



# TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET, SUITE 216

BRUNSWICK, ME 04011

MATT PANFIL, AICP CUD  
DIRECTOR OF PLANNING & DEVELOPMENT

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

## VILLAGE REVIEW BOARD SITE WALK TUESDAY, JANUARY 28<sup>TH</sup>, 4:00 P.M.

1. **Case #VRB 20-004 – 149 Maine Street/11 School Street** – The Board will conduct a site visit/visual inspection of the buildings at 149 Maine Street (Map U13, Lot 164) and 11 School Street (Map U13, Lot 165). A request for Certificates of Appropriateness for the addition of two stories to accommodate 16 residential dwelling units at 149 Maine Street (The Tontine Mall); and the demolition of the building at 11 School Street to create parking are currently under review by the Board.

Village Review Board site walks are open to the public. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments.



**Town of Brunswick, Maine**

**VILLAGE REVIEW BOARD**  
85 UNION STREET, BRUNSWICK, ME 04011

**VILLAGE REVIEW BOARD  
AGENDA  
BRUNSWICK TOWN HALL  
COUNCIL CHAMBERS  
WEDNESDAY, JANUARY 29, 2020  
7:15 P.M.**

1. **Case #VRB 20-002: 53 Federal Street** – At the request of the applicant and owner, Walid Mounmeh, the Board will review and take action on a request for a Certificate of Appropriateness to add two fire balconies to third story egress windows at 53 Federal Street (Map U08, Lot 69).
2. **Case #VRB 20-004: 149 Maine Street** – At the request of the applicant, Sitelines, PA; on behalf of Tontine Maine LLC, the Board will review and take action on a request for two Certificates of Appropriateness to add two stories and 16 dwelling units to the north wing of the Tontine Mall building at 149 Maine Street (Map U13, Lot 164); and to demolish the building at 11 School Street and replace with parking for the proposed dwelling units (Map U13, Lot 165).
3. **Approval of Minutes**
4. **Staff Approvals:**  
  
30 School Street – Windows  
53 Federal Street – Windows

*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 any questions or comments. This meeting will be televised.*

# Town of Brunswick, Maine

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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### DRAFT FINDINGS OF FACT REQUEST FOR CERTIFICATE OF APPROPRIATENESS VILLAGE REVIEW BOARD

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**PROJECT NAME:** Addition of Two (2) Second-Floor Balconies

**CASE NUMBER:** VRB 20-002

**LOCATION:** 53 Federal Street (Map U08, Lot 69)

**APPLICANT &  
OWNER:** Walid Moumneh  
53 Federal Street  
Brunswick, ME 04011

**REVIEW DATE:** January 29, 2020

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#### PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for Alterations and New Construction to build two (2) balconies, the first on the front (west) façade and the second on the rear (east) façade, in order to comply with current life safety codes. An email from Jeff Emerson, Town of Brunswick Fire Marshall, is attached (confirmation from Jeff Emerson is pending). Both balconies are to be approximately 15 square feet in size (5' x 3') and will be constructed of pressure treated wood.

The proposed development is located within the Growth Residential 7 (GR7) Zoning District, the Village Review Overlay Zone, and is listed a contributing historic structure within the National Register of Historic Places' Federal Street Historic District. According to the Town's Historic Preservation Survey the southern part of the structure was constructed circa 1831 and the north ell was built between 1813-1820. The architectural style of the structure reflects a transitional period between the Federal style and Greek Revival style. Previous uses include wool-pulling, tanning, butcher, chewing gum manufacturing, paint shop, carpentry shop, and band room.

The following draft Findings of Fact for a Certificate of Appropriateness is based upon review standards as stated in Subsection 5.2.8.C of the Town of Brunswick Zoning Ordinance.

#### REVIEW STANDARDS, SECTION 5.2.8.C, TOWN OF BRUNSWICK ZONING ORDINANCE

##### (1) General Standard

- a./b. **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 balconies are required by life safety code. Although the proposed

balcony at the rear of the structure will have a minimal visual impact on the architectural integrity of the Federal Street Historic District, the proposed balcony at the front of the structure will create a noticeable change to the structure. The existing Design Guidelines state that new elements attached to areas visible from the public right-of-way should be avoided. However, if there is no other less visible option to comply with code, the proposed balcony is small in scale and should not be overly obtrusive. Furthermore, no character-defining architectural details will be removed from the structure.

## **(2) New Construction and Additions and Alterations to Existing Structures**

### **a. 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:**

#### **i. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.**

The rear-facing balcony minimizes the overall effect on the historic integrity of the structure. The front-facing balcony alters the historic integrity of the building, but it is small in scale and does not require the removal of any character-defining architectural elements. Though not referenced in the Design Guidelines, painting the balcony to match the existing structure would lessen the overall visual impact.

#### **ii. Alterations shall remain visually compatible with the existing streetscape.**

As the Federal Street Historic District is appropriately known for its Federal style structures, balconies are not a common feature found on the existing streetscape. However, examples of front-facing balconies do exist, including a small emergency egress balcony nearly directly across the street from the subject property at 58 Federal Street.

#### **iii. 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.**

Neither the rear- nor front-facing balconies will conceal distinctive historic or architectural character-defining features.

#### **iv. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.**

The applicant is proposing the balconies be constructed of pressure treated wood, a commonly found material on surrounding contributing resources. Only 15 square feet each in size, the proposed balconies are visually compatible with the existing mass and scale of the surrounding contributing resources.

#### **v. When constructing additions, the applicant shall maintain the structural integrity of existing structures.**

A Town of Brunswick Building Permit will be required to ensure that the applicant

maintains the integrity of the existing structure.

**b. In approving applications for a Certificate of Appropriateness for new construction of, or additions to commercial, multi-family and other non-residential structures, the Village Review Board shall make findings that the following additional standards have been satisfied.**

- i. Where practicable, new off-street parking shall be located to the rear of the principal building and shall be accessed from a secondary street. In cases where off-street parking currently exists in a front or side yard, the parking area shall be screened from the public right-of-way with landscaping or fencing.**

Not applicable.

- ii. Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.**

Not applicable.

- iii. All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way, unless required by a public utility, and shall be screened from public view.**

Not applicable.

- iv. 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.

- v. 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.

- vi. 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.**

The proposed balconies will be constructed of pressure treated wood.

- vii. Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.**

Not applicable.

- viii. **No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.**

Not applicable.

- ix. **No building on Maine Street shall have more than 15 feet horizontally of windowless wall.**

Not applicable.

- x. **All new buildings and additions on Maine Street shall be built to the front property line. This may be waived if at least 60 percent 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.

- xi. **If adding more than 50 percent new floor area to a structure located on Maine Street, the addition shall be at least two (2) stories high and/or not less than 20 feet tall at the front property line.**

Not applicable.

- xii. **The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50 percent glass. Upper floors shall have a higher percentage of solid wall, between 15 percent and 40 percent glass.**

Not applicable.

- c. **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.

### **(3) Signs**

**Signs shall comply with the requirements of Section 4.13 (Signs) with consideration given to the Village Review Zone Design Guidelines.**

Not applicable

### **(4) Demolition and Relocation**

- a. **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.**

- i. The structure poses an imminent threat to public health or safety. An application must be accompanied by a report from a qualified structural engineer for review by the Codes Enforcement Officer and photographs depicting the current condition of the building.**

Not applicable.

- ii. 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. 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.**

Not applicable.

- b. Demo, partial demolition or relocation of a noncontributing resource visible from a public right-of-way, shall be draft 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 MOTIONS  
53 FEDERAL STREET  
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS  
VILLAGE REVIEW BOARD  
REVIEW DATE: JANUARY 29, 2020**

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

**Motion 2:** That the Board approves the Certificate of Appropriateness for the proposed balcony additions, located at 53 Federal, as outlined in the application with the following condition(s):

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:

By:

11/15/20  
[Signature]

VRB Case #:

20-002

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: WALID MOUMNEH  
 Address: 53 FEDERAL ST. BRUNSWICK, ME  
04011  
 Phone Number: 207-2539134  
 Email Address: WMOUMNEH@HOTMAIL.COM

2. Project Property Owner:

Name: WALID MOUMNEH  
 Address: 53 FEDERAL ST. BRUNSWICK, ME  
04011  
 Phone Number: 207-2539134  
 Email Address: WMOUMNEH@HOTMAIL.COM

3. Authorized Representative: (If different than applicant)

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

4. Physical Location of Property Being Affected:

Address: 53 FEDERAL ST, 51 FEDERAL ST, 3 MARKET LN  
BRUNSWICK, ME  
04011

5. Tax Assessor's Map # U108 Lot # 69 of subject property.

6. Underlying Zoning District GR7

7. Type of Activity (check all that apply):

- Additions and New Construction
- Structural Alteration
- Demolition/Moving of Structure
- Sign Permit

8. Describe the location and nature of the proposed change(s), including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change (use separate sheet if necessary):

INSTALL EGRESS WINDOWS  
PER FIRE MARSHALL REQUIREMENT.  
PLEASE SEE ATTACHED PLANS &  
WINDOW SAMPLE  
INSTALL 2 BALCONIES PER  
FIRE MARSHALL REQUIREMENT  
PLEASE SEE ATTACHED PLANS.

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. The Department requires that all application materials be submitted in BOTH hard copy and digital format. In addition, for Major Review applications, EIGHT (8) HARD COPIES are required after your application is considered complete by Department staff. Your project will not be placed on the Village Review Board's agenda until this determination is made. For assistance, please contact the Department of Planning and Development at (207)725-6660.

- Completed application form
- A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review (*provided by Department Staff*).
- 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. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific.
- A site plan or photographs showing the relationship of the changes to the surroundings.
- If architectural features are to be removed or replaced (including but not limited to original windows, siding, roofing material and other design elements), provide photographic documentation or a written assessment from a preservation professional or contractor explaining the condition of the material and reason for removal/replacement.
- Photographs of the building(s) involved, its context, and detailed photos of immediate area.
- List all proposed materials and products, and clearly identify their location on the drawings. Indicate texture of material, if applicable.
- Provide manufacturer's product information and, if possible, bring material samples to the meeting.
- Provide information such as dimensions, photographs or source for salvaged or reused materials.
- For demolition applications, provide detailed information addressing standards contained in Subsections 5.2.8.C (4) of the Brunswick Zoning Ordinance.

This application was certified as being complete on 1-23-2020 (date) by MATT PANFEL 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: PROPOSED WINDOW REPLACEMENTS  
REFERENCED IN PROJECT DESCRIPTION ARE EXEMPT  
PER SECTION 5.2.8. B. (3). a. iii (BRUNSWICK  
ZONING ORDINANCE

Matt Panfel  
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 \_\_\_\_\_, relating to property designated on Assessors Tax Map # 408 and Lot # 69 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

*Zoning OK*

Comments: Building Permit required  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

# HISTORIC PRESERVATION SURVEY

1980 photo J. Goff



Cumberland Brunswick 53 Federal = 3 Booker  
 County City/Town Street Address and Number

historic: Pre-1839 wool-pulling, tanning, butchering shop,  
 Name of Building/site: of (Ebenezer) Swett, (James) Green & Co.

south part ca. 1831 erected by Adam Lemont?

Approximate Date: north wing: bet. 1813-1820 structure of Isaac Osgood Robertson?  
 rebuilt ca. 1831? of south part: Federal/transitional Greek Revival interiors

Type of Structure: (perhaps north wing is pre-1831 structure?)

Residential  Commercial  Industrial  Other: .....

Condition:  Good  Fair  Poor

Endangered:  No  Yes .....

Surveyor: J. Goff Organization: Pejepscot Regional Survey Date: .....

Rating: .....

Historic Significance to the Community: Best preserved building of the early 19th c. Booker Street Industrial district. First used as a wool-pulling, tannery and butcher-shop building, by various owners--Lemont, Swett-Green & Co., Parshley+Robbins. Under G.W. Carleton's ownership it became an adjunct building to his chewing gum manufactory. George Keyes apparently began his candy manufacture here, in 1878. At that time it was also known as the "old laundry building", was used also for a paint shop, carpenter's shop and band room. A stream to north of building which powered early industrial district was partially stoned in by 1874. } same building?

1846 = part of Parshley + Robbins properties  
 Maps: 1871-Gum Factory 53 Federal  
 1910 #1 Booker-T. Lapointe

- Deeds: 69:455 John Dunning to Isaac Osgood Robertson, cordwainer \$228 12 x 32-7 2/3 lot no. of Benj. Titcomb. 8/21/1813
- 89:355 IOR to Jonathan Page, Jeremiah Hunt & Wanton Stover \$228 [lot minus NW corner] w/bldgs. 4/8/1820. cites 69:455 by name+date.
- 127:221 JH+JP to Adam Lemont, tanner \$200 ....w/ bldgs 9/3/1831. cites IOR.
- 155:506 AL to Ebenezer Swett, James Green, Jesse Higgins, Frederic W. Dearborn \$200 4r6lfederal x 12r8L on BT line. also 24' strip to Swett, Green + Higgins 10/17/1837
- 162:140 AL, tanner to ES, JG + Oliver Stoddard Jr. \$1500 (same lot as 127:221, and cites same by name + date) except 2 pieces already sold to Swett, Green + Co. 12/16/1838
- 162:249 FWD, trader sells 1/3 interest in shop w/ bldgs to ES, JG 1/19/1839  
 "buildings of every description standing thereon, together with the Tan pelts, tanning utensils, benches, and all implements used in tanning, in the shop or out also all Tools and implements, used in cleansing + pulling wool in the shops or out, together with all implements used in bu/t/chering"
- 202:165 /James Green is bankrupt. Sale of both Swett & Green and Oliver Stoddard & Company holdings to Parshley & Robbins / Swett & Green holdings on Federal Street include: "wool-pulling establishment, water pits, flow of running water, large 2 storey building, slaughterhouse & lot, (w/conveniences for butchering), store house & lot, stable & lot." 2 properties on Pearl St. and Oliver Stoddard & Co. holdings to east listed separately. 9/30/1845.
- 394:416 Augustus C. Robbins to George W. Carleton \$2000 includes "2 story double tenement 40 x 25' standing end to Federal St. and north of lane" 6/15/1866

Brunswick Telegraph 11/8/1878 "Nice Candy. Mr. George M. Keyes has commenced to manufacture candy in the building formerly occupied as a laundry, Federal street...is putting into market some of the best samples that can be purchased in Maine."

Brunswick Telegraph 11/29/1878: "A Lively House. The old Laundry building converted into a candy manufactory, a paint shop, a carpenter's shop and Johnson turns out one excellent work, and a Band room. That number of diverse operations will do for one building."

Brunswick Telegraph 1/2/1880 p.2: /Following fire in box shop quarters, first Dunlap Block destroyed/: "in a few days...box shop crew will be at work, one portion in the old Laundry building on Federal street, and another portion in the box shop rooms formerly occupied in Day's Block..."

Brunswick Telegraph 8/6/1880 p.2: "A Terrible Death...Mr. George Keyes, a young man came here two years ago to manufacture candy, and commenced work in the old gum shop, on Federal street...he certainly was a skilled manufacturer."

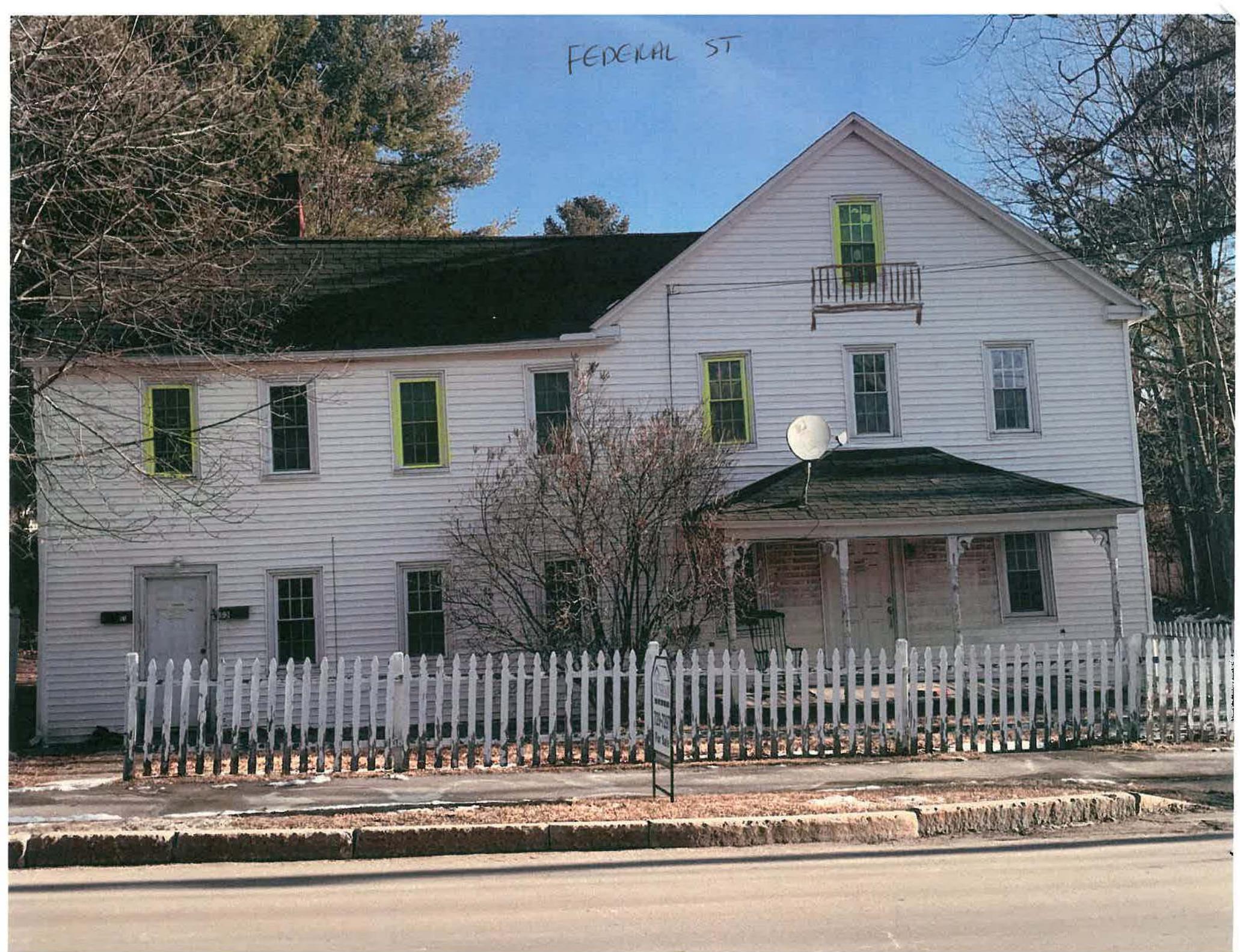
Stoning in of stream to north: Brunswick Telegraph 9/18/1874: "stoning up and covering the brook...just north of the old gum factory"

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 Marjorie Libby, 1982 resident 16 Jordan Avenue, can point out old stream bed and more fully describe position of former industrial buildings, Booker St. industrial district. She remembers an old building equipped with machinery--the old gum factory--different from both 53 Federal/3 Booker and the other major surviving structure, 5/7/9/11 Booker.

(see glass slide #30 153)  
 For more information, see PHS slide of Drinkwater Tannery, Booker St., history of Market Lane (Booker St.), history of Booker St., history of Green St., paragraph on 171 Park Row. H. W. Carleton candy box in possession of Dr. Charles Burden, Bath.



FEDERAL ST

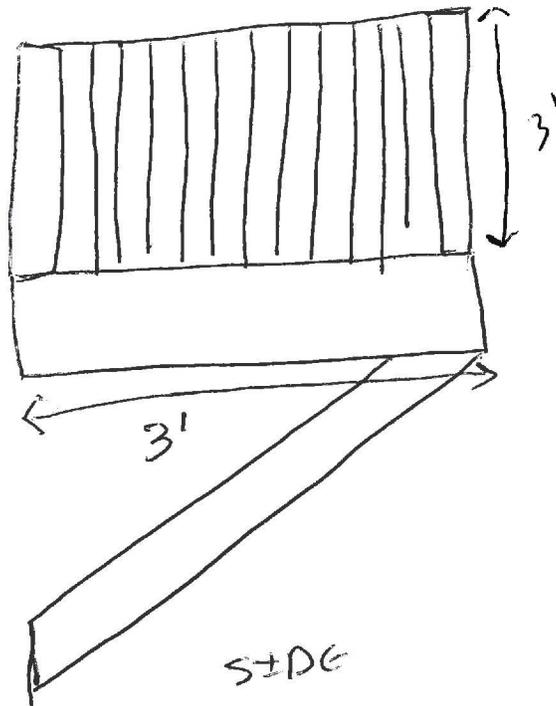
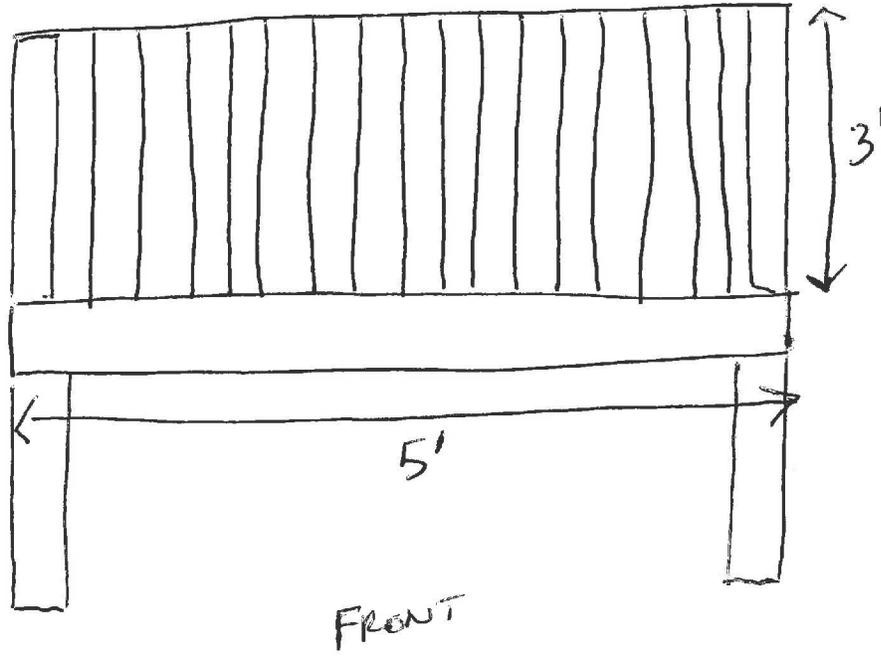


BACK OF BUILDING

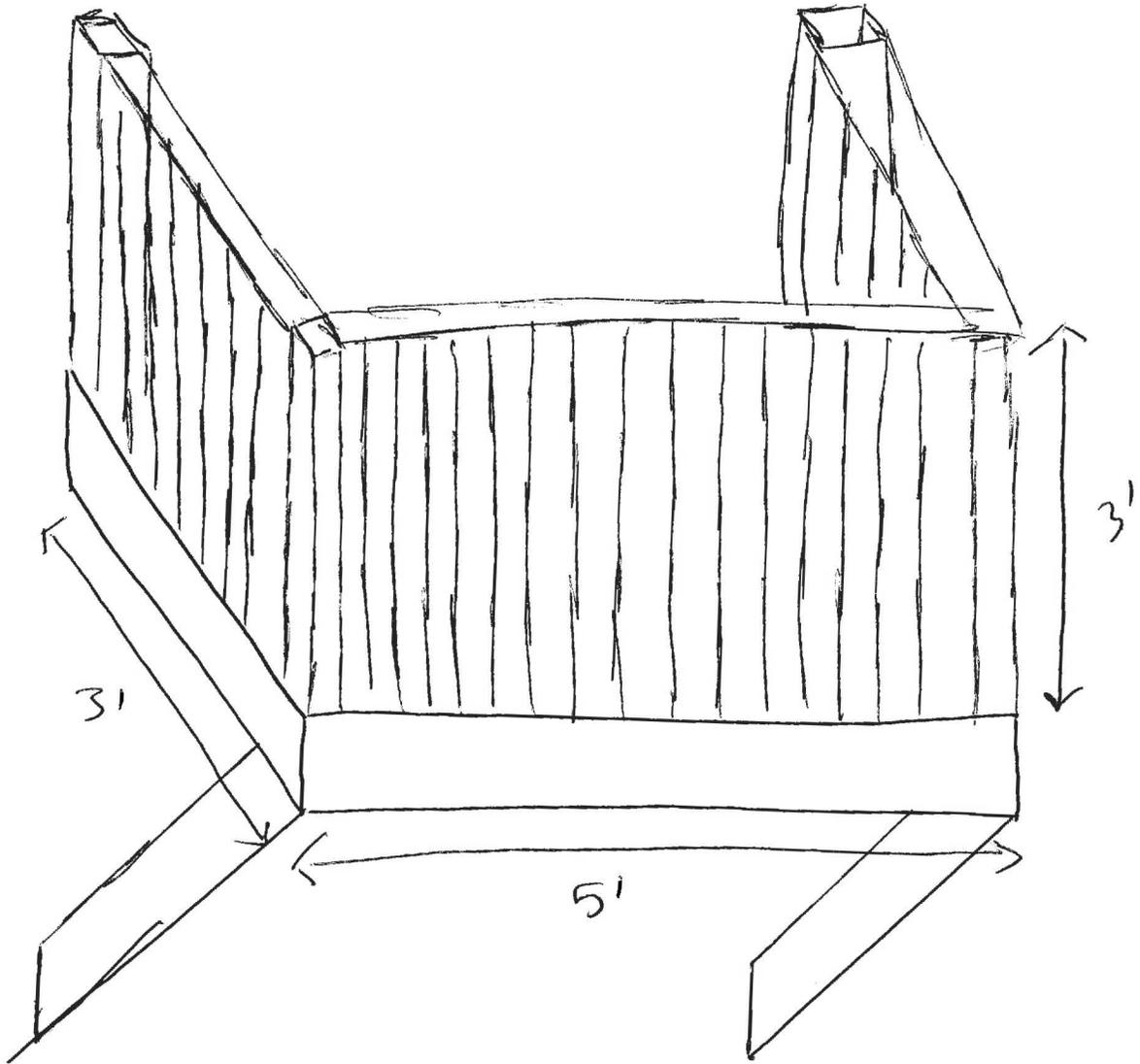


# BALCONY DESIGN

PRESSURE TREATED WOOD



# BALCONY DESIGN



ANGLE VIEW

# Town of Brunswick, Maine

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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### DRAFT FINDINGS OF FACT REQUESTS FOR CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION AND ALTERATIONS TO AN EXISTING STRUCTURE AND CERTIFICATE OF DEMOLITION VILLAGE REVIEW BOARD

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**PROJECT NAME:** Tontine Mall Redevelopment and Demolition of 11 School Street

**CASE NUMBER:** VRB 20-004

**LOCATION:** 38 School Street (Map U08, Lot 26)

**APPLICANT &  
OWNER:** Tontine Maine, LLC  
Attn: Dan Catlin  
100 Silver Street  
Portland, ME 04101

**AUTHORIZED  
REPRESENTATIVE:** Sitelines, P.A.  
Attn: Curt Neufeld, P.E.  
119 Purinton Road, Suite A  
Brunswick, ME 04011

**REVIEW DATE:** January 29, 2020

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#### PROJECT SUMMARY

The applicant is making two (2) requests:

- A. Certificate of Demolition in order to demolish the existing structure at 11 School Street (Map U13, Lot 165) located within the GM6 Zoning District, the Village Review Overlay Zone, and the *National Register of Historic Places' Federal Street Historic District*.

As the property is listed as a contributing resource within the Federal Street Historic District, Section 5.2.8.B.(6) of the Town of Brunswick Zoning Ordinance requires a 90-day delay period prior to the Village Review Board's (VRB) consideration of the application. A draft motion to deem the application complete is provided below for consideration.

If the motion is approved, the 90-day delay period will begin on January 30, 2020 and end on April 29, 2020. Per the Zoning Ordinance, during the 90-day delay period, the applicant is required to do the following:

1. Consult with the Village Review Board and Maine Preservation or Maine Historic Preservation Commission in seeking alternatives to demolition, including the reuse and/or relocation of the contributing 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 contributing 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, Town Council, and Review Authority (Planning Board).
4. Thoroughly photo or video document the contributing 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.

**DRAFT MOTION  
11 SCHOOL STREET  
REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION  
VILLAGE REVIEW BOARD  
REVIEW DATE: JANUARY 29, 2020**

**Motion:** That the Certificate of Demolition application is deemed complete. By approving this motion, the required 90-day delay period shall commence on January 30, 2020 and end on April 29, 2020.

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- B.** Certificate of Appropriateness for New Construction and Alterations to an Existing Structure in order to make architectural changes to the first floor and add two (2) floors of multi-family residential dwelling units (16 in total) above the northern section of the existing structure at 149 Maine Street (Map U13, Lot 164) located within the Growth Mixed-Use 6 (GM6) Zoning District, the Village Review Overlay Zone, and the *National Register of Historic Places’ Brunswick Commercial Historic District*.

For clarity, the following draft Findings of Fact for a Certificate of Appropriateness for New Construction and Alterations to an Existing Structure is based upon review standards as stated in Subsection 5.2.8.C of the Town of Brunswick Zoning Ordinance.

**REVIEW STANDARDS, SECTION 5.2.8.C, TOWN OF BRUNSWICK ZONING ORDINANCE**

**(1) General Standard**

- a./b.** 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*.

Based on the information available, the proposal meets the standards for the GM6

Zoning District as established in Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts. As indicated in the supporting documents, the Town Code Enforcement Officer will conduct an in-depth review during the development review process should the project proceed to the Planning Board.

## **(2) New Construction and Additions and Alterations to Existing Structures**

### **a. 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:**

#### **i. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.**

Exterior alterations to the existing structure's ground floor include: a relocation of the primary commercial entrance, addition of a new stairwell and elevator at the southwest corner of the structure, replacement of the existing awnings with a steel and glass covered outdoor seating area. The proposal maintains the iconic large windows associated with the first floor of the existing building. No changes are proposed to the southern portion of the L-shaped building.

Although the steel and glass outdoor seating area is dramatically different than the existing conditions, overall the proposed changes are subdued and consistent with the building's former semi-industrial use. The location of the building at the rear of the lot, away from Maine and School Streets, means low public visibility of the first floor. The proposed second and third floors blend into the first floor through the use of a rhythmic pattern of pilasters and windows. The proposed addition's mass and scale is consistent with other contributing resource in the surrounding area.

#### **ii. Alterations shall remain visually compatible with the existing streetscape.**

The alterations, set back from both Maine and School Streets will not feature prominently and will provide a visually compatible background for the existing streetscape.

#### **iii. 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.**

The proposed alterations maintain portions of the brick façade and iconic large windows that define the character of the existing structure.

#### **iv. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.**

The proposed additions will result in a three-story building approximately 35 feet tall. Surrounding contributing resources of this scale are common. The existing structure being located partially behind an existing two-story structure will create an appearance of a building stepping back as it increases its height.

The applicant has indicated that the materials to be used include: fiber cement

cornice, siding, and trim and Kalwall-brand canopy and posts. Fiber cement trim and siding are commonly used as building materials within the surrounding area and are listed as an acceptable substitute material in the forthcoming update to the Design Guidelines.

**v. When constructing additions, the applicant shall maintain the structural integrity of existing structures.**

The structure's previous use as a vehicle storage garage means that its structural supports and foundation can easily support a second and third floor addition.

**b. In approving applications for a Certificate of Appropriateness for new construction of, or additions to commercial, multi-family and other non-residential structures, the Village Review Board shall make findings that the following additional standards have been satisfied.**

**i. Where practicable, new off-street parking shall be located to the rear of the principal building and shall be accessed from a secondary street. In cases where off-street parking currently exists in a front or side yard, the parking area shall be screened from the public right-of-way with landscaping or fencing.**

The owner intends to use their property to the east, 11 School Street, for additional parking spaces for the proposed dwelling units. These parking spaces are located behind the principal structure and would be accessed via a secondary street.

**ii. Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.**

Not applicable.

**iii. All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way, unless required by a public utility, and shall be screened from public view.**

Dumpsters are proposed to be located at the rear of the 11 School Street Property, away from the public right-of-way. Mechanical equipment located on the roof such as the elevator override will be screened through the use of the same siding material as used on the exterior façades.

**iv. 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.**

See Item iii above.

**v. 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.**

The applicant is not proposing any use of cinder block, concrete, or concrete lock.

- vi. **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.**

The Design Guideline revisions forward by the VRB to the Town Council specifically allow fiber cement siding, as is proposed, as an acceptable substitute material.

- vii. **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.**

Not applicable.

- viii. **No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.**

The longest expanse of the Maine Street-facing façade without a pedestrian entrance is 40.38 feet.

- ix. **No building on Maine Street shall have more than 15 feet horizontally of windowless wall.**

Based on the elevations provided, the longest portion of windowless wall is at the northwest corner of the existing building. The scale provided indicates the length of this wall portion is slightly under 15 feet.

- x. **All new buildings and additions on Maine Street shall be built to the front property line. This may be waived if at least 60 percent 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.**

The oddly-shaped lot results in the existing building and its addition being located at the front property line.

- xi. **If adding more than 50 percent new floor area to a structure located on Maine Street, the addition shall be at least two (2) stories high and/or not less than 20 feet tall at the front property line.**

The proposal calls for an additional two (2) stories resulting in a structure approximately 35 feet tall at the property line.

- xii. **The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50 percent glass. Upper floors shall have a higher percentage of solid wall, between 15 percent and 40 percent glass.**

A significant portion of the front first floor façade is not visible from Maine Street. The area of the first floor façade that is visible from Maine Street exceeds the minimum 50 percent glass requirement. The upper floors are each approximately

27% glass.

- c. **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.

### **(3) Signs**

**Signs shall comply with the requirements of Section 4.13 (Signs) with consideration given to the Village Review Zone Design Guidelines.**

Not applicable

### **(4) Demolition and Relocation**

- a. **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.**

- i. **The structure poses an imminent threat to public health or safety. An application must be accompanied by a report from a qualified structural engineer for review by the Codes Enforcement Officer and photographs depicting the current condition of the building.**

See Item A starting on the first page of this document.

- ii. **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. 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.**

See Item A starting on the first page of this document.

- b. **Demo, 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 MOTIONS  
149 MAINE STREET  
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION AND  
ALTERATIONS TO AN EXISTING STRUCTURE  
VILLAGE REVIEW BOARD  
REVIEW DATE: JANUARY 29, 2020**

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

**Motion 2:** That the Board approves the Certificate of Appropriateness for New Construction in order to make alterations to the existing structure and construct a second and third floor addition atop the existing structure located at 149 Maine Street, as outlined in the application and as satisfied by Subsection 5.2.8.C with the following condition(s):

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: \_\_\_\_\_  
By: \_\_\_\_\_

VRB Case #: \_\_\_\_\_

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

2. Project Property Owner:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. Authorized Representative: (If different than applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. Physical Location of Property Being Affected:

Address: \_\_\_\_\_

5. Tax Assessor's Map # \_\_\_\_\_ Lot # \_\_\_\_\_ of subject property.

6. Underlying Zoning District \_\_\_\_\_

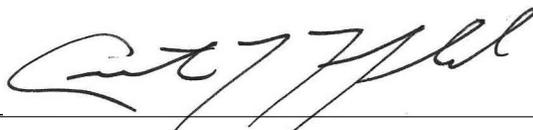
7. Type of Activity (check all that apply):

- Additions and New Construction
- Structural Alteration
- Demolition/Moving of Structure
- Sign Permit

8. Describe the location and nature of the proposed change(s), including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change (use separate sheet if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's  
Signature \_\_\_\_\_





January 21, 2020

3791-7

Matt Panfil  
Director of Development and Planning  
Town of Brunswick  
85 Union Street  
Brunswick, Maine 04011

**RE: Village Review Board Application  
Tontine Mall Renovation  
149 Maine Street & 11 School Street  
Tax Map U13, Lots 164 & 165**

Dear Matt:

On behalf of Tontine Maine, LLC, enclosed please find a copy of the Village Review Board Certificate of Appropriateness Application for the renovation of, and a new addition to, the Tontine Mall at 149 Maine Street and the demolition of the building at 11 School Street.

The Applicant proposes to add two (2) stories and sixteen (16) dwelling units above the existing north wing of the Tontine Mall. Demolition of the adjacent building at 11 School Street will allow for an additional seven (7) parking spaces for the new dwelling units above Tontine Mall.

The renovation of Tontine Mall includes changes to the floorplans of the first floor and basement of the north wing. Two entrances are proposed on the south elevation of the renovated north wing, and the existing entrance with deck and outdoor seating area will be eliminated. The proposed entrances changes reduce the number of steps required and improves the accessibility to the existing basement and first floor and proposed second and third floors. A new egress is provided on the east side of the Tontine Mall for the proposed addition. No other changes to the east wing are proposed at this time.

The building renovation plans have been completed by Ryan Senatore Architecture. Enclosed are floorplans, elevations, and perspective and overhead views for the proposed improvements. The following statement was provided by the architect:

*The renovations and expansion of the Tontine Mall is a transformative project intended to integrate the existing building into the adjacent neighborhood context. We are adding two additional stories on top of the existing structure to provide a building that has more of a massing presence of the typical Maine Street district building. We*

**SITELINES ■ CIVIL ENGINEERS ■ LAND SURVEYORS**  
**119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011**  
**207-725-1200 ■ [www.sitelinespa.com](http://www.sitelinespa.com)**

*are proposing to replace the existing glazing in the building with a high performance and energy efficient storefront window system. The building addition's facade rhythm is an extension of the existing building's facade creating a cohesive design. The materials used on the addition are fiber cement lap siding and trim, the clapboard scale is reflective of the prevalent lap siding material found throughout the Historic adjacent neighboring buildings and overall neighborhood. The colors of the siding are proposed to be earth tone to provide a warm and subdued color scheme as to blend into the adjacent neighborhood context. At the Maine Street building entry and the parking lot entry we are proposing exterior canopies of a contemporary material, refinished aluminum structural members and kalwall canopy roof panels. These canopies have simple detailing as to not detract from the main building design but to enhance it and create a three-dimensional massing and scaling at the entries.*

The proposed renovation of Tontine Mall has been designed with the historical districts in mind and in accordance with the Village Review Board Design Guidelines to the maximum extent practicable. The renovations have been designed to minimize the effect on the historic integrity of the Tontine Mall and make it visually compatible with the existing streetscape. The additional stories added to the north wing of the Tontine Mall will give the building the height and scale of adjacent Maine Street buildings and will be more in accordance with the historic Tontine Hotel structure. The proposed architecture meets the glass façade minimums and the material and roofing requirements. Existing conditions prevent the addition from being built to the Maine Street property line which precludes a standard from being met; access must be maintained from the Maine Street and Pleasant Street intersection and while the lot does have frontage on Maine Street, the building is primarily located behind the structure at 145 Maine Street.

According to the National Park Service website, the Tontine Mall is a contributing building of the Brunswick Commercial Historic District. The Tontine Mall is named for the Tontine Hotel that existed on the site from 1828 until 1904 when it was destroyed by fire. In the 1920s, the north wing of the existing Tontine Mall building was constructed as a vehicle storage garage. The substantial construction and thick, concrete foundation erected then for the vehicle storage garage is what allows the north wing of the Tontine Mall to be expanded vertically today.

The Applicant is requesting approval to demolish the building at 11 School Street concurrent with the addition to the Tontine Mall. According to National Park Service website, the building at 11 School Street is a contributing building of the Federal Street Historic District. The criteria for being a contributing building are not listed in a reference available. While the building is old enough, and in proximity to the Federal Street neighborhood, it is on the edge of the commercial zone of Maine Street. As a small mid-block structure, it is barely visible from Maine or Federal Streets, making its presence minimal.

The building is not particularly exemplary of the Federal-Greek Revival style. There is not a porch or corner features with columns, pilasters or entablature, heavy cornices or similar defining features of the style. In addition, the building has been altered in multiple ways. The clapboard siding has been replaced with vinyl or similar material. It also appears some of the windows have been updated. The interior has been significantly altered to convert it to a duplex apartment building. The owner reports that the foundation, which is a combination of stone and brick, has had to be repaired on multiple occasions. It is likely that the foundation would need substantial work to bring it up to sufficient structural strength to withstand a seismic event.

The re-use of the parcel as parking to support the added apartments represents an appropriate use of the lot. The gain of 16 apartments, which will meet applicable codes, will more than offset the loss of two apartments in a structure that does not meet all current ADA or life safety codes. The building takes up the majority of the parcel, making access to the rear of it or the Tontine Mall difficult, if not impossible, by current fire apparatus.

The intent of the project is to provide more downtown living opportunities, which is supported by the Comprehensive Plan (2008 Update) and 2011 Downtown Master Plan. The Comprehensive Plan Vision includes providing “adequate parking” and a “diversity of residential housing options”. Recent Zoning Ordinance revisions have enabled the project by eliminating density caps for dwelling units downtown. To increase housing opportunities and diversity, consideration must be given to additional parking for residents. The 2011 Downtown Master Plan acknowledges that “poorly maintained housing puts life and property at risk and diminishes the value of the Town, its residents, and businesses”. The existing building, having a suspect foundation and uncertain structural integrity, is arguably a risk to the adjacent building from settlement or fire, which is separated by only a matter of inches.

The use of the parcel for off-street, dedicated parking will support the goals of housing diversity and adequate parking. As the parcel is narrow and deep, the parked vehicle will be screened by adjacent buildings and mature trees on School Street resulting in minimal impact to the appearance of the streetscape.

Understanding the Applicant will need to demonstrate the conditions identified under Section 5.2.8.4.a, they request a certificate of appropriateness for its demolition.

The demolition of the building at 11 School Street allows the project to meet several criteria of the Village Review Overlay Review Standards. The proposed additional parking for the multifamily addition will be located off-street and behind the principal building. Dumpsters and mechanical equipment will be located away from the public rights-of-way and screened from public view.

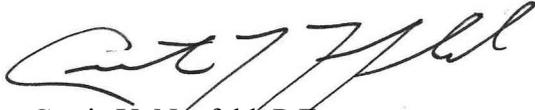
We request the application be placed on the next available agenda with the Village Review



Village Review Board Application  
Tontine Mall Expansion  
January 21, 2020  
Page 4 of 4

Board for review. We trust that this information satisfactorily addresses the requirements for their review; however, if you have any questions or require additional information, please do not hesitate to call or contact me via [cneufeld@sitelinespa.com](mailto:cneufeld@sitelinespa.com).

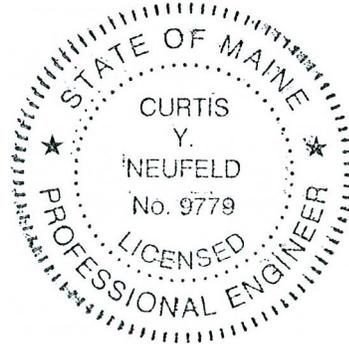
Very truly yours,



Curtis Y. Neufeld, P.E.  
Vice President

Enclosure

cc: Dan Catlin



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

This checklist will be completed by the Department of Planning and Development. The Department requires that all application materials be submitted in BOTH hard copy and digital format. In addition, for Major Review applications, EIGHT (8) HARD COPIES are required after your application is considered complete by Department staff. Your project will not be placed on the Village Review Board's agenda until this determination is made. For assistance, please contact the Department of Planning and Development at (207)725-6660.

- Completed application form
- A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review (*provided by Department Staff*).
- 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. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific.
- A site plan or photographs showing the relationship of the changes to the surroundings.
- N/A  If architectural features are to be removed or replaced (including but not limited to original windows, siding, roofing material and other design elements), provide photographic documentation or a written assessment from a preservation professional or contractor explaining the condition of the material and reason for removal/replacement.
- Photographs of the building(s) involved, its context, and detailed photos of immediate area.
- List all proposed materials and products, and clearly identify their location on the drawings. Indicate texture of material, if applicable.
- Provide manufacturer's product information and, if possible, bring material samples to the meeting.
- N/A  Provide information such as dimensions, photographs or source for salvaged or reused materials.
- For demolition applications, provide detailed information addressing standards contained in Subsections 5.2.8.C (4) of the Brunswick Zoning Ordinance.

This application was certified as being complete on 1-24-2020 (date) by MATT PANFILI 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: 90-DAY DELAY FOR DEMO

Matt Panfili  
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 Torhno D. Catlin relating to property designated on Assessors Tax Map # U13 and Lot # 164/165 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Zoning Reg's to be confirmed during Dev. Review  
- All applicable construction permits, including  
demo permit for 11 School St, shall be issued  
prior to construction

Signed: 

Date: 1/22/2020

413-165

HISTORIC PRESERVATION SURVEY



1980 photos J. Goff

Cumberland Brunswick 11 School  
 -----  
 County City/Town Street Address and Number  
 historic: pre-1833 res. of Charles Stetson, housewright?  
 Name of Building/site: -----  
 \*ell pre-dates 1804 and was moved from Maine bet. Cumb. & Lincoln  
 Approximate Date: Ca. 1820, pre-1804 Style: Federal Half "I" house  
 (Glassie terminology); w/  
 Type of Structure: earlier ell.  
 Residential  Commercial  Industrial  Other: -----  
 Condition:  Good  Fair  Poor  
 Endangered:  No  Yes -----  
 Surveyor: J. Goff Organization: ----- Date: 1980; Aug. '83.  
 Pejepscot Regional Survey  
 Rating: -----

Historic Significance to the Community: Only half house in town. With 41 Mill Street, one of the town's few 1-room deep "I" houses. Ell has documented pre-1804 construction. Early 19th c. occupants Charles Stetson and Trueworthy Kilgore were both prolific local builders. In lozenge-shaped pilaster details as well as building's mass and form, structure is a rare and unique early 19th c. survival. 1860 occupant James Berry conducted Tontine hotel on site adjacent to house on west (see Telegraph not

1 School

Maps: 1857 = Dr. John F. Shaw?  
 1871 = Mrs. N. Davis  
 1910 #11 = S.G. Davis

Deeds: 136:96 Charles Stetson, houseright, to Alfred J. Stone & Wm. H. Morse: \$1000 "land" bet. Tontine & Jos. McLellan. 5r front. 9/23/1833  
 164:118 Wm, merchant to Nathaniel Ingalls, gent. \$800 w/ bldgs 6/11/1839  
 179:395 Nathaniel & Mercy Ingalls have a separation 6/22/1843  
 303:466 Mercy Ingalls to Nathaniel Davis \$900 w/ bldgs now occ by James Berry 12/4/1860  
 533:451 Mary N. Davis to Samuel G. Davis \$1 9/22/1887. cites "father Nathaniel Davis" east = Alfred Cobb.

1889 account of 1819: "the house of Trueworthy Kilgore, now known as the Davis house"  
 1899 account of 1819: "That is now the ell of the Davis house, was occupied by Capt. Trueworthy Kilgore. This ell was moved in 1804 from where Church block now stands"

For more on Charles Stetson and Trueworthy Kilgore, see 1821 reference of Trueworthy Kilgore in deed 128:341; 123:505 ref. to Charles Stetson, 1815 ref. to Charles & Harvey Stetso 73:460; 1836 ref. to same, 162:275; Charles & Harvey 1811 mill interests see 63:173; Charles & Harvey selling Robinson's patent loom 1813-1 27 see 69:281. Charles was Harvey's father (see Furbish's history of match industry). Pejepscot Historical Society Archives Rm. M-13-2 is an undated Charles & Harvey Stetson agreement to alter "Roger's building" e.s. Main St: Charles was also involved with meetinghouse & Maine Street construction in 1836 (see Family Pioneer acct; Fernald notes). Harvey, by 1855 "built more houses in Brunswick, Topsham and Harpswell than any other man has before or since" (Telegraph 8/8/1900 p.1) and learned his trade from his father Charles (see same article).

1910 Directory: William H. Griffin, livery stable, 11 School  
Later Directories: 1917 = Ernest L. Griffin, livery  
1922-1932 = W.H. & K.H. Strout, livery & trucking  
1934-36 = Mrs. Una M. Campbell  
1,38 = Eugene E. Le vesque  
1940-1953 = Eminirn J. E. Dumais  
1961-1977 = J.Hampton Hughes



January 13, 2020

3791-2

Mr. Daniel Catlin  
Tontine Maine, LLC  
100 Silver Street  
Portland, Maine 04101

**Re: Designation of Agent Authorization  
Tontine Mall Expansion  
149 Maine Street & 11 School Street  
Tax Map U13, Lots 164 & 165**

Dear Dan:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Tontine Maine, LLC for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the Tontine Mall Expansion located on Tax Map U13, Lots 164 & 165 on 149 Maine Street & 11 School Street in Brunswick, Maine.

Sincerely,

Curtis Y. Neufeld, P.E.  
Vice President

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

*Tontine Maine, LLC*  
  
Daniel Catlin  
*MANAGER*

*1/14/2020*  
Date



# Zoning Map

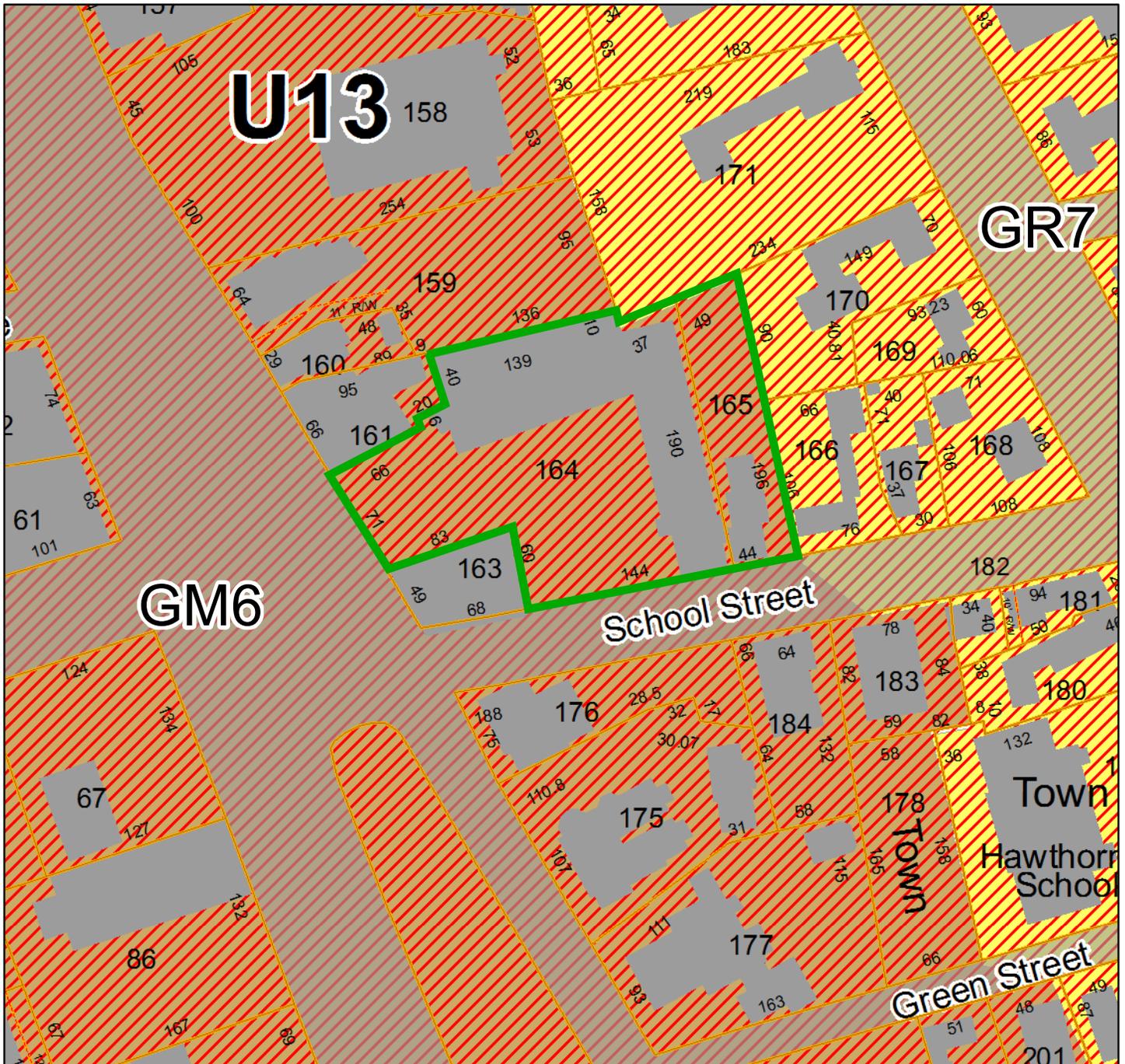
Tontine Mall & 11 School Street, Brunswick, ME



1 inch = 100 Feet



January 13, 2020



	ROW Property Access		Buildings		Growth Residential 7, GR7
	Parcels_Lines		RoadPolygons		Village Review Overlay Zone (VRZ)
	ROW Property Access		Growth Mixed-Use 6, GM6		
	Parcels_Lines				

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



**Photograph 1: From Maine Street, looking east at the Tontine Mall Maine Street entrance.**



**Photograph 2: Tontine Mall Maine Street Entrance, from driveway, looking northeast.**



**Photograph 3: Looking north from the parking adjacent to School Street at the north wing of the Tontine Mall.**



**Photograph 4: Looking northwest from existing storefront at the north wing of the Tontine Mall.**



**Photograph 5: Looking northeast from the parking area at an existing storefront of the Tontine Mall.**



**Photograph 6: Looking north at the Tontine Mall from School Street.**



**Photograph 7: Looking northwest at 11 School Street.**



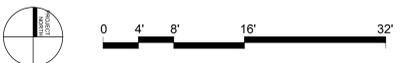
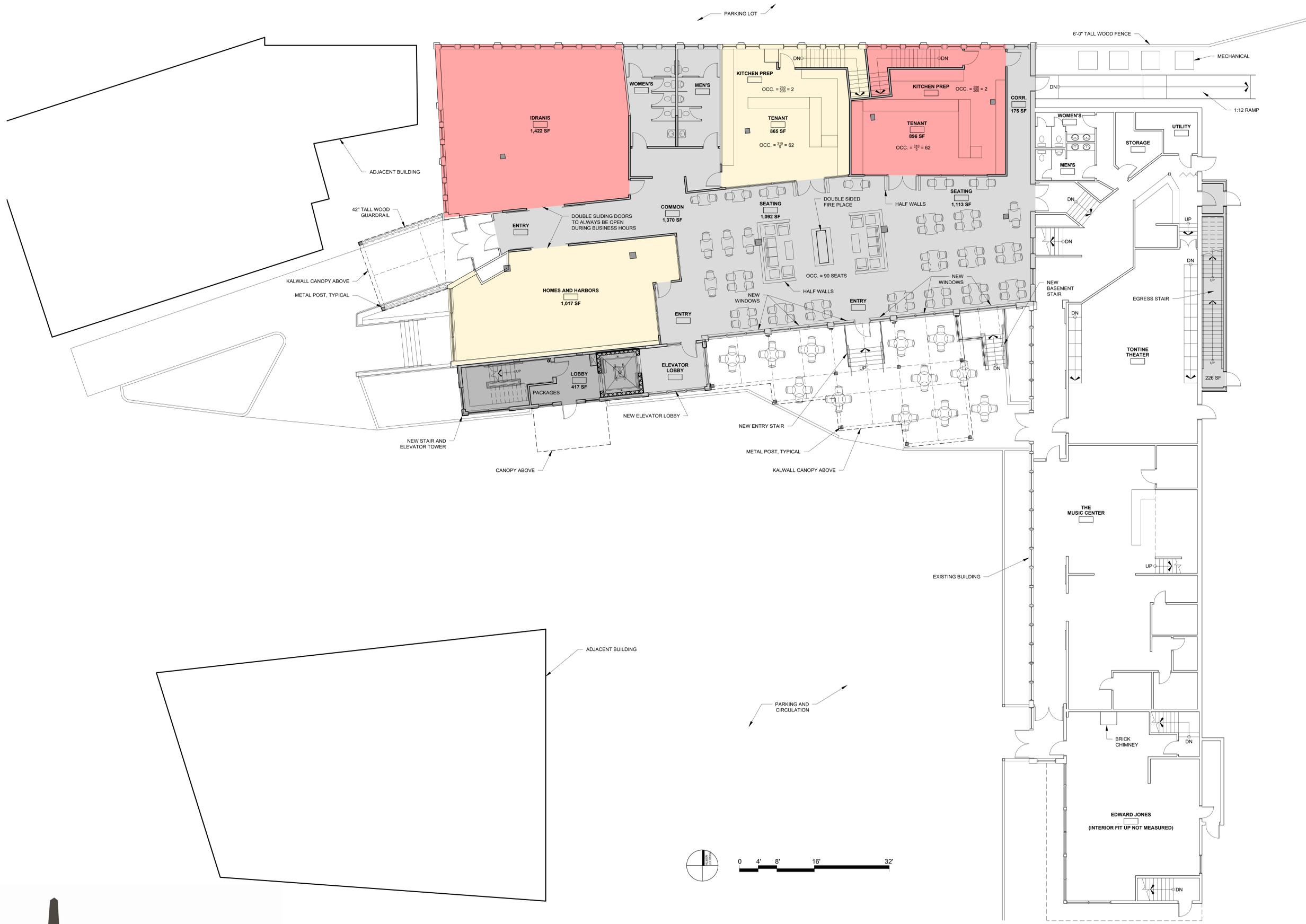
**Photograph 8: Existing parking behind 11 School Street, looking north.**



**Photograph 9: Behind the east wing of Tontine Mall and 11 School Street, looking south.**



**Photograph 10: The rear of the 11 School Street structure, looking south from existing parking area.**





RYAN SENATORE  
ARCHITECTURE  
555 CONGRESS STREET  
PORTLAND, MAINE 04101  
207-650-6414  
rsenatore@architect.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY  
Not for Construction  
JANUARY 14, 2020

DATE:

PROJECT No. 1903

DRAWN BY: RRT

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:

SECOND FLOOR PLAN

FP-02



1 SECOND FLOOR PLAN  
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")



RYAN SENATORE  
ARCHITECTURE  
665 CONGRESS STREET  
PORTLAND, MAINE 04101  
207-650-6414  
rsenatore@architecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY  
Not for Construction  
JANUARY 14, 2020

DATE:  
PROJECT No. 1903  
DRAWN BY: RRT  
CHECKED BY: RJS  
SCALE: AS NOTED

SHEET TITLE:  
THIRD FLOOR PLAN



1 THIRD FLOOR PLAN  
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")



1 SOUTH ELEVATION  
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")



2 NORTH ELEVATION  
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")



**RYAN SENATORE ARCHITECTURE**  
695 CONGRESS STREET  
PORTLAND, MAINE 04101  
207-650-6414  
senatore@rsaarchitecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY  
Not for Construction  
JANUARY 14, 2020

DATE:

PROJECT No. 1903

DRAWN BY: RRT

CHECKED BY: RJS

SCALE: AS NOTED

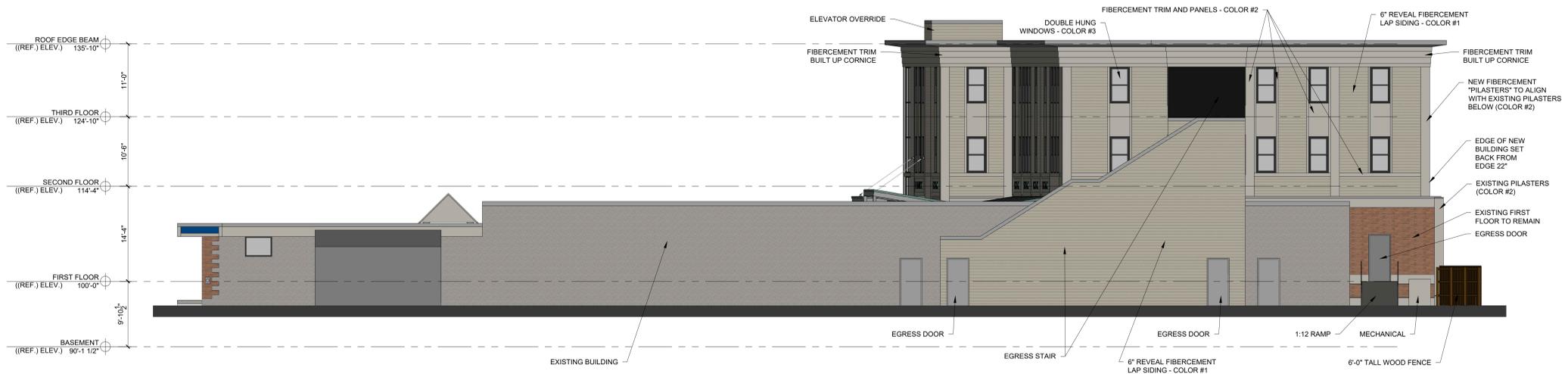
SHEET TITLE:

ELEVATIONS





1 WEST ELEVATION  
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")



2 EAST ELEVATION 1  
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")



3 EAST ELEVATION 2  
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")



TONTINE MALL RENOVATION  
149 MAINE STREET  
BRUNSWICK, MAINE



RYAN SENATORE  
ARCHITECTURE  
505 CONGRESS STREET  
PORTLAND, MAINE 04101  
207-650-6414  
senatore@rsaarch.com

CONSULTANTS:

REVISIONS:

PROCESS PRINT ONLY  
Not for Construction  
JANUARY 14, 2020

DATE:

PROJECT No. 1903

DRAWN BY: RRT

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:

ELEVATIONS

EL-2

© 2019 RYAN SENATORE ARCHITECTURE



PERSPECTIVE VIEW 1



RYAN SENATORE  
**ARCHITECTURE**  
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PORTLAND, MAINE 04101  
207-650-6414  
senatore@rsaarchitecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY  
Not for Construction  
JANUARY 14, 2020

DATE:  
PROJECT No. 1903  
DRAWN BY: RRT  
CHECKED BY: RJS  
SCALE: AS NOTED

SHEET TITLE:  
PERSPECTIVE  
VIEW 1



## PERSPECTIVE VIEW 2



© 2019 RYAN SENATORE ARCHITECTURE

TONTINE MALL RENOVATION  
149 MAINE STREET  
BRUNSWICK, MAINE



RYAN SENATORE  
**ARCHITECTURE**  
665 CONGRESS STREET  
PORTLAND, MAINE 04101  
207-659-6414  
senatorearchitect.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY  
Not for Construction  
JANUARY 14, 2020

DATE:

PROJECT No. 1903

DRAWN BY: RRT

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:

PERSPECTIVE VIEW 2

V2



# PERSPECTIVE VIEW 3 - FROM BACK



© 2019 RYAN SENATORE ARCHITECTURE

**TONTINE MALL RENOVATION**  
 149 MAINE STREET  
 BRUNSWICK, MAINE



**RYAN SENATORE ARCHITECTURE**  
 660 CONGRESS STREET  
 PORTLAND, MAINE 04101  
 207-650-6414  
 rsanotarearchitecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY  
 Not for Construction  
 JANUARY 14, 2020

DATE:

PROJECT No. 1903

DRAWN BY: RRT

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:

PERSPECTIVE VIEW 3

V3



PROGRESS PRINT ONLY  
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JANUARY 14, 2020



# OVERHEAD VIEW 2

© 2019 RYAN SENATORE ARCHITECTURE

TONTINE MALL RENOVATION  
 149 MAINE STREET  
 BRUNSWICK, MAINE



RYAN SENATORE ARCHITECTURE  
 565 CONGRESS STREET  
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 207-650-0414  
 senatore@rsa-architecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY  
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 JANUARY 14, 2020

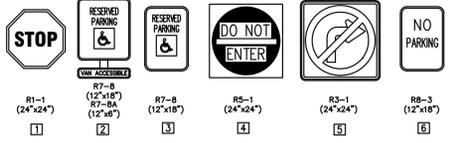
DATE:  
 PROJECT No. 1903  
 DRAWN BY: RRT  
 CHECKED BY: RJS  
 SCALE: AS NOTED

SHEET TITLE:  
 OVERHEAD VIEW  
 2

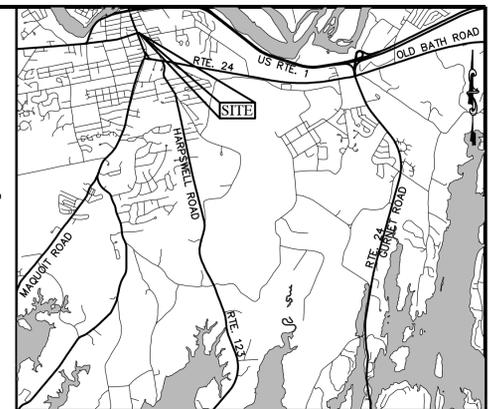
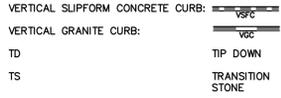
V5

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**SIGN LEGEND:**



**CURBING LEGEND:**



**LOCATION MAP**  
SCALE: 1" = 5000'

**GENERAL NOTES:**

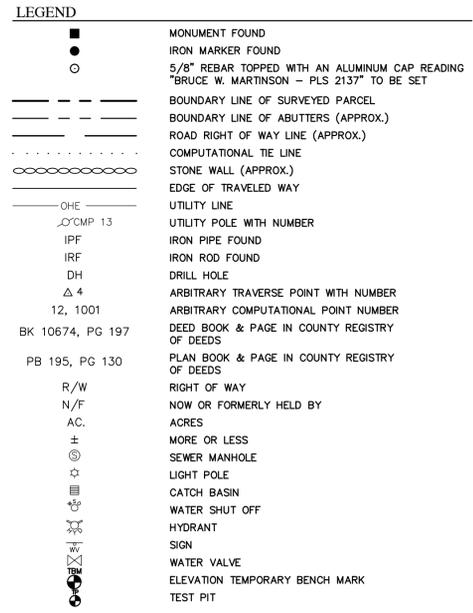
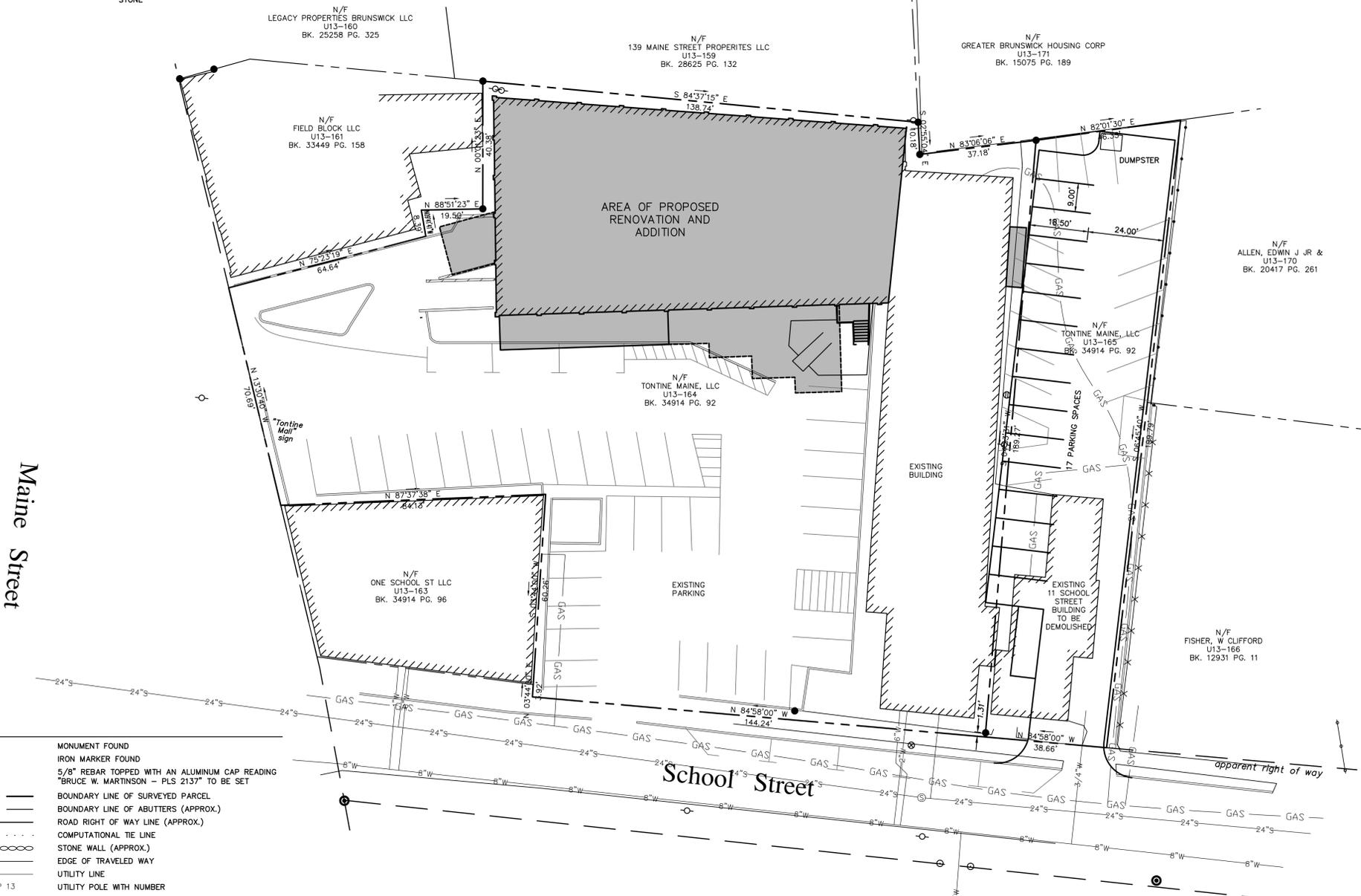
- TITLE REFERENCE FOR SURVEYED PARCEL:**  
BK 34914, PG 92
- PLAN REFERENCE(S):**  
(1) STANDARD BOUNDARY SURVEY, TONTINE MALL, MAINE STREET, BRUNSWICK, MAINE MADE FOR FORE RIVER COMPANY, 5 MILK STREET, PORTLAND, MAINE, DATED JULY 18TH, 1990. BY TITCOMB ASSOCIATES LAND SURVEYORS
- AREA INFORMATION:**  
LOT AREA: 1.0 ACRES
- TAX MAP REFERENCE:**  
TAX MAP U13, LOT 164 & 165
- BASIS OF BEARINGS:**  
BEARINGS ARE REFERENCED TO MAGNETIC.

**UTILITY NOTES:**

- INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN; CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE PRIOR TO EXCAVATION. 1-888-344-7233

**ZONING:**

- ZONE: GMB
- MAX. DENSITY: N/A
- MIN. LOT WIDTH: N/A
- BUILDING FRONTAGE MIN.: 75% OF LOT WIDTH
- BUILDING FRONTAGE MAX.: 100% OF LOT WIDTH
- MIN. FRONT SETBACK: 0
- BUILD-TO-ZONE: 0-5
- MIN. REAR SETBACK: 0
- MIN. SIDE SETBACK: 0
- MAX. IMPERVIOUS SURFACE COVERAGE: 100% OF LOT AREA
- MIN. BUILDING HEIGHT: 24'
- MAX. BUILDING HEIGHT: 40'
- MAX. BUILDING FOOTPRINT PER STRUCTURE: N/A



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

**GRAPHIC SCALE**  
 0 10 20 40  
 ( IN FEET )  
 1 inch = 20 ft.  
 ISSUED FOR:  
**PERMITTING REVIEW**

**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.

TITLE: <b>SITE LAYOUT PLAN</b>	
PROJECT: TONTINE MALL RENOVATION MAINE STREET & SCHOOL STREET, BRUNSWICK	
PREPARED FOR: TONTINE MAINE LLC 100 SILVER STREET, PORTLAND MAINE	
 <b>SITELINES</b> 119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200 <b>CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS</b>	
FIELD WK:	SCALE: 1" = 20'
DRN BY: RPL	JOB #: 3791
CH'D BY: CYN	MAP/LOT: U13/164&165
DATE: 01-15-2020	FILE: 3791-SITE.DWG
<b>1</b>	