



Town of Brunswick, Maine

VILLAGE REVIEW BOARD

85 UNION STREET, BRUNSWICK, ME 04011

VILLAGE REVIEW BOARD AGENDA TUESDAY, AUGUST 4TH, 2020 7:15 P.M.

THIS MEETING IS BEING CONDUCTED VIA ELECTRONIC DEVICES WITH VILLAGE REVIEW BOARD MEMBERS PARTICIPATING FROM REMOTE LOCATIONS.

THERE IS NO OPPORTUNITY FOR THE PUBLIC TO VIEW THIS MEETING IN PERSON.

THE PUBLIC CAN VIEW OR LISTEN TO THE MEETING ON TV3 (CHANNEL 3 ON COMCAST) OR VIA LIVE STREAM FROM THE TOWN'S WEBSITE: <http://tv3hd.brunswickme.org/CablecastPublicSite/watch/1?channel=1>

**THE PUBLIC MAY PROVIDE COMMENT VIA EMAIL (mpanfil@brunswickme.org) PRIOR TO THE MEETING OR THEY MAY PROVIDE LIVE COMMENT VIA ZOOM VIDEO CONFERENCING AT:
<https://us02web.zoom.us/j/81189516020?pwd=NTNTYk42cEZEbk9VaEwxZVROeXRLZz09>**

OR VIA TELEPHONE AT: (301)715-8592; MEETING ID: 811 8951 6020; PASSWORD: 798351

- 1. Case #VRB 20-016 5 Dunning Street** – At the request of the applicants, Susan and Vincent Veligor, the Board will review and take action on a request for a Certificate of Appropriateness to construct a new, approximately 80 square foot, shed near the southwest corner of the property located at 5 Dunning Street (Map U14, Lot 1B).
- 2. Case #VRB 20-018 73 Union Street** – At the request of the applicant, Dick Campbell LLC, the Board will review and take action on a request for a Certificate of Appropriateness to construct a new, approximately 60 square foot, second floor balcony (requiring the replacement of an existing window with a new door) at the northwest corner of the structure located at 73 Union Street (Map U13, Lot 111).
- 3. Approval of Minutes**
- 4. Staff Approvals:**
 - 3 High Street – Rear Addition
 - 5 Sage Hill – Rear Yard Greenhouse
 - 9 Middle Street – Rear Fence
 - 49 Pleasant Street – ADA Ramp
 - 55 Cushing Street – Generators
 - 159 Park Row – Rear Fence

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

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

PROJECT NAME: Addition of a Second-Floor Balcony

CASE NUMBER: VRB 20-018

LOCATION: 73 Union Street (Map U13, Lot 111)

APPLICANT: Dick Campbell LLC
321 River Road
Orrington, ME 04474

OWNER: McLellan Enterprises, c/o Amy McLellan
73 Union Street
Brunswick, ME 04011

REVIEW DATE: July 21, 2020

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for Alterations and New Construction to build a new, approximately 60 square foot, balcony at the northwest corner of the existing structure. The proposed balcony will be made of wood supports and decking but will have a vinyl railing. Installation of the proposed balcony will require the replacement of an existing window on the north façade with a new glass door. The proposed balcony tapers toward the east to comply with the side setback established in Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts of the Brunswick Zoning Ordinance.

The proposed development is located within the Growth Mixed-Use 6 (GM6) Zoning District and the Village Review Overlay (VRO) Zone. According to the Town's Historic Preservation Survey the structure was constructed between 1887 and 1910 and is listed as a contributing resource within the VRO Zone Classification Project. The architectural style of the structure reflects a Colonial Revival style with a notable Greek Revival influence. The recently updated VRB Design Guidelines note that side porches and balconies are characteristic of the Colonial Revival style (p. 61).

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 balcony is consistent with the provisions of the Brunswick Zoning Ordinance. The balcony Design Guidelines state that new elements attached to areas visible from the public right-of-way should be avoided, but also states that side porches and balconies are common features of Colonial Revival style residences such as the existing 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 balcony alters the historic integrity of the building, but it is small in scale and as referenced in the project summary, side porches and balconies are characteristic of the Colonial Revival style.

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

The architectural styles of the surrounding area are diverse and although not widely found, side porches and second-floor balconies are not uncommon along 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 balcony will not 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 proposed balcony is modest in mass and scale due to the side setback standard established for the GR6 Zoning District. The design and proposed materials proposed are similar to those used on the recently approved and constructed balconies at the McLellan building located north of the subject property at 26 Cumberland Street.

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.**

No cinder block, concrete or concrete block is proposed for this project.

- 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 applicant's plans indicate the use of a vinyl railing for the proposed balcony. Although not a preferred material, the vinyl railing is consistent with the existing vinyl siding. No asphalt or asbestos materials are proposed.

- 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 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
73 UNION STREET
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS
VILLAGE REVIEW BOARD
REVIEW DATE: AUGUST 4, 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 addition, located at 73 Union Street, 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: _____

VRB Case #: 20-018

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: DICK CAMPBELL LLC
Address: 321 RUDGE ROAD
ORRINGTON, MAINE 04474
Phone Number: 207-745-7748
Email Address: dickcampbellllc@gmail.com

2. Project Property Owner:

Name: AMY McLELLAN
Address: 75 UNION ST.
BOWSWICK ME
Phone Number: 207-671-9033
Email Address: _____

3. Authorized Representative: (If different than applicant)

Name: _____
Address: _____
Phone Number: _____
Email Address: _____

4. Physical Location of Property Being Affected:

Address: 73-75 UNION ST. BOWSWICK

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

6. Underlying Zoning District _____

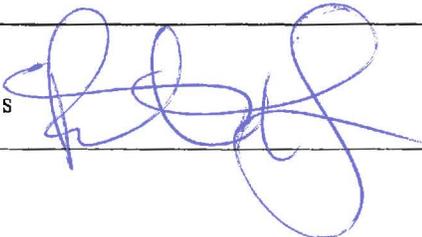
7. Type of Activity (check all that apply):

- Additions and New Construction DECK
- 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):

REMOVE WINDOW / REPLACE W/ DOOR SECOND FLOOR DECK
16' X 5' to 5'6" DECK TO COMPLY W/ SETBACK
REQUIREMENTS

Applicant's
Signature



7-1-20

**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.

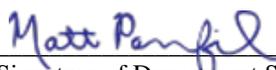
- Completed application form
- A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review (*provided by Department Staff*).
- A drawing showing the design, texture, and location of any construction, alteration, demolition for which a certificate 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 7-16-2020 (date) by Matt Panfil 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: _____



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

DICK CAMPBELL, relating to property designated on Assessors Tax Map # 613 and

Lot # 111 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

NO SETBACK REQUIREMENTS; IMPERVIOUS
LANDSCAPING

Signed: _____

Date: _____

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 73/75 Union

 County City/Town Street Address and Number



Name of Building/site:
 Common and/or Historic

Approximate Date: Style:

Type of Structure:
 Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: Organization: Date:

Rating:

Historic Significance to the Community: 1910 map: H.E. EMMONS

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(For Additional Information - Use Reverse Side)





REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

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

PROJECT NAME: New Storage Shed

CASE NUMBER: VRB 19-016

LOCATION: 5 Dunning Street (Map U14, Lot 1B)

APPLICANT & OWNER: Susan and Vincent Veligor
1 Ponce Street
Portland, ME 04101

REVIEW DATE: August 4, 2020

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for New Construction to construct a new 80 square foot storage shed with shiplap siding and a metal roof. The proposed development is located at 5 Dunning Street (Map U14, Lot 1B) in the Growth Residential 6 (GR6) Zoning District and the Village Review Overlay (VRO) Zone.

The following draft Findings of Fact for a Certificate of Appropriateness for New Construction 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 shed is compliant with the requirements of the Brunswick Zoning Ordinance, including Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts.

(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.**

Not applicable.

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

Not applicable.

- 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.**

Not applicable.

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

The small mass and scale of the proposed shed is visually compatible with the surrounding contributing resources. The applicant has indicated that the materials to be used include shiplap siding and a steel roof. These materials are visually compatible with the surrounding contributing resources.

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

Not applicable.

- 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.**

Patio blocks are proposed for the foundation of the structure, as allowed.

- 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 applicant is proposing the use of wood shiplap siding.

- 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 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
5 DUNNING STREET
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION
VILLAGE REVIEW BOARD
REVIEW DATE: AUGUST 4, 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 construct a new storage shed on the property located at 5 Dunning Street, as outlined in the application and as satisfied by Subsection 5.2.8.C.(4).ii 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: _____
By: _____

VRB Case #: VRB 20-016

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Residence
Name: SUSAN & VINCENT VELIGOR
Address: 1 PONCE ST.
PORTLAND, ME 04101
Phone Number: 207-232-6821 207-991-0202
Email Address: SUSAN@CORNERSTONEPLANNING.COM
VINNIE@MAINE.SR.COM

2. Project Property Owner:

Name: SUSAN & VINCENT VELIGOR
Address: 5 DUNNING ST.
BRUNSWICK, ME
Phone Number: _____
Email Address: SEE ABOVE

3. Authorized Representative: (If different than applicant)

Name: _____
Address: _____
Phone Number: _____
Email Address: _____

4. Physical Location of Property Being Affected:

Address: 5 DUNNING ST.

5. Tax Assessor's Map # 414 Lot # 001 of subject property.

6. Underlying Zoning District CR6

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

- Additions and New Construction / NEW SHED
 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):

NEW SHED - 8' X 10'
SHED FLOOR - 4" X 4" FRANE PLYWOOD DECK / WALLS 2" X 4" 16" o/c
SHIPLAP EXTERIOR FINISH 1" X 10" NOVEL PINE / PEAKED ROOF /
STEEL ROOF GREEN / DOOR AT 8' END / HEIGHT TO PEAK
FINISH COLOR PAINTED WHITE 8'-6"
SEE SKETCH & PHOTOS ATTACHED
SHED RESTING ON 4 PATIO BLOCKS EACH CORNER "GROUND"

Applicant's
Signature

Susan & Vincent Veligor

6-24-2020

**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 7-16-2020 (date) by MATT PANFILL 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: _____



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

Susan Veikane, relating to property designated on Assessors Tax Map # U14 and

Lot # 1B has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

Shed must be 3 feet from side
property lines and 10 feet from gate.
Impervious surface (driveway) close to max-
shed replacement okay

Signed:

Julie [Signature]

Date:

7/16/200

U14-3

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 5/5 1/2 Dunning St.
County City/Town Street Address and Number

Name of Building/site: 1902 residence of Benjamin Desjardin
Common or Historic



Approximate Date: 1902 Style: Colonial Revival

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: Organization: PHS Date: 3/87

Rating:

Historic Significance to the Community:This building is the mirror-image design
of #3 1/2 Dunning Street nearby.
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(For Additional Information - Use Reverse Side)

Maps: 1910 #5 = B. Desjardine

Title is established by 1910 deed 207:454 and first mention of the building on property occurs in 1902 (mortgage 725:20).

Chronology of owners:

- (-1901) William F. Ward Estate (land only) - see deed
707:454
- (1901-1913) Benjamin Desjardin - see deed 707:454
- (1913-) Odilas Menard - see deed 922:6
- (1977) Marcel and Jane G. Menard - from 1977 survey notes

Directories:

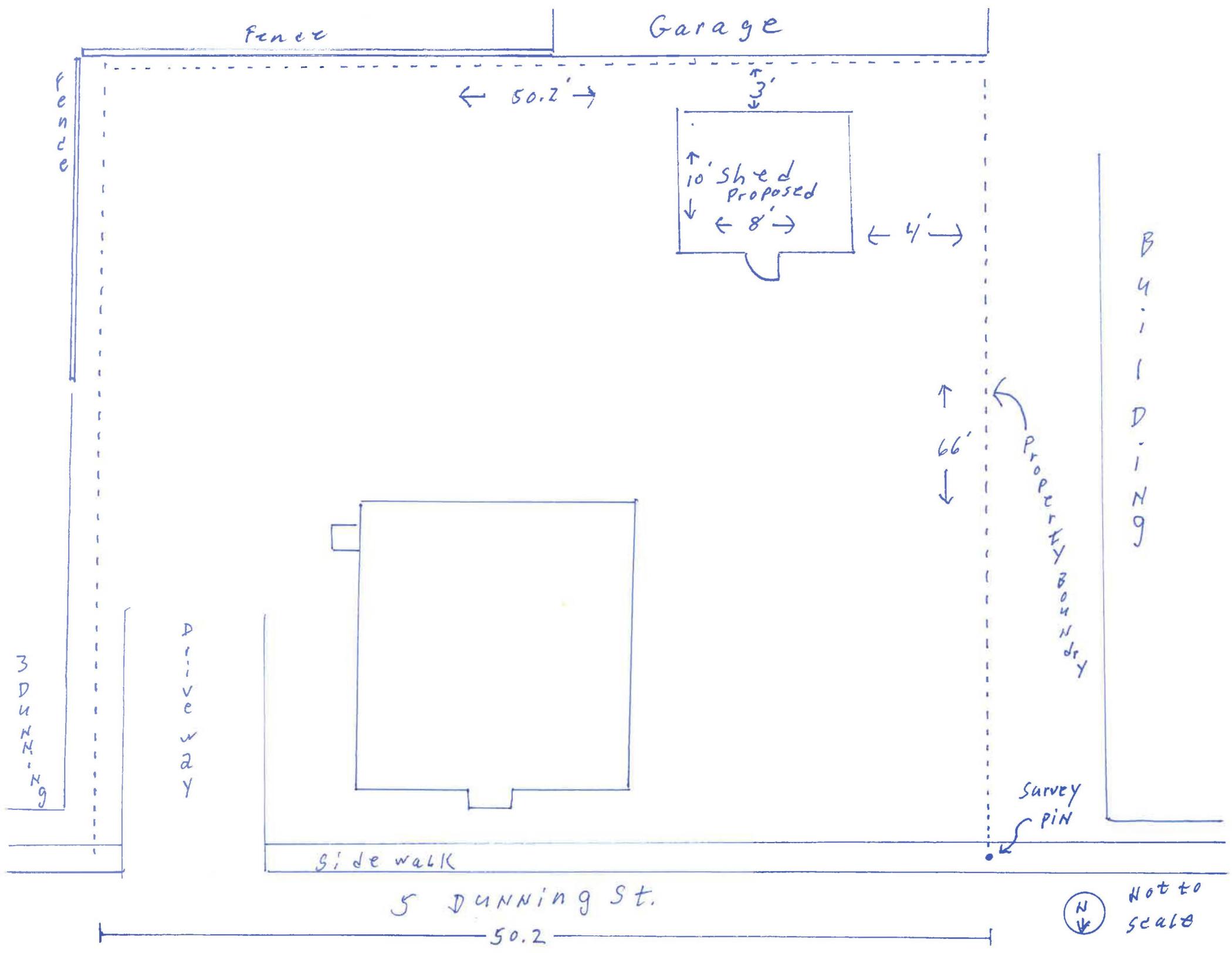
Occupants of #5 Dunning Street:

- 1917 = Mrs. Georgiana Brassard
- 1922-1932 = Fabien Menard
- 1934-[1953] = Louis P. Fortin

Occupants of #5 1/2 Dunning Street:

- 1917 = Mrs. Domithilde Thibault
- 1922 = Joseph F. Brassard
- 1924-1932 = Dominique St. Pierre
- 1934-1946 = Leonce Belanger
- 1949-[1953] = Marcel Menard

Year of construction is stated as 1902 in WPA-Assessor's records. Wording of first deeds and mortgages to properly support this date. Style of present building on site also supports this date.



Fence

Garage

← 50.2' →

↑ 3' ↓

↑ 10' shed Proposed ↓

← 8' →

← 4' →

↑ 66' ↓

PROPERTY BOUNDARY

BUILDING

Survey PIN

5 DUNNING St.

50.2



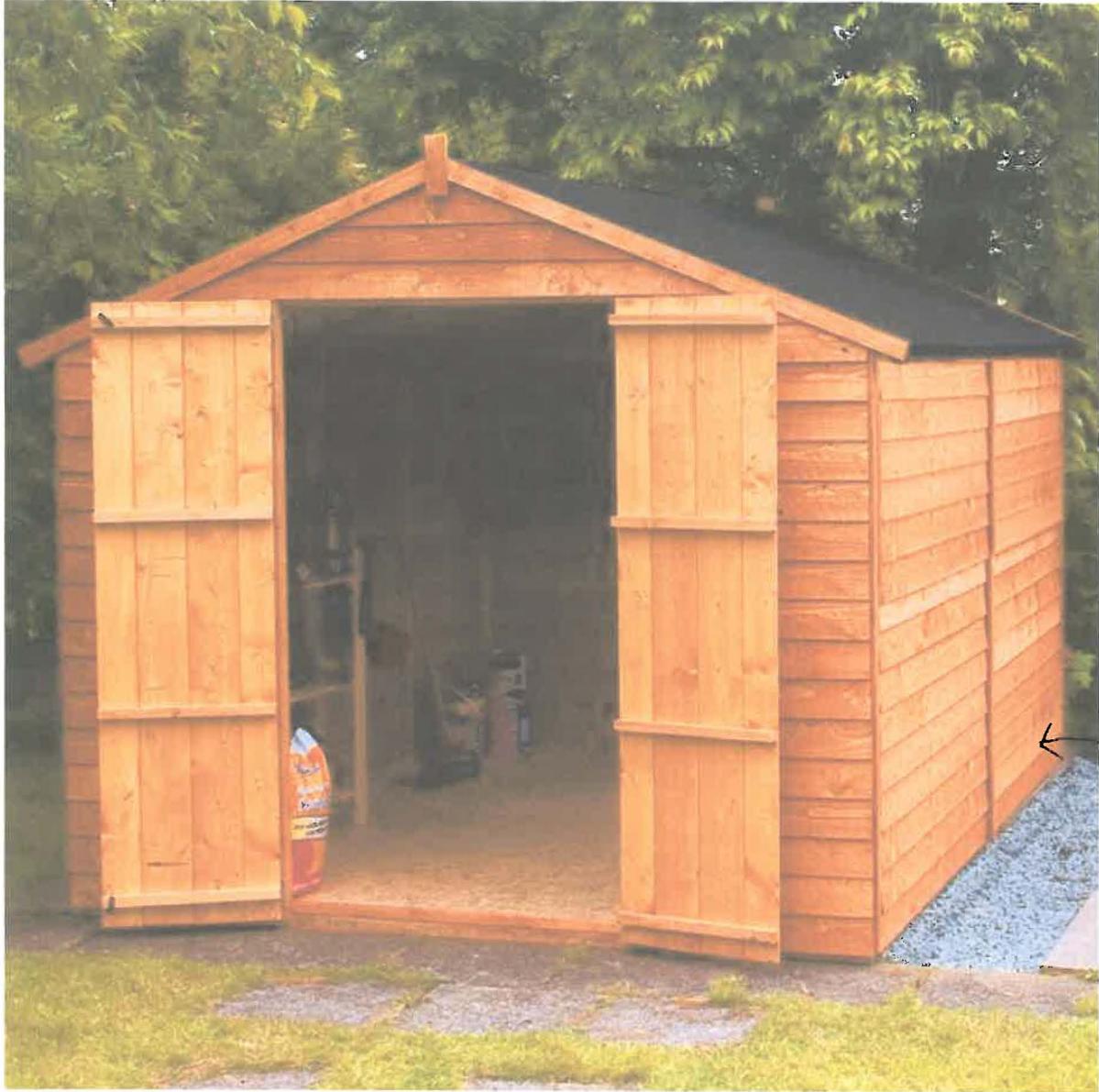
Not to scale

Fence

5 DUNNING St.

DRIVEWAY

SIDE WALK



Metal
Roof
Green

Exterior
Painted
white
when
installed
V. Velazquez

← shiplap





