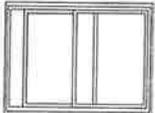
Bay / Bow



Features:

- 30° & 45° Bay
- 3, 4 & 5 Unit Bow
- 20" or 24" Flankers
- Insulated Head & Sear Boards
- Lag Bolt & Cable Turn-Buckle Anchor System
- Furniture Grade Birch Or Oak Veneers With Edge Banding

Tilt Sash*, and Standard 2 & 3 Lite Gliders



New Construction:
LE Glass, Full Screen

(Tilt Sash Available with half Screen Only)

Replacement:

Clear Glass, half Screen
Common: Precision Roller System & Full Interlock At Meeting Rail
3 Lite Gliders Available As
1/4 - 1/2 - 1/4 & 1/3 - 1/3 - 1/3

*Egress NOW Avail in RO4848!

ALL WINDOWS FEATURE 0.070" VIRGIN VINYL EXTRUDED FRAMES
NEW CONSTRUCTION PRODUCTS INCLUDE EXTRUDED NAILING FLANGE AND 3/4" J-POCKET

Higher Standard Lifetime Warranty!

paradigm

Window Solutions For Life.

Large Missile Impact



With Paradigm Window Solutions You Can Achieve These Amazing Performance Results:

DH ~ 0.18 U-Value
GEO ~ 0.14 U-Value
Higher SHGC with Reverse LowE
Triple Glazed IGUs

- IMPACT APPROVED DP50+
- R-5 Initiative Ready
- STC (Up to STC 40) NEW

Grid Packages

GBG Contoured

GBG Flat

5/8" Simulated Divided Lite

1 1/8" Simulated Divided Lite

Custom Grid Layouts

Exterior Casings

3 1/2" 908
Flar Brick
5" BULL NEW
Brick NOSE

Ask if Off-Set Casing Is A Good Choice For You!

Crown Molding

Made to Measure



Extension Jamb

Clear, Primed, Azek™ & Oak
Standard And Custom Applied-Unapplied Jamb & Receiver Available

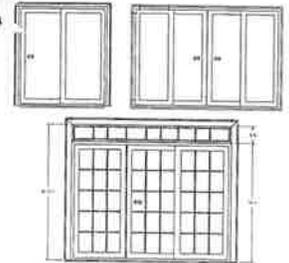
Interior Trim Paks

Accessory Options

Pre-applied Fusion Welded Casings & Pre-applied Extension Jamb • 1/2", 5/8" Or 3/4" Interior Receiver • Exterior Casings Available In Picture Frame Or Sill Nose Styles (Off-set Casing Comes With 1" J-pocket & Is Only Avail In Sill Nose Style) • Exterior & Interior Paint Finish • Air Conditioner Adaptor • Stainless Steel Hardware • Triple Glazing • Krypton & Krypton/Argon Blends • Specialty Glass • J-pocket Filler • Head Expander • Sill Adaptor • Injected Foam Insulation • Mull Reinforcement Joining Systems — Available In: Standard Zero-Degree Mull, Single Stud Pocket Mull, Double Stud Pocket Mull, & EP Mull—EP Mull is DP60 and Large Impact Rated!™

2, 3 & 4 Panel Sliding Glass Doors

NEW & IMPROVED 560 SCREEN



Features:

- Fully Welded Vinyl Panels And Frame
- Standard 4 9/16 Jamb Depth
- Dual Tandem Heavy Duty Panel Rollers
- Multi-point Lock (Non-keyed Standard, Keyed Locks Optional With Some Handle Finishes)
- Vinyl Thermal Break In Sill Minimizes Cold/heat Transfer
- 1" IGU w Low-E/Argon (U-value 0.30 / SHGC 0.28)

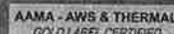
Geo & Specialty Shapes

Mondrian™



Distinctive Color Combinations

Unlimited Color Choices



The Paradigm Higher Standard Lifetime Warranty

Higher Standard Warranty ~ Lifetime non-prorated warranty on window and door parts, glass and vinyl extrusions. 5-Year labor warranty.

Paint Warranty ~ 10 year limited warranty covers adhesive failure, cracking, peeling and blistering.

www.paradigmwindows.com

**Draft Findings of Fact
35-39 Pleasant Street
Request for Certificate of Appropriateness for New Construction
Village Review Board
Review Date: September 20, 2016**

Project Name: Construction of New Multi-Use Building (All Saints Parish)
Case Number: VRB -16-027
Tax Map: Map U16, Lots 47 and 48
Applicant: Charleen Foley
All Saints Parish
35-39 Pleasant Street
Brunswick, ME 04011
207-725-2624

Property Owners: The Roman Catholic Bishop of Portland Trust
c/o All Saints Parish Booking Office
144 Lincoln Street
Bath, ME 04530
207-725-2624

Authorized Representative: Kevin Clark, PLS, President
Sitelines PA
8 Cumberland Street
Brunswick, ME 04011
207-725-1200, ext.14

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for the new construction of a 13,800 square foot, one-story multi-purpose building for All Saints Parish, located at 35-39 Pleasant Street. This proposal is considered Phase 1 of a two-phase common development plan scheme approved by the Planning Board on July 26, 2016.

A workshop session was conducted by the Village Review Board on July 19, 2016 at which time, Board members and neighbors raised concerns regarding compatibility with existing neighborhood mass and scale and the desire for the straight line of the Pleasant Street façade to be “broken up” architecturally, as well as building materials for the west facing side of the structure. It appears that the concerns have not been addressed in the revised text nor elevations contained in the application with the exception of additional landscaping indicated.

The proposed development is located in the Town Residential (TR1) Zoning District and the Village Review Overlay Zone.

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

A. General Standard.

- 1. All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance. In meeting the standards of this Ordinance the applicant may obtain additional guidance from the U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings and the Village Review Zone Design Guidelines.**

The proposed structure appears to be mostly consistent with existing Village Review Overlay Zone Design Guidelines, with the exception of mass and scale of the structure and how the structure relates to the street. As designed, the proposed structure and outdoor plaza opens to the side parking lot and forms an acceptable campus setting, facing the historic St. John the Baptist Church, the campus anchor.

During the previous workshop session, it was requested that the applicant consider adding architectural features to “break up” the massing of the Pleasant Street façade. However, no options other than additional landscaping have been provided for consideration at this time.

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 materials of the surrounding resources. As stated above, existing mass and scale should be addressed.***
- 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. *No changes to the existing side parking lot are proposed during Phase 1 of the common development plan for the site.***

2. **Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *As shown on the site plan, pedestrian connections to sidewalks and the parking lot are provided. An interior-facing plaza is also proposed between the structure and side 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.** *No dumpsters or mechanical equipment will be located within 25 feet from the public rights-of-way nor be visible to the public.*
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 indicated.*
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.** *As stated in the application, a pattern of large stone-like veneer masonry units will be used on the sides facing the side plaza (entry), Pleasant Street and a portion of the west side closest to Pleasant Street. Buff colored precast concrete (or brick veneer) panels will be used alongside the tall window openings and the west and south side walls.*
 - 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.** *None proposed.*
 - 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.** *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.*

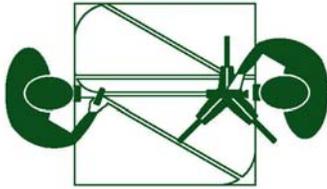
C. Signs

Signs shall comply with the requirements of Chapter 6 (Sign Regulations) with consideration given to the Village Review Zone Design Guidelines. *Any proposed signs shall meet ordinance standards and Village Review Zone Design Guidelines for design, size*

and placement. A formal review and approval will be completed by the Code Enforcement Officer upon submittal of a sign permit.

**DRAFT MOTIONS
35-39 PLEASANT STREET
REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR NEW
CONSTRUCTION
VILLAGE REVIEW BOARD
REVIEW DATE: SEPTEMBER 20, 2016**

- Motion 1:** That the Certificate of Appropriateness application is deemed complete.
- Motion 2:** That the Board approves the Certificate of Appropriateness for construction of a new multi-purpose structure at 35-39 Pleasant Street 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 massing of the building façade facing Pleasant Street be architecturally designed to be more compatible with the existing streetscape.



September 6, 2016

1340.01

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

Re: Village Review Board – Certificate of Appropriateness
ALL SAINTS PARISH MULTI-USE BUILDING (PHASE 1)
35-39 PLEASANT STREET
Tax Map U16, Lots 47 & 48

Dear Jared:

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

PROPERTY

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

PROPOSED DESIGN

The applicant received approval of a Common Development Plan for the parcel in June 2016 that included two phases. Phase 1 will consist of the construction of a new 14,685 sq. ft. one-story multi-use building, which will contain an auditorium/cafeteria/gymnasium, a stage, a music room, kitchen, and adoration chapel, a meeting room, as well as locker rooms and bath rooms. Fundraising is currently underway for this facility. The construction of this facility, concrete walkways and utility driveway will increase the impervious area to approximately 129,500 sq. ft. or 63.5% coverage. The campus will continue to utilize the existing parking and traffic circulation patterns.

Phase 2 will consist of the removal of the old convent building, which is now used as the parish center, the removal of the school building, and construction of an approximate 13,200 s.f. footprint two-story school building. As part of Phase 2, the existing parking lot and drive aisles will be redeveloped to serve the new buildings and enhance traffic flow.

For the purposes of this application, only Phase 1 of the project is being considered. The approved Common Development Plan consisted of approximate building locations, parking lot configurations, pedestrian walkways, and a master landscaping plan. This submission is intended to be in compliance with the Common Development Plan, as well as with all applicable standards of the Town of Brunswick Land Use Ordinance.

The applicant is working with Scott Simons Architects for the design of the Phase 1 Multi-Use building. A narrative, describing the project, and specifically the architectural design of the multi-use building, is enclosed with this letter.

SUMMARY

We trust that this information satisfactorily addresses the requirements for a Certificate of Appropriateness Application and we look forward to meeting with you and the Village Review Board at the September 20, 2016 meeting to obtain their feedback.

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

Very truly yours,

Kevin P. Clark

Kevin P. Clark, PLS
President

Enclosures

cc: Charles Wiercinski
Charleen Foley

Received: 9/6/17 (rev.)
By: JW

VRB Case #: 16-027

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

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

2. Project Property Owner:

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

3. Authorized Representative: (If Different Than Applicant)

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

4. Physical Location of Property Being Affected:

Address: 35-39 Pleasant Street

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

6. Underlying Zoning District MU2 & TR1

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

Applicant's
Signature _____

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

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

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

This application was Certified as being complete on 9/7/16 (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: _____

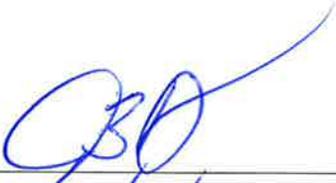
Anna M. Greenick
Signature of Department Staff Reviewing Application

COMPLIANCE WITH ZONING STANDARDS

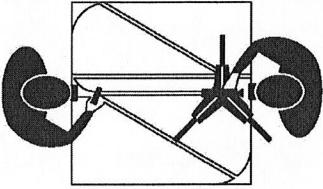
Notice: This form is to be completed by the Codes Enforcement Officer and filed with the application.

This is to certify that the application for Certificate of Appropriateness submitted by Sitelines, PA, relating to property designated on Assessors Tax Map # U16 as Lot # 47-48 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: State of local Construction permits

Signed: 

Date: 9/16/16



February 15, 2016

1340.01

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

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

Dear Father Murray,

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

Sincerely,

Kevin P. Clark

Kevin P. Clark, PLS
President

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

(REV.) *Frank J. Murray*
Authorized

Feb. 23, 2016
Date

Kevin Clark

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

Hi Kevin,

I have conducted a zoning determination regarding the subject property using the Town's GIS system (current practice) and have arrived at the same conclusion. Therefore, in accordance with Section 303.B of the existing Brunswick zoning ordinance, it's my opinion that the MU2 zoning district would govern development of this property.

A copy of this determination and this email thread will be placed in the property file for future reference.

If you should need any further assistance, please don't hesitate to contact me.

Jeff

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

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

Jeff,

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

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

Thank you,

Kevin Clark

Kevin Clark, PLS
President

Sitelines, PA

VILLAGE REVIEW BOARD
Revised Schematic Design Narrative
September 6, 2016

St. John's Catholic School and St. John the Baptist Church are part of All Saints Parish, which also includes six other churches in Brunswick, Bath, Richmond, Harpswell, Newcastle, and Boothbay Harbor. The St. John's campus includes the church, school buildings and parking on Pleasant and Union Streets in Brunswick. The School enrolls approximately 175-195 students from kindergarten through the eighth grade and is located in a two story brick building with basement built around 1913, with renovations made in 1943 after fire burned off the third floor. While the School has been using the basement of the church for its cafeteria, sports, theater and music programs as well as storage, the existing space is inadequate. The kitchen is outdated, the floor of the basement slopes, and the space for the music program is cramped and dark. A recent Fire Department review concluded that it should be used for gatherings of no more than 200 people, which means it will no longer serve the Parish's needs on a regular basis.

The All Saints Parish did preliminary site-planning and design work in 2008 to determine what was possible on their site, and completed a Campus Master Plan in February of 2010. As part of the Master Plan, the decision was made to first build a Multi-purpose Facility that would accommodate the athletic, band, music, and performing arts programs for the School, a kitchen and serving space that would support both School and Parish functions, meeting spaces, office and support spaces, and a small Adoration Chapel with a separate entrance. Once the Multi-purpose Facility is completed, the old brick convent and School building will be torn down and a new school building for St. John's Catholic School will be constructed adjacent to the Multi-purpose Facility in a future phase. The goal is to create improved facilities for the Parish and the School, as well as a more unified and functional campus with streamlined traffic and parking patterns, particularly for the school drop-off and pick-up.

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

Located along Pleasant Street, the new 13,800 SF Multi-purpose Facility is designed to relate to the architecture of the stone church and surrounding historical context while speaking to the forward looking vision of the Parish and School. The primary entrance to the Facility is located at the southeast corner within close proximity to the current school and the future site of the new school. A glass entry vestibule is located beneath a protective canopy that leads into a large lobby space that is naturally lit from above with clerestory windows. Adjacent to the lobby is a meeting room for approximately 15-20 people and storage closets for folding tables and chairs. The building's primary space, the multi-purpose room, is accessed directly from the lobby. This space is designed to serve as a gymnasium, cafeteria and auditorium for use by the Parish Community and St. John's School. It is sized to meet high school basketball requirements and will support the elementary and the 7th and 8th grade athletic programs. Bleachers that can accommodate 150 spectators are located along one side. The music room and raised stage are located along the Pleasant Street side of the gymnasium, along with costume/stage storage and instrument storage spaces. Storage closets for gym equipment and cafeteria tables are located along the east wall of the gym.

The new Adoration Chapel is located on the northeast corner of the Multi-purpose Facility, with close proximity to the Church and parking. The Chapel has a separate entry with a welcoming lobby and toilet/changing room so that it may remain open 24 hours a day. Distinguished by its re-used stained glass windows, and a hipped roof with clerestory windows, the Chapel will serve as a visual marker on the prominent northeast corner of the building.

Three large windows and glass doors characterize the east elevation of the building. These openings provide ample light for the gymnasium, as well as views of the St. John the Baptist Church exterior. Outside these doors, between the Facility and the reconfigured parking lot, there is a colored concrete plaza that creates a space for outdoor events between the Multi-purpose Facility and the parking lot. Connecting walkways are designed to align with entrances to the church.

The entrance to the building is marked by a covered entry at the southeast corner of the building, facing the church. The south elevation has been designed so the main lobby will easily connect to a new St. John's Catholic School in the future. It has a simpler palette of materials and window openings, based on the functional needs of the spaces along that side of the building.

The north elevation faces Pleasant Street and is divided into four segments to articulate the scale of the building into smaller sections, in respect to the residential scale of the neighborhood. A variety of rich materials are used on this side of the building including stone-like veneer, precast concrete, painted aluminum window frames, and zinc-coated or red copper flashings and trim.

The west side of the building is a single story structure containing support spaces including storage, mechanical and custodial spaces, two bathrooms, and two locker rooms equipped with two showers and 30 lockers each. The kitchen area has room for preparation and serving, with an area for recycling. The west elevation has fewer openings in the façade, in keeping with its placement along the boundary of the site and the utilitarian function of the spaces. The proposed material for this elevation is a buff colored brick veneer. There is an access road along the west elevation to accommodate deliveries to the kitchen and for fire department access.

The materials for the Multi-purpose Facility complement the rich colors and texture of the stone church while acknowledging the contemporary functions and uses of the Facility. A pattern of large stone-like veneer masonry units will define the majority of the east and north sides of the building, with buff colored precast concrete (or brick veneer) panels alongside the tall window openings and in the setback areas that articulate the facades. On the west and south sides of the building, the predominant material will be a buff colored brick veneer. The hip roof is a metal standing seam roof, and there is zinc coated or red copper flashing at all edges. A translucent polycarbonate clerestory runs around the perimeter of the gym/auditorium space providing ambient natural light and reducing the need for lighting during the day.

The Facility will be designed to a high level of energy efficiency. Our goal is to have it perform 30% better than the State's energy code minimums. The exterior envelope will be designed with walls that are R-23 or better (R-13 code), roofs R-32 or better (R-28 code), floor slabs R-10 or better, and windows U-0.32 or better, with clear glass, argon filled, and low-e coatings. The lighting systems will be designed with motion and light sensors, with high performance LED lighting fixtures. The plumbing fixtures will include dual-flush toilets, ultra-low flush urinals, and faucets with motion-activated, water saving sensors. The mechanical systems will include high performance equipment with energy recover ventilators and other energy saving features.



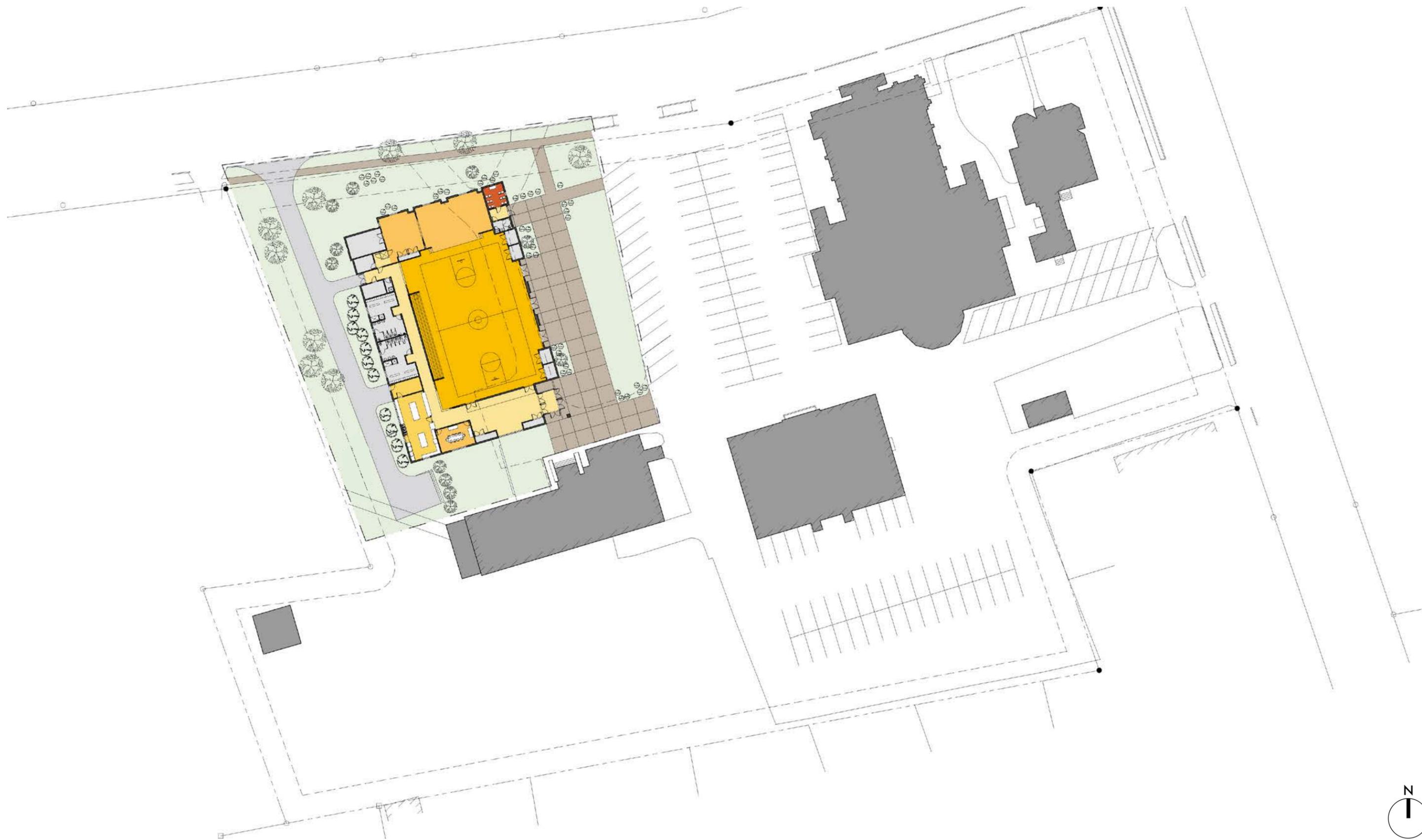
6 September 2016
Village Review Board Submission



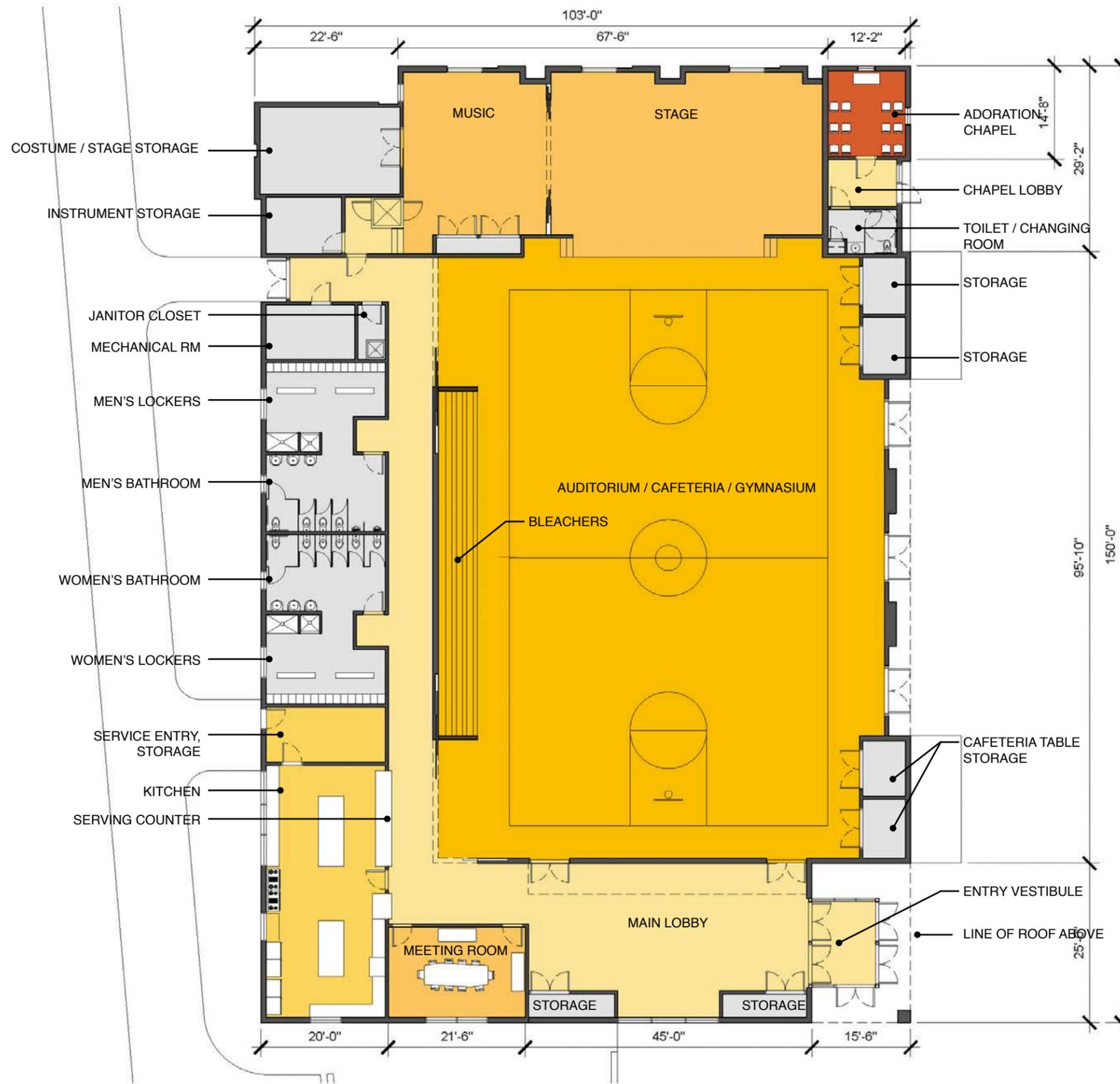
LEGEND

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

















Proposed North Elevation



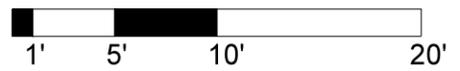
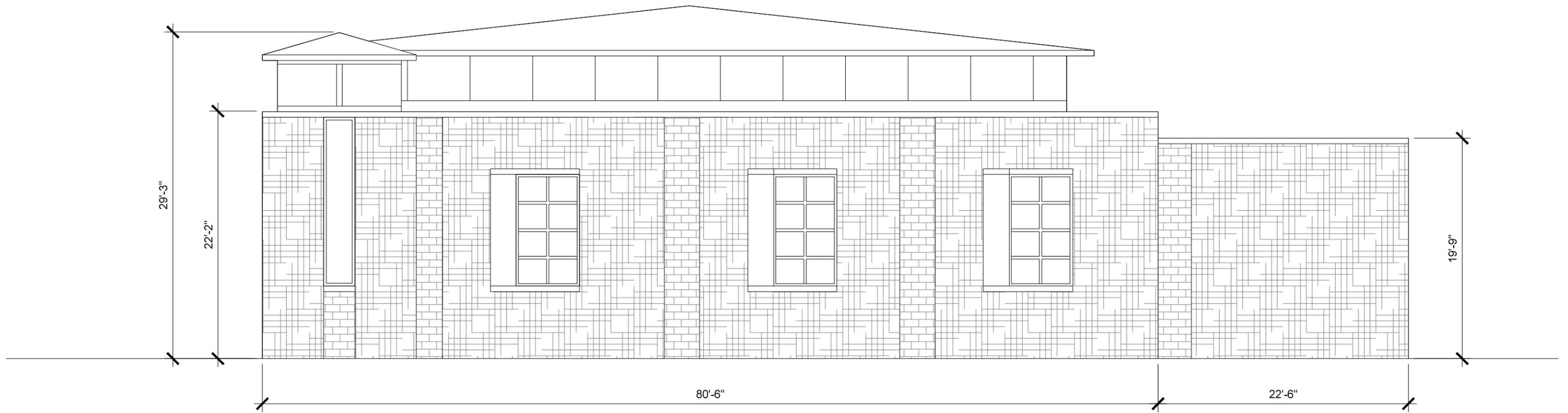
Proposed South Elevation



Proposed East Elevation



Proposed West Elevation



PROPOSED NORTH ELEVATION

















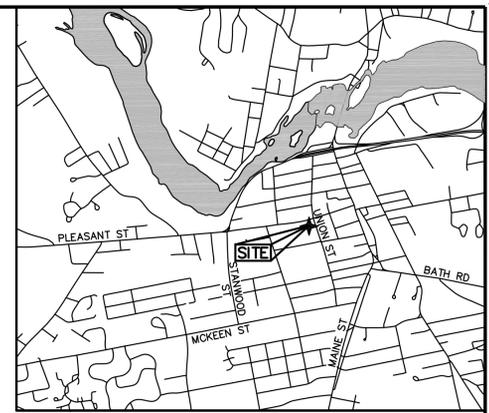
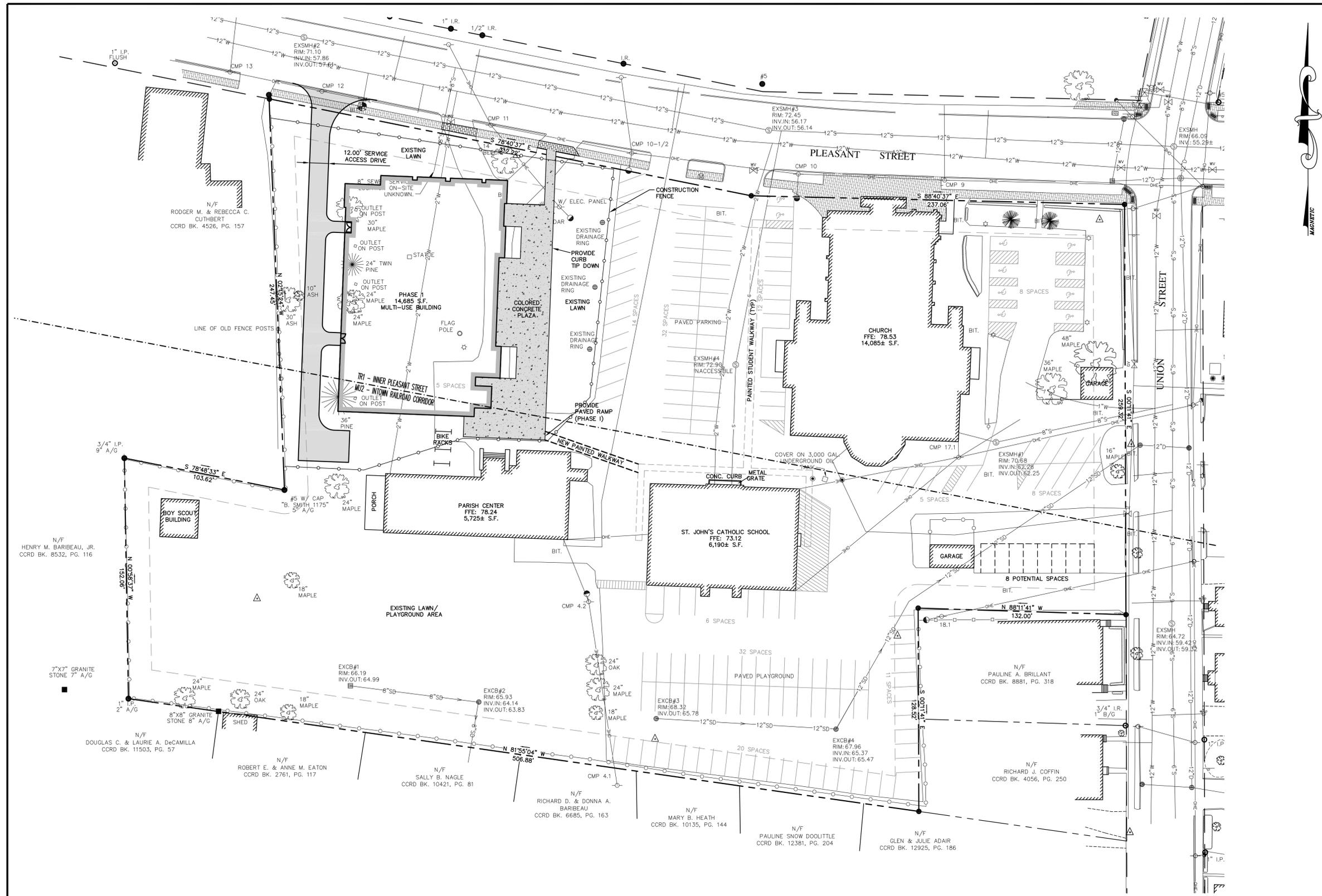








6 September 2016
Village Review Board Submission



LOCATION MAP
NOT TO SCALE

- NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:**
THE SITE IS OWNED BY ROMAN CATHOLIC BISHOP OF PORTLAND MAINE TRUST, ST JOHN'S CHURCH (39 PLEASANT STREET, BRUNSWICK, ME 04011)
BK. 431 PG. 91
BK. 888 PG. 423
BK. 991 PG. 105
BK. 1833 PG. 72
BK. 1841 PG. 55
BK. 2260 PG. 116
BK. 2971 PG. 789
 - PLAN REFERENCE(S):**
A) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY FOR ROMAN CATHOLIC BISHOP OF PORTLAND PLEASANT & UNION STREETS BRUNSWICK, MAINE", DATED MAY 1999, BY ROBERT M. SPIVEY, PLS 1338.
 - AREA INFORMATION:**
PARCEL AREA= 203,902 S.F. OR 4.68 ACRES
AREA IN MU2 ZONE= 107,578 S.F. OR 2.47 ACRES (52.8%)
AREA IN TR1 ZONE= 96,324 S.F. OR 2.21 ACRES (47.2%)
IMPERVIOUS AREA= 118,610 S.F. OR 2.72 ACRES (58.2%)
 - TAX MAP REFERENCE:**
TAX MAP U16, LOTS 47 & 48.
 - ORDINANCE STANDARDS:**
PARCEL IS LOCATED WITHIN THE VILLAGE REVIEW ZONE (VRZ)
ZONE: MU2 (INTOWN RAILROAD CORRIDOR ZONE)
MINIMUM LOT SIZE= 10,000 S.F.
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH= 60'
2.) YARD DEPTHS
A) FRONT = 20'
B) REAR = 20'
C) SIDE = 15'
3.) MAXIMUM BUILDING HEIGHT = 40'
MAXIMUM BUILDING FOOTPRINT = 20,000 S.F.
MAXIMUM IMPERVIOUS 75%
ZONE: TR1 (INNER PLEASANT STREET NEIGHBORHOOD ZONE)
MINIMUM LOT SIZE= 7,500 S.F.
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH= 65'
2.) YARD DEPTHS
A) FRONT = 15'
B) REAR = 15'
C) SIDE = 15'
3.) MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM BUILDING FOOTPRINT = 7,500 S.F.
MAXIMUM IMPERVIOUS 50%
 - PROPOSED SITE TABULATIONS (PHASE 1):**
EXISTING IMPERVIOUS AREA= 118,610 S.F. OR 2.72 ACRES (58.2%)
PROPOSED IMPERVIOUS AREA= 130,000 S.F. ±
EXISTING PARKING= 153 SPACES (10 HANDICAP)
PROPOSED PARKING= 148 SPACES (10 HANDICAP) + (8 POTENTIAL)

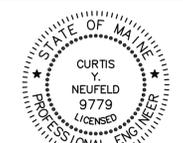
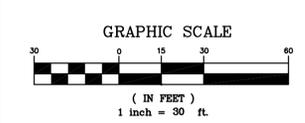
**PHASE 1
SKETCH PLAN**

MULTI-USE BUILDING
ALL SAINTS PARISH

ST. JOHN'S CAMPUS
35-39 PLEASANT STREET - BRUNSWICK, ME

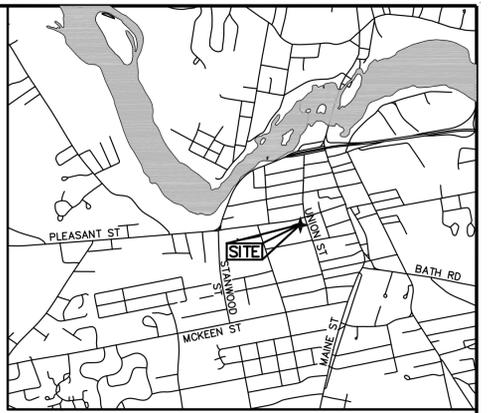
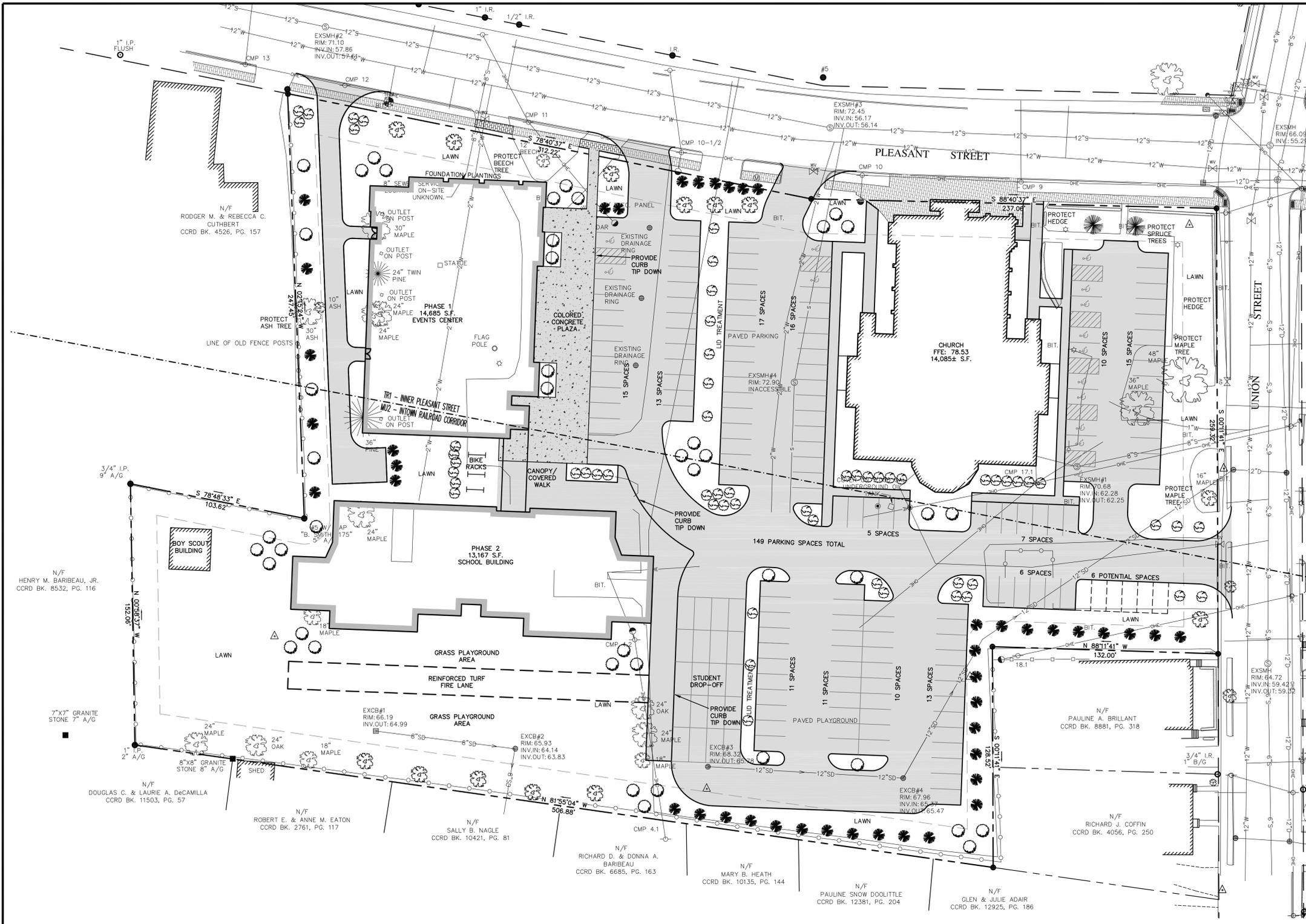
PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

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



PRELIMINARY

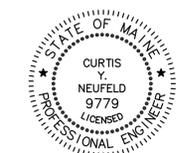
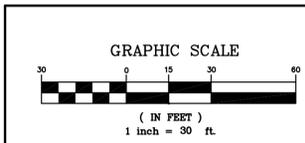
SITELINES, PA ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS 8 CUMBERLAND STREET, BRUNSWICK, ME 04011 207.725.1200 www.sitelinespa.com		SHEET: 1
FIELD WK: MC/CH	SCALE: 1"=30'	
DRN BY: RPL	JOB #: 1340.01	
CHD BY: KPC	MAP/LOT: U16/47&48	
DATE: 02-09-2016	FILE: 1340.01-SITE	



LOCATION MAP NOT TO SCALE

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MINIMUM LOT SIZE: 7,500 S.F.
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH: 65'
2.) YARD DEPTHS
A) FRONT = 15'
B) REAR = 15'
C) SIDE = 15'
3.) MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM BUILDING FOOTPRINT = 7,500 S.F.
MAXIMUM IMPERVIOUS 50%
6. **PROPOSED SITE TABULATIONS:**
EXISTING CHURCH - 13,978 S.F.
EVENTS CENTER - 14,685 S.F.
NEW SCHOOL - 13,167 S.F.
PARKING - 174 SPACES (14 HANDICAP) + 6 POTENTIAL SPACES
TOTAL IMPERVIOUS AREA - 124,000 S.F.±

SYMBOL	SYMBOL
	ASH VARIETIES; HONEY LOCUST VARIETIES; LINDEN VARIETIES; MAPLE VARIETIES; GINKGO; CATALPA; TURKISH FILBERT; AMERICAN YELLOWWOOD.
	BIRCH VARIETIES; CHERRY VARIETIES; CRAB APPLE VARIETIES; KOUSA DOGWOOD; JAPANESE TREE LILAC; WASHINGTON HAWTHORN; MAGNOLIA VARIETIES; AMELANCHER VARIETIES; FLOWERING PEAR VARIETIES; AMERICAN HOORNBEEAM.
	SPRUCE VARIETIES; PINE VARIETIES; CANADIAN HEMLOCK AND FIR VARIETIES.
	AZALEA VARIETIES; BLUEBERRY; DOGWOOD VARIETIES; EUNYMUS VARIETIES; FORSYTHIA; LILAC VARIETIES; VIBURNUM VARIETIES; ARBORVITAE; ANDROMEDA VARIETIES; JAPANESE YEW; JUNIPER VARIETIES; RHODODENDRON VARIETIES; ORNAMENTAL GRASSES; DAYLILY VARIETIES; SEDUM VARIETIES.



PRELIMINARY

LANDSCAPE CONCEPT PLAN COMMON DEVELOPMENT PLAN		
EVENTS CENTER & SCHOOL ALL SAINTS PARISH		
ST. JOHN'S CAMPUS 35-39 PLEASANT STREET - BRUNSWICK, ME		
SITELINES, PA ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS 8 CUMBERLAND STREET, BRUNSWICK, ME 04011 207.725.1200 www.sitelinespa.com		
FIELD WK: MC/CH	SCALE: 1"=30'	SHEET:
DRN BY: RPL	JOB #: 1340.01	3
CH'D BY: KPC	MAP/LOT: U16/47&48	
DATE: 02-09-2016	FILE: 1340.01-SITE	









49
Red Brick House

EDGAR S. CATLIN III, ESQ.
ATTORNEY AT LAW

STODDARD L. SMITH, P.A.
ATTORNEY AT LAW

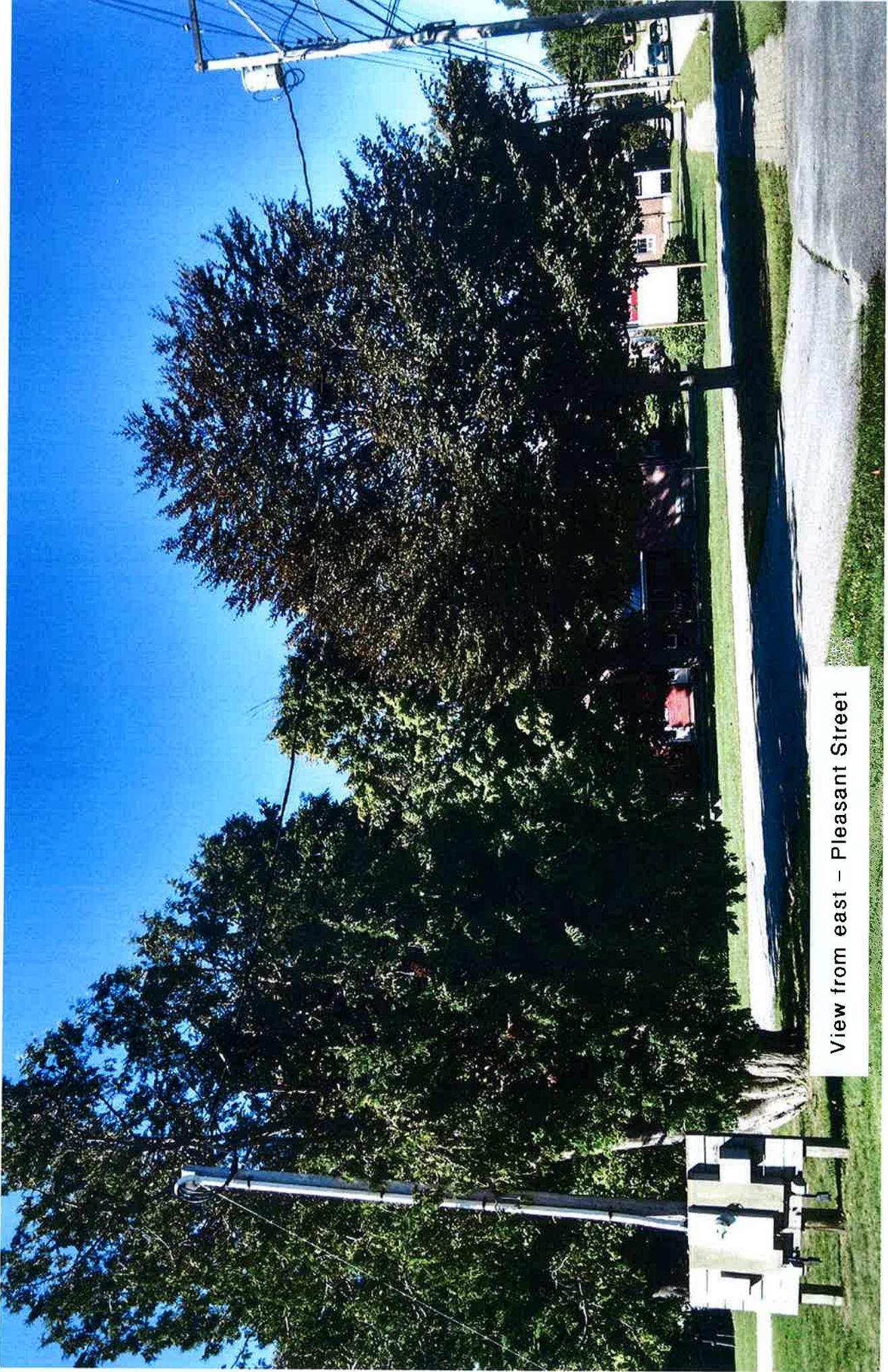
 THE SWAN AGENCY
AUTO • HOME • LIFE • FARM • BUSINESS

J.H. BIRKETT, CPA, P.A.

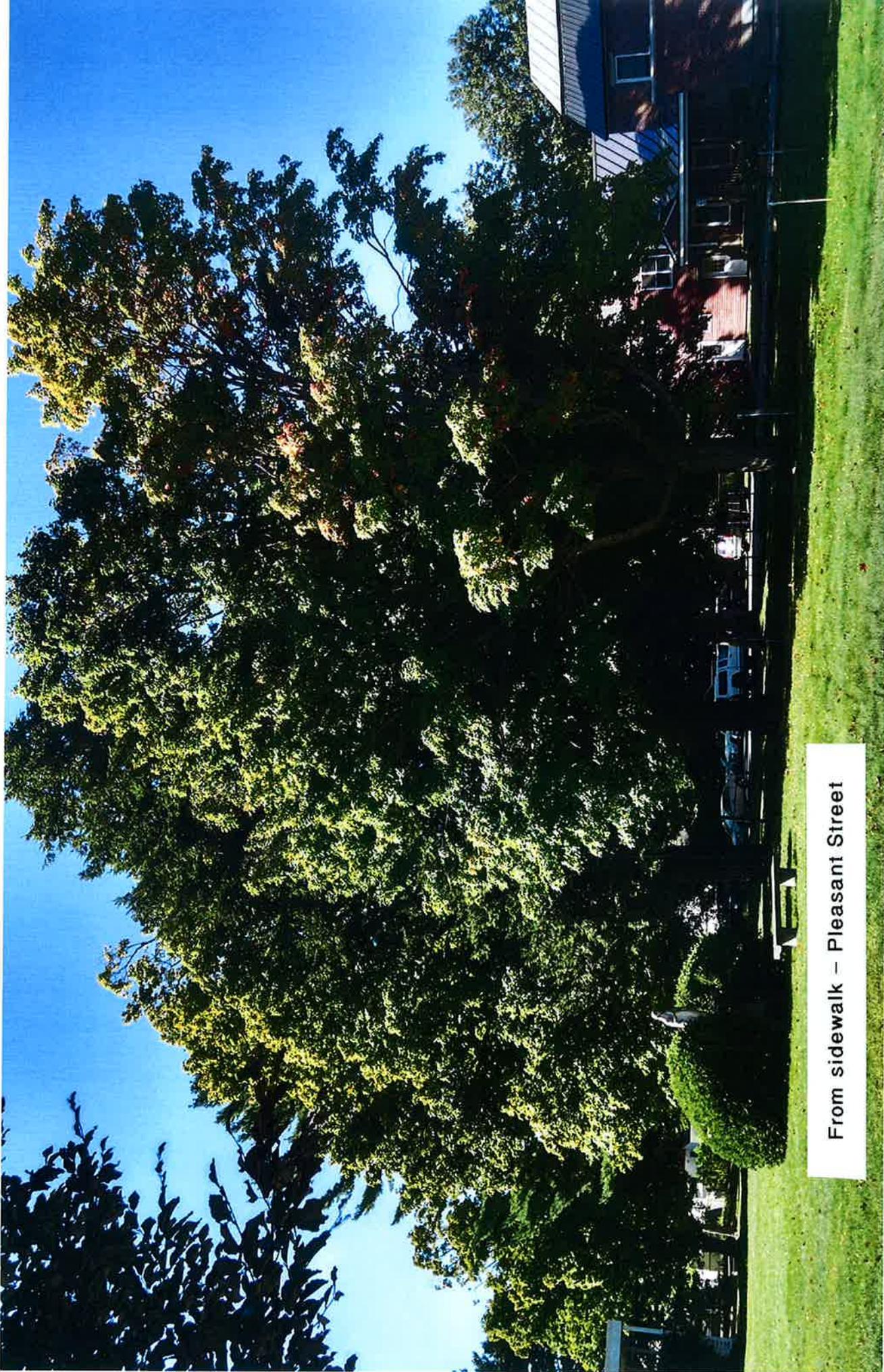
WIND RIVER
CAPITAL MANAGEMENT

39
St. John's

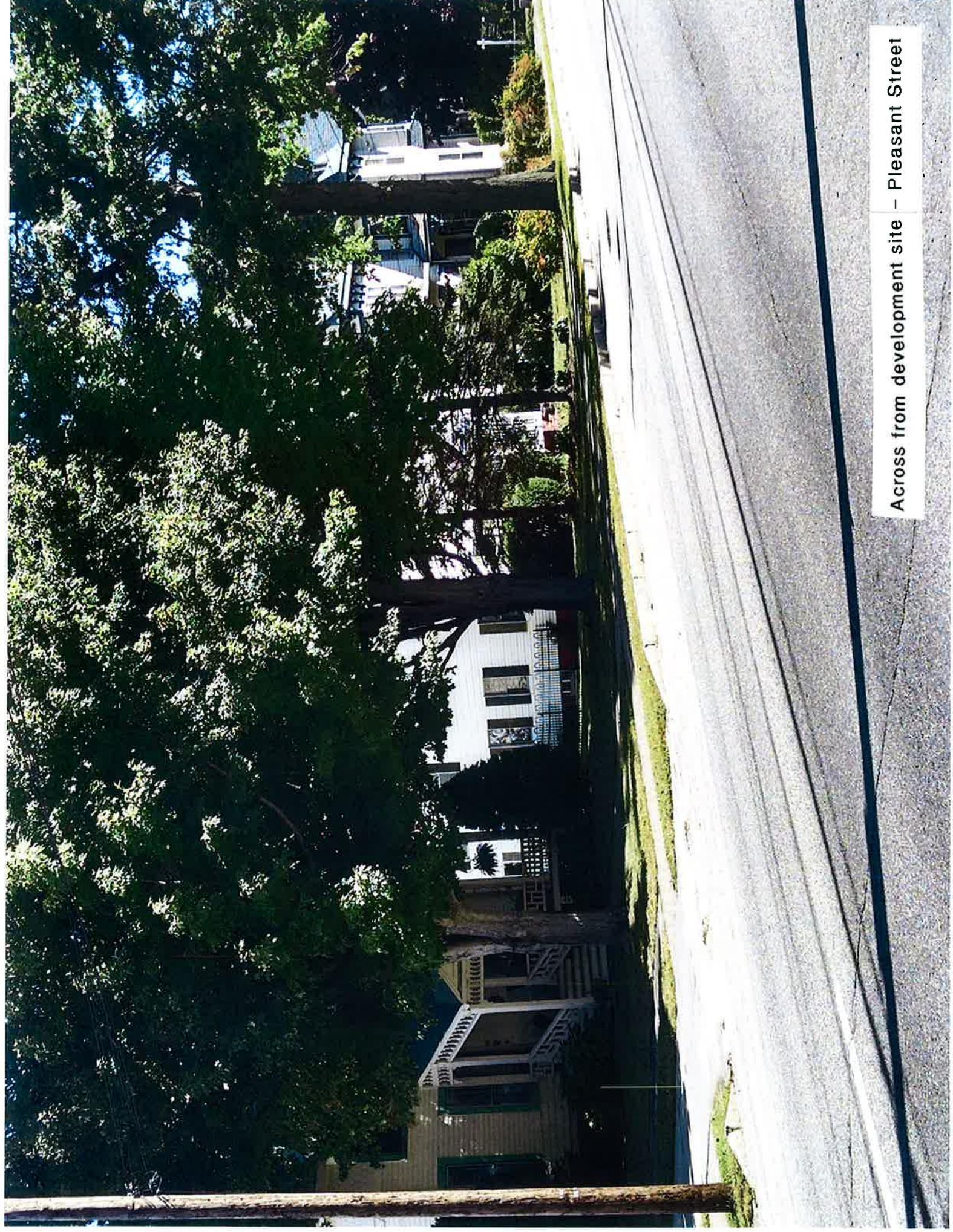
West side view - Pleasant Street



View from east - Pleasant Street



From sidewalk – Pleasant Street



Across from development site - Pleasant Street