Town of Brunswick, Maine

INCORPORATED 1739

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

ANNA M. BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

VILLAGE REVIEW BOARD
COUNCIL CHAMBERS, 85 UNION STREET
WEDNESDAY, OCTOBER 26, 2016, 5:00 PM

1. **Case # VRB 16-038 – 14 Maine Street (Frontier at Fort Andross)** – The Board will discuss and take action on a request for a Certificate of Appropriateness for proposed renovations to a structure located at 14 Maine Street Street (Map U14, Lot 148).

2. **9/12/16 Workshop Follow-up**

3. **Approval of Minutes**

Staff Approvals: None

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
14 Maine Street (Fort Andross)
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: October 26, 2016

Project Name:	**Egress Stairways for Frontier**
Case Number:	VRB - 16-038
Tax Map:	Map U14, Lot 148
Applicant:	Michael Gilroy Frontier 14 Maine Street Brunswick, ME 04011 207-725-5222
Authorized Rep:	Kevin Moquin, Architect 1 Union St., #203 Portland, ME 04101 207-6156421
Property Owner:	Waterfront Maine 14 Maine Street Brunswick, ME 04011 207-522-4133

PROJECT SUMMARY

The applicant, Michael Gilroy, owner of Frontier, on behalf of the property owner, Waterfront Maine, submitted an application for a Certificate of Appropriateness to reconstruct an existing stairway and construct a new stairway on the east side of the Fort Andross Mill. The stairways and related improvements are egress requirements to accommodate new event space at Frontier. The existing entrance stairway exiting to the east side parking lot will be expanded in width. The emergency egress stairway will be created within an existing window opening on the east wall and include a new doorway within the window framing.

The property is located in the Town Center 2 (TC2) Zoning District and Village Review Overlay Zone. A copy of the Pejepscot Historic Site Survey is included with the application noting historical characteristics of this Village Review Zone contributing resource. Fort Andross has also been determined to be eligible for listing on the National Register for Historic Places by the Maine Historic Preservation Commission.

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.** *The proposed expansion of the existing entrance stairway and new emergency egress stairway with new doorway are consistent with Village Review Zone Design Guidelines for entryways. The*

alterations as shown maintain the same materials and industrial-style design as is currently present for the entrance stairway. The new doorway is blended within an existing window using the same window grid pattern and style. No other exterior structural changes are proposed.

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.** *As proposed, the alterations match materials and style to that of the existing structure, thereby minimizing the overall effect on the historic integrity of the contributing resource.*
   b. **Alterations shall remain visually compatible with the existing streetscape.** *As stated above, the proposed alterations will blend into the existing building façade and that portion of the structure's limited view from Maine Street.*
   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.** *No concealment of distinctive historic or architectural character-defining features is proposed.*
   d. **New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *Not applicable.*
   e. **When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *Not applicable.*
   f. **For new construction of or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:**
      1) **Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from the public right-of-way with landscaping or fencing.** *Not applicable.*
      2) **Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *Not applicable.*
      3) **All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view.** *Not applicable.*
      4) **Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.** *Not applicable.*
      5) **Building Materials:**
         a) **The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.** *Not applicable.*
         b) **The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.** *Not applicable.*
         c) **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.** *Not applicable.*
      6) **No building on Maine Street shall have a horizontal expanse of more than 40 feet**

without a pedestrian entry. *Not applicable.*

7) **No building on Maine Street shall have more than 15 feet horizontally of windowless wall.** *Not applicable.*
8) **All new buildings and additions on Maine Street:**
   a) **Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.**
   b) **If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.**
   c) **The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass.** *Subsections a., b. and c. above are not applicable.*
9) **Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources.** *Not applicable.*

C. Signs

Signs shall comply with the requirements of Chapter 6 (Sign Regulations) with consideration given to the Village Review Zone Design Guidelines. *Not applicable.*

Draft Motions
14 Maine Street (Fort Andross)
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: October 26, 2016

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

Motion 2: That the Board approves the Certificate of Appropriateness for exterior stairway alterations at 14 Maine Street (Fort Andross) with the following condition:

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

Received: 10/3/16
By: AE

VRB Case #: 16-038

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

   Name: Kevin Moquin Architect
   Address: 1 Union St. #203
   Portland, ME 04101
   Phone Number: 207-615-6421

2. Project Property Owner:

   Name: Michael Gilroy
   Address: Frontier, Fort Andross Mill
   14 Maine St, Brunswick, ME 04011
   Phone Number: 207-725-5222

3. Authorized Representative: (If Different Than Applicant)

   Name: _____
   Address: _____
   _____
   Phone Number: _____

4. Physical Location of Property Being Affected:

   Address: 14 Maine St, Brunswick, ME 04011

5. Tax Assessor's Map # U14 Lot # 148 of subject property.

6. Underlying Zoning District TC-2

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):

   We propose to reconstruct and existing stair and construct a new stair to accommodate egress requirements associated with Frontier's desire to expand their operations with the creation of a new event space.

   The proposed "Entrance Stair" will be located adjacent to an existing loading dock and in place of the existing entrance stair. It's construction will be wood framed to match existing.

   The proposed "Egress Stair" will be created within an existing masonry opening on the east wall. The existing window will be removed and the sill of the opening lowered to accommodate a new storefront system containing the new egress door. The storefront system will be detailed with simulated divided lites to harmonize with the existing mill fenestration. The new stair will be painted steel and will be complementary to the industrial nature of the mill. This door and stair will serve as an emergency means of egress only. The main entrance will remain via the loading dock stair.

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. __X__
2. A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review and submitted by the applicant. By planning staff.
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. __X__
4. Photographs of the building(s) involved. __X__
5. A site plan showing the relationship of proposed changes to walks, driveways, signs, lighting, landscaping and adjacent properties. __X__
6. A site plan which shows the relationship of the changes to its surroundings. __X__

This application was Certified as being complete on 10/12/16 (date) by AMS of the Department of Planning and Development.

THIS APPLICATION WAS:

_____ **Granted**

_____ **Granted With Conditions**

_____ **Denied**

__X__ **Forwarded to Village Review Board**

__X__ **Building Permit Required**

_____ **Building Permit NOT Required**

Applicable Comments: _____

Anna Rafreinich
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 Kevin Moquin, relating to property designated on Assessors Tax Map #U14 as Lot #148 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Building Permit Required

Signed: _____

Date: 10/21/16

Anna Breinich

From: Anthony Gatti <agatti@waterfrontme.com>
Sent: Tuesday, October 11, 2016 2:09 PM
To: Anna Breinich
Subject: Frontier new exterior stairs

Hello Anna,
Waterfront Maine (Fort Andross) gives The Village Review Board permission to pursue the approval of the new exterior stairs requested by Frontier Cafe.
Thank you,
Anthony Gatti
Office: 729-7970
Cell: 751-8053

SURVEY MAP NO. U14-148

SURVEY MAP NAME Brunswick Tax Year #45

MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): Cabot Mill

2. PROPERTY NAME (OTHER): Fort Andross/Lewis Industrial Building

3. STREET ADDRESS: 14 Maine Street

4. TOWN: Brunswick

5. COUNTY: Cumberland

6. DATE RECORDED: May 2001

7. SURVEYOR: Turk Tracey & Larry, Architects, LLC.

8. OWNER NAME: Waterfront Maine

ADDRESS: 14 Maine Street, Brunswick, Me 04011

9. PRIMARY USE (PRESENT):

___ SINGLE FAMILY
___ MULTI-FAMILY
___ INDUSTRY
___ TRANSPORTATION
___ RECREATION/CULTURE
___ AGRICULTURE
___ GOVERNMENTAL
___ RELIGIOUS
___ DEFENSE
___ UNKNOWN
X COMMERCIAL/TRADE
___ EDUCATION
___ HOTEL
___ SUMMER COTTAGE/CAMP
___ FUNERARY
___ HEALTH CARE
___ LANDSCAPE
___ SOCIAL
OTHER ___

10. CONDITION: X GOOD ___ FAIR ___ POOR ___ DESTROYED, DATE __/__/

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:

___ COLONIAL
___ FEDERAL
___ GREEK REVIVAL
___ GOTHIC REVIVAL
X ITALIANATE
___ SECOND EMPIRE
___ STICK STYLE
___ QUEEN ANNE
___ SHINGLE STYLE
___ R. ROMANESQUE
___ ROMANESQUE
___ HIGH VIC. GOTHIC
___ NEO-CLASSICAL REV.
___ RENAISSANCE REV.
___ 19TH/20TH C. REVIVAL
___ ARTS & CRAFTS
___ BUNGALOW
___ FOUR SQUARE
___ ART DECO
___ INTERNATIONAL
___ RANCH
___ VERNACULAR
OTHER ___

12. OTHER STYLISTIC CATEGORY:

___ COLONIAL
___ FEDERAL
___ GREEK REVIVAL
___ GOTHIC REVIVAL
___ ITALIANATE
___ SECOND EMPIRE
___ STICK STYLE
___ QUEEN ANNE
___ SHINGLE STYLE
___ R. ROMANESQUE
___ ROMANESQUE
___ HIGH VIC. GOTHIC
___ NEO-CLASSICAL REV.
___ RENAISSANCE REV.
___ 19TH/20TH C. REVIVAL
___ ARTS & CRAFTS
___ BUNGALOW
___ FOUR SQUARE
___ ART DECO
___ INTERNATIONAL
___ RANCH
___ VERNACULAR
OTHER ___

13. HEIGHT:

___ 1 STORY
___ 1 1/2 STORY
___ 2 STORY
___ 2 1/2 STORY
___ 3 STORY
X 4 STORY
___ 5 STORY
___ OVER 5 (___)

14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):

___ 1 BAY
___ 2 BAY
___ 3 BAY
___ 4 BAY
___ 5 BAY
X MORE THAN 5 (31)

15. APPENDAGES:

X SIDE ELL
___ DORMERS
X REAR ELL
___ PORCH
___ FRONT
X TOWER
___ ADDED STORIES
___ CUPOLA
___ SHED
___ BAY WINDOW

PHOTOGRAPH:

16. PORCH:
___ ATTACHED ___ ENGAGED ___ ONE STORY ___ MORE THAN ONE STORY
___ FULL WIDTH ___ WRAPAROUND ___ SLEEPING PORCH ___ SECONDARY PORCH

17. PLAN:
___ HALL AND PARLOR ___ 1/2 CAPE ___ CENTRAL HALL ___ SIDE HALL
___ BACK HALL X IRREGULAR OTHER _____

18. PRIMARY STRUCTURAL SYSTEM:
___ TIMBER FRAME ___ BRACED FRAME X BRICK ___ STONE ___ BALLOON FRAME
___ CONCRETE ___ STEEL ___ LOG ___ PLANK WALL ___ PLATFORM FRAME
___ FRAME CONSTRUCTION - TYPE UNKNOWN OTHER _____

19. CHIMNEY PLACEMENT:
___ INTERIOR ___ INTERIOR FRONT/REAR ___ CENTER ___ INTERIOR END ___ EXTERIOR
OTHER _____

20. ROOF CONFIGURATION:
___ GABLE SIDE ___ GABLE FRONT ___ HIP ___ MANSARD X FLAT
___ GAMBREL ___ PARAPET GABLE ___ SHED ___ CROSS ___ GABLE
___ COMPOUND OTHER _____

21. ROOF MATERIAL:
___ WOOD ___ METAL ___ TILE ___ SLATE ___ ASPHALT ___ ASBESTOS ___

22. EXTERIOR WALL MATERIALS:
___ CLAPBOARD X BRICK ___ FLUSH SHEATHING ___ WOOD SHINGLE ___ STONE
___ LOG ___ PRESSED METAL ___ CONCRETE ___ STUCCO ___ ASPHALT
___ GRANITE ___ ASBESTOS ___ TERRA COTTA ___ BOARD AND BATTEN ___ ALUMINUM/VINYL
OTHER _____

23. FOUNDATION MATERIAL:
___ FIELDSTONE ___ BRICK ___ WOOD ___ CONCRETE X GRANITE ___ ORNAMENTAL CONC. BLOCK
OTHER _____

24. OUTBUILDINGS/FEATURES:
___ CARRIAGE HOUSE ___ FENCE OR WALL ___ CEMETERY ___ BARN (CONNECTED)
___ BARN (DETACHED) ___ FORMAL GARDEN ___ LANDSCAPE/PLANT MAT. ___ ARCHAEOLOGICAL SITE
___ GARAGE OTHER Misc. Associated Outbuildings/Pumping Rooms

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: 1891-1892 26. ESTIMATED DATE OF CONSTRUCTION: ca.

27. DATE MAJOR ADDITIONS/ALTERATIONS:

28. ARCHITECT: Samuel B. Dunning 29. CONTRACTOR:

30. ORIGINAL OWNER: Cabot Manufacturing Co.

31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES:

32. CULTURAL/ETHNIC AFFILIATION:
___ ENGLISH ___ FRENCH ACADIAN ___ NATIVE AMERICAN ___ SCOTTISH ___ FRENCH CANADIAN
___ EAST EUROPEAN ___ IRISH OTHER _____

33. HISTORIC CONTEXT(S):
X COMMERCE ___ INDUSTRY ___ TRANSPORTATION ___ AGRICULTURE ___ MILITARY
___ RELIGION ___ CIVIC AFFAIRS ___ RECREATION ___ HABITATION ___ EDUCATION
___ ART, LIT, SCIENCE ___ SOCIAL

34. COMMENTS/SOURCES:
"The first cotton mill was built in 1809 here on the site of Fort George and burned in 1825. It was rebuilt by Raymond in 1834, and in 1867, wings were added. The plant was completely rebuilt in 1891." The mill was designed like a fort with its tower, which was to serve as a focal point at the end of Maine Street and create a bold statement of the importance of the mill to the town.
"In the 1840, the mill employed 160 persons and by the late 1880s the work force was 675, mostly French-Canadians, " nearly 1/8 of the town was employed at the mill by 1875. The mill continued operation until after World War II...the machinery was shipped south and the mill was closed." American Association of University Woman, *From the Falls to the Bay*, 1980.
14 Maine Street, Cabot Mill is identified as being designed by Samuel B. Dunning in 1891-2. John V. Goff, *Samuel B. Dunning, Brunswick's First Architect.* Brunswick, *Maine, 1984.* 2000
Assessors Database, Town of Brunswick.

35. HISTORICAL DRAWINGS EXIST: ___ YES ___ NO LOCATION:

ENVIRONMENTAL DATA

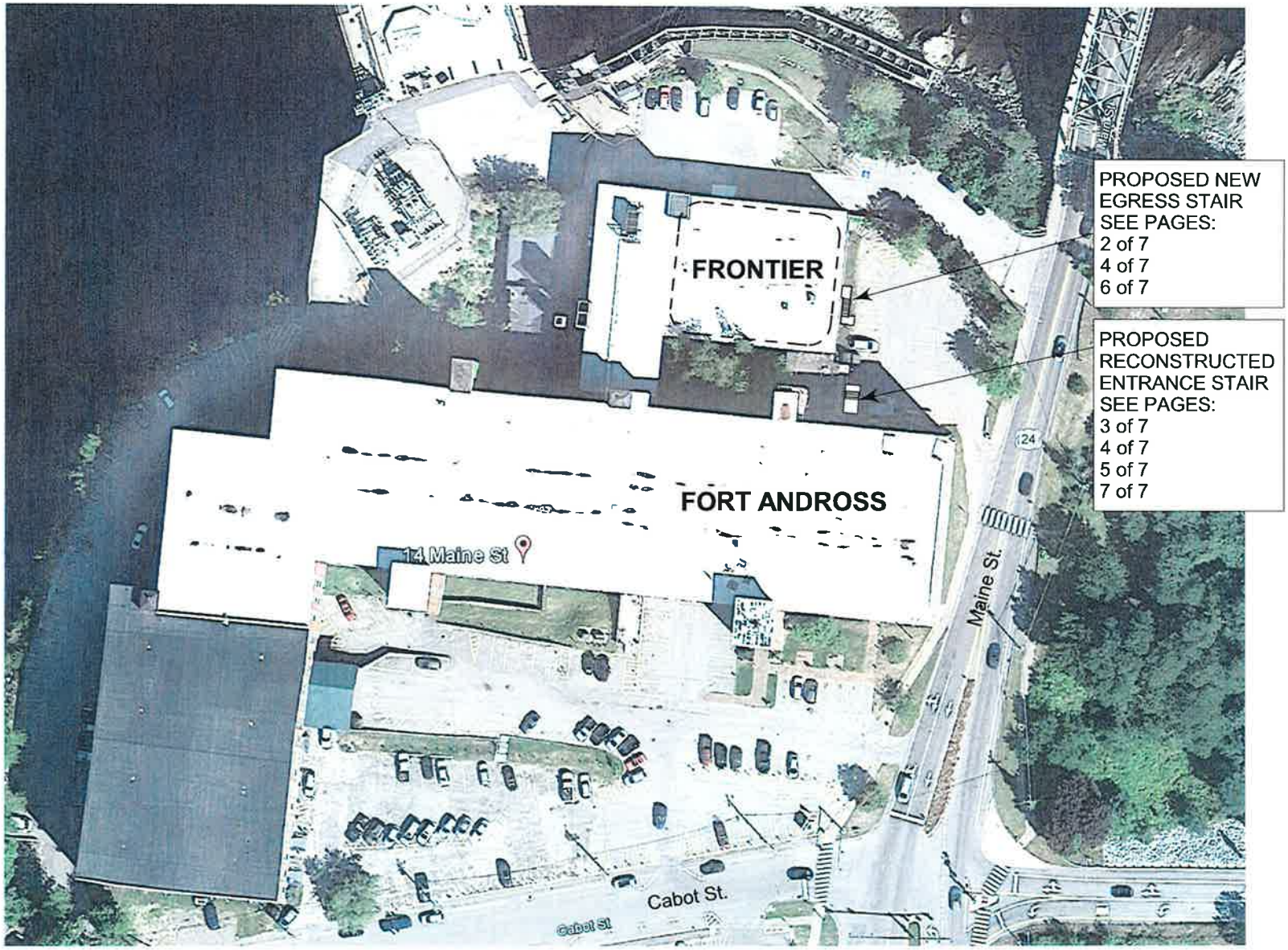
36. SITE INTEGRITY: X ORIGINAL ___ MOVED DATE MOVED
37. SETTING: ___ RURAL/UNDISTURBED ___ RURAL/BUILT UP ___ SMALL TOWN X URBAN ___ SUBURBAN
38. QUADRANGLE MAP USED: _____ QUADRANGLE #:
39. UTM NORTHING: _____ 40. UTM EASTING:
41. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW SE SW

MHPC USE ONLY

DATE ENTERED IN INVENTORY: PHOTO FILE #:
NR STATUS: L ___ HD ___ E ___ NE ___ ND ___ REVIEWER
DATA SOURCE: ___ HPF ___ CLG ___ R&C ___ STAFF ___ STATE SURVEY OTHER ___ LEVEL OF SURVEY: ___ P ___ I

FORM R:\KIR\RARCH-SV\FRMHSSFS.W MAS

14 Maine Street
Map U14-148



Site Plan : 1 in = 100 ft

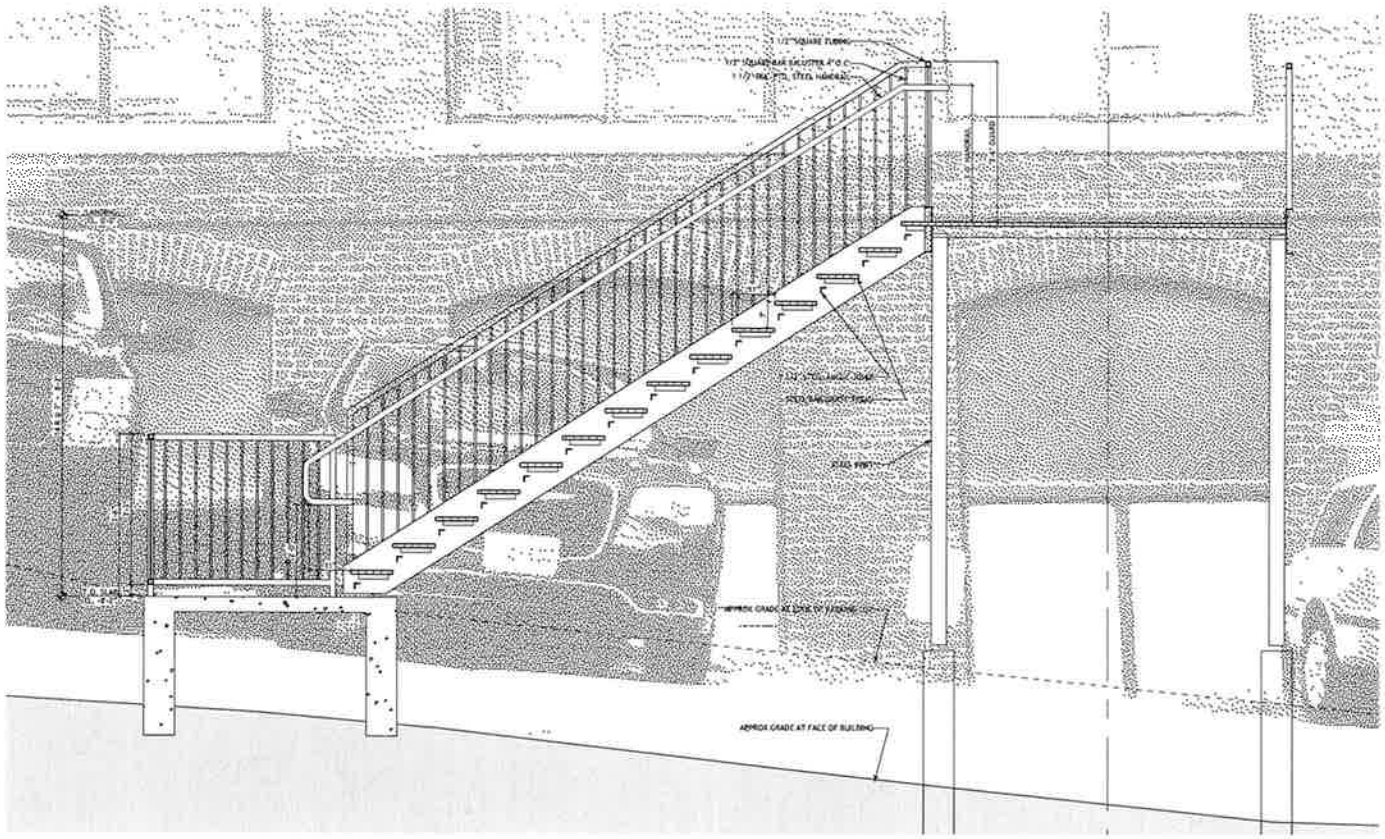
Kevin Moquin, AIA, LEED AP
Maine Licensed Architect
1 Union St. #203, Portland, ME 04101
info@km-a.me - www.km-a.me

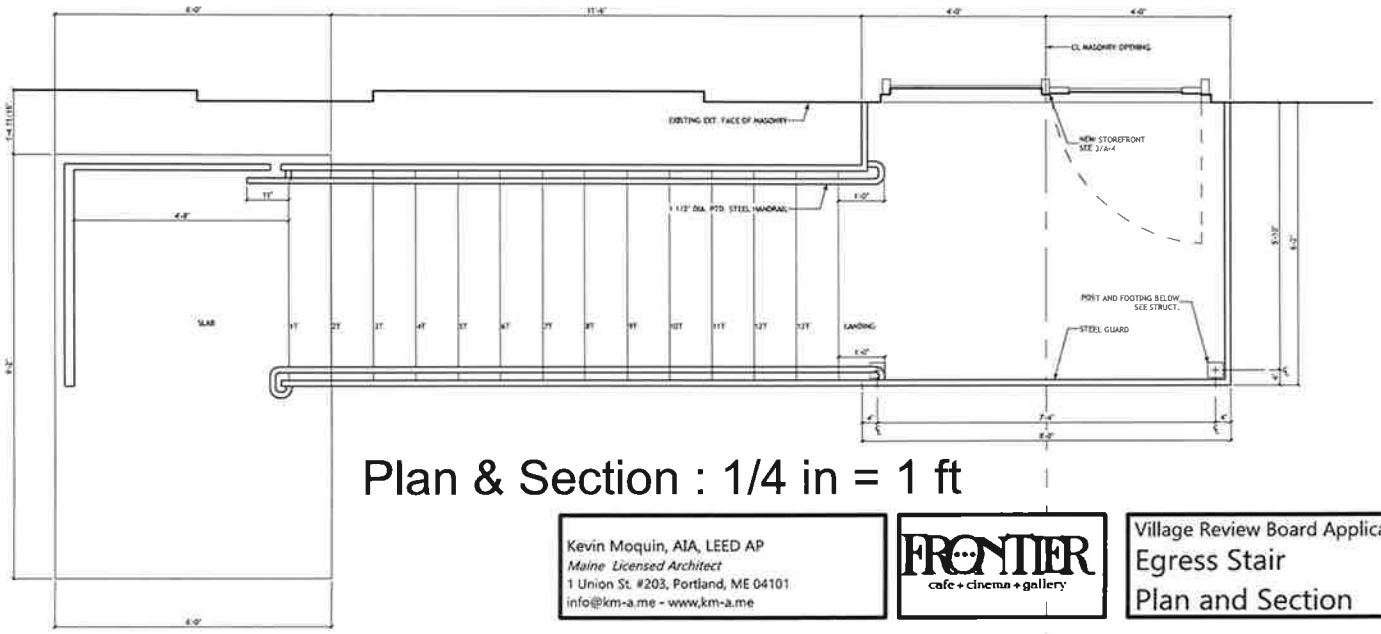
FRONTIER
cafe + cinema + gallery

Village Review Board Application

Site Plan

10/3/2016





Plan & Section : 1/4 in = 1 ft

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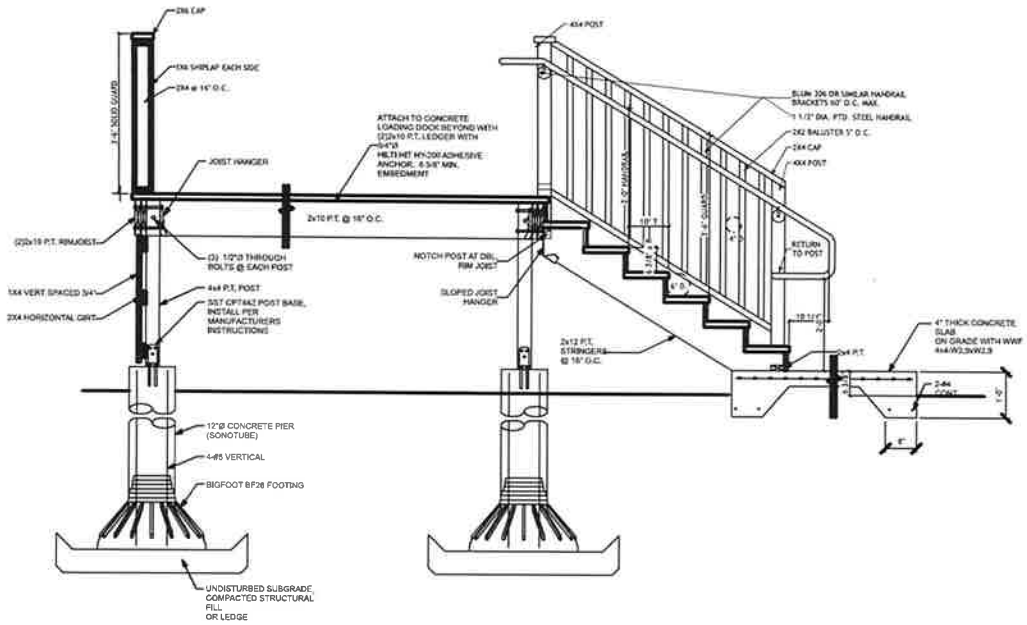
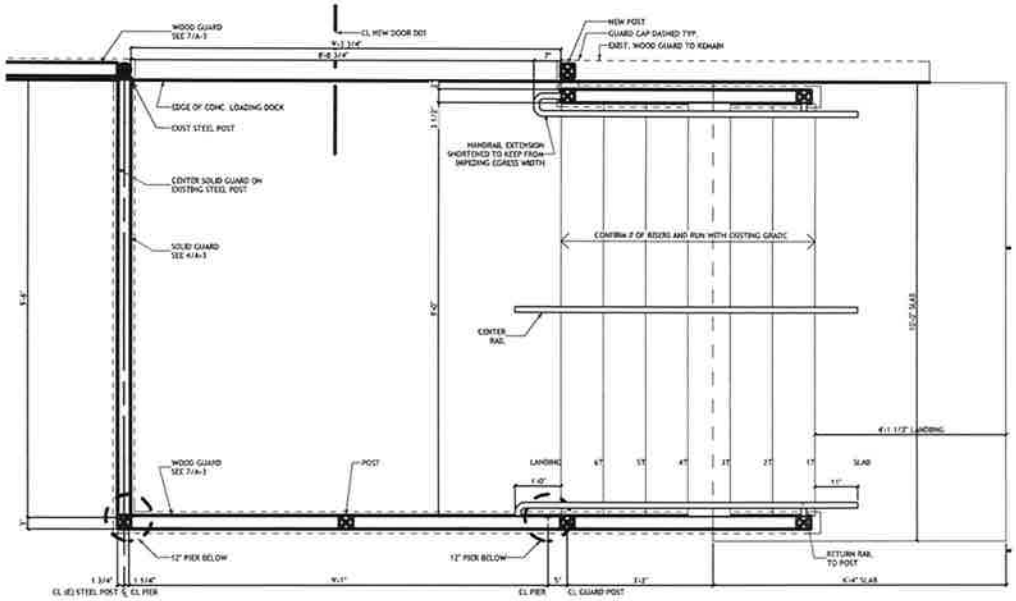
Village Review Board Application
Egress Stair
Plan and Section

10/3/2016



Section : 1/4 in = 1 ft



Plan : 1/4 in = 1 ft

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Village Review Board Application
Entrance Stair
Plan and Section

10/3/2016

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Village Review Board Application

Existing Building Photo

10/3/2016

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Village Review Board Application
Existing Entrance Stair Photos

10/3/2016

PROPOSED NEW
EGRESS DOOR

ALUMINUM STOREFRONT SYSTEM IN EXISTING
MASONRY OPENING
(SILL LOWERED TO ACCOMMODATE DOOR)
GREEN TO MATCH EXISTING EXTERIOR PAINTED TRIM
SIMULATED DIVIDED LITES

PROPOSED NEW
EGRESS STAIR

BLACK PAINTED STEEL STRUCTURE AND RAILINGS.
BAR GRATING LANDING AND TREADS
CONCRETE BOTTOM LANDING.

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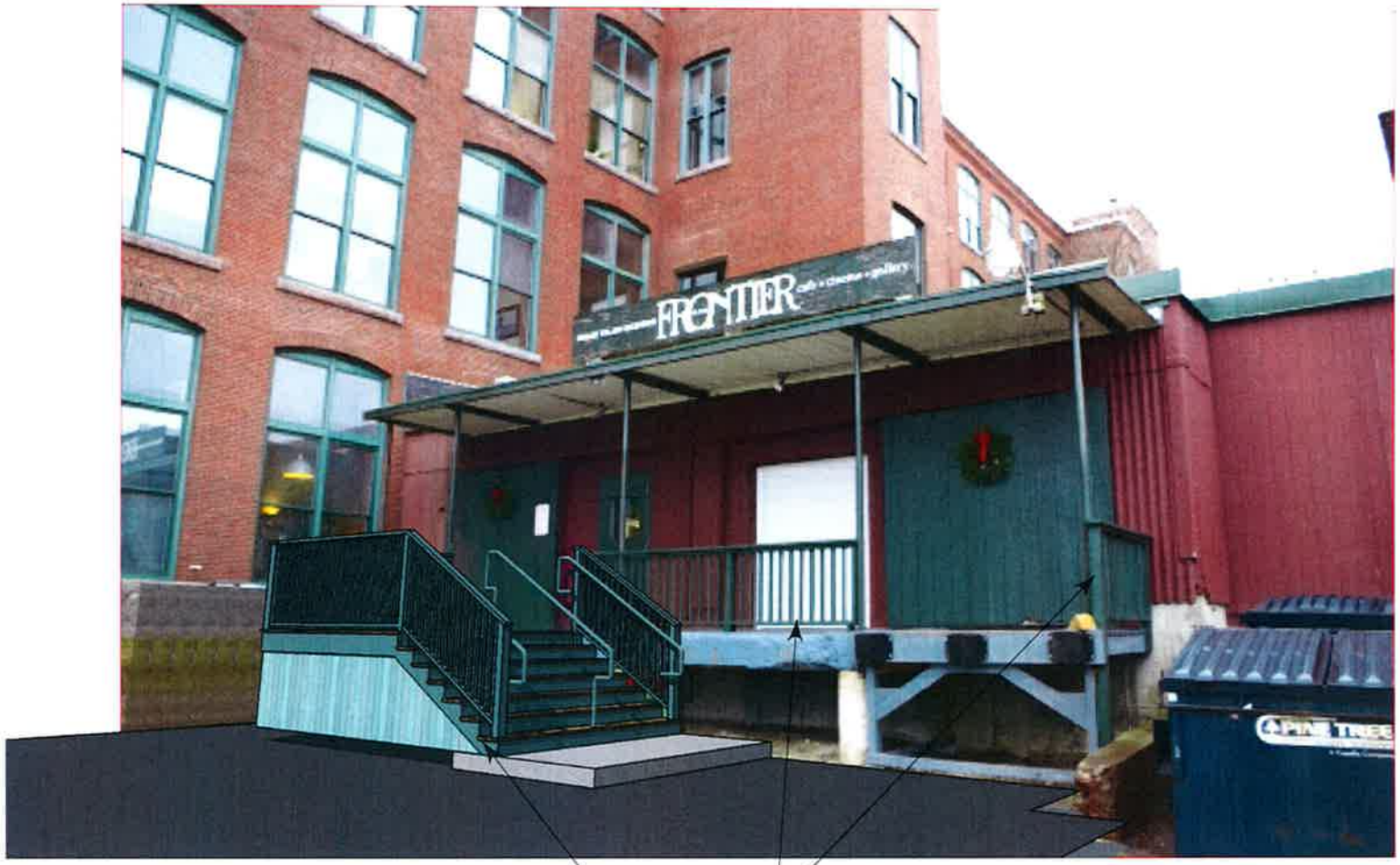
Village Review Board Application
Exterior View of
Proposed Egress Stair

10/3/2016



PROPOSED NEW ENTRANCE STAIR

EXISTING WOOD GUARD TO REMAIN

NEW STAIRS AND LANDING SIZED TO ACCOMMODATE NEW EGRESS REQUIREMENTS.
WOOD GUARD TO MATCH EXISTING, METAL RAILINGS

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Village Review Board Application
Ext. View of Proposed Entrance Stair

10/3/2016

VILLAGE REVIEW BOARD
JULY 19, 2016

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

MEMBERS ABSENT: Karen Topp, Emily Swan and Brooks Stoddard

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Tuesday, July 19, 2016 at the Municipal Meeting Facility at 85 Union Street, Council Chambers. Chair Gary Massanek called the meeting to order at 7:15 P.M.

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

Anna Breinich reviewed the 90-day delay period for 15 Bath Road that began on June 21, 2016 and reviewed her MEMO to the Board dated July 15, 2016. Catherine Ferdinand of Bowdoin College, presented a PowerPoint presentation addressing the concerns of the Deputy Fire Chief as well as an update of where they are in addressing the terms of the Brunswick Zoning Ordinance. Laura Lienert asked if they had heard anything back from the Maine Historical Preservation Commission or Maine Preservation. Catherine replied that they have not received anything back yet, but have based much of their photo documentation upon discussion with Kirk Mohney (of Maine Historic Preservation) and Larissa Picard (of Maine Preservation). Gary Massanek said that the College has addressed the topic of relocation and asked if they have given thought of possibly selling this building to a buyer interested in rehabilitating the structure. Catherine replied that the land under the building would not be offered, but if someone wants to move the building then they would consider selling it. Connie Lundquist asked if Bowdoin has considered moving the building. Catherine replied that they have not and will not be considering this as an option.

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

Paul Becker of Becker Engineering provided a PowerPoint presentation reviewing the structural inspection of the building in more depth and detail. Paul said that the building has structural issues and contamination issues stemming from a leaking roof, settlement, and contamination issues that cannot be contained by cleaning methods. Annee Tara asked about the value of the property. Paul replied that he is going on purchase cost.

Annee asked if she was correct in that Bowdoin has no plans to move the building or keep it in its current location. Catherine Ferdinand replied that given the conditions of the building, they do not have a use for a building of this size in this or any location and would most likely build something if they needed to. Anna Breinich said that she has checked with the Deputy Fire Chief and he stated that he was happy with the cleanup that was done on the property but he does not want a site walk inside the building. Connie Lundquist asked if potential buyers could go inside. Catherine replied that she was told by the Deputy Fire Chief that he would make allowances, but she is still waiting for a letter stating this. Laura Lienert asked if the Board would want Bowdoin to advertise into September as they have stated that they have a cutoff date of August 30th. Laura suggested that Bowdoin advertise until the end of the 90 days, September 19th. Catherine replied that if the Board wants the advertising until the 19th then they will do so. Laura asked if there is no buyer and the VRB chooses demolition, how long does the "green space" last; when could they potential build on this lot? Anna replied that if Bowdoin decided to build, they would need to come back to the VRB.

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

Anna Breinich introduced the application for renovations to the front landing and staircase at 185 Park Row and reviewed the project summary dated July 19, 2016. Anna said that at this time they have not identified the material for the railing.

Applicant representative, Dee Perry, said that the brick / concrete stairway is falling apart and they propose to replace this will granite. Dee said that the rail will be steel, similar in style to what is currently there, but will be custom made after the steps are in place. Laura Lieneret asked how big the landing currently is. Dee replied that she does not have those dimensions, but added that the architect explained that the landing did not need to be the same size as it currently is because the door swings in. This building was originally residential and the door did not swing in. Connie Lundquist asked if they attempted to see what the stairway was originally. Dee replied that she did go back to the Historic Preservation Survey, but the pictures were not very clear. Anna Breinich replied that staff went back to the 1954 tax card and the photos. The photos look like granite and the tax card states that they are granite. Connie asked if there were any indications of size. Anna replied that you could not really tell as there was either difficulty with the angle or trees in the way; no size was listed on the card. Connie asked the applicant if she knew the size of the proposed stairway / landing. Dee added that the dimensions for the granite were included in the packet. Annee Tara pointed out that in Staff Review, someone hinted that the proposed stairway would be smaller. Anna replied that this was an eyeball estimate, but that they would probably be taking about a foot off on each side. Annee asked if concrete or granite are historically accurate for this building. Gary replied that it is not original. Dee said that the building was rehabilitated in the mid 1990's and added that the walkway would remain brick.

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

Laura Lienert asked if Board members felt that the railings could be more appropriate then the dated railing design. Gary Massanek agreed that they could do something better in terms of the railing design. Dee Perry said that she believes the owners are open to suggestion for the railings and anticipate the railings being done on-site. Gary asked if the applicant would replacing the rail along the walkway. Dee replied that she is sure that they would want the stair rail to match the walkway rail. Gary asked if they needed the walkway rail. Dee replied that there is a slight incline. Anna noted that there is a difference in the railing on the steps and the railing along the walkway. Connie stated that she does not feel that this application is compete as they do not know what the railings will look like. Laura agreed with Connie. Dee asked what the Board would like to see for a railing. Connie said that the applicant might want to research what a railing would look like in 1798. Laura pointed out that the rendition does not show the railing along the walkway and suggested that the applicant discuss this as well. Gary said that he does not believe that the application is incomplete, but does agree that they need more information. Anna reviewed what is required to deem an application complete. After reviewing the requirements, Gary, Connie and Laura agreed that they feel as though the application is incomplete and a unanimous decision to table the application was made.

MOTION BY CONNIE LUNDQUIST TO TABLE THE APPLICATION TO THE NEXT SCHEDULED MEETING. MOTION SECONDED BY LAURA LIENERT, MOVED UNANIMOUSLY.

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

Anna Breinich introduced the application to replace 1937 clay roofing with metal roofing at 112-124 Maine Street and reviewed the project summary dated July 19, 2016. Anna said that she did discuss with the applicant alternative composite materials instead of the clay tile and have asked for additional information which staff has not received at this time.

Applicant Representative, Dee Perry, said that the mission of AMS Title Co. is to give away money to the community in the form of grants as well as to create attractive and safe buildings. Dee said that the clay tile is very heavy and extremely expensive to remove and that they have received pricing for slate tile, metal seemed roofing and asphalt roofing. Dee said that they would prefer to go with something that will last longer then asphalt. Dee pointed out that the pictures included in the packet are taken from across the street as it is difficult to see the roof otherwise. Connie Lundquist asked what the coast of asphalt would be. Dee replied that the asphalt would be $78,000, the slate would be $103,000 and the metal would be $73,000. Connie asked what the life expectancy of the asphalt would be. Dee replied about 20 years. Gary Massanek asked if

they looked into the composite. Dee replied that it is more expensive then the slate. Gary and Laura both said that they are surprised to hear that the composite is more expensive. Dee replied that the roofer informed her that a grade A composite would be $30,000 more and a grade C would be $5,000 more than the slate.

Chair Gary Massanek opened the meeting to public comment.

James Whittemore, Attorney and member or the AMS Title Board, stressed that all of the revenue generated from this building, aside from the money spent to maintain the building, goes back into the community in grants to non-profit organizations in Brunswick and abutting towns. James said that AMS Title supports the Senter fund and if there is $25,000 that they do not need to spend on roofing materials, then that is $25,000 more that can go back into the community.

Chair Gary Massanek closed the public comment period.

Annee Tara said that she believes that in keeping with the mission of supporting the community the applicant maintain the architectural significance; in her opinion metal roofing wouldn't be the same. Laura Lienert reference the VRB Design Guidelines and said that clay tiles are one of the longest lasting roofing materials. Laura reiterated that she is surprised of the cost estimate for the composite material and wonders if the applicant needs to do a little more research with this in mind. Connie Lundquist agrees with Annee and Laura and said that metal does not approach the guidelines. Connie suggested that the applicant do more research. Dee pointed out that many roofers have denied the roof due to its logistics, but she is happy to go back and do more research on the composite material if that is what the Board wants to see.

MOTION BY CONNIE LUNDQUIST TO TABLE THE APPLICATION. MOTION SECONDED BY ANNEE TARA, MOVED UNANIMOUSLY.

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

Anna Breinich introduced the application and reviewed the project summary dated July 19, 2016 for Tao Yuan Restaurant. Anna pointed out that the Certificate of Appropriateness was never issued for the previous application because the Conditions of Approval were never satisfied.

Applicant representative, David Matero, asked what materials staff did not receive information on. Anna Breinich replied that they are still waiting on information for the doors and garage door. David replied that Cecile Stadler, applicant, forwarded this information along via email. Cecile confirmed that she sent a very lengthy email with large attachments. Anna replied that she did not receive it. David reviewed the project materials and said that the garage door will be similar to the adjacent townhouse garage

door. David reviewed the polycarbonate greenhouse, retail space, office space and commercial kitchen. Gary Massanek said that he didn't remember the north end being closed off in the original application. Kate Holcomb, representative, replied that they realized that they do not need the light from the north end as much for efficiency. Kate said that by closing this end off, it aids in heat retention and will also provide a better buffer to the adjacent residential property. Kate pointed out that lighting, sound and exhaust fans were a concern previously. Connie Lundquist asked how they plan to keep the light inside at night. Kate replied that there would be a heat curtain and a light blocker as discussed during the previous approval. Kate added that they won't be lighting the greenhouse throughout the night and will be using LED lights. David pointed out that the lights will be sitting 6 inches off the floor, not hanging. Laura clarified that the curtain is horizontal across the whole floor. Laura asked about dumpster location and screening. David replied that there will be a cedar fence and that the dumpster is closer to Tao Yaun and the post office; the location is the same as in the previous approval. Gary asked what they plan to do in terms of retail. Cara Stadler, applicant, replied that they will be opening a bakery / café.

Chair Gary Massanek opened the meeting to public comment.

Stew Russell, of Topsham, said that the applicant has worked very hard to bring the finest restaurant to this area and believes that anything the Board can do to support this business would be beneficial to the community.

Chair Gary Massanek closed the public comment period.

Laura Lienert pointed out that the conditions imposed upon the applicant were based upon a different design then what is being proposed now. Anna Breinich noted that this is not an amendment, but a new application and suggested that applicant pull up the email sent to staff that describes the materials better. Cecile Stadler reviewed the email of 7/13/2016 and forwarded it again to Anna. Gary Massanek asked if they still planned on using aluminum clad windows as listed in the application. David Matero replied that he would prefer aluminum, but that this is a mistake and the proposed windows are fiberglass. Anna asked if the windows were double hung or casement. David replied that they are proposing casement and pointed out that the adjacent Townhouses have some casement windows. David said that the windows have divided light, and double glazed and would be for the lower office and lower retail sections. David said that the garage door is a Raynod panel door and is located on the bottom floor facing the Townhouses; the door looks similar to the Townhouse garage door. Gary said that he feels that the design is very exciting and that it has really been improved. Gary pointed out that this is not a historic building and it is not going to look like one, but it will be very nice. Gary said that he wishes that the north end would be open, but that this is the least visible and can work. Connie agrees that this particular rendition meets the standards better than the previous rendition. Laura said that she did like elements of the old design that were more residential, the new design reminds her of the train station. Laura said that she does not like the casement windows, but she does like that there is siding on the north side. Laura asked why the applicant abandoned the decking and moved towards metal grading.

David replied that this is lighter material and will prevent water and snow from accumulating. Per Annee's request, Kate described the greenhouse / aquaponics.

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

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A NEW STRUCTURE AT 22 PLEASANT STREET / 5 ABBEY ROAD WITH THE FOLLOWING CONDITIONS:

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

MOTION SECONDED BY ANNEE TARA, APPROVED UNANIMOUSLY.

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

Anna Breinich said that she did not have anything formal to present and that in subsequent meetings with the applicant representative, Kevin Clark of Sitelines, suggested that this be handled as a workshop setting first.

Kevin Clark, of Sitelines, presented a PowerPoint presentation reviewing the status of the project to date. Scott Simons reviewed the conceptual plan for the building.

Chair Gary Massanek opened the meeting to public comment.

Charlie Wiercinski, one of the four chairs heading the project, addressed the lack of facilities available for All Saint's Parish gatherings and the status of fundraising. Charlie expressed that they want to have feedback in order to address any concerns that the Board may have so that they can move forward with this project.

Mitchell Brown, resident of 46 Pleasant Street, expressed his concerns that this building will change the composition of this neighborhood and the multiple uses it will have.

Mitchell asked if the school needs a building this big and asked if this building really adds to the residential area that he resides in. Mitchell is concerned with the way the Common Development Plan will be used to override the Zoning District. Mitchell asked what happens to noise and the mulit-uses of this building.

Chair Gary Massanek closed the public comment period.

Connie Lundquist said that she does not have any recommendations at this point. Laura Lienert said that in moving forward she understands what Mitchell Brown has expressed with the size, and questions whether the size is compatible with the existing neighborhood. Laura suggested that the applicant look at screening more as well as eliminating portions, such as the kitchen, to cut down the scale of the building. Laura said that 104 feet, even with windows, should also be looked at further. Per Laura's request, Anna Breinich described the intent of the Common Development Plan. Charlie Wiercinski expressed that he is uncomfortable with the discussion over mass and scale and the Common Development Plan as this is outside the VRB. Anna said that mass and scale is under the VRB purview. Charlie said that they cannot build the building under 14,000 sq. ft. and still meet the needs of the parish. Gary Massanek suggested that they rethink the location of the back door as the preliminary plans show the entrance on the residence side. Gary said that he likes the design, but that the design turns inward and does not great the public.

6. Other Business: Workshop to be scheduled for September.

7. Approval of Minutes:

MOTION BY CONNIE LUNDQUIST TO APPROVE THE MINUTES OF APRIL 26, 2016 AS AMENDED. MOTION SECONDED BY LAURA LIENERT , APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

8. Next Meeting Date – August 16, 2016

Staff Approvals:

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

Adjourn

This meeting was adjourned at 10:17 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary

VILLAGE REVIEW BOARD
AUGUST 16, 2016

MEMBERS PRESENT: Chair Gary Massanek, Vice Chair Connie Lundquist (arrived at 7:21), Laura Lienert, Annee Tara, and Karen Topp

MEMBERS ABSENT: Brooks Stoddard

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Tuesday, August 16, 2016 at the Municipal Meeting Facility at 85 Union Street, Council Chambers. Chair Gary Massanek called the meeting to order at 7:15 P.M.

Gary Massanek stated that Emily Swan has stepped down as member of the Village Review Board and expressed his sincere sadness over the loss. Emily will be remembered as great asset to the Town and the Board thanks her for her many years of devotion and service.

Karen Topp recused herself from the meeting as she is a Bowdoin employee.

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

Anna Breinich provided an overview of the 90-day demolition delay. Del Wilson of Bowdoin College, referenced and reviewed Catherine Ferdinand's email regarding the status of the demolition delay dated August 3, 2016. Laura Lienert asked of Bowdoin has heard from Sagadahoc Preservation. Del replied that they have and were told that they were not aware of any specific interested parties. Gary Massanek asked staff, if no viable parties are found for relocation, when can the Board expect to see this on the agenda. Anna replied that this will be on the next scheduled VRB agenda.

MOTION BY ANNEE TARA TO TABLE THE DISCUSSION TO THE NEXT SCHEDULED MEETING. MOTION SECONDED BY LAURA LIENERT, MOVED UNANIMOUSLY AMONG THOSE VOTING.

Karen Topp returned as a voting member.

2. Tabled Case # VRB 16-024 – 185 Park Row – The Board will discuss and take action on a tabled request for a Certificate of Appropriateness for proposed renovations to front staircase at 185 Park Row (Map U08, Lot 111), located within the federally-designated Federal Street Historic District. Additional information was requested of the applicant at the July 19, 2016 Board meeting.

Anna Breinich introduced the application for a new railing and steps at 185 Park Row and reminded the Board that this application was heard at the previous VRB meeting of July 19, 2016; it was determined at that time that the Board wished for more information on the type of the railing.

Dee Perry, applicant representative, provided an example of a previously VRB approved railing and said that once the granite is installed, the fabricator will come out to make a railing similar in style to the example provided. Laura Lienert asked if the brick walkway was being altered at all. Dee said "no". Karen Topp asked about the railway along the walkway. Dee said that the fabricator will continue the railing down the walkway.

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

MOTION BY CONNIE LUNDQUIST TO DEEM THE CERTIFICATE OF APPROPRIATENESS COMPLETE. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE REPLACEMENT OF THE FRONT ENTRY AND STAIRS WITH GRANITE MATERIAL AND CUSTOM RAILING AS SUBMITTED 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.

MOTION SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY.

3. Tabled Case # VRB 16-025 – 124 Maine Street (Senter Place) – The Board will discuss and take action on a tabled request for a Certificate of Appropriateness for a partial roof replacement at 124 Maine Street (Map U13, Lot 66), located within the federally-designated Brunswick Commercial Historic District. Additional information was requested of the applicant at the July 19, 2016 Board meeting.

Anna Breinich introduced the application for roof replacement at 112-124 Maine Street and reminded the Board that this application was heard at the previous VRB meeting of July 19, 2016; it was determined at that time that the Board wished for more information on the type of roofing materials for replacement of what is presently clay tiles.

Dee Perry, applicant representative, said that she has gone back to a number of contracts and are now proposing to go with a slate tile instead of asphalt or composite. Annee Tara said that she appreciates this choice over the metal roofing that was proposed previously. Laura Lienert said that although this project is nice, it is very different over what is currently on the roof; Laura does not agree that slate tile is appropriate over clay and wonders if there could be uniformity in the color of the slate. Annee Tara pointed out that the clay tiles are variegated. Connie Lundquist said that she is not sure if you can choose one or two colors for the tiles. Dee replied that she believes that the contractor buys the tiles in bulk and that's what they get. Gary Massanek referenced the meeting materials for the July 19th meeting and said that those pictures showed a significant variation on the roof. Gary believes that the roof (slate) will blend and become a more homogenous tone. Gary asked if they did a search for clay tiles. Dee said that she does not believe that they are available anymore.

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

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

MOTION BY ANNEE TARA THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE REPLACEMENT OF AN ORIGINAL CLAY TILE ROOF WITH NATURAL SLATE MATERIALS, AS DOCUMENTED BY THE APPLICANT IN AN EMAIL DATED 8/11/16 AND FURTHER ILLUSTRATED DURING THE 8/16/16 MEETING, WITH THE FOLLOWING CONDITION:

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

MOTION SECONDED BY KAREN TOP, APPROVED UNANIMOUSLY.

4. Case # VRB 16-032 – 16 Union Street – The Board will discuss and take action on a Certificate of Appropriateness for siding replacement at 16 Union Street (Map U14, Lot 83A).

Anna Breinich introduced the application for a non-contributing structure within the Village Review Zone at 16 Union Street for siding replacement. Anna reviewed the project summary dated August 16, 2016.

The applicant representative, Chuck Frohmiller passed around examples for the Board to view; the color will be Boothbay Blue.

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

Connie Lundquist stated that she is familiar with the look of hardie plank and is comfortable with the applicant's decision. Laura Lienert asked if the applicant will be painting the brown around the windows. Chuck Frohmiller replied that he does not know and is just replacing the siding.

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

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE REPLACEMENT OF EXISTING WOOD SIDING WITH HARDIE PLANK SIDING AT 16 UNION STREET WITH THE FOLLOWING CONDITION:

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

MOTION SECONDED BY KAREN TOP, APPROVED UNANIMOUSLY.

5. Case # VRB 16-033 – 39 Union Street – The Board will discuss and take action on a Certificate of Appropriateness for the placement of a shed at 39 Union Street (Map U13, Lot 47).

Anna Breinich introduced the application for a shed to the rear of the property at 39 Union Street and reviewed the project summary dated august 16, 2016. Anna said that the proposed shed will be slightly visible from the street and is roughly 4*8 feet. Anna noted that because of impervious surface, this shed just meets the setback requirements.

Chanel Fortin, applicant representative, clarified the location of the shed between the spruce tree and the property line. Karen Topp asked if it would be possible to place the shed in the back along the bushes. Chanel replied that Mr. Fortin is 82 years old and would like to do his own yard work and shoveling; they would like the shed as close to the house as possible. Anna Breinich said that the location deals with lot width; once the application is submitted to the Code Enforcement Office, they can try calculate the shed as close as they can to the house. Chanel noted that this shed is not a permanent structure and will be easily removed.

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

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

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE NEW PLACEMENT OF AN ACCESSORY SHED AT 39 UNION STREET WITH THE FOLLOWING CONDITION:

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

MOTION SECONDED BY ANNEE TARA, APPROVED UNANIMOUSLY.

6. Case # VRB 16-001 – 15 Jordan Avenue (Revised Design) – The Board will discuss and take action regarding a revised design for a previously approved replacement structure at 15 Jordan Avenue (Map U08, Lot 41). The Certificate of Appropriateness was issued for the previous design on April 26, 2016.

Anna Breinich introduced the application for redesign at 15 Jordan Avenue and reminded the Board that the original design was approved at the meeting of April 26, 2016. Anna reviewed her Memo to the Board dated August 12, 2016.

Applicant, Leo Theberge, said that after obtaining estimates from the contractors, the cost was more than intended and several things were eliminated including the second floor. Leo said that they would like to expand the garage a little and go with an 8 pitch roof. Gary Massanek asked if the windows will be pairs of one over one, double hung. Leo replied that they will be. Gary asked if the door to the shop will be Craftsman style glazed. Leo replied that it will be and added that the door to the garage will be a six panel door. Connie Lundquist asked if any casement windows are going in. Leo replied that there is a casement window in the bathroom. Gary asked if the siding would be clapboard. Leo replied that it will be vinyl clapboard on the bottom and shingle style on the gable end; this is not changing from the original application.

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

Karen Topp pointed out that the west side will be most visible from the Federal Street side coming down Jordan Ave, and said that she understands why they want a casement window in the bathroom, but asked why the middle windows don't match the south or front. Leo replied (Leo's response is inaudible as he was speaking in front of Karen). Laura Lienert said that during the original application, there was a lot of talk about the desire to have the craftsman style window. This was overturned, but she is not sure about having the Craftsman grills in the proposed front door if there will not be anything similar on the rest of the structure. Karen replied that she did not remember exactly why they overturned the decision, but knows that that they do not have anything for new construction in the design standards. Gary replied that the point is that the Board cannot specify whether the door is craftsman or mono-pained. Laura asked the applicant if he loved the Craftsman door or would the plain window be OK. Leo replied that there is a house on School Street with the same Craftsman style door. Connie Lundquist said that she believes that what Laura is trying to get is a consistency in this house.

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

MOTION BY KAREN TOP TO APPROVE THE REDESIGN AS SUBMITTED AND FURTHER RECOMMENDED NO GRIDS BE INSERTED IN THE FULL GLASS DOOR SO AS TO BE CONSISTENT WITH NO-GRID WINDOWS TO

BE USED THROUGHOUT THE STRUCTURE. MOTION SECONDED BY ANNEE TARA, APPROVED UNANIMOUSLY.

Other Business:

- Karen Topp recused herself from the meeting as she is an employee of Bowdoin College.

  In reference to the letter from Maine Preservation, Connie Lundquist asked what it meant by "we hope the college will note the significant features enumerated by Kurt" (Mahoney of Maine Historic Preservation Commission- MHPC). Gary Massanek replied that he believes this means to photograph and document the significant features. Anna Breinich added that this has already been requested by MHPC. Connie said that she would like a direct statement from Bill Paxton that in the event someone does not purchase this building, Maine Preservation is OK with demolishing it.

  Karen Topp returned to the meeting.

- Anna Breinich to schedule a workshop date. Connie Lundquist suggested that they ask Emily Swan to attend the workshop to assist the Board.

8. Approval of Minutes

MOTION BY KAREN TOP TO TPPROVE THE MINUTES OF MARCH 30, 2016. MOTION SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

Staff Approvals:

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

Adjourn

This meeting was adjourned at 8:17 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary

VILLAGE REVIEW BOARD
SEPTEMBER 12, 2016

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

MEMBERS ABSENT: Annee Tara

STAFF PRESENT: Director of Planning and Development, Anna Breinich; Emily Swan, Former VRB Member (left at 5:42)

A meeting of the Village Review Board was held on Tuesday, September 12, 2016 at the Municipal Meeting Facility at 85 Union Street, Meeting Room 206, Second Floor. Chair Gary Massanek called the meeting to order at 5:00 P.M.

WORKSHOP: The Village Review Board will hold a workshop session to discuss Village Review Zone Design Guidelines and Section 216, Village Review Overlay Zone of the Brunswick Zoning Ordinance.

1. VRZ Chronology/2013 Planning Board/VRB and Town Council determinations.

Gary Massanek referenced the materials provided to the Board by Anna Breinich. Anna reviewed the materials she provided on how the Village Review Board came about, how they went about expanding the VRB Zone and chronology going back to 2/26/1985. Anna said that the Village Review District was not originally designed to be a Historic District, but more of a design review zone. Discussion regarding possible expansion and the Comprehensive Plan. Member were in agreement that Page and Potter Street to be discussed as part of the next VRB expansion. Anna explained that the Board will need the support of an architectural study in order to go beyond Page and Potter Streets. Gary Massanek asked what the criteria was to be part of the VRZ. Anna replied that there is no criteria and that this is something that needs to be addressed. Emily Swan suggested that in terms of expanding the zone, they should prioritize areas of interest. Anna to provide the results for the inventory for Page and Potter Street. Per Laura Lienert's request, Anna explained how the Comprehensive Plan and Guidelines are figured into the budget and how projects are funded.

Connie Lundquist and Anna Breinich discussed the lack of direction for new construction in the VRZ.

Anna suggested that the Board also consider looking into jurisdiction (area) and referenced the Memo dated 2/13/2013 and reviewed the 4 different alternatives. Anna defined what she sees as a Historic District versus what Brunswick currently has per Gary Massanek's request. Claudia Knox, audience member,

provided more information on what a district consists of and what is worthy of listing. Anna to forward examples / list of Historic Districts to VRB members.

2. Guidelines vs. Ordinances - What is binding and when might they not be followed?

To be discussed at another workshop.

3. What is the relationship of Federal Historic Standards, the SHPO and the VRB.

To be discussed at another workshop.

4. What is a “hardship” for an applicant?

Request for more information / background by staff. Connie Lundquist to work on additional information.

5. What does “ Every reasonable effort should be made” in the Guidelines Part III mean?

Request for more information / background by staff. Connie Lundquist to work on additional information.

6. What is a “reasonable economic return”? Section 5.2.7(C)((4)(ii)*.

Request for more information / background by staff. Connie Lundquist to work on additional information.

7. Should substitute materials that match original in appearance be acceptable (new synthetic materials)? When should it be considered “impossible” to match original materials. Guidelines Part III 6. Sign ordinance - Basic overview.

Karen Topp and Connie Lundquist agree that they would like more information on this.

8. Staff Review - What triggers a board review? Section 5.2.7(B)((3)(b)*.

To be discussed at another workshop.

9. Sign Ordinance - Basic overview.

To be discussed at another workshop.

10. Should the review criteria of “visual compatibility with existing mass, scale and materials of the surrounding contributing resources” for new construction be expanded?

Per Gary Massanek, this item was somewhat tied into the discussion for #1, but will be addressed further at another meeting.

11. Should Section 5.2.7(C)((2)(i)* of the Ordinance be amended to more clearly permit or prohibit side lot parking when the applicant demolishes an old building and proceeds with brand new construction.

Staff to provide updated language to members for discussion.

12. How should solar panels be reviewed under Section 5.2.7(C)((2)(iv)*.

Anna Breinich referenced the revised solar section for the Brunswick Zoning Ordinance. To be discussed further. Connie Lundquist to provide to members what she has found regarding solar panels.

* - Denotes reference to the June 2016 Zoning Ordinance Draft

Next Workshop
Next workshop to be scheduled.

Adjourn
This meeting was adjourned at 6:15 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary