Town of Brunswick, Maine

VILLAGE REVIEW BOARD

85 UNION STREET, BRUNSWICK, ME 04011

VILLAGE REVIEW BOARD AGENDA
WEDNESDAY, APRIL 29, 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://zoom.us/j/97623313112?pwd=YitnUFkrTFl2eWFqMkswZ2ZkamF5Zz09

OR VIA TELEPHONE AT: (312)626-6799; MEETING ID: 976 2331 3112

1. **Case #VRB 20-005 62 Federal Street –** At the request of the applicant, Abigail Abbott, the Board will review and take action on a request for a Certificate of Appropriateness to replace windows in the home located at 62 Federal Street (Map U13, Lot 194).

2. **Case #VRB 20-006 36 Pleasant Street –** At the request of the applicants, Mercie and Steve Normand, the Board will review and take action on a request for two Certificates of Appropriateness to renovate the existing building and construct a new six unit condominium building at 36 Pleasant Street (Map U14, Lot 20).

3. **Case #VRB 20-004 – 149 Maine Street/11 School Street (90 Day Demolition Delay, 1/29/20 -4/28/20)** – At the request of the applicant, Sitelines PA on behalf of Tontine Maine LLC, the Board will receive a progress update, discuss and take action on a request for a Certificate of Appropriateness for the demolition of a residential structure at 11 School Street (Map U13, Lot 165), located within the federally-designated Federal Street Historic District. The Board will also review and take action on a request for a Certificate of Appropriateness for the addition of two stories to accommodate 16 residential dwelling units at the Tontine Mall, 149 Maine Street (Map U13, Lot 165).

Over →

Town of Brunswick, Maine

VILLAGE REVIEW BOARD

85 UNION STREET, BRUNSWICK, ME 04011

4. **Case #VRB 20-009 7 Bath Road –** At the request of the applicant, Bowdoin College, the Board will review and take action on a request for a Certificate of Appropriateness to replace and relocate a handicap access ramp and replace porch flooring (Map U08, Lot 106).

5. **Approval of Minutes**

6. **Staff Approvals:**
   11 Gilman Ave – Rear renovations

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 FOR ALTERATIONS TO AN EXISTING STRUCTURE
VILLAGE REVIEW BOARD

PROJECT NAME: Window Alterations

CASE NUMBER: VRB 20-005

LOCATION: 62 Federal Street (Map U13, Lot 194)

APPLICANT & OWNER: Abigail and Alexander Abbott
62 Federal Street
Brunswick, ME 04011

REVIEW DATE: April 29, 2020

PROJECT SUMMARY

The applicant is requesting a Certificates of Appropriateness for Alterations to an Existing Structure in order to shift the location and narrow the dimensions of an existing window on the rear (west) façade with a new wood window and to replace and shorten the dimensions of an existing window on the side (south) façade with a new wood window. The applicant has indicated that the window pattern and muntin configuration will match the existing windows. These alterations are requested in order to relocate the kitchen within the home.

The proposed development is located in the Growth Residential 7 (GR7) Zoning District, the Federal Street Historic District, and the Village Review Overlay Zone. Built circa 1926, the existing structure is listed as a contributing resource in the 2013 Classification Project.

The following draft Findings of Fact for a Certificate of Appropriateness for New Construction and Additions 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*.**

The applicant is proposing the replacement of wood windows with new wood windows of different dimensions (narrower on the rear façade and shorter on the side façade). The 2004 Village Review Design Guidelines state, "Every reasonable

effort shall be made to repair the existing windows." The alterations to the dimensions of the window openings is necessary to relocate the kitchen within the home. No other window replacements or alterations are proposed. The front façade window fenestration will remain as is.

(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 proposed window replacements will be of the same material, pattern, and muntin configuration as the rest of the windows on the existing structure.

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

Provided the replacement windows maintain the existing window material, pattern, and muntin configuration, they will be visually compatible with the existing Federal Street 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 location of the proposed window replacements is not on an area of the building that would conceal or change its overall distinctive historic or architectural-defining features. Maintaining wood as the dominant windows frame material and using the same pattern and muntin configuration will help the dimensional alterations appear consistent with the existing character of the building.

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

Not applicable.

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.**

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.**

Not applicable.

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
62 FEDERAL STREET
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING STRUCTURE
VILLAGE REVIEW BOARD
REVIEW DATE: APRIL 29, 2020

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

Motion 2: That the Board approves the Certificate of Appropriateness for Alterations to an Existing Structure in order to shift the location and narrow the dimensions of an existing window on the rear (west) façade with a new wood window and to replace and shorten the dimensions of an existing window on the side (south) façade with a new wood window, located at 62 Federal 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.

U13-194

HISTORIC PRESERVATION SURVEY

1980 photos J. Goff

Cumberland — County
Brunswick — City/Town
62 Federal — Street Address and Number

Name of Building/site: ..... Common and/or Historic

Approximate Date: ..... Style: Colonial Revival

Type of 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: .....

Site of 1883 Bryant residence.

(For Additional Information — Use Reverse Side)

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62 Federal

Maps: (not on 1910 map)

Deeds:

references to earlier structures:

436:421 Theodore S. McLellan to Mary E. Bryant $500 5r front no.= TSM, so.= A. Lemont Hrs. 2/15/1877. TSM will remove lumber...

567:232 MEB+Levi H. Bryant to William A. Moody $1 9r4' front no. of AL Hrs. 4/24/1890 cites 541:321, 436:421.

Newspaper--reference to earlier structure on site:

Brunswick Telegraph 6/8/1883 p.2: "New House. Mr. Bryant is digging for the foundations of a double house on his lot on Federal street, next north of the house of Mr. H.A. Randall."

View of front of house from street

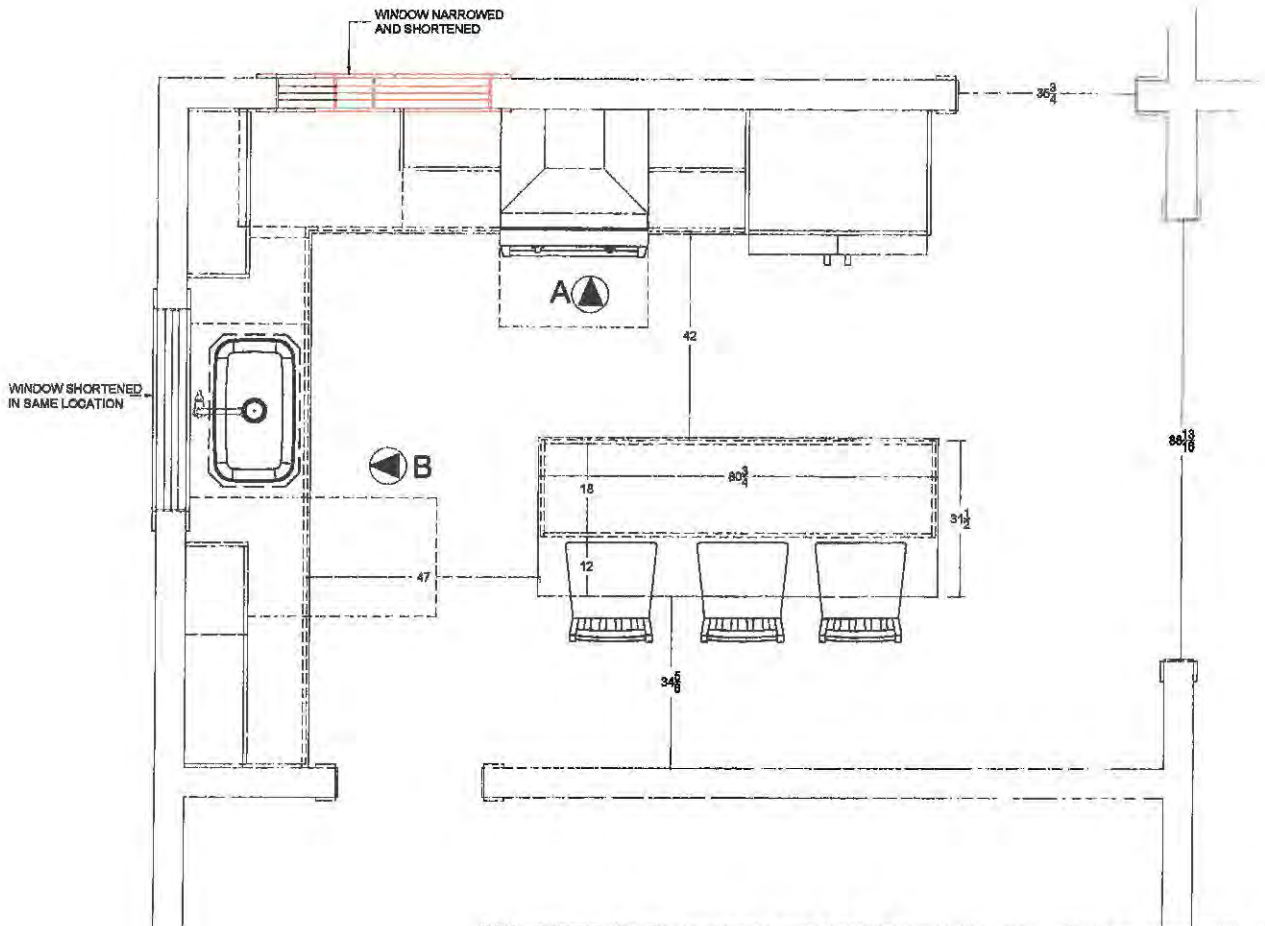
View of side of house from street

Window to be shortened-
view from side of house

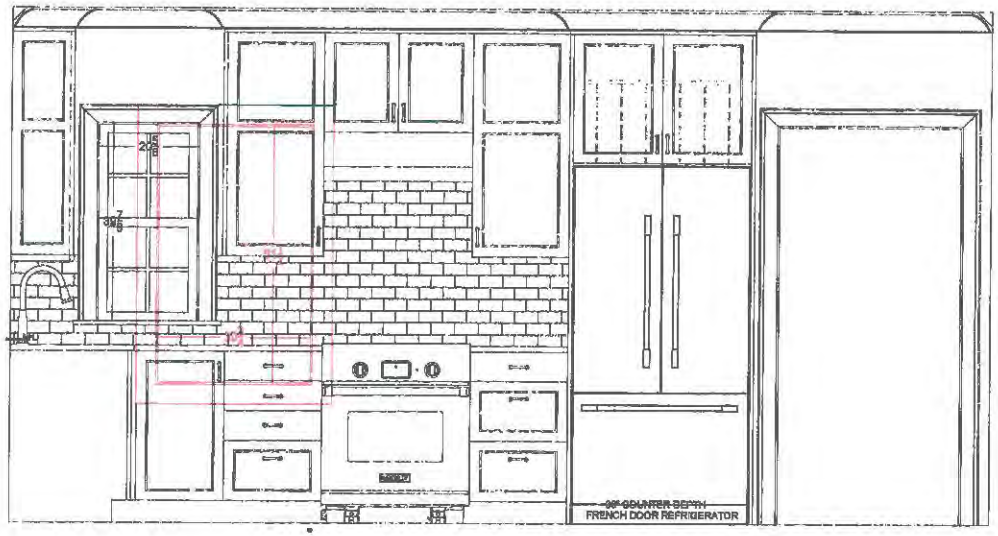
Window to be moved and made narrow-
view from back of house

WINDOW NOTES:

-RED INDICATES PRESENT WINDOW SIXING AND LOCATION (+/-)
-BLACK INDICATES PROPOSED WINDOW CHANGES AND SIZING
-PROPOSED WINDOW STYLING / MULLION PATTERN TO MATCH EXISTING AS CLOSELY AS POSSIBLE.

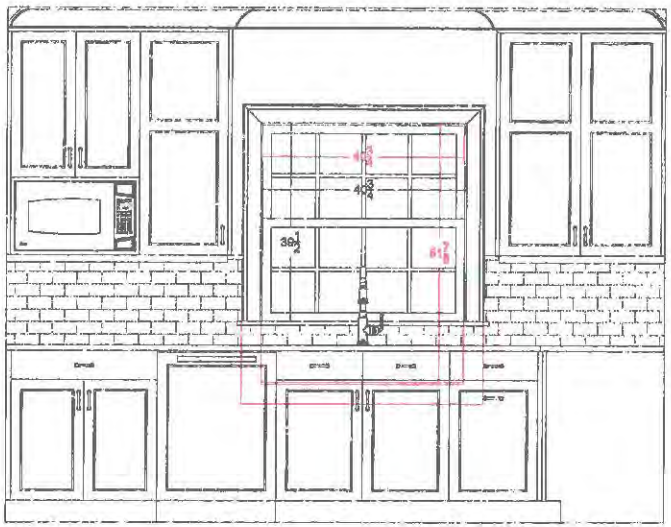


KITCHEN REMODEL	ABBOTT RESIDENCE 62 FEDERAL STREET BRUNSWICK, ME			DESIGNED & DRAFTED BY: ROBIN AMORELLO, CKD ATMOSCAPER DESIGN 204 DOUGHTY POINT ROAD HARPSWELL, MAINE 04079 207-319-5248
	PLAN VIEW	SCALE: 1/2"= 1'	1-20-2020	



A

KITCHEN REMODEL	ABBOTT RESIDENCE 62 FEDERAL STREET BRUNSWICK, ME			DESIGNED & DRAFTED BY: ROBIN AMORELLO, CKD ATMOSCAPER DESIGN 204 DOUGHTY POINT ROAD HARPSWELL, MAINE 04079 207-319-5246
	ELEVATION A	SCALE: 1/2"= 1'	1-20-2020	



B

KITCHEN REMODEL	ABBOTT RESIDENCE 62 FEDERAL STREET BRUNSWICK, ME			DESIGNED & DRAFTED BY ROBIN AMORELLO, CKD ATMOSCAPER DESIGN 204 DOUGHTY POINT ROAD HARPSWELL, MAINE 04079 207-319-5246
	ELEVATION B	SCALE: 1/2"= 1'	1-20-2020	

WOODWRIGHT® FULL-FRAME WINDOWS

Table of Woodwright® Double-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Custom-size windows are available in 1/8" (3) increments.

Cottage or reverse cottage sash available for all widths and all heights based on a 60/40 proportion.

CUSTOM WIDTHS –
1'-4 1/2" (419) to 3'-9 5/8" (1159)
CUSTOM HEIGHTS –
3'-8 7/8" (937) to 6'-4 7/8" (1953)

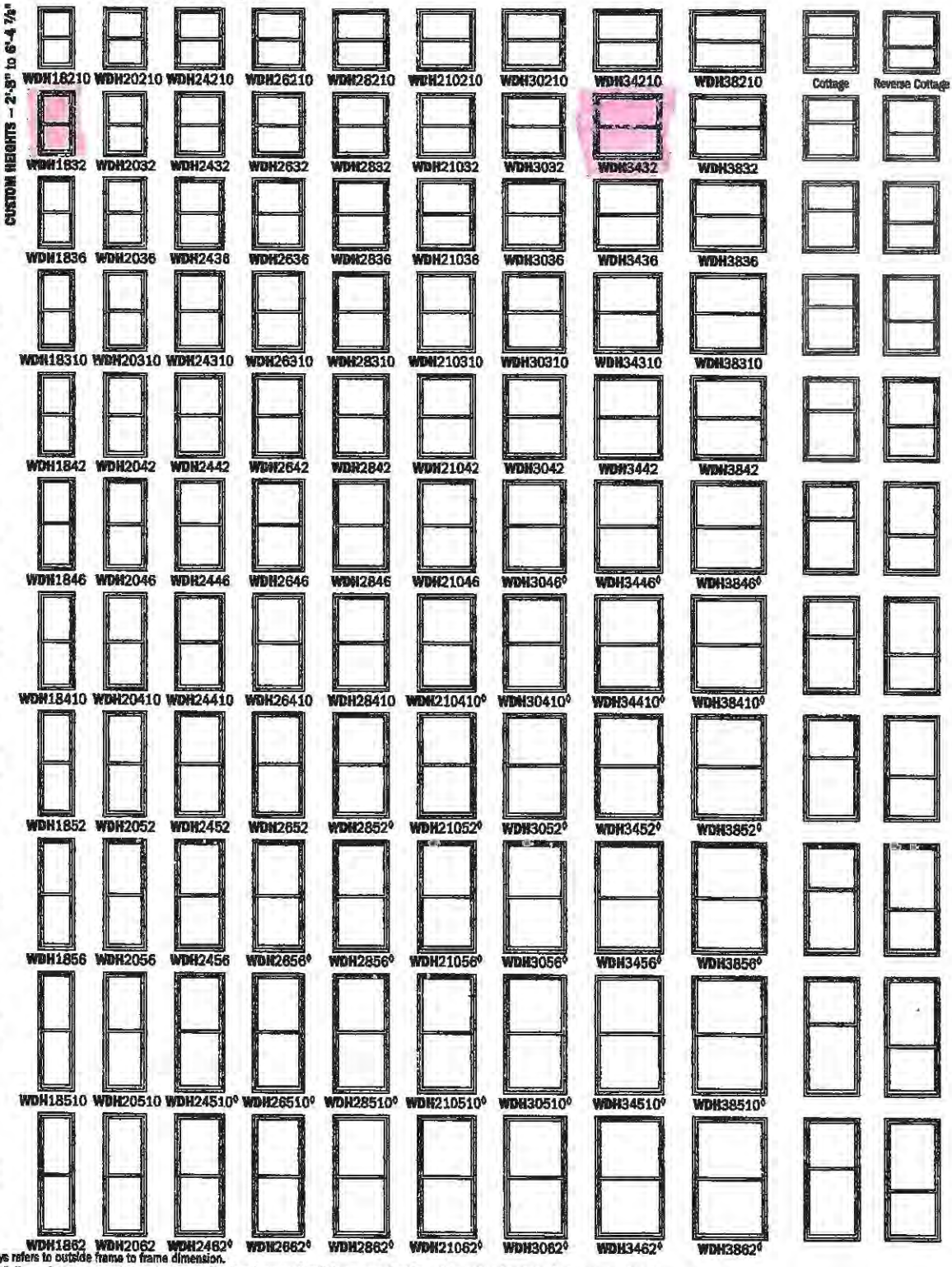
Window Dimension	1'-8 5/8" (549)	2'-1 5/8" (651)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-9 5/8" (1159)
Minimum Rough Opening	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)
Unobstructed Glass (lower sash only)	15 5/8" (397)	19 5/8" (498)	23 5/8" (600)	25 5/8" (651)	27 5/8" (702)	29 5/8" (752)	31 5/8" (803)	35 5/8" (905)	39 5/8" (1006)

CUSTOM WIDTHS – 1'-4 1/2" to 3'-9 5/8"

CUSTOM HEIGHTS – 2'-8" to 6'-4 7/8"

Height	Frame	Sash	Glass	Model
3'-0 7/8"	(937)	3'-0 7/8" (937)	13 3/8" (340)	WDH18210
3'-4 7/8"	(1038)	3'-4 7/8" (1038)	15 3/8" (391)	WDH1832
3'-8 7/8"	(1140)	3'-8 7/8" (1140)	17 3/8" (441)	WDH1836
4'-0 7/8"	(1241)	4'-0 7/8" (1241)	19 3/8" (492)	WDH18310
4'-4 7/8"	(1343)	4'-4 7/8" (1343)	21 3/8" (543)	WDH1842
4'-8 7/8"	(1445)	4'-8 7/8" (1445)	23 3/8" (594)	WDH1846
5'-0 7/8"	(1546)	5'-0 7/8" (1546)	25 3/8" (645)	WDH18410
5'-4 7/8"	(1648)	5'-4 7/8" (1648)	27 3/8" (695)	WDH1852
5'-8 7/8"	(1749)	5'-8 7/8" (1749)	29 3/8" (746)	WDH1856
6'-0 7/8"	(1851)	6'-0 7/8" (1851)	31 3/8" (797)	WDH18510
6'-4 7/8"	(1953)	6'-4 7/8" (1953)	33 3/8" (848)	WDH1862

Model	1'-8 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
3'-0 7/8"	WDH18210	WDH20210	WDH24210	WDH26210	WDH28210	WDH210210	WDH30210	WDH34210	WDH38210
3'-4 7/8"	WDH1832	WDH2032	WDH2432	WDH2632	WDH2832	WDH21032	WDH3032	WDH3432	WDH3832
3'-8 7/8"	WDH1836	WDH2036	WDH2436	WDH2636	WDH2836	WDH21036	WDH3036	WDH3436	WDH3836
4'-0 7/8"	WDH18310	WDH20310	WDH24310	WDH26310	WDH28310	WDH210310	WDH30310	WDH34310	WDH38310
4'-4 7/8"	WDH1842	WDH2042	WDH2442	WDH2642	WDH2842	WDH21042	WDH3042	WDH3442	WDH3842
4'-8 7/8"	WDH1846	WDH2046	WDH2446	WDH2646	WDH2846	WDH21046	WDH3046◊	WDH3446◊	WDH3846◊
5'-0 7/8"	WDH18410	WDH20410	WDH24410	WDH26410	WDH28410	WDH210410◊	WDH30410◊	WDH34410◊	WDH38410◊
5'-4 7/8"	WDH1852	WDH2052	WDH2452	WDH2652	WDH2852◊	WDH21052◊	WDH3052◊	WDH3452◊	WDH3852◊
5'-8 7/8"	WDH1856	WDH2056	WDH2456	WDH2656◊	WDH2856◊	WDH21056◊	WDH3056◊	WDH3456◊	WDH3856◊
6'-0 7/8"	WDH18510	WDH20510	WDH24510◊	WDH26510◊	WDH28510◊	WDH210510◊	WDH30510◊	WDH34510◊	WDH38510◊
6'-4 7/8"	WDH1862	WDH2062	WDH2462◊	WDH2662◊	WDH2862◊	WDH21062◊	WDH3062◊	WDH3462◊	WDH3862◊



- "Window Dimension" always refers to outside frame to frame dimension.
- "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill pansing, brackets, fasteners or other items.
- Dimensions in parentheses are in millimeters.

◊ Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (210).

VIDEO

Interior Exterior

400 SERIES

Woodwright® Double-Hung Window

When you unite classic craftsmanship with Andersen innovation, the result is a beautiful window that's built to last. Andersen Woodwright® double-hung windows with easy tilt-release locks combine old-world character with modern technology, giving you the look you love with the features you need.

- Classic look with modern performance
- Wood protected by Fibrex® composite exterior
- Great for replacement
- Standard sizes up to 3'10 1/8" wide and 6'4 7/8" high. Custom sizes available.

DESIGN THIS WINDOW REQUEST A QUOTE

SEE HOW OTHERS ARE USING THIS PRODUCT

Tag on using #andersenwindows

62 Federal Street

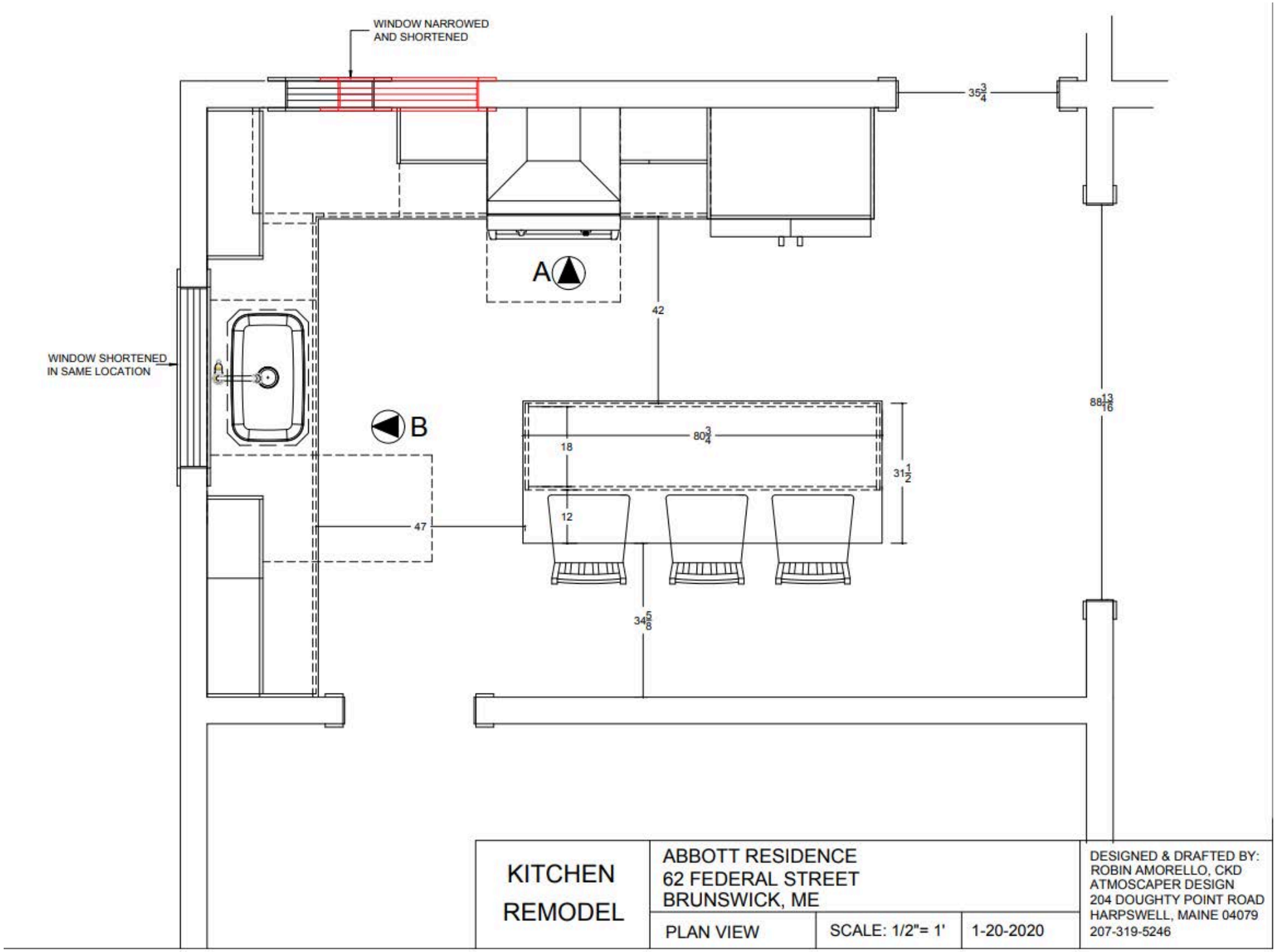
Abbott Residence

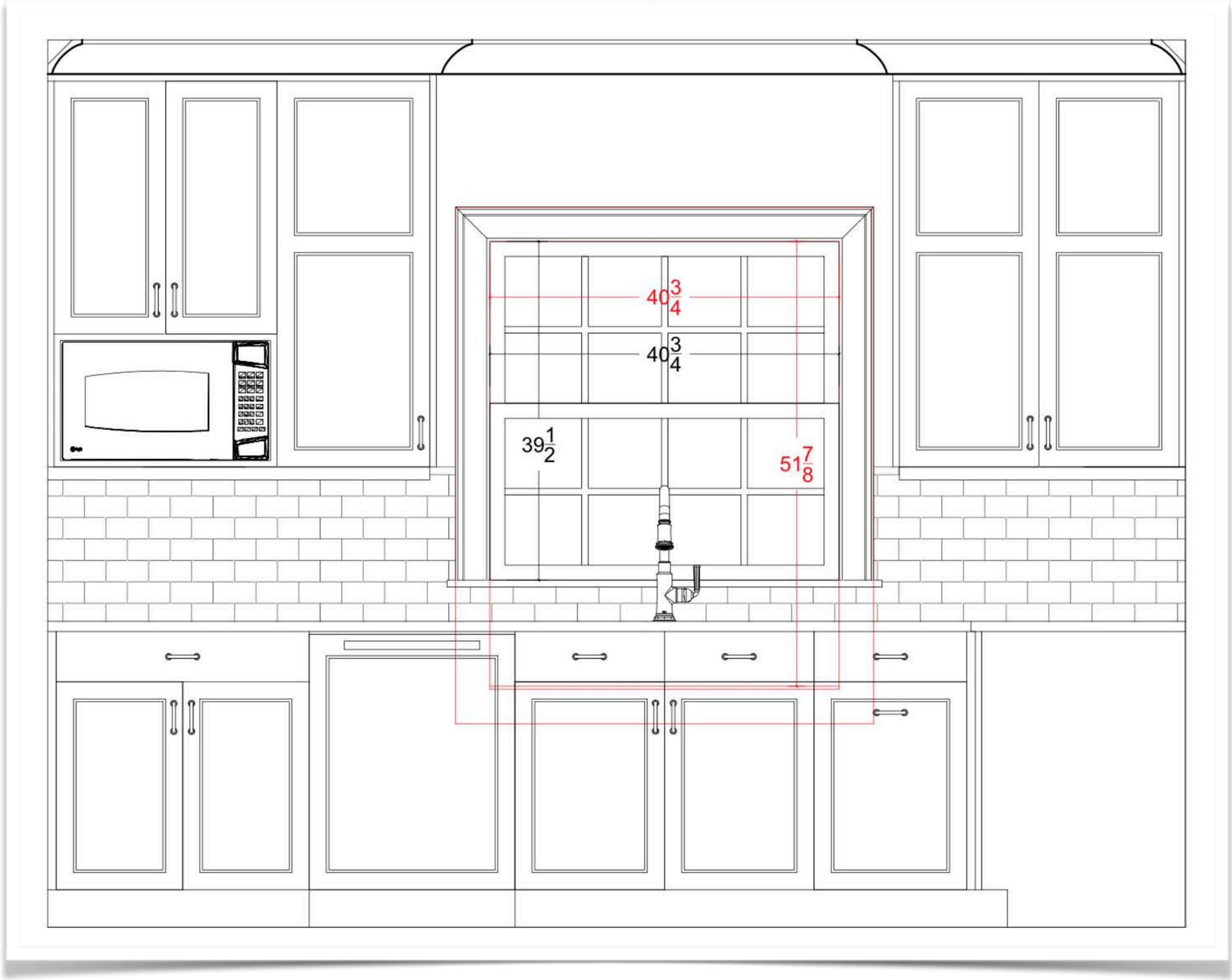
View of front of house from street

View of side of house from street

Window to be shortened- view from side of house

Window to be moved and made narrow- view from back of house

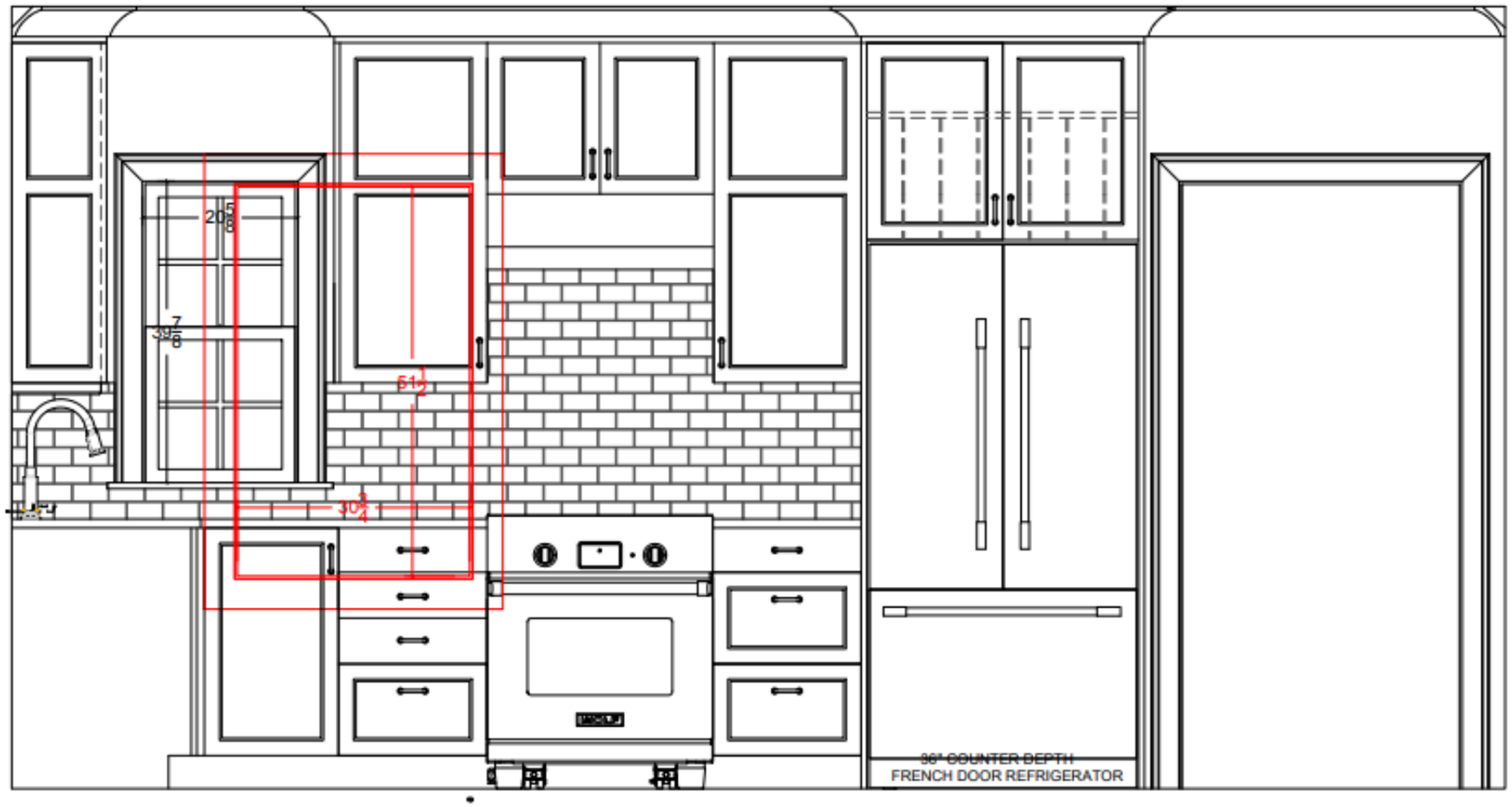

WINDOW NARROWED
AND SHORTENED
WINDOW SHORTENED
IN SAME LOCATION
A
B
42
47
18
12
80 3/4
31 1/2
35 3/4
88 13/16
34 5/8
KITCHEN
REMODEL
ABBOTT RESIDENCE
62 FEDERAL STREET
BRUNSWICK, ME
PLAN VIEW
SCALE: 1/2"= 1'
1-20-2020
DESIGNED & DRAFTED BY:
ROBIN AMORELLO, CKD
ATMOSCAPER DESIGN
204 DOUGHTY POINT ROAD
HARPSWELL, MAINE 04079
207-319-5246


40 3/4
40 3/4
39 1/2
51 7/8

Plan for Window Alteration

- **Design**: Custom double hung, 8 over 8 wooden window
- **Window Purveyor**: Green Mountain Window & Door Company
  - **Specialization**: Window replacement for the Northeast's historic building
- **Contractor:** Jason Stark of Stark Carpentry & Painting
  - Experienced in working on historical homes in the mid-coast area
- **Approach to window replacement**:
  - Will utilize as many components of original window as possible.
  - Will replace any needed parts with custom matching wooden material and craftsmanship.
  - Will modify existing wooden shutters to match size of new window.

Appendix


20 5/8
39 7/8
51 1/2
30 3/4
36" COUNTER DEPTH
FRENCH DOOR REFRIGERATOR

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: Renovation of an Existing Structure and New Condominium Building

CASE NUMBER: VRB 20-006

LOCATION: 36 Pleasant Street (Map U14, Lot 20)

APPLICANT & OWNER: Steve and Mercie Normand
66 Back Shore Lane
Orr's Island, ME 04066

REVIEW DATE: April 29, 2020

PROJECT SUMMARY

The applicants' request for a Certificate of Appropriateness can be broken down into two (2) distinct projects:

1. Renovation of the Existing Structure.

   The applicants are proposing to completely renovate the existing structure, built circa 1774. Proposed improvements include:

   - Restoration of the existing front door sidelites, arched transom window, and trim
   - Restoration of the existing front porch columns (to be replaced with columns of the same size and profile if necessary)
   - Restoration of arched window and trim on the western side of the structure
   - New Hardie brand cementitious fiber clapboard-style siding
   - New windows throughout the structure (same for same pre-finished aluminum with a six-over-six muntin configuration)
   - New corner boards
   - New garage doors
   - Two (2) new balconies, with wood patio doors, on the rear (north) side of the structure with columns and roof to match the existing front porch
   - Repair and repointing of existing chimneys
   - Repair of the of the existing metal standing seam roof on the western section of the building
   - Replacement of the existing metal standing seam roof on the eastern section of the building.

2. Construction of a New Condominium Building.

   The applicants are proposing a new three-story (34' 1½") tall, six-unit, condominium building on the same lot and to the north of the existing structure. The building materials and design are proposed to be complementary to the existing structure and surrounding area. Design elements of the proposed structure include:

- Twelve (12) enclosed parking spaces will be provided on the first floor of the structure.
- Roof-mounted solar panels
- Decorative stone-clad foundation
- Metal standing seam roof to match the existing structure on the lot
- Balconies to match the proposed balconies for the existing structure on the lot (see above)
- Built-up Azak brand trim to match the profile of the trim on the existing structure on the lot
- Aluminum windows to match the new windows proposed for the existing structure on the lot, with a six-over-six muntin configuration.
- Corner boards to match the existing structure on the lot

The proposed development is located in the Growth Residential 6 (GR6) Zoning District and the Village Review Overlay (VRO) Zone. Built circa 1774, the existing structure is listed as a contributing resource in the 2013 Classification Project.

The following draft Findings of Fact for a Certificate of Appropriateness for New Construction and Additions 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.

Although findings for each element of the proposed project have been combined, a separate motion to approve each element of the project is provided.

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 GR6 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 Department of Planning and Development 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.

<u>*Renovations:*</u>
In an effort to maintain the historic integrity of the structure the applicant is

proposing to rebuild and repoint existing chimneys, restore the existing porch columns (will replicate if necessary), restore existing fascia and trim work (will replicate if necessary), and restore the arched window and trim on the west façade. New Hardie-brand cementitious fiber siding, listed as an acceptable substitute material within the Village Review Overlay Design Guidelines that were forwarded for Town Council approval, will replace the existing wood siding. The portion of the structure that requires a new roof will use a standing seam metal matching the existing roof. The new windows are a same-for-same replacement in their material and fenestration.

New Construction:
Not applicable.

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

Renovations:
As discussed in subsection i. above, the applicant is proposing to either restore existing materials or replace with acceptable substitute materials. The overall impact on the existing streetscape from the proposed renovations will be minimal. The applicant is proposing to use aluminum windows, but these types of windows are common along the existing streetscape.

New Construction:
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.

Renovations:
The proposed renovations to the existing structure will not conceal any distinctive historic or architectural character-defining features.

New Construction:
This item does not apply to proposed condominium building.

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

Renovations:
Not applicable.

New Construction:
Massing, as defined in the Village Review Overlay Design Guidelines that were forwarded for Town Council approval is, "the organization of a building's overall volume. Often referred to as 'bulk.'" Standards associated with the massing of a building include height, building footprint, and impervious surface coverage. Although there are some three-level buildings and taller church buildings within the immediate area of Pleasant Street, the proposed condominium building will be taller than most residences in the surrounding area. However, the proposed height, building footprint, and impervious surface coverage comply with *Table 4.2.3:*

Dimensional and Density Standards for Growth Area Zoning Districts of the Zoning Ordinance.

Scale, as defined in the Village Review Overlay District Design Guidelines is, "a qualitative measure of the relative height and massing of buildings and spaces. A building might disruptively dominate other to the detriment of its context, and its proportions might be such as to render it 'out of scale' and uncomfortable to the human eye." Although the proposed condominium building is of a larger scale, it does not appear disproportionate to its surroundings as seen from the public right-of-way. One manner if which this is achieved is the use of an approximately 80-foot front setback instead of the minimum 15 feet established within Table 4.2.3 of the Zoning Ordinance.

The proposed materials for the new condominium building shall be the same as those used for the renovations of the existing building. Per subsection i. above, these materials are commonly found within the surrounding area.

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.

Renovations:
The applicant does not propose any changes to the existing parking configuration.

New Construction:
Twelve (12) off-street parking spaces will be provided within the structure on the first level. Access to the new structure is provided via Union Street, which has less traffic volume than Pleasant Street.

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

Renovations:
The site plan indicates that existing pedestrian connections from the attached garage and driveway will be maintained.

New Construction:
The site plan indicates that pedestrian connections from the internal parking structure will be provided via the driveway or front entrance.

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.

Renovations:
The applicant does not propose any changes regarding dumpsters and mechanical equipment for the existing structure.

New Construction:
The proposed site plan and renderings depict a dumpster area screened by a retaining wall adjacent to the northeast corner of the structure. The dumpster area is more than 25 feet away from the public right-of-way.
proposed to be located at the rear of the 11 School Street Property, away from the

The proposed elevations indicate that the only visible mechanical equipment will be roof-mounted solar panels on the south-facing roof.

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 block on either the existing structure or new condominium building.

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 Hardie-brand fiber cement siding and Azak trim, as is proposed for both the existing structure and new condominium building, 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.

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
36 PLEASANT STREET
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION AND ALTERATIONS TO AN EXISTING STRUCTURE
VILLAGE REVIEW BOARD
REVIEW DATE: APRIL 29, 2020

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

Motion 2: That the Board approves the **Certificate of Appropriateness for Alterations to an Existing Structure** in order to perform a series of renovations as outlined in the Project Introduction above to the existing structure located at 36 Pleasant 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.

Motion 3: That the Board approves the **Certificate of Appropriateness for New Construction** in order to a construct a new three-story (34' 1½") tall, six-unit, condominium building on the same lot and to the north of the existing structure located at 36 Pleasant 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.

014-20

HISTORIC PRESERVATION SURVEY

1979-1980 photos L. Borysenko & J. Goff

Cumberland — County
Brunswick — City/Town
36 Pleasant — Street Address and Number

Name of Building/site: historic: residence of Robert? Dunning (later John A. Dunning)
Common and/or Historic

Approximate Date: pre-1802 (1774?) Style: Federal

Type of Structure:
☒ Residential ☐ Commercial ☐ Industrial ☐ Other:

Condition: ☒ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes

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

Rating: National Register quality

Historic Significance to the Community: Earliest surviving landmark on street. During the opening years of the 19th century, this building was the landmark used to distinguish Pleasant Street from other streets. (See reverse of card, also deed 72:190 for #73 Pleasant) (For Additional Information — Use Reverse Side)

Has been occupied by Lovell family pre-1917 -1979...

---

36 PLEASANT

Title: 39:445 Robert Dunning to John Dunning, innholder "the Dwelling house now occupied by the said John..." 4/28/1802
71:114 JD to JD3d $6000 130 acres...w/bldgs on 4 rod road "on which my dwelling house stands" 11/26/1814 /deed 103:562 equates JD3d with John A. Dunning/
134:466 JAD to Abner B. Thompson ...dw. hse now occ by Dunning...9/14/1833
194:439 ABT to John D. Coburn .....now occupied by Thompson 10/27/1845.
198:539 JDC to Jos. McKeen+ ...dw. hse now occ ABT...10/29/1846. cites ABT
243:535 JMcK+ to Samuel R. Jackson ...now occ. Miss T.B. Hinkley...6/16/1853
433:84 SRJ to Hiram Henry...8/14/1876 cites J McK.
451:265 HH to Calvin W. Allen 6/12/78 cites 433:84.

Maps: 1828 = J. A. Dunning
1846 = J. D. Coburn
1871 = S. R. Jackson
1910 #36 = C.W. Allen

Newspaper: Telegraph 5/15/1885 p. 2: "In the early part of the present century, this thoroughfare /Pleasant Street/ only led from Main street to the residence of Capt. John Dunning, now occupied by Dr. Allen. The road was only one rod in width, and was known at that time as 'Mud Lane.' The unfinished room in the second story of the L of the house was the largest hall in the village, and was used for several years for public meetings and the College exhibitions."

Directories: 1910= C.W. Allen (& family)
1917-1938=Horace D. Lovell
1940-1942=Mrs. Florence M. Lovell, Lovell Homestead, Tourists
1944-1967= Horace A. Lovell or Horace Lovell
1971-1979=Mrs. Mabel C. Lovell

Eight Green Street LLC

Mercie & Steve Normand

mercienormand@yahoo.com sn@stevenormand.com

Town of Brunswick, Village Review Committee,

Thank you for this opportunity to meet with you and outline our plans for the redevelopment of the corner of Pleasant and Union Street's. Earlier this Summer we were fortunate to purchase the property, one that we feel fits into our plans for the next phase of our lives. For the past several years we have been looking for a location for a small condominium project, within walking distance of the vibrant Brunswick downtown area.

As some of you may know we owned and operated the Brunswick Bed and Breakfast located on Park Row. Living in the downtown was something we especially enjoyed, for the ability to walk to so many activities and services. As we contemplate this new venture, we look forward to intown living once again.

The concept we are proposing fits within all the Town's guidelines and meets zoning, lot coverage and the height limit. Based on our initial conversations with Town officials, this project fits well into Brunswick's Comprehensive Plan. Our project increases housing within the immediate downtown area thereby preserving the existing rural character that helps make Brunswick a wonderful place to live.

These buildings will provide an opportunity for intown living, in an environmentally sustainable manner. We will be incorporating solar, geothermal heating and cooling and to every extent possible, locally sourced materials.

We hope you will see from the information provided in this packet that it is our intention to retain the architectural character of the existing building. The new six unit building will be developed "in context" honoring and enhancing the traditions of the neighborhood.

Thank you,

Mercie Normand

Steven R Normand

Received:_____
By:_____

VRB Case #:_____

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

   Name: Steve Normand
   Address: 666 Back Shore Lane
   Orr's Island, Maine 04066
   Phone Number: (207) 751-6394
   Email Address: sn@stevenormand.com

2. Project Property Owner:

   Name: Steve Normand & Mercie Normand
   Address: 666 Back Shore Lane
   Orr's Island, Maine 04066
   Phone Number: 207-751-6394
   Email Address: sn@stevenormand.com

3. Authorized Representative: (If different than applicant)

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

4. Physical Location of Property Being Affected:

   Address: 36 Pleasant Street - Brunswick

5. Tax Assessor's Map # U14 Lot # 20 of subject property.

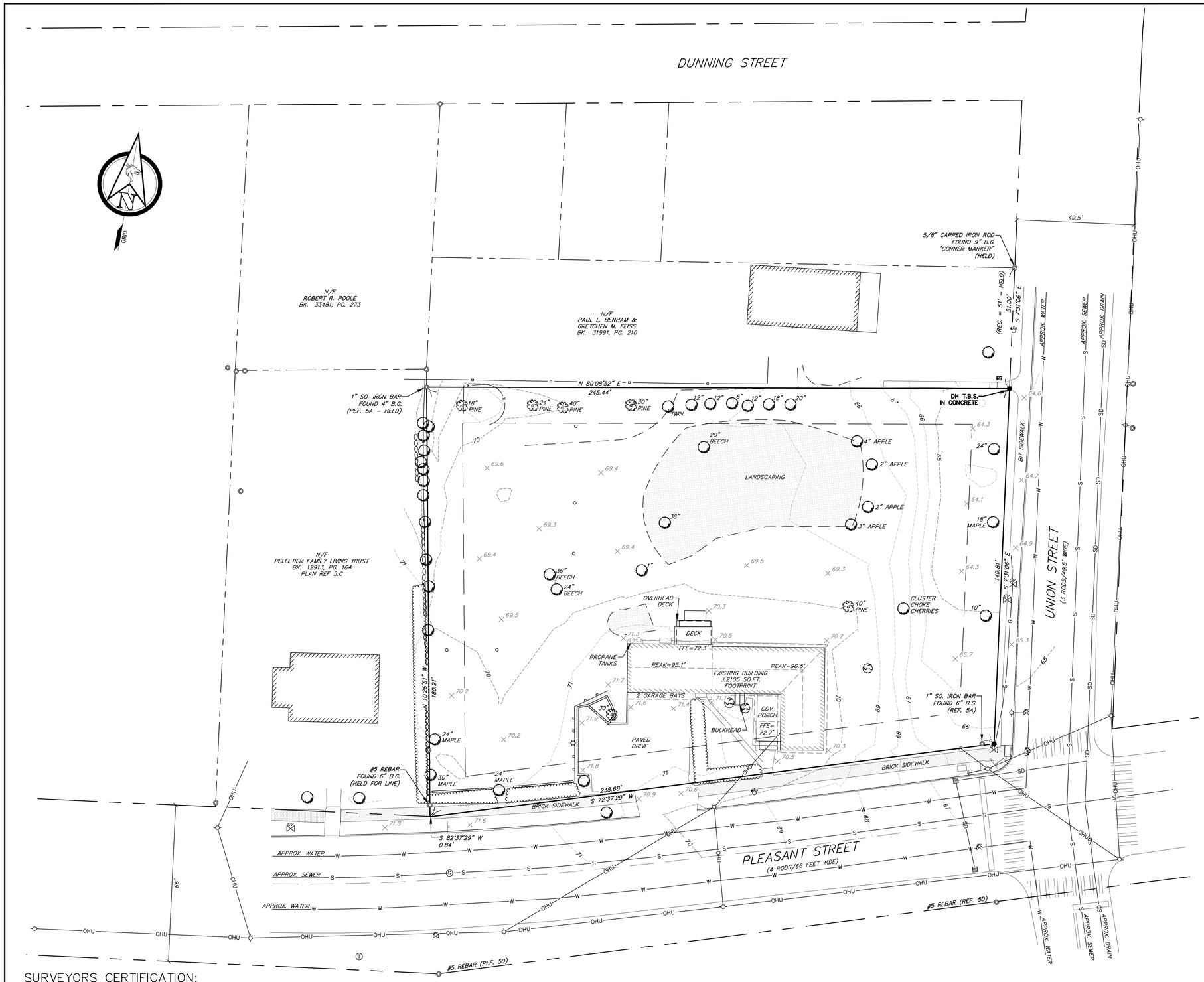
6. Underlying Zoning District GR6

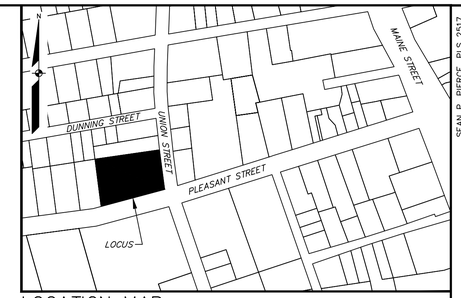
7. Type of Activity (check all that apply):

   - [x] 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): Complete renovation of the existing building (36 Pleasant St.) to include New siding (Hardie Clapboards), New windows, Repair & Repointing of existing chimneys, Repair and/or replacement of metal roof. Construction of a new 6 unit condominium Building w/ materials in context w/ the existing structure. See attached Plans & Renderings

Applicant's Signature [signature]





LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS EIGHT GREEN STREET, LLC. BY DEED DATED AUGUST 5, 2019 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 35860, PAGE 172, AND IS SHOWN AS LOT 20 ON THE TOWN OF BRUNSWICK TAX MAP U14.
2. THE PROPERTY IS LOCATED IN THE GR6 DISTRICT.

   LAND USE REGULATIONS ARE AS FOLLOWS:

MINIMUM FRONT YARD:	15 FT.
MINIMUM SIDE YARD:	15 FT.
MINIMUM REAR YARD:	15 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.

   * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 0.916 ACRES.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND FIELD SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN JULY, 2019.
5. PLAN REFERENCES:
   A. "PLAN OF PROPERTY OF HORACE A. LOVELL" BY EDWARD F. POOLER, C.E. DATED MAY 1945 AND RECORDED IN PLAN BOOK 31, PAGE 36.
   B. "STANDARD BOUNDARY SURVEY...FOR ST. JOSEPH'S CONVENT AND HOSPITAL" BY OWEN HASKELL, INC. DATED JULY 1, 1993, UNRECORDED.
   C. "STANDARD BOUNDARY SURVEY FOR JEANNINE C. AND GERARD N. PELLETIER" BY DIRIGO LAND SERVICES, INC. DATED MAY 10, 1996 AND RECORDED IN PLAN BOOK 196, PAGE 364.
   D. "STANDARD BOUNDARY SURVEY FOR ROMAN CATHOLIC BISHOP OF PORTLAND" BY ROBERT M. SPIVEY, P.L.S. DATED JULY 1995 AND RECORDED IN PLAN BOOK 199, PAGE 342.
   E. "STANDARD BOUNDARY SURVEY...FOR TOWN OF BRUNSWICK" BY ROBERT M. SPIVEY, P.L.S. DATED MAY 1999 AND RECORDED IN PLAN BOOK 195, PAGE440.
7. PLEASANT STREET IS 4 RODS WIDE (66'). SEE BRUNSWICK TOWN RECORDS VOL. 11, PAGE 77.
8. UNION STREET IS 3 RODS WIDE (49.5'). SEE BRUNSWICK TOWN ROAD BOOK PAGE 137.
9. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
10. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD AND AVAILABLE AT THE TIME OF THIS SURVEY, AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

LEGEND

- PROPERTY LINE
- ABUTTER LINE
- RIGHT-OF-WAY LINE
- SETBACK
- IRON PIPE/ROD FOUND
- IRON ROD W/CAP TO BE SET
- BUILDING
- DECK/STEPS
- OVERHANG
- EDGE PAVEMENT/CONCRETE
- PAVEMENT PAINT
- CURB LINE
- TREELINE
- 120 118 CONTOURS
- ×120.00 SPOT GRADE
- X WIRE FENCE
- STOCKADE FENCE
- RETAINING WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- POST
- SIGN
- G GAS
- GAS GATE VALVE
- W WATER
- WATER GATE VALVE
- WATER SHUT OFF
- HYDRANT
- S SANITARY SEWER
- SANITARY MANHOLE
- SD STORM DRAIN
- CATCH BASIN
- OHU OVERHEAD UTILITY
- UTILITY POLE
- GUY WIRE

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

SEAN P. PIERCE, MAINE PLS 2517 — 09/16/19 DATE

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

SEAN P. PIERCE, PLS 2517

STATE OF MAINE — SEAN P. PIERCE — 2517 — PROFESSIONAL LAND SURVEYOR

REV:	BY:	DATE:	STATUS:
			THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION ANY ALTERATIONS, APPROVALS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK.

NORTHERN SURVEY ENGINEERING
22 PARKERS WAY, BRUNSWICK, MAINE 04011
www.northernsurveyengineering.com

BOUNDARY & EXISTING CONDITIONS SURVEY
OF:
LAND OF EIGHT GREEN STREET, LLC.
36 PLEASANT STREET
BRUNSWICK, ME 04011
FOR:
NORMAND ASSOC. ARCHITECTS
41 MAIN STREET
TOPSHAM, ME 04086

DRAWN	CHECKED
DPO	SPP
PROJECT NO.	DATE
19120	09/16/19
SHEET SIZE	SCALE
24" X 36"	1" = 20'

SHEET 1 OF 1

GENERAL NOTES:

1. EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON PLAN ENTITLED "BOUNDARY & EXISTING CONDITIONS SURVEY" PREPARED BY NORTHERN SURVEY ENGINEERING, DATED 9/16/19.
2. PROPOSED BUILDING INFORMATION BASED ON ARCHITECTURAL DESIGN AUTOCAD .DWG FILE, PROVIDED BY NORMAN ASSOCIATES ARCHITECTS ON 4/7/20.
3. ALL BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF BRUNSWICK STANDARD.
4. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF BRUNSWICK STANDARDS.
5. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
6. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
8. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
9. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.

SPACE AND BULK STANDARDS

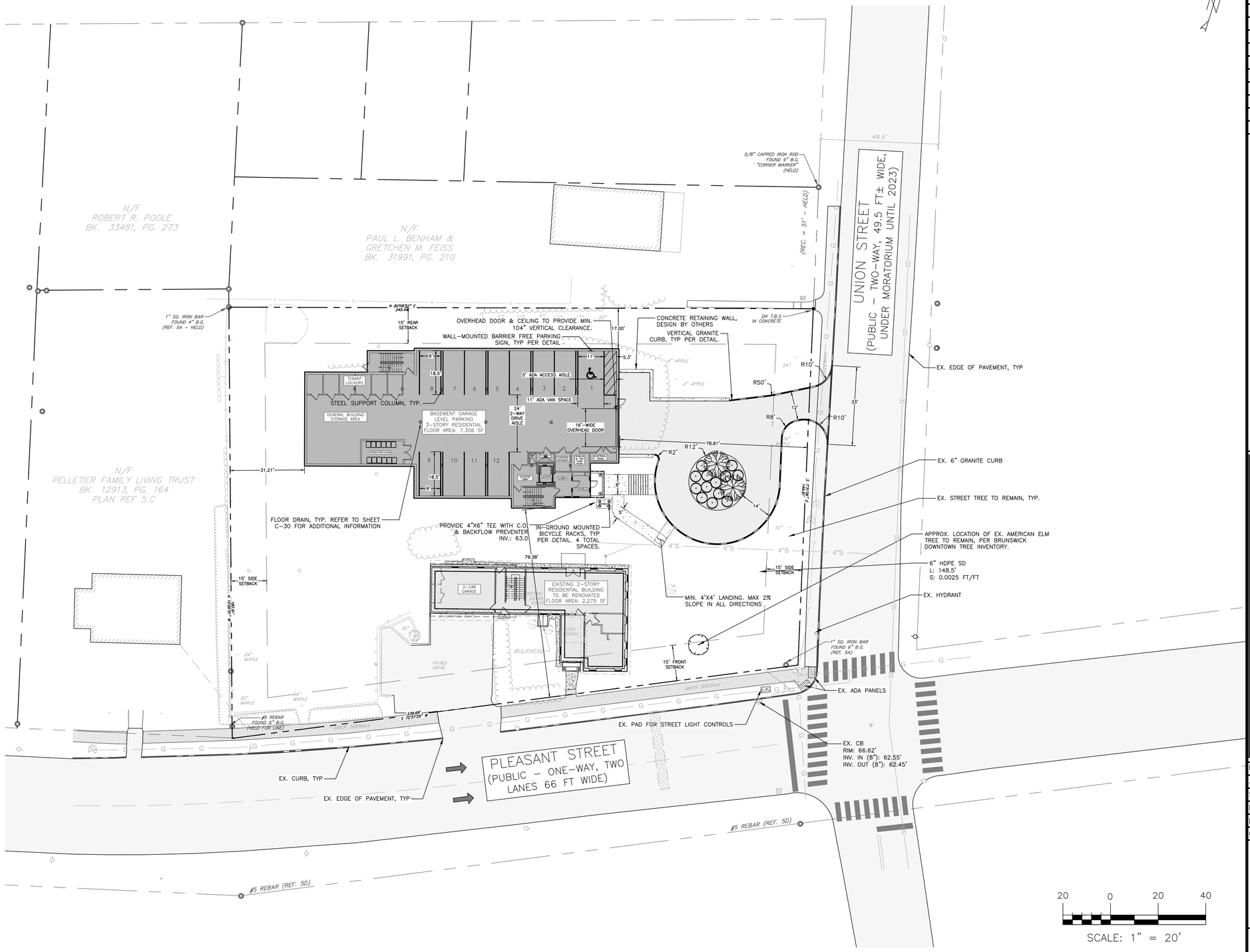
ZONES: GROWTH RESIDENTIAL–6 (GR6); VILLAGE REVIEW OVERLAY	REQUIRED	EXISTING	PROPOSED
MAX. DWELLING UNIT DENSITY	10 UNITS	3 UNITS	8 UNITS
MIN. LOT WIDTH	65 FT	237.8 FT	237.8 FT
MIN. BUILDING FRONTAGE (% OF LOT WIDTH)	N/A	N/A	N/A
MAX. BUILDING FRONTAGE (% OF LOT WIDTH)	N/A	N/A	N/A
MIN. FRONT SETBACK	15 FT	5.2 FT	79.4 FT (PR.); 5.2 FT (EX.)
BUILD–TO–ZONE	N/A	N/A	N/A
MIN. REAR SETBACK	15 FT	93.9 FT	17 FT
MIN. SIDE SETBACK	15 FT	70.6 FT	29.4 FT
MAX. IMPERVIOUS SURFACE COVERAGE (% OF LOT AREA)	50%	12.1%	38.8%
MIN. BUILDING HEIGHT	N/A	N/A	N/A
MAX. BUILDING HEIGHT	35 FT	25.8 FT±	< 35 FT
MAX. BUILDING FOOTPRINT PER STRUCTURE (1,000 SF)	7.5	2.3	7.3 (PR.) 2.3 (EX.)
DRIVEWAY SETBACK*	10 FT		
PARKING SPACES**	TBD (2 PER DWELLING UNIT)	4	15

*PER SECTION 4.2.5. B(4)(F)(I)

**PER TABLE 4.9.1.A: MINIMUM NUMBER OF OFF–STREET VEHICLE PARKING SPACES. DWELLING, MULTI–FAMILY REQUIRES 2 SPACES/DWELLING UNIT FOR 2 OR MORE BEDROOMS. 1 BEDROOM OR STUDIOS REQUIRE 1 SPACE/UNIT.

PARKING SPACES SUMMARY

	EXISTING	PROPOSED
STANDARD (9'X18.5')	5 (2 INTERIOR; 3 EXTERIOR)	16 (13 INTERIOR; 3 EXTERIOR)
ADA (11'X'18.5')	0	1
TOTAL SPACES	5	17



PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
VILLAGE REVIEW	PFH	4/14/2020

DRAWING NAME: SITE PLAN

PROJECT NAME/ ADDRESS: 36 PLEASANT STREET REDEVELOPMENT

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
99 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ALTERATIONS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND REPORTABLE TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
100 COMMERCIAL STREET, SUITE 4
PORTLAND, MAINE 04101
PO BOX 3287
(207) 775-2655

FILE:	1135_CIVIL
JN:	1135
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	FRT
CHECKED BY:	WHS

4-1-2020

DRAWING NO.

C-10

Pleasant @ Union Street Condominium Development Site Study

February 15, 2020

Total Area 39,714 sq. ft.
(.91 acres)

Impervious Surface area 15,062 sq. ft.

Lawns & Planting 24,688 sq. ft.
62.16 % Green Space

1 SITE PLAN

SCALE: 1" = 20'-0"

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including, without limitation the copyright thereto.

Normand Associates Architects
66 Back Shore Lane
Orr's Island, Maine 04066
Phone (207) 751-6394
Email sn@stevenormand.com

Stamp

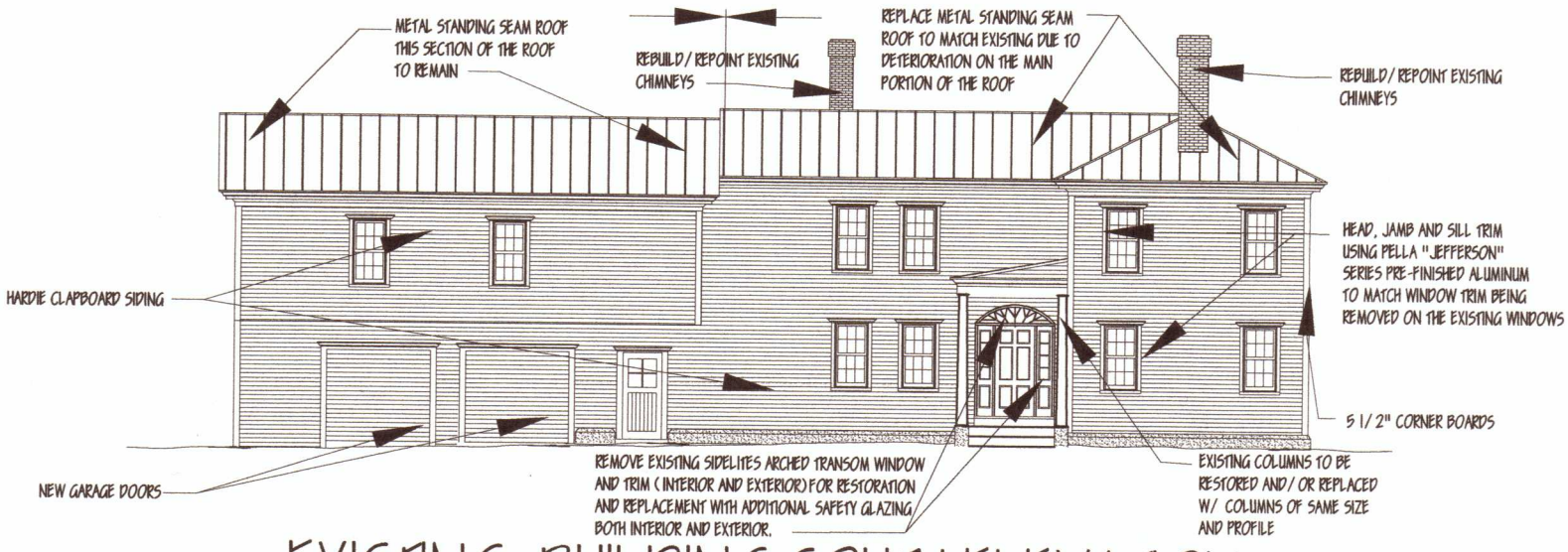
Title
Site Plan
Scale 1" = 20'-0"
Date: February, 2020

Project
PLEASANT @ UNION STREETS
CONDOMINIUM DEVELOPMENT
36 PLEASANT STREET
BRUNSWICK, MAINE

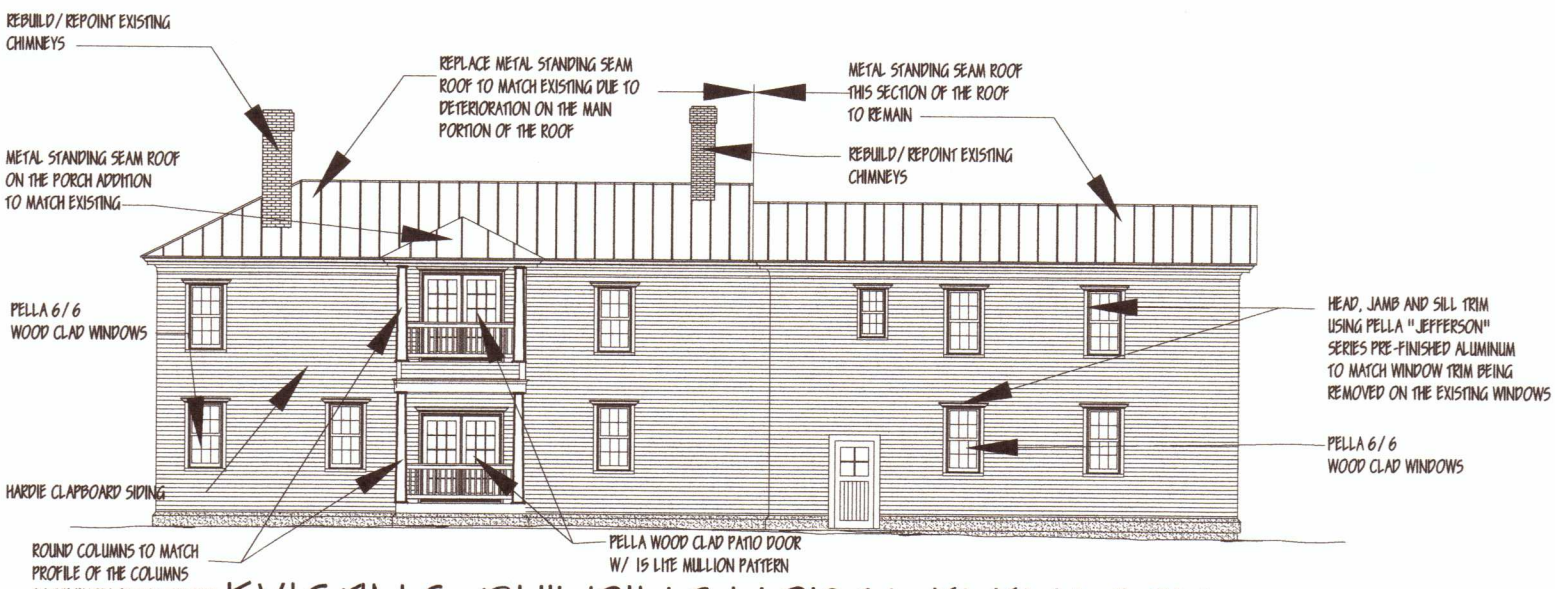
Project North
North

Revisions

Sheet Number
L1.1



EXISTING BUILDING SOUTH ELEVATION



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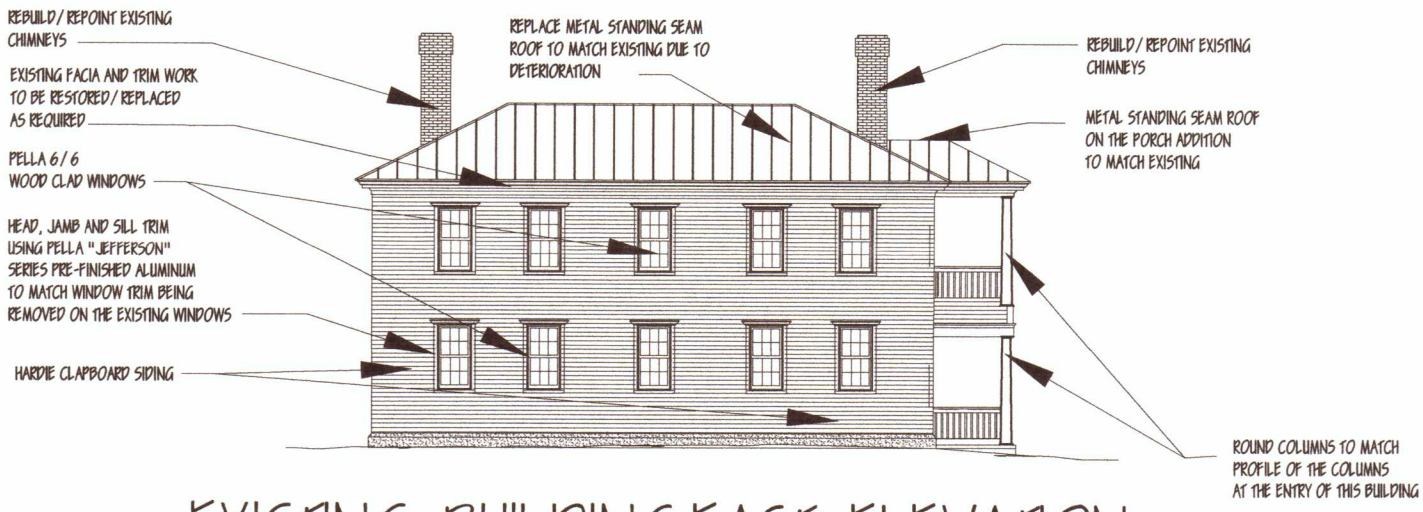

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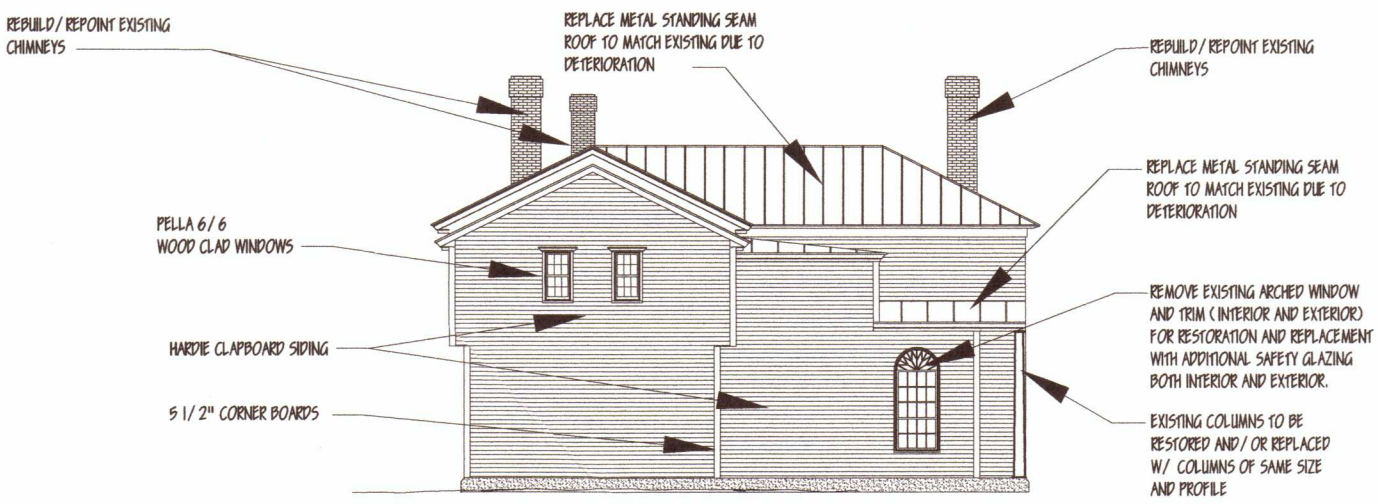

EXISTING BUILDING WEST ELEVATION

Pleasant @ Union Street
Condominium Development
Renovations to the Existing Building

Normand Associates Architects

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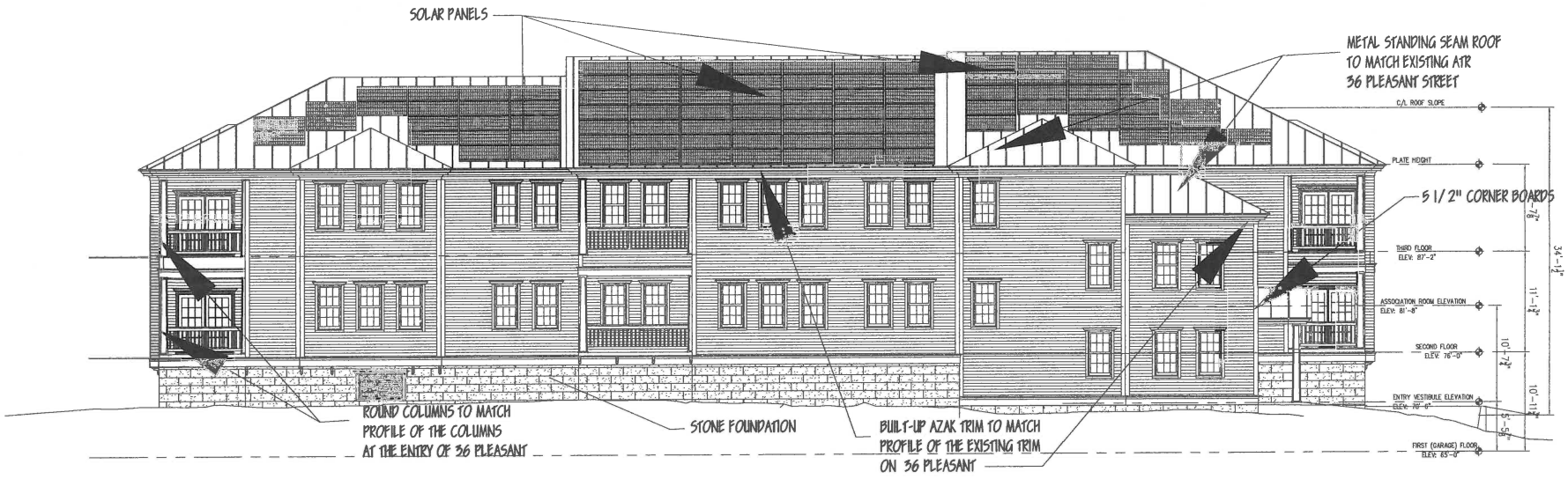
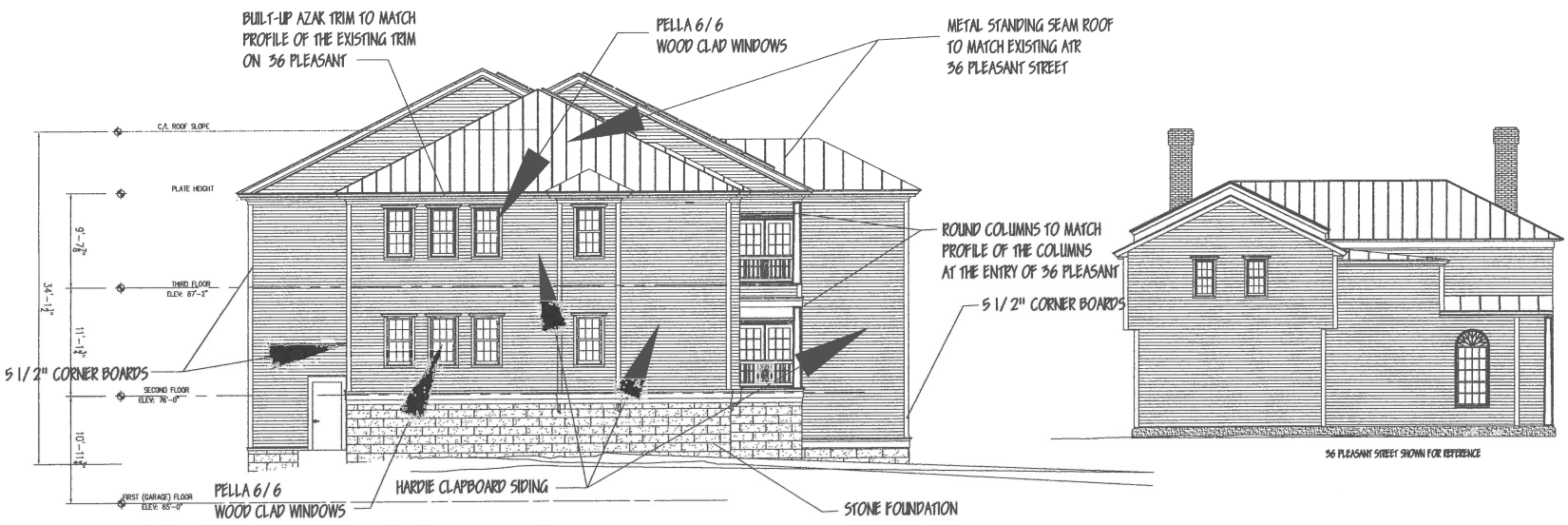
February, 2020



SOUTH ELEVATION



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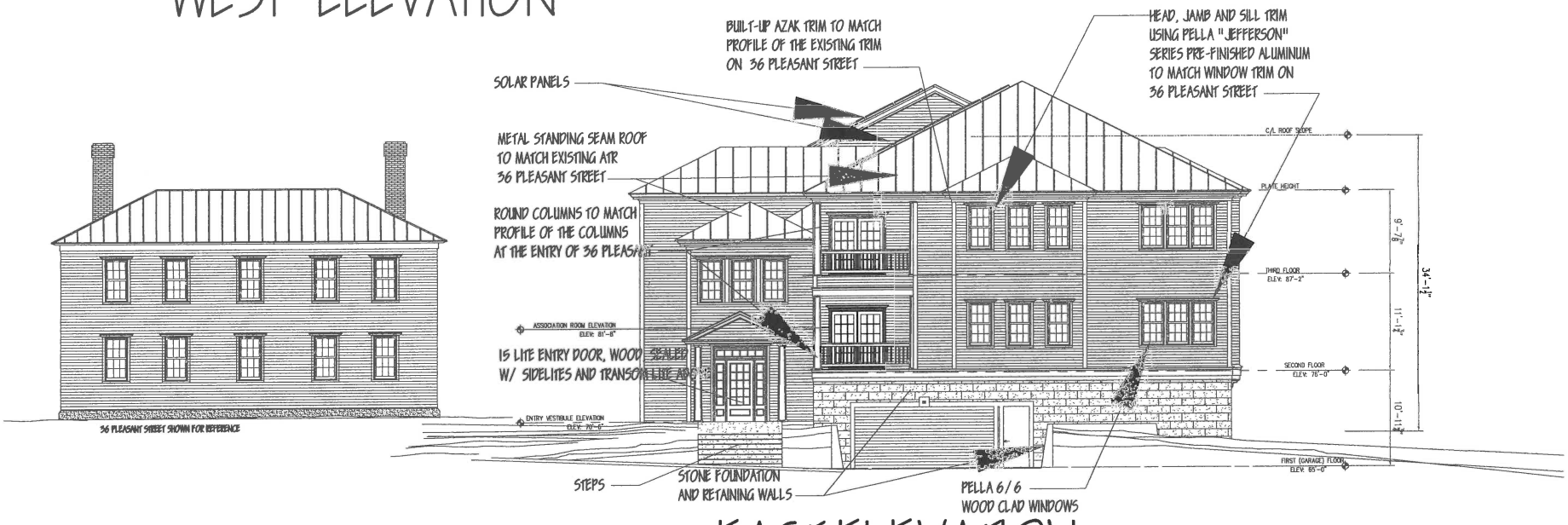

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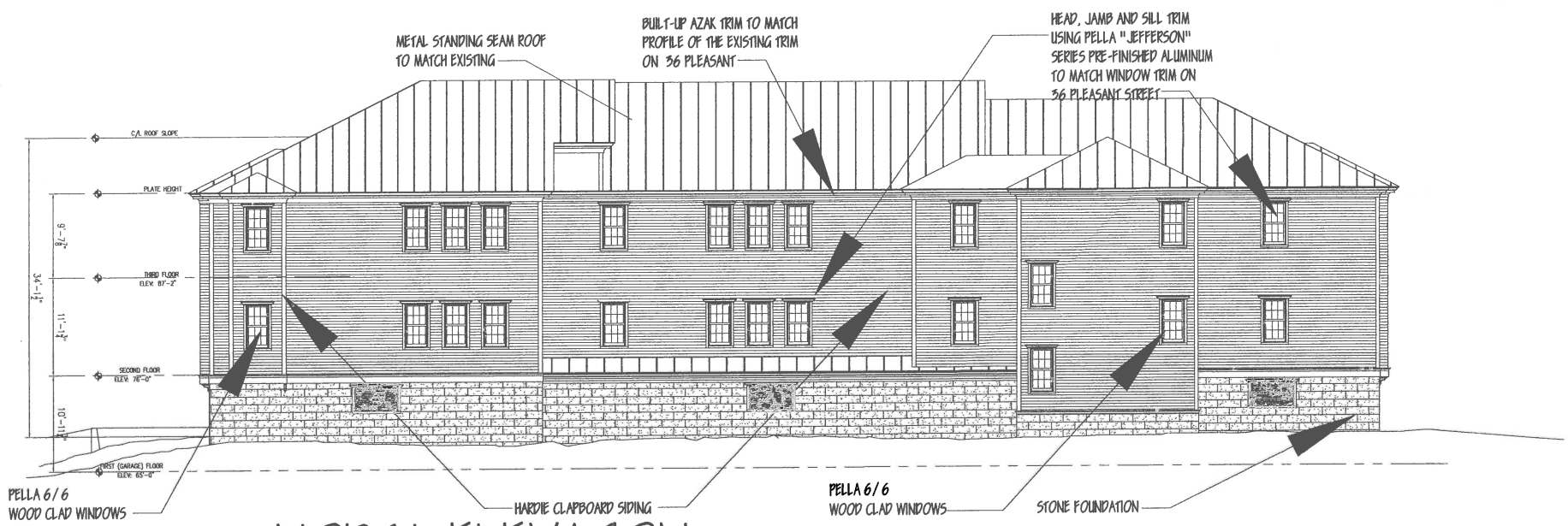

NORTH ELEVATION

Pleasant @ Union Street
Condominium Development
Elevations New 6 Unit Building

Normand Associates Architects

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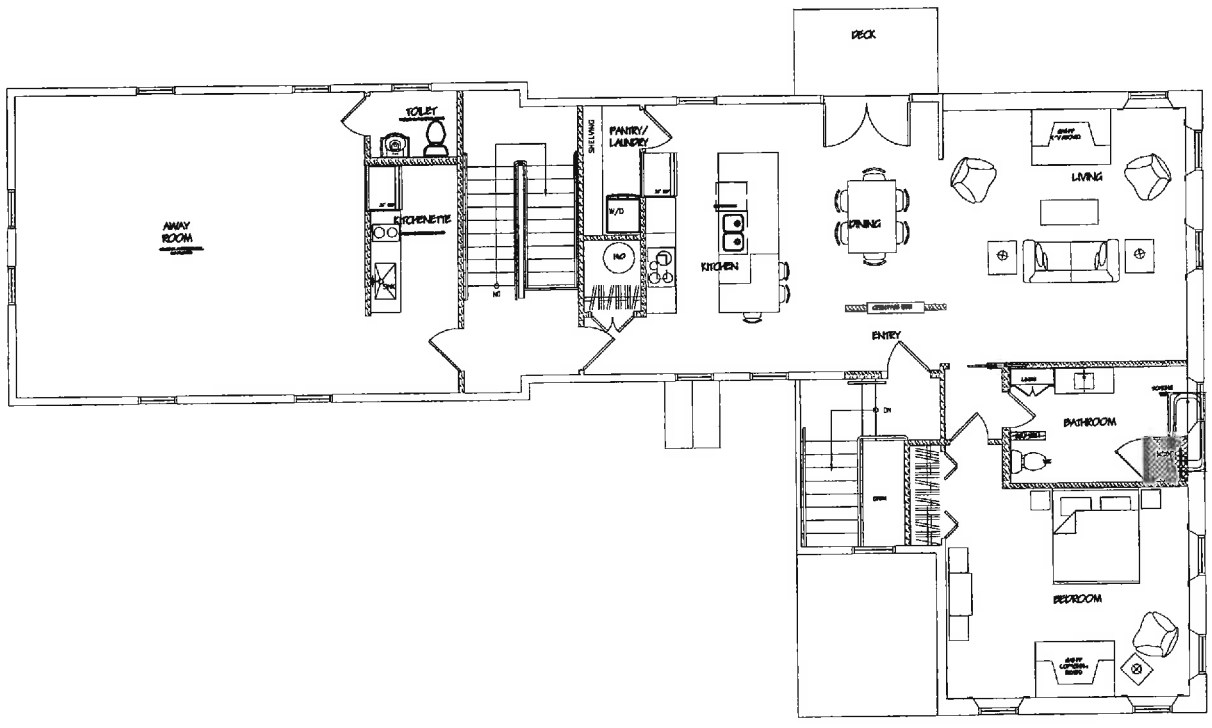
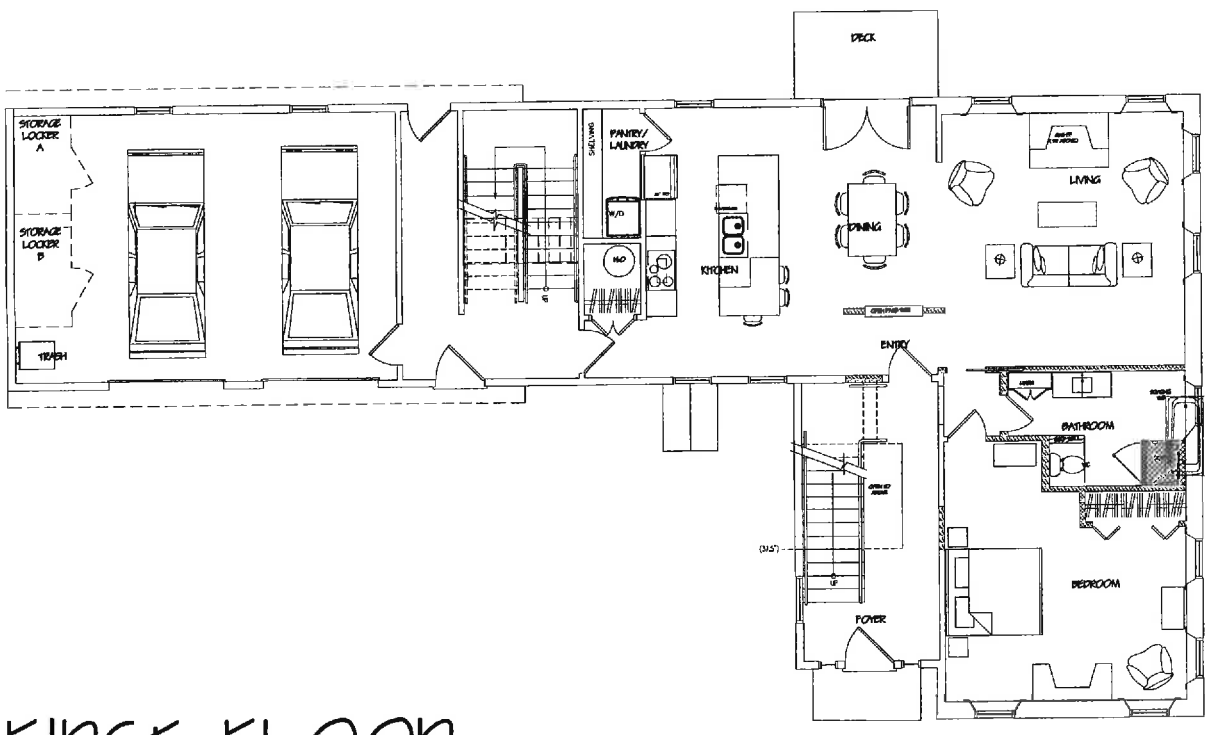
February , 2020



SECOND FLOOR
EXISTING 2 UNIT BUILDING



FIRST FLOOR
EXISTING 2 UNIT BUILDING

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Associates
Architects

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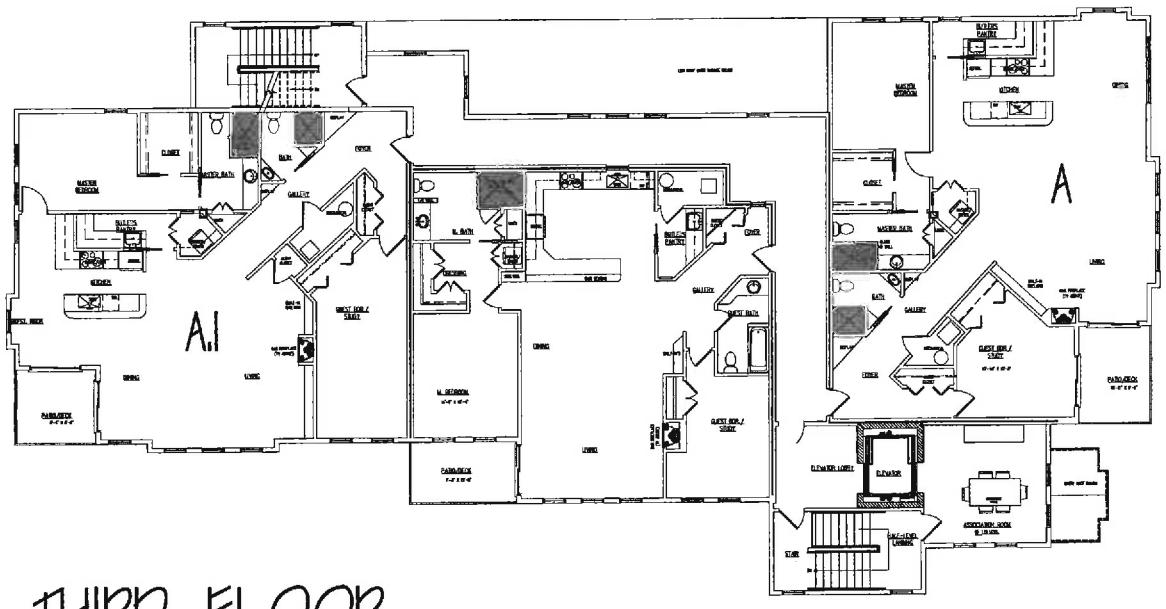
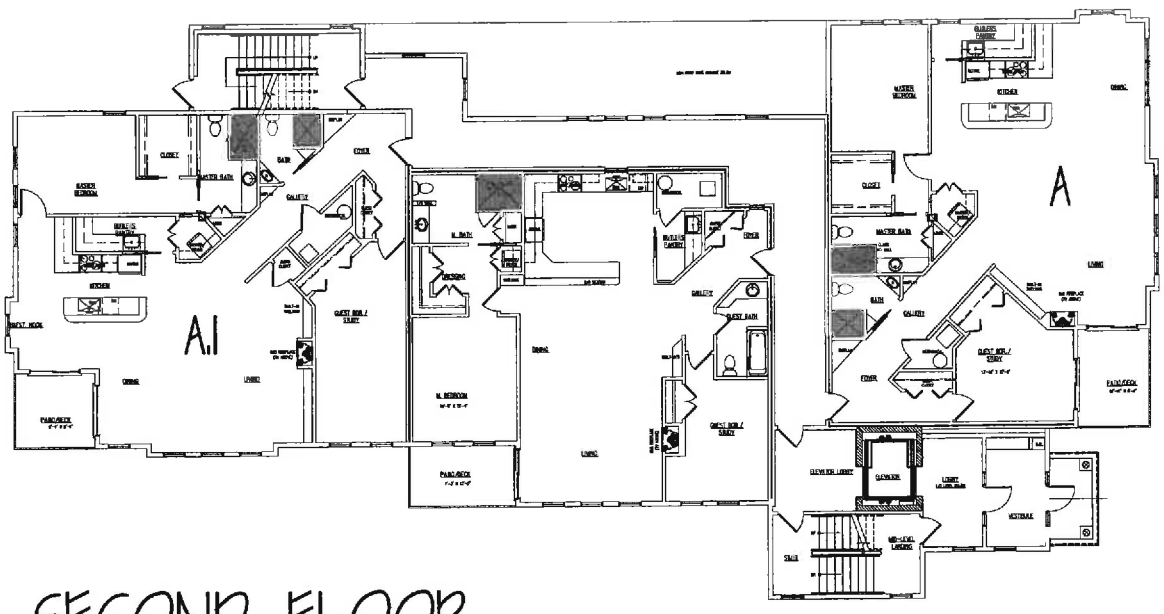
Pleasant @ Union Street
Condominium Development
Renovations to the Existing Building

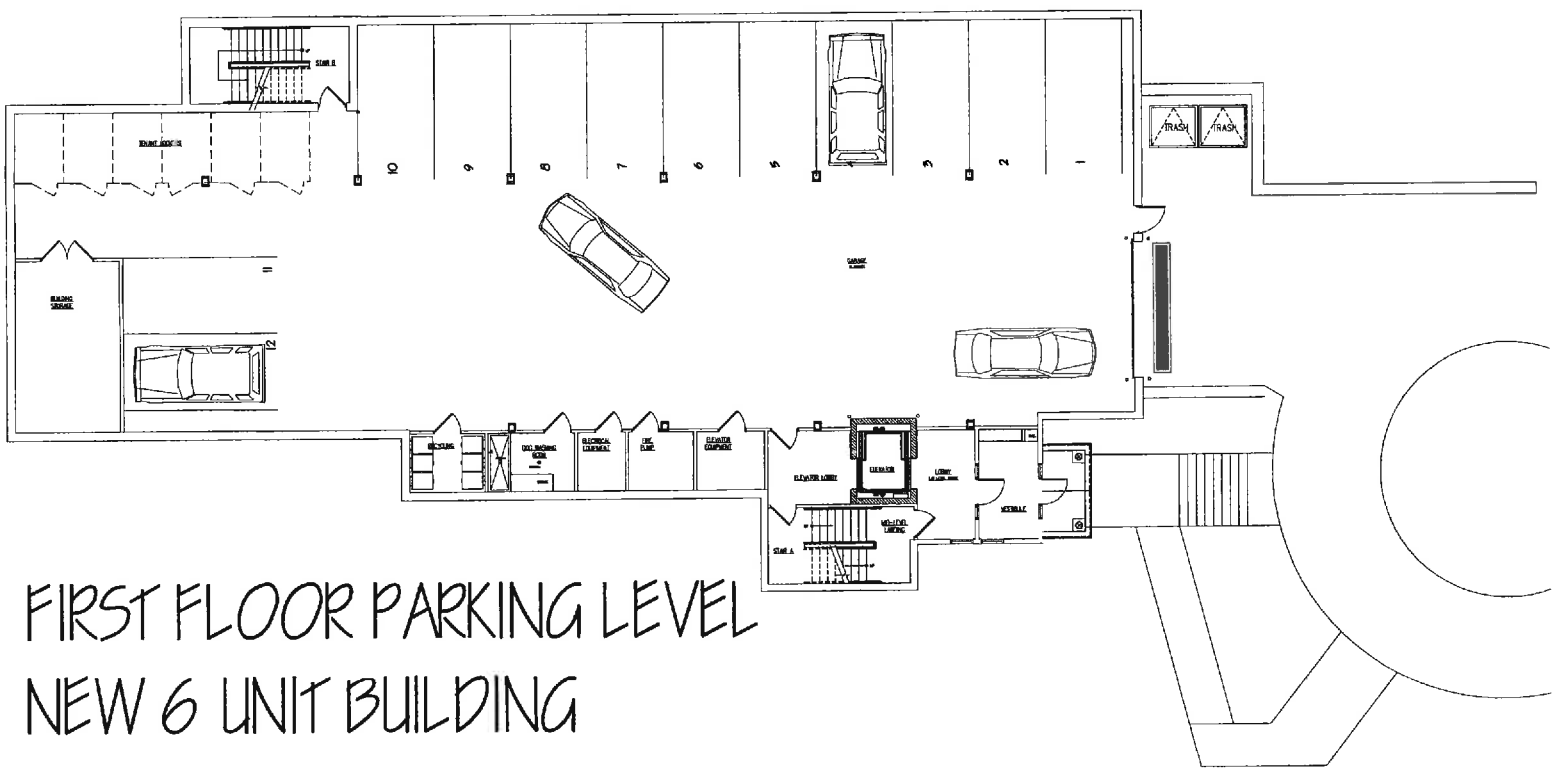
February, 2020



THIRD FLOOR
NEW 6 UNIT BUILDING



SECOND FLOOR
NEW 6 UNIT BUILDING



FIRST FLOOR PARKING LEVEL
NEW 6 UNIT BUILDING

Pleasant @ Union Street
Condominium Development
New 6 unit Building

Normand Associates Architects

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February , 2020

From: cynthia osgood
To: Julie Erdman; Matt Panfil; Linda Smith
Cc: mercinormand@yahoo.com; sn@stevenormand.com
Subject: Case# VRB 20-006 36 Pleasant Street
Date: Wednesday, March 18, 2020 1:26:29 PM

To: Members of the Village Review Board and Town Planning and Development Officials

My name is Cynthia Osgood, I am a resident of Brunswick and I own a property located on 47-49 Union Street. This is my primary residence and I have owned my property for 23 years. I've grown up and lived in Brunswick most of my life and I love this town. I was thrilled when I bought my home on Union Street because it was part of the neighborhood I grew up in. I went to elementary school at the Union Street School, bought candy at Tess' Market, walked often to the Public Library, attended a neighborhood church and rode my bike all over this neighborhood visiting my friends and their families.

In March, I received the Village Review Board letter regarding the application of two Certificates of Appropriateness for the 36 Pleasant Street. This property is across the street from my property. I had planned on attending the March 17th meeting in person, however with the current issues related to COVID-19, I now understand the meeting is postponed for at least another month. I wanted to send this letter via email to express my concerns related to the construction of the new six unit condominium building proposal submitted by Merci and Steve Normand.

As I write this letter to you, I want you to know that I have given this proposed condominium project a great deal of thought. I've done some research, talked with a few of my neighbors and walked various neighborhoods in the area. I will try to be as constructive as possible while expressing my concerns. I know that a lot of time and money has been expended by Merci and Steve Normand on the planning of this new six unit condominium building. I am putting both Merci and Steve on copy for this email so they receive my comments directly.

Before writing this email to the Village Review Board and officials of the Town of Brunswick I reviewed the letter and plans submitted by Mercie and Steve Normand and I went on line and read the 2011 Master Plan for Downtown Brunswick and the Pleasant Street Corridor. As I read through this Master Plan I was encouraged by objectives outlined in this plan regarding the insertion of new development in neighborhoods.

On Page 7 of the Master Plan there is a paragraph on Neighborhoods that outlines the town objectives and it states: "Housing options are increased, while preserving the valued features of the neighborhoods." Further, within this same paragraph, it also states in

reference to new development: "It is of an appropriate scale and designed to minimize impact to the neighborhood."

As I reviewed the plans for the new construction of the 6 unit condominium building I recognized that this is a very large and modern building. From what I could see, this large building is 35 feet high and runs almost the full length of the property and essentially blocks out the sun and view of the neighboring home. There does not appear to be any property design that will preserve the look and feel of the home next door to it. In addition, the modern design does not incorporate any older architectural features that exists in many of the homes in this neighborhood. I know a lot of work went into constructing this building plan in a way that would meet town guidelines for new construction, however it doesn't seem to fit with the architectural character of other homes in the neighborhood. In my mind, if this construction is approved, it could be "precedent setting" for Brunswick neighborhoods. I believe it would be precedent setting in that there are still many large empty lots in Brunswick neighborhoods that would have the potential for the insertion of newly constructed condominiums that won't be designed to "preserve the valued features of the neighborhoods". It seems like there may be a disconnect between what the Master Plan states and what our town zoning and ordinance guidelines allow when inserting new construction in downtown neighborhoods.

I had other questions as well. Will these condominiums be sold or leased? How many units will be allowed on large lots located in-town Brunswick. What kind of bordering allowances will be given to existing home owners, so that the value and privacy of their home will be preserved? I know Brunswick needs more housing, but what type of housing do we need and want in our neighborhoods and how can we make the growth happen in a cohesive way?

On Pleasant Street, Cumberland Street, Lincoln Street, Potter Street and Union Street there are many historical homes. I counted almost 30 historic homes and buildings on these five streets that are in this neighborhood. Even homes, like mine that are not registered as historic homes or buildings, have many unique architectural detailing in porches, entryways, window designs and window trim.

My other concern about this project is the proposed Union Street entrance and exit for this condominium development. I do not understand why a Pleasant Street vs Union Street entrance and exit is not considered? The Master Plan also contains written objectives for ensuring the ease of in-town vehicular and pedestrian movement. I consider this new proposed entrance and exit a safety issue for this neighborhood. There is currently a lot of pressure on Union Street with on-street parking. There are times of the day when it is not easy for cars to move in a two way traffic manner and pedestrian movement is picking up on Union Street. I've seen accidents on

Union Street caused by poor visibility related to the on-street parking. They happen when people are pulling out of neighborhood parking lots and driveways. Will this new construction be adding to the current problems? How do we ensure the safety of residents and visitors of this neighborhood?

In closing, I believe serious consideration and review needs to be accomplished prior to approving this new condominium construction and this is needed to ensure there is a cohesive way to meet the Master Plan in-town objectives and current zoning and construction requirements provided by the town. I know the town needs and wants to grow, I understand the importance of this to the town, however it needs to be well coordinated within our planning and economic development organizations before final approval. Most importantly to ensure we are enhancing the vibrancy of our neighborhoods for all residents that live in these in-town neighborhoods.

Thank your for your time. My telephone is 207-841-4043 if you would like to contact me directly to discuss my concerns.

Respectfully submitted: Cynthia Osgood

Sent from my iPad

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JANUARY 21

1 HR AFTER SUNRISE 9AM 12 PM 3PM 1 HR BEFORE SUNSET

JANUARY 21

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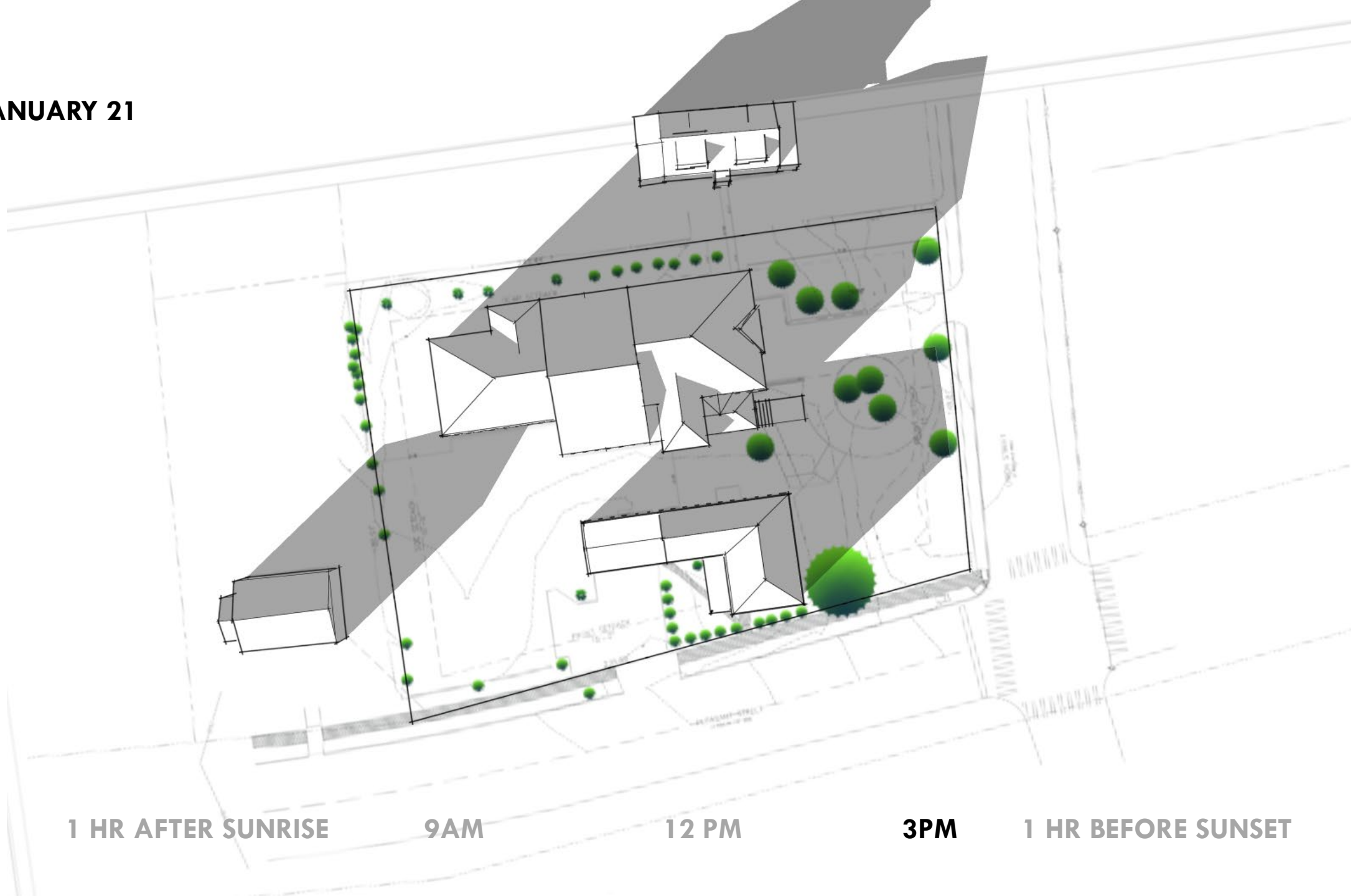
JANUARY 21



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FEBRUARY 21

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MARCH 19 (SPRING EQUINOX)

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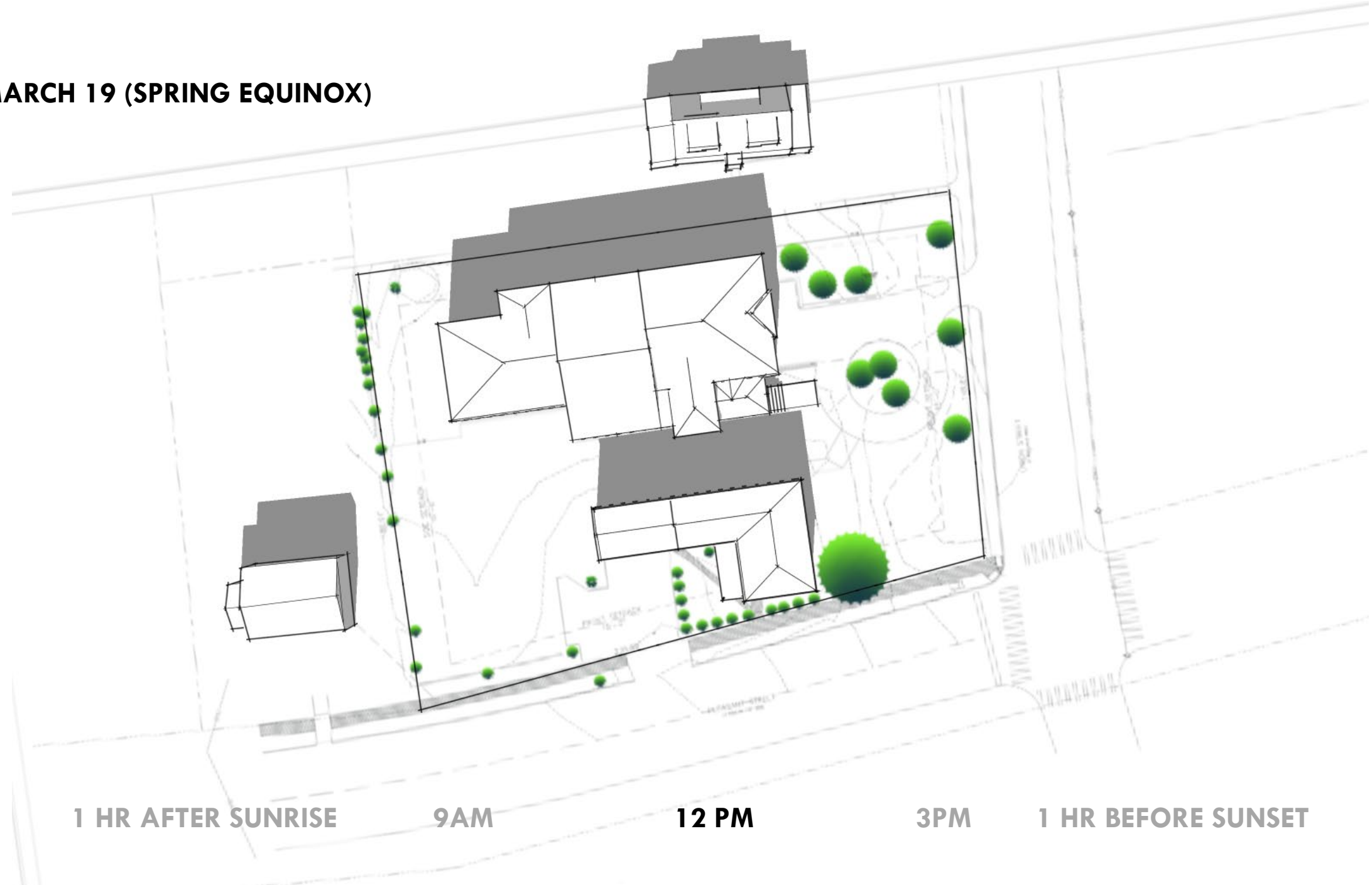
MARCH 19 (SPRING EQUINOX)



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MARCH 19 (SPRING EQUINOX)

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JUNE 21 (SUMMER SOLSTICE)

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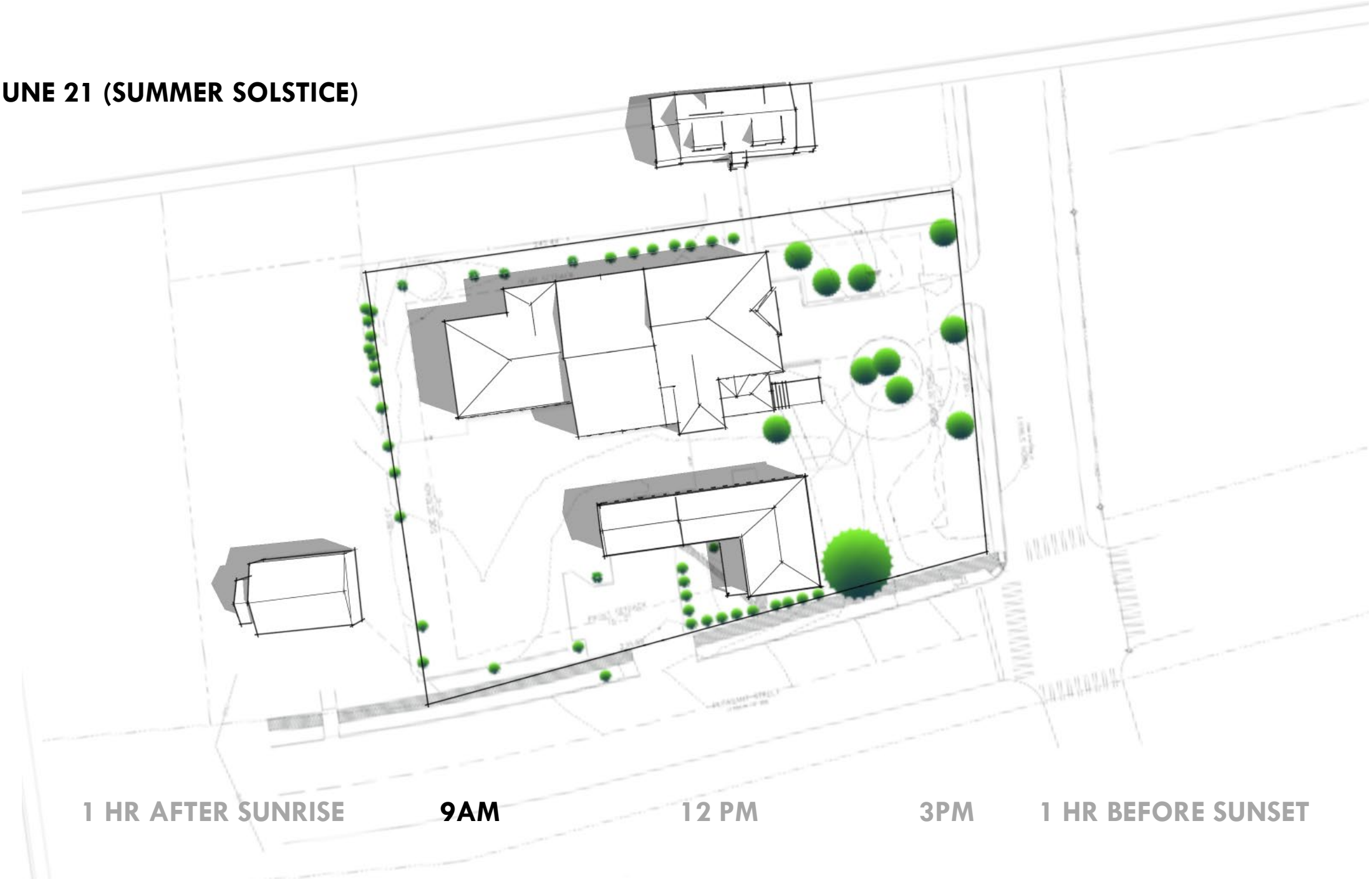
JUNE 21 (SUMMER SOLSTICE)



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SEPTEMBER 22 (AUTUMNAL EQUINOX)

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SEPTEMBER 22 (AUTUMNAL EQUINOX)

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OCTOBER 21

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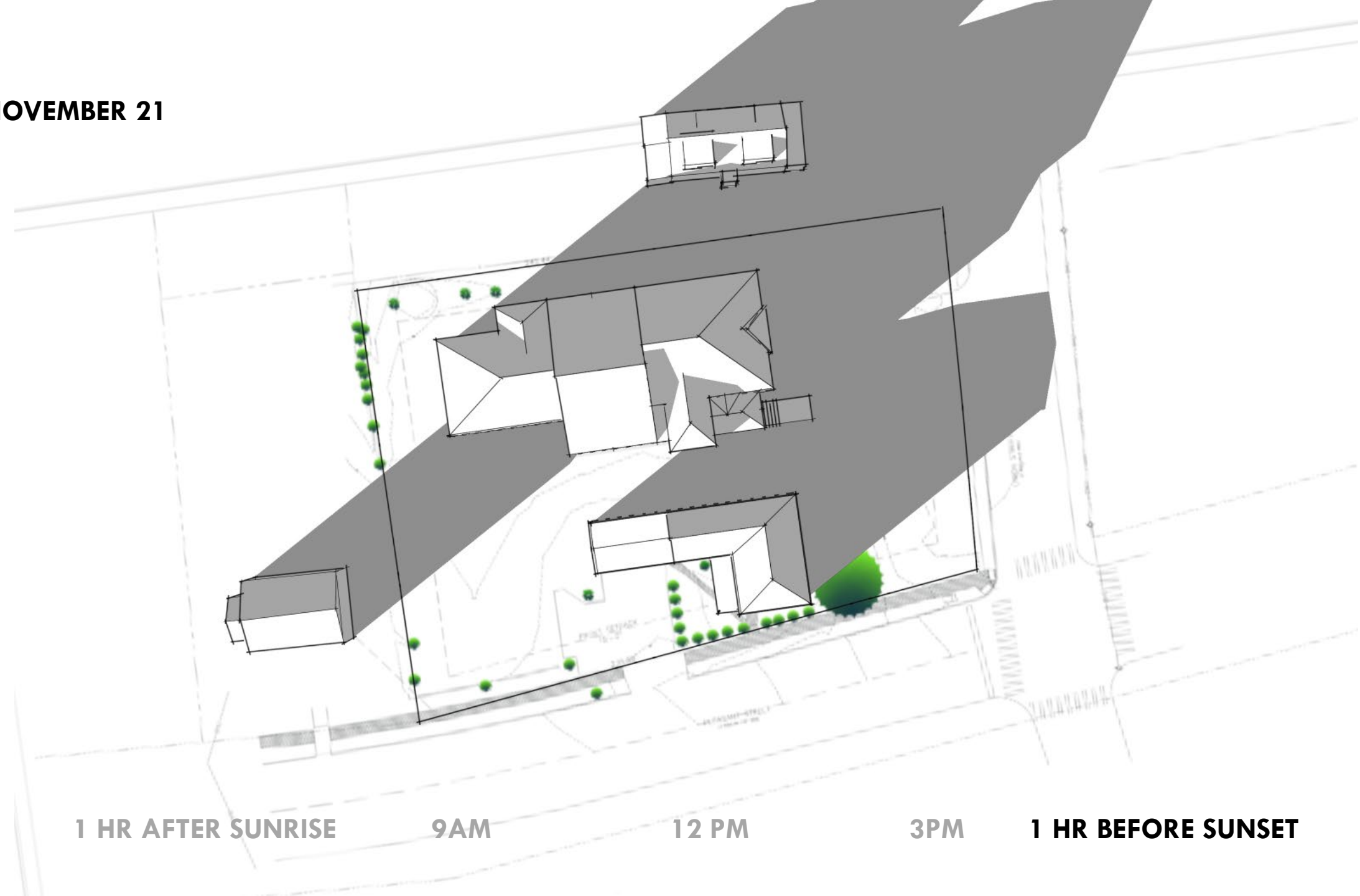
NOVEMBER 21



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DECEMBER 21 (WINTER SOLSTICE)

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DECEMBER 21 (WINTER SOLSTICE)

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DECEMBER 21 (WINTER SOLSTICE)

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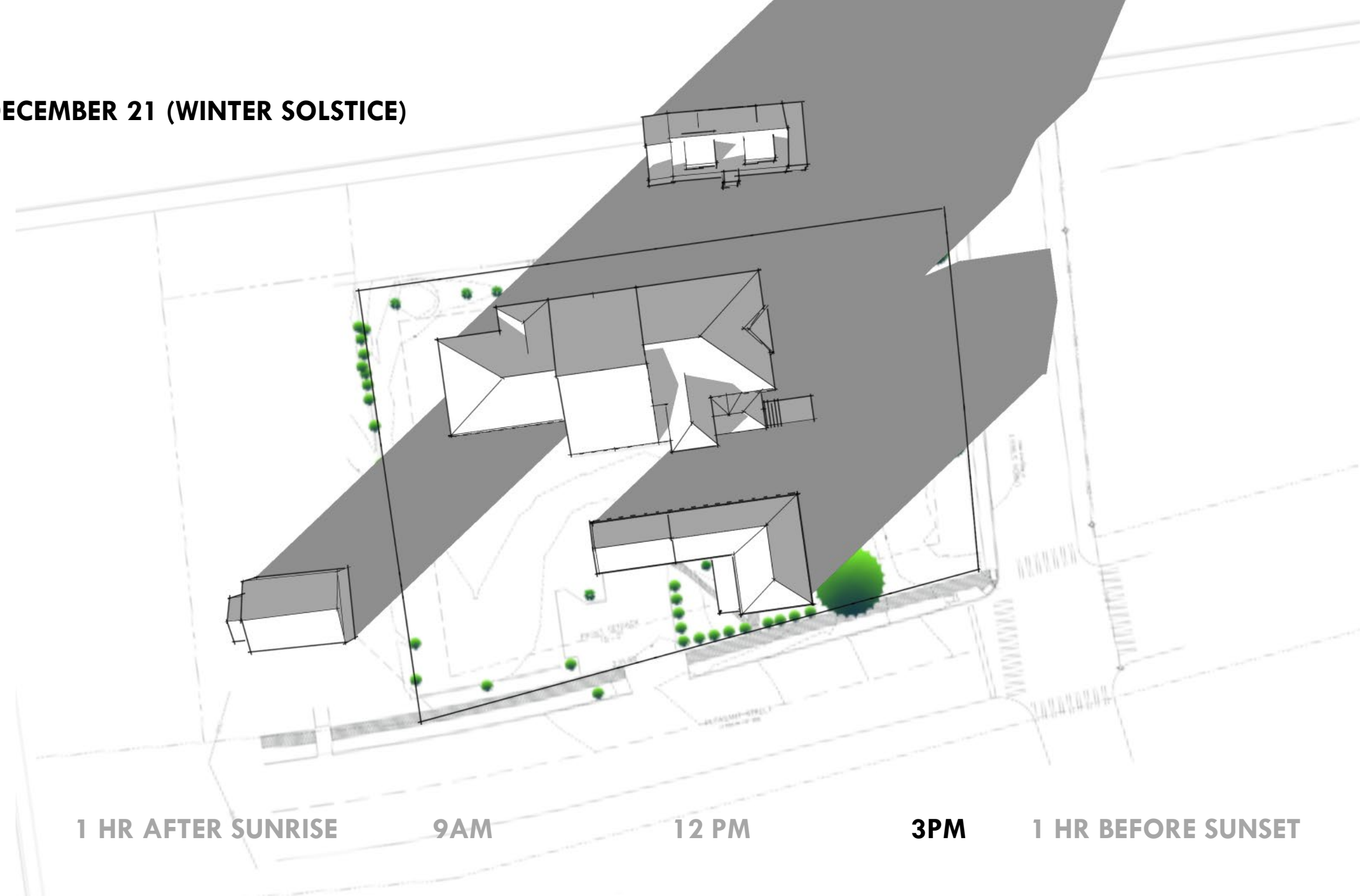
DECEMBER 21 (WINTER SOLSTICE)



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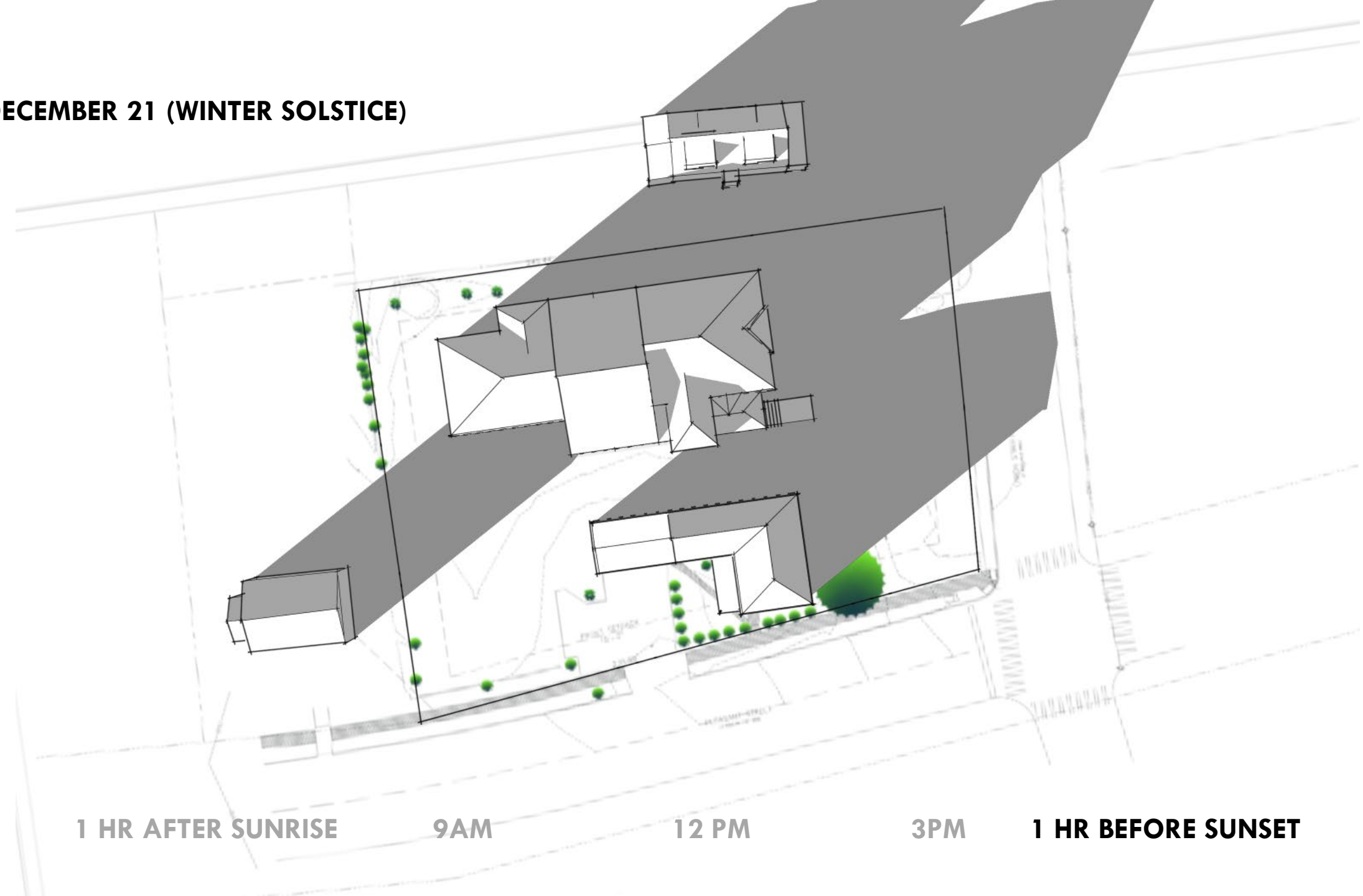
DECEMBER 21 (WINTER SOLSTICE)



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Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

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

PROJECT NAME:	Tontine Mall Redevelopment and Demolition of 11 School Street
CASE NUMBER:	VRB 20-004
LOCATION:	149 Maine Street and 11 School Street (Map U13, Lot 164 and 165)
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:	April 29, 2020

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.

A motion deeming the application complete was made on January 29, 2020 and is now complete. Per the Zoning Ordinance, during the 90-day delay period, the applicant was 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.

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, 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 by using 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 by using 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. Any proposed signage will be reviewed by the Town of Brunswick Department of Planning and Development.

(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. The applicant has provided information pertaining to below Item ii.

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.

The applicant has provided a structural evaluation (attached) conducted by Helen C. Watts, P.E. of Criterium Engineers. Ms. Watts states, "In my opinion, the owner can't fix this building up as a reasonably code-compliant residential property and get any return from the investment.

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 & 11 SCHOOL STREET
REQUESTS FOR CERTIFICATE OF APPROPRIATENESS FOR
NEW CONSTRUCTION AND ALTERATIONS TO AN EXISTING STRUCTURE AND CERTIFICATE OF DEMOLITION
VILLAGE REVIEW BOARD
REVIEW DATE: APRIL 29, 2020

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

Motion 2: That the Board approves the Certificate of Appropriateness for Demolition of the existing structure at 11 School 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.

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):

2. 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:_____ VRB Case #:_____
By:_____

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

   Name: Tontine Maine, LLC (attn: Dan Catlin)
   Address: 100 Silver Street
   Portland, Maine 04101
   Phone Number: 207-774-1885
   Email Address: dcatlin@commercialpropertiesinc.com

2. Project Property Owner:

   Name: <same>
   Address: _____
   _____
   Phone Number: _____
   Email Address: _____

3. Authorized Representative: (If different than applicant)

   Name: Sitelines, P.A. (attn: Curt Neufeld, P.E.)
   Address: 119 Purinton Road, Suite A
   Brunswick, Maine 04011
   Phone Number: 207-725-1200 ext. 19
   Email Address: cneufeld@sitelinespa.com

4. Physical Location of Property Being Affected:

   Address: 149 Maine Street & 11 School Street

5. Tax Assessor's Map # U13 Lot # 164 & 164 of subject property.

6. Underlying Zoning District GM6

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

   - [x] Additions and New Construction
   - [ ] Structural Alteration
   - [x] 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): Refer to Cover Letter

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*

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 Ordnance 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

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.

Very truly yours,

Curtis Y. Neufeld, P.E.
Vice President

STATE OF MAINE
CURTIS
Y.
NEUFELD
No. 9779
LICENSED
PROFESSIONAL ENGINEER

Enclosure

cc: Dan Catlin

SITELINES
Civil Engineers • Land Surveyors

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 PANELL **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 P

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 Tontine-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: [signature]

Date: 1/22/2020

U13-165

HISTORIC PRESERVATION SURVEY

1980 photos J. Goff

Cumberland — County
Brunswick — City/Town
11 School — Street Address and Number

Name of Building/site: historic: pre-1833 res. of Charles Stetson, housewright? (Common and/or Historic)

*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/ earlier ell.

Type of Structure:
☒ Residential ☐ Commercial ☐ Industrial ☐ Other:

Condition: ☒ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes

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

Rating:

Historic Significance to the Community: 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

(For Additional Information — Use Reverse Side)

---

1 School

Maps: 1857 = Dr. John F. Shaw?
1871 = Mrs. N. Davis
1910 Atl = 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 WHM, 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: "What 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 168:341; 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 1813-1827 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.Maine 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. & M.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

SITELINES
Civil Engineers • Land Surveyors

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

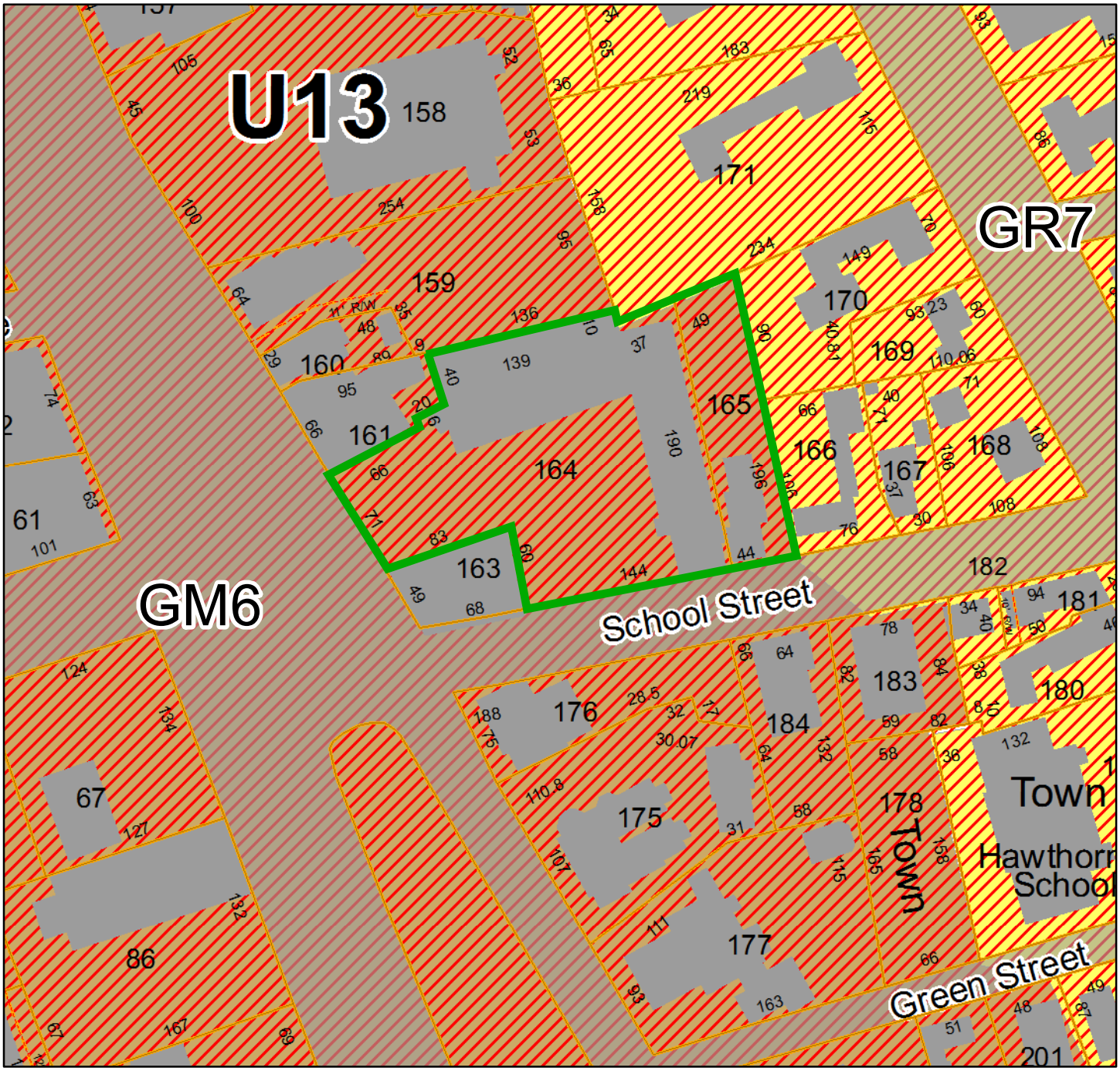
Zoning Map

Tontine Mall & 11 School Street, Brunswick, ME

1 inch = 100 Feet

0 100 200 300

January 13, 2020



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

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.

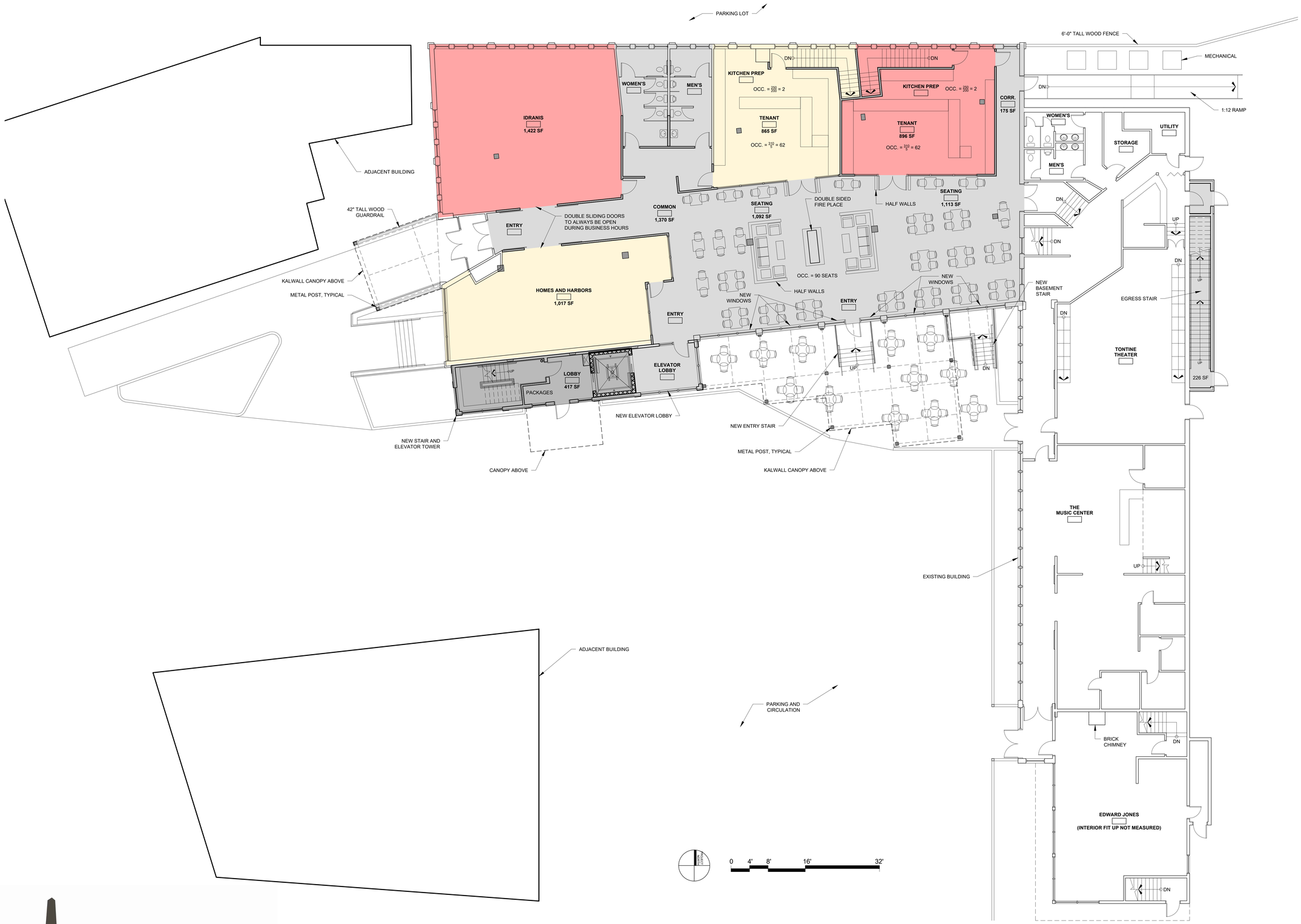
Photograph 7: Looking northwest at 11 School Street.

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.

Photographs taken by Sitelines PA, January 13, 2020



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

COMMERCIAL PROPERTIES

© 2019 RYAN SENATORE ARCHITECTURE

TONTINE MALL RENOVATION

149 MAINE STREET
BRUNSWICK, MAINE

RSA
RYAN SENATORE ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-5414
senatorearchitecture.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:
FIRST FLOOR PLAN

FP-01

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

COMMERCIAL PROPERTIES

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TONTINE MALL RENOVATION

149 MAINE STREET
BRUNSWICK, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.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 THIRD FLOOR PLAN
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")

COMMERCIAL PROPERTIES

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TONTINE MALL RENOVATION

149 MAINE STREET
BRUNSWICK, MAINE

RSA
RYAN SENATORE
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565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

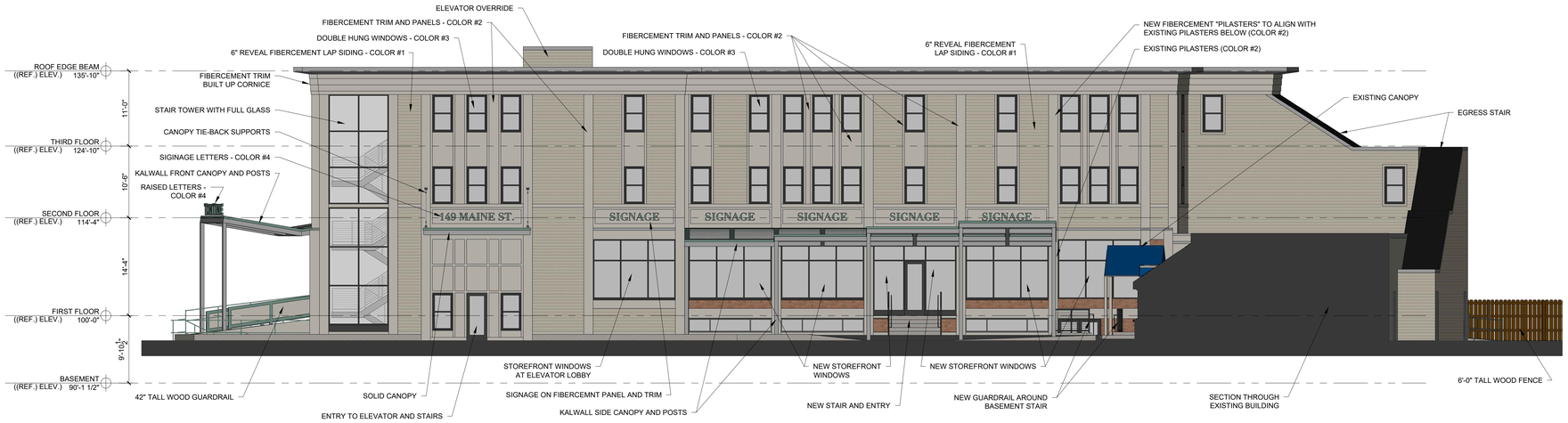
REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
JANUARY 14, 2020

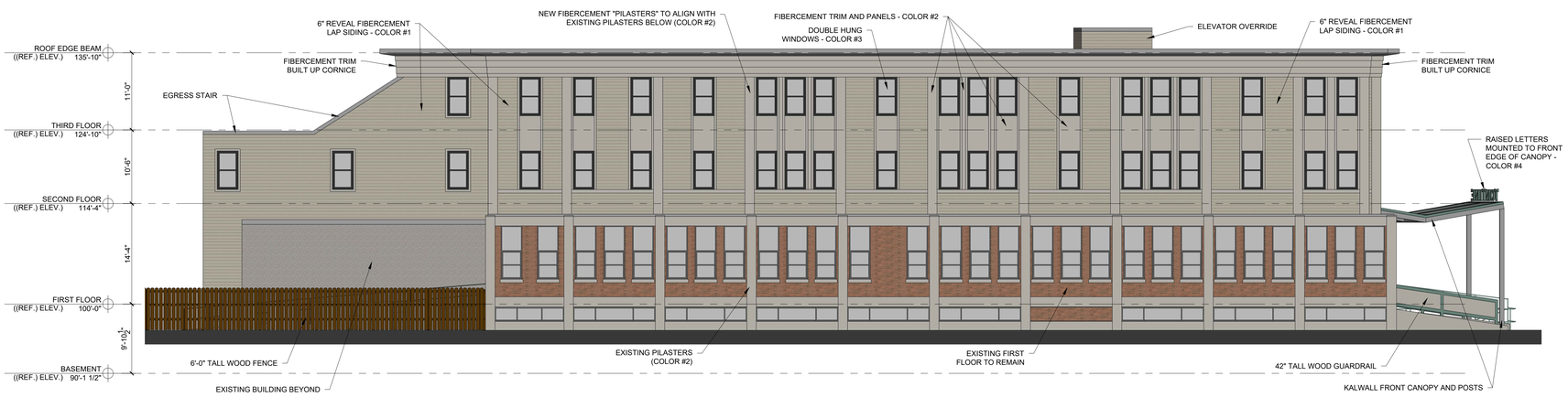
DATE:	
PROJECT No.	1903
DRAWN BY:	RRT
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
THIRD FLOOR PLAN

FP-03



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")

COMMERCIAL PROPERTIES

© 2019 RYAN SENATORE ARCHITECTURE

TONTINE MALL RENOVATION

149 MAINE STREET
BRUNSWICK, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

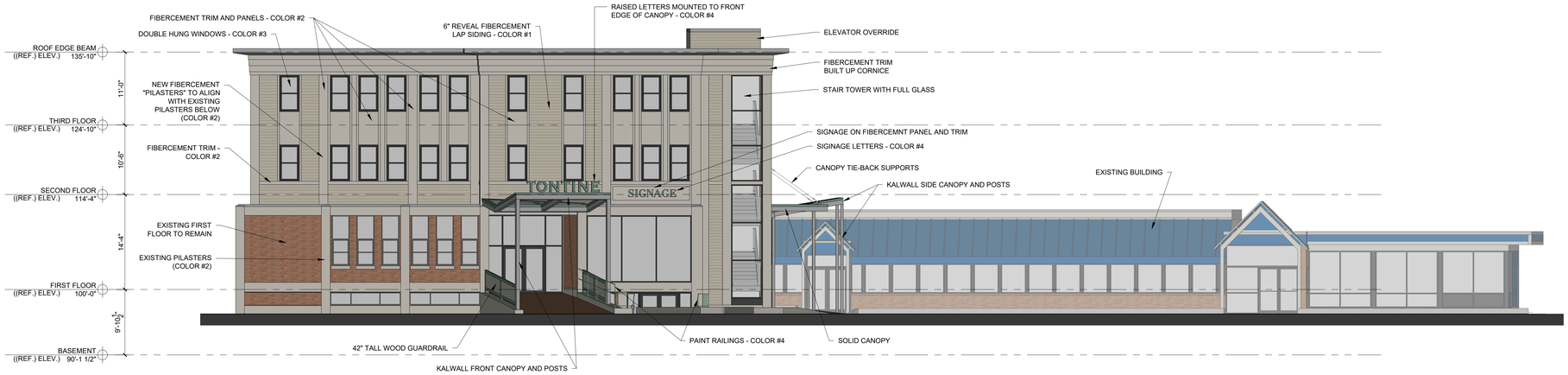
REVISIONS:

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

EL-1



1 WEST ELEVATION
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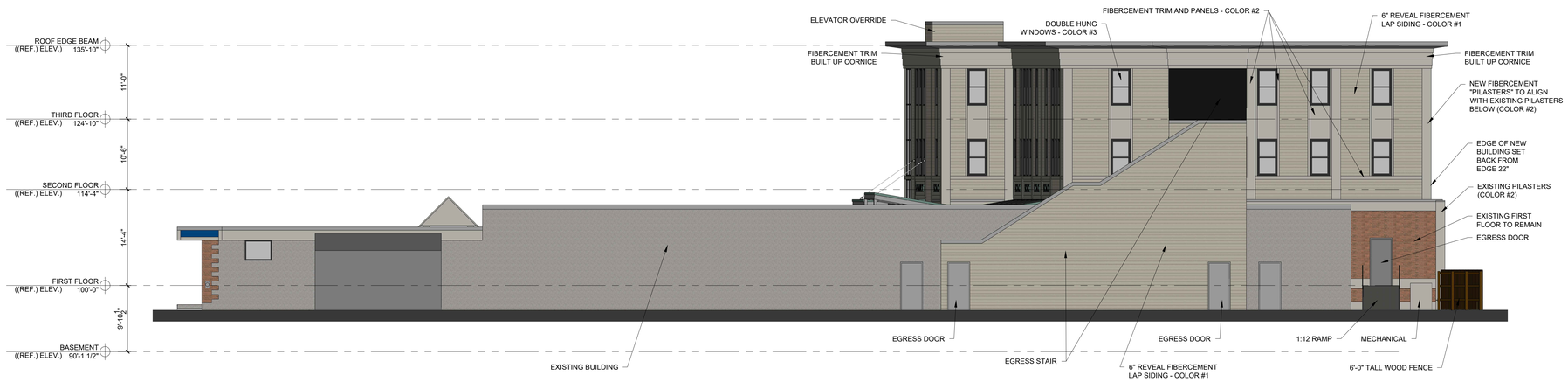

2 EAST ELEVATION 1
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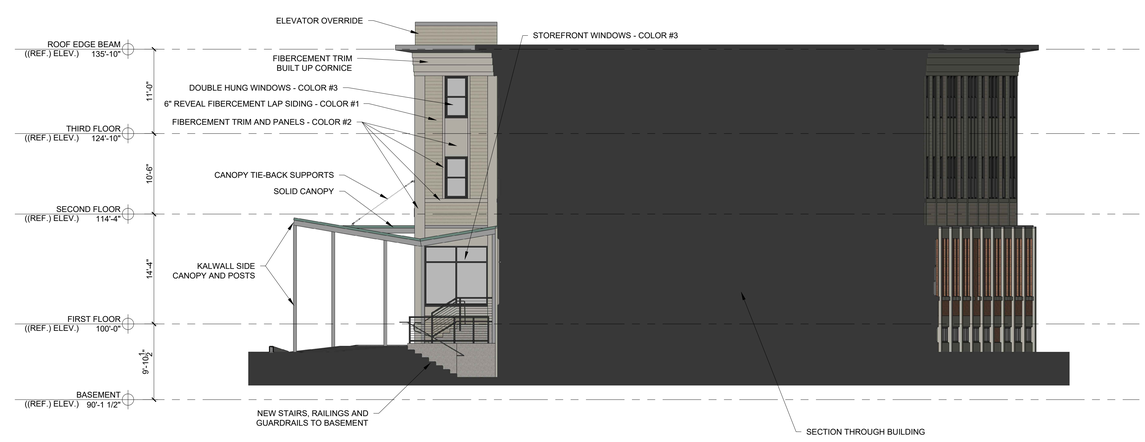

3 EAST ELEVATION 2
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")

COMMERCIAL PROPERTIES

© 2019 RYAN SENATORE ARCHITECTURE

TONTINE MALL RENOVATION

149 MAINE STREET
BRUNSWICK, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.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

EL-2

PERSPECTIVE VIEW 1

COMMERCIAL PROPERTIES

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SCALE:	AS NOTED

SHEET TITLE:
PERSPECTIVE VIEW 1

V1

PERSPECTIVE VIEW 2

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SHEET TITLE:
PERSPECTIVE VIEW 2

V2

PERSPECTIVE VIEW 3 - FROM BACK

COMMERCIAL PROPERTIES

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SHEET TITLE:
PERSPECTIVE VIEW 3

V3

COMMERCIAL PROPERTIES

OVERHEAD VIEW 1

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SHEET TITLE:
OVERHEAD VIEW 1

V4

COMMERCIAL PROPERTIES

OVERHEAD VIEW 2

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207-650-6414
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CONSULTANTS:

REVISIONS:

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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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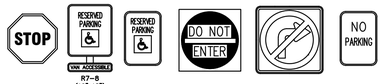
X:\LAND PROJECTS\3791 CATLIN TONTINE APTS BRUNSWICK\DWG\3791-SITE.DWG, SITE, 1/15/2020 2:51 PM, ROB

SIGN LEGEND:



R1-1 (24"x24")	R7-8 (12"x18") R7-8A (12"x6")	R7-8 (12"x18")	R5-1 (24"x24")	R3-1 (24"x24")	R8-3 (12"x18")
1	2	3	4	5	6

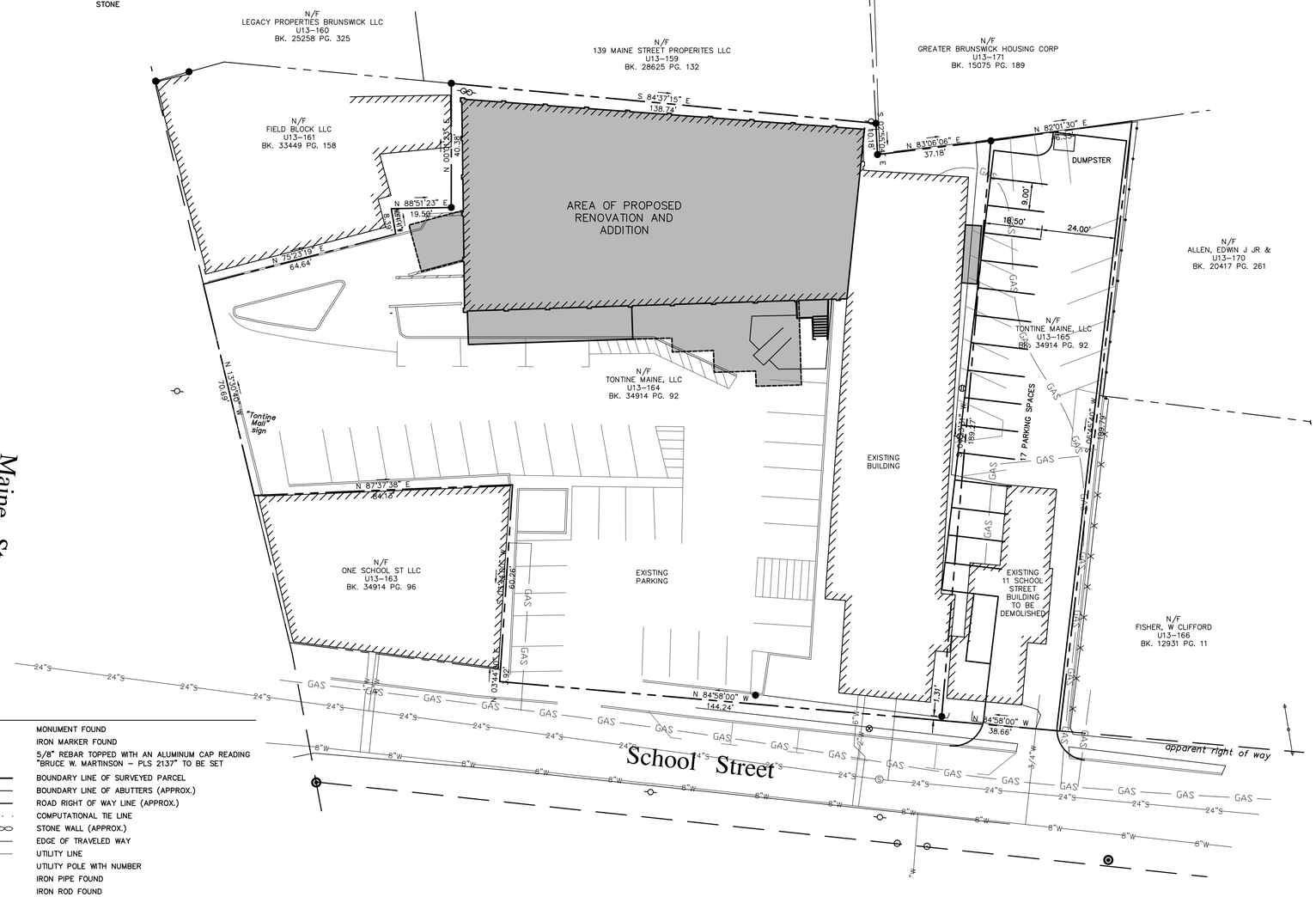
CURBING LEGEND:

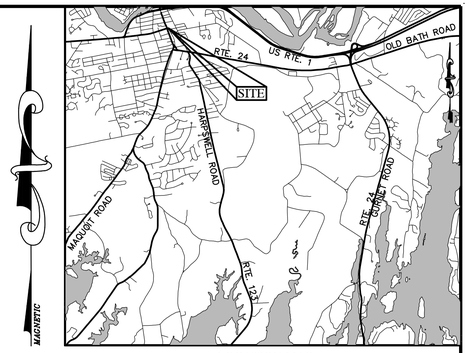
VERTICAL SLIPFORM CONCRETE CURB: VSFC

VERTICAL GRANITE CURB: VGC

TD — TIP DOWN

TS — TRANSITION STONE





LOCATION MAP
SCALE: 1" = 5000'

GENERAL NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

   BK 34914, PG 92

2. 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

3. AREA INFORMATION:

   LOT AREA: 1.0 ACRES

4. TAX MAP REFERENCE:

   TAX MAP U13, LOT 164 & 165

5. BASIS OF BEARINGS:

   BEARINGS ARE REFERENCED TO MAGNETIC.

UTILITY NOTES:

1. 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: GM6
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

LEGEND

■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON – PLS 2137" TO BE SET
	BOUNDARY LINE OF SURVEYED PARCEL
	BOUNDARY LINE OF ABUTTERS (APPROX.)
	ROAD RIGHT OF WAY LINE (APPROX.)
	COMPUTATIONAL TIE LINE
	STONE WALL (APPROX.)
	EDGE OF TRAVELED WAY
OHE	UTILITY LINE
CMP 13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
DH	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
Ⓢ	SEWER MANHOLE
	LIGHT POLE
	CATCH BASIN
	WATER SHUT OFF
	HYDRANT
	SIGN
	WATER VALVE
	ELEVATION TEMPORARY BENCH MARK
	TEST PIT

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
20 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:
SITE LAYOUT PLAN

PROJECT:
TONTINE MALL RENOVATION
MAINE STREET & SCHOOL STREET, BRUNSWICK

PREPARED FOR:
TONTINE MAINE LLC
100 SILVER STREET, PORTLAND MAINE

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK:	SCALE: 1" = 20'	SHEET: 1
DRN BY: RPL	JOB #: 3791	
CH'D BY: CYN	MAP/LOT: U13 / 164&165	
DATE: 01-15-2020	FILE: 3791-SITE.DWG	

March 5, 2020

Dan Catlin, CEO
COMMERCIAL PROPERTIES, INC.
100 Silver Street
Portland ME 04101

Re: 11 School Street, Brunswick, Maine
Structural Evaluation

Dear Dan:

At your request, I visually inspected the exterior, basement, hallway, stairs and attics of the house at 11 School Street in Brunswick, Maine, for the structural condition of the building. The living spaces weren't entered.

The Town of Brunswick Assessor's Online database for Parcel #U13-165, at https://www.axisgis.com/brunswickme/ shows a building value of $145,600, and a land value of $61,500 as of 8/29/2019. The records show two living units and a total of 6 bedrooms in the house, and 2,336 SF of gross living space, on a 0.21 acre property. The replacement cost is listed at $224,068. The database shows the house to be built in 1900; in my opinion, most parts of the house are of earlier construction than 1900. It has been modified over the years.

The zoning map can be viewed here: https://digitalcommons.library.umaine.edu/cgi/viewcontent.cgi?article=7704&context=towndocs. The lot is inside the Village Review Zone, and is in Zone TC1 (Town Center 1/Maine Street)/GM6 (Growth Mixed-Use 6). See https://brunswickme.org/DocumentCenter/View/778/Town-of-Brunswick-Zoning-Ordinance-PDF for the Brunswick Zoning Ordinance.

The building is behind the Tontine Mall, with a shed at the back of the Tontine Mall close to touching the house at the mutual lot line. The front of the house has a small landscaped area at the front. The driveway accessing the Tontine employees parking lot is at the right side of the house, with the paving extended fully to the foundation of the house, and the parking lot is at the back of the house. The parking lot is part of the lot containing the 2-unit house at 11 School Street. The parking lot also includes the dumpster enclosure for the Tontine Mall Building. The house to the right of 11 School Street has a wood stockade fence just inside the lot line, which has an asphalt curbing.

The building is timber and wood-framed, with a two-story main house at the front, and two ells at the back. The house has vinyl siding, wood and vinyl trim, and asphalt composition shingle roofing. The roofing is in generally good condition, with an estimated 10 years of remaining life. The windows, where viewed, are single-pane double-hung windows. Two of the windows at the first floor level by the hatch are in poor condition. The two windows at the back of the back ell are covered with plywood. The trim is in fair to poor condition, including some of the window sills, the trim around the eaves and gable, and some of the vertical wall trim where it is near the soil or asphalt. The front stoop is a concrete slab. The front door is a new metal door.

The front portion of the house may have a crawl space; this wasn't viewed. The middle portion of the house has a full basement with a squared and rubble granite stone foundation. The basement is reached either by an exterior Bilco-type hatch with concrete sides and steps, or by a lightly-framed interior wood stair. The floor of most of the basement is soil with some brick masonry. The basement has an oil tank which is scheduled for removal shortly, as the heat and air conditioning is now provided by two adjacent gas-fired air-to-air heat exchangers which are direct vented to the outside. There are two relatively new electrical panels; some older cloth-covered wiring was visible in the attic.

The foundation walls have some missing stones; some fabric has been pushed into place adjacent to the hatch at the back wall. There has been some shifting of the stones, and some repairs have been made around the top of the wall on the left side with mortared concrete blocks and clay brick masonry. The front and right sides of the foundation are generally larger and better squared and fixed stones; the masonry at the back wall is rubble stone, unmortared, and casually placed.

The basement has a brick masonry chimney at the back; the chimney has been removed from the attic.

The first floor framing appears to be mostly original, and includes timber beams supported by rusted pipe columns and one round wood column, and round and squared joists. Some of the timbers show signs of rot at the bottom face, and some of the floorboards shows rot as well. The columns are set on a wood board, possibly on brick masonry.

The wood framing at the back left corner has replacement joists and the sill at the left side appears to have been replaced. The stone foundation was partially replaced in this location with brick masonry, then some of the brick masonry was replaced with concrete block. There appears to have been a significant amount of water damage over many years in this location, based on the efflorescence on the brick masonry, and the inside of the concrete blocks shows that the water intrusion in this location may be slowed but still ongoing. This wall of the building is adjacent to a grassed cul-de-sac formed by the house and the back wall of the Tontine Mall building. This appears to collect water, with no grade to drain the water away from the foundations.

The back ell and the front section of the house apparently have inaccessible crawl space foundations. The last 6′ of the back ell has settled around 3-4″ with a visible slope to the roofline.

The house was entered at the front door; there is a small entrance hall with a set of stairs at the left end of the building. These go to a landing at the second floor, then to a door to the attic. The attic roof framing is not visible as lath has been installed on the underside of the framing in the front portion of the house. The lath doesn't appear to have ever been plastered. The floor framing has board sheathing with wide boards and is used for storage.

The roof framing has been opened at the back of the front roof to provide access to the middle ell attic, which has insulation over the floor framing; this wasn't entered. The front roof framing has at least three layers of wood shingles visible inside the attic. There is a former fireplace opening that was framed and is now filled in at the front of the middle attic in the roof framing. This framing has machine-sawn rafters and a ridge board, and board sheathing, and may have been built in 1900.

The two living spaces in the house are currently occupied.

In my opinion, the following work is needed, with estimated costs:

- The front stair would need to be removed and replaced with a stair and handrail meeting the building code requirements, which would have to be fit into the building area. I assume that there is a second interior stair in the living spaces that weren't viewed. This stair may also not meet the building code requirements. This work is estimated at $8,000 per stairwell, or $16,000.
- The basement foundation walls need to be renovated. This work is estimated to cost $4,000.
- The access to the front and back portions of the first floor framing would need to be evaluated, then the first floor framing would need to be repaired as needed. Raising the building by a foot would provide the needed separation between the soil surface and the stormwater coming off this building and the adjacent building and the lowest point of the wood framing. When this is done, the settled bay at the back of the building could be leveled out. This work is estimated to cost $50,000.
- The window sills need to be replaced all around the building, and once the trim was cleaned, any trim in need of replacement could be determined. The windows need, as a minimum, to have the glazing replaced where broken, and storm windows added. This is estimated to cost $5000.
- Repairs and repainting of the trim is estimated to cost $8,000.
- The living spaces provided would have no garden or lawn areas; this isn't a code requirement. The stormwater drainage around the building needs to be gathered with gutters and downspouts to the stormwater sewer, and a French drain or some other method of forcing the stormwater at the ground well away from the foundations of the adjacent buildings. This work is estimated to cost $6000.

This identified work comes to an estimated $89,000.

In my opinion, the owner can't fix this building up as a reasonably code-compliant residential property and get any return from the investment.

Thank you for the opportunity to provide engineering services to you. Please call me if you have further questions.

Yours truly,

CRITERIUM ENGINEERS

Helen C. Watts, P.E.
Senior Engineer

Attachments: Photos
Resume

March 5, 2020
15 Pages

ATTACHMENT A
PHOTOGRAPHS

Location:
11 School Street
Brunswick, Maine 04011

Photo Taken by:
Helen Watts, P.E. (ME)

Date:
March 3, 2020

Description:

Front Exterior

Photo Number

1

Description:

Back and Right Exterior

Photo Number

2

Location:
11 School Street
Brunswick, Maine 04011

Photo Taken by:
Helen Watts, P.E. (ME)

Date:
March 3, 2020

Description:

Back and Left Exterior

Photo Number

3

Description:

Steel and Wood Columns in Basement

Photo Number

4

Location:
11 School Street
Brunswick, Maine 04011

Photo Taken by:
Helen Watts, P.E. (ME)

Date:
March 3, 2020

Description:

Fabric Stuffed in Loose Masonry at Back Wall of basement.

Beam with Rot

Photo Number

5

Description:

Back Right Corner of Basement, Large Dressed Stones in Foundation Wall

Photo Number

6

Location:
11 School Street
Brunswick, Maine 04011

Photo Taken by:
Helen Watts, P.E. (ME)

Date:
March 3, 2020

Description:

Left Foundation Wall with Repaired Brick and CMU Masonry

Photo Number

7

Description:

Cul de sac Outside of Left Wall. Note Rotted Window Sills and Eroded Topsoil Where Water is Trapped

Photo Number

8

Location:
11 School Street
Brunswick, Maine 04011

Photo Taken by:
Helen Watts, P.E. (ME)

Date:
March 3, 2020

Description:

Deteriorated Window and Eaves Trim, Trim near Ground and Window Sills

Photo Number

9

Description:

Interior Stair at Hall – Inadequate Treads, Handrail

Photo Number

10

Location:
11 School Street
Brunswick, Maine 04011

Photo Taken by:
Helen Watts, P.E. (ME)

Date:
March 3, 2020

Description:

Attic, Front of Building

Photo Number

11

Description:

Attic, Center of Building

Photo Number

12

Location:
11 School Street
Brunswick, Maine 04011

Photo Taken by:
Helen Watts, P.E. (ME)

Date:
March 3, 2020

Description:

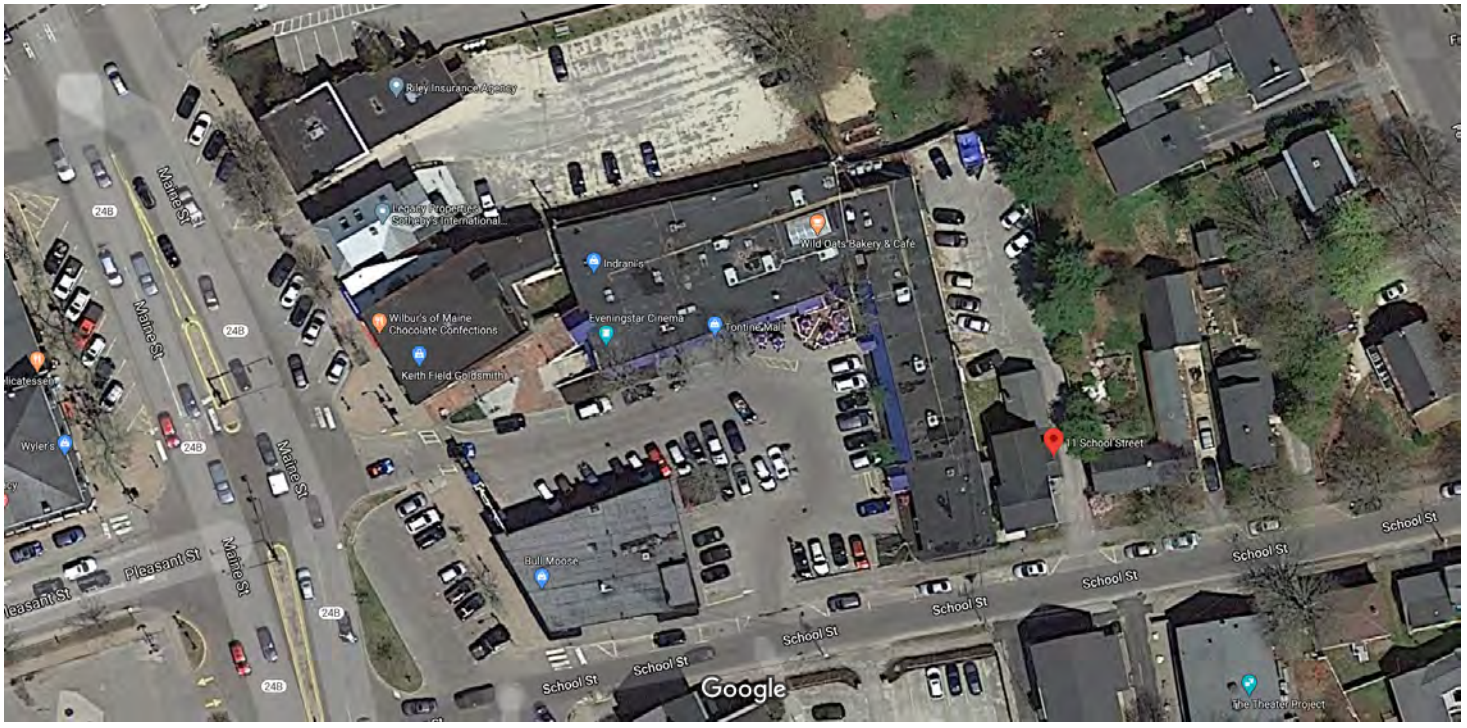
Former Location of Chimney at Back of Front Part of Building

Photo Number

13

Google Maps 11 School St

and Tontine Mall, Brunswick, Maine



Imagery ©2020 Maine GeoLibrary, U.S. Geological Survey, Map data ©2020 20 ft

11 School St

Brunswick, ME 04011

Directions Save Nearby Send to your phone Share

Photos

ATTACHMENT B
RESUME

CRITERIUM ENGINEERS

BUILDING INSPECTION ENGINEERS
PROUDLY SERVING NORTH AMERICA SINCE 1957

Helen C. Watts, P.E.

Senior Engineer

Helen Watts practices structural engineering with PE licensure in four states, with over 40 years of experience in construction, facilities engineering, inspection, and structural design for repairs, new construction, and building modifications.

Her experience includes hundreds of residential and commercial building inspections, remediation and remodeling designs, forensic investigations, and design for new construction on commercial, industrial, condominium and residential properties, as well as construction management and inspection.

For over 12 years, she worked as a Principal at Helen Watts Engineering PLLC performing inspections and design for wood, timber, masonry, concrete, and steel structures.

Helen has taught a variety of courses to engineers and the trades, including developing a curriculum and teaching the first course of structural engineering for timber framers at KVCC, and teaching structural engineering for the PE preparation course for mechanical engineers.

EDUCATION AND PROFESSIONAL AFFILIATION

University of New Hampshire, Durham, NH – 1980, BS Civil Engineering
University of Maine, Orono, ME – 1983, 5th Year Certificate, Pulp and Paper Manufacturing
Licensed Professional Engineer: Maine, New Hampshire, Massachusetts, Hawaii
Certifications: NCEES, SECB, MaineDOT LPA
Memberships: Structural Engineers Association of Maine
Timber Guild Engineering Council
ASCE Fellow, Lead for 2 Areas for Maine Infrastructure Grade 2008 -
Society of Women Engineers
Pejepscot Terrace, Brunswick, ME – Chair of the Board
Author: The Graphic Handbook of the Pretty Good House (2013)
Volume 2, The Pretty Good House (2016)

WHY I DO WHAT I DO

I want to help every building be the best it can be, and every building owner get the most out of their building dollar. Buildings should be healthy, comfortable, robust and sustainable. My work impacts the productivity of the building occupants, the carbon footprint during construction and maintenance, and the bottom line of the owners. I love finding the little problems that can be big possibilities instead of bad surprises.

WHY CRITERIUM ENGINEERS

Criterium Engineers serves a wide variety of clients across the country, and I like the challenge of assisting Criterium Franchises. I also like the care taken in producing high-quality reports.

PROJECT HIGHLIGHTS

- Inspection and report on the Gedney House, Salem, MA, owned by Historic New England and built in 1665 – Structural adequacy, durability, and ideas for the use of the building as a museum of timber and wood construction methods.
- Hathorn Block, Bowdoinham, ME – Structural evaluation and repair planning, new masonry openings, plus structural design to bring 5 stories of 1849 timber framing up to modern building code floor loadings and to provide an elevated concrete deck.
- New private residence and cottage, Biddeford, Maine – Evaluation of existing retaining wall, and design and permitting of new retaining wall under new Maine Sand Dune regulations, structural design of two new buildings, weekly construction inspection through completion of structural framing.
- Horizontal boring machine, Portsmouth Naval Shipyard, Kittery, ME – Design of foundation and installation of the foundation and the horizontal boring machine in the Controlled Industrial Access area of the shipyard
- Portland House, Portland, ME – Inspection, development of repair plans and specifications, project contracting assistance and construction inspection, repairs to 3-level parking garage. Also, repairs to the masonry exterior, and planning of work for the handrail attachment to the balcony decks.
- Danforth Heights, Portland, ME – Investigation, report, repair planning, specifications and drawings, contracting assistance, construction inspection, repairs to masonry façade to stop water intrusion. Also, inspections of 43 units of low-income townhouses with reports for maintenance planning.

hwatts@criterium-engineers.com – Phone #: 207-869-4208, Cell #: 207-522-9366
5 Depot Street, Suite 23, Freeport, ME 04032

From: Melissa Archbell
To: Matt Panfil; Jared Woolston; Dan Catlin; mandy.reynolds@commercialpropertiesinc.com
Cc: Curtis Neufeld
Subject: FW: MHPC# 0242-20 Tontine Maine, LLC; 11 School Street follow-up [3791]
Date: Friday, April 3, 2020 2:59:31 PM

Hi everyone;

I followed up with Maine Historical Preservation Commission in accordance with the Brunswick Zoning Ordinance requirements in Section 5.2.8.(B)(6)c. for the 90-day delay period and received the following reply. I wanted to share it with you.

Best regards,
-Melissa

From: Rideout, Megan M <Megan.M.Rideout@maine.gov>
Sent: Friday, April 3, 2020 8:35 AM
To: Melissa Archbell <marchbell@sitelinespa.com>
Subject: RE: MHPC# 0242-20 Tontine Maine, LLC; 11 School Street follow-up [3791]

Good Morning Ms. Archbell,

Since this project is only subject to local permitting, our office has no jurisdiction over the proposed project. It is up to the local review board to make the final decision with regard to the demolition of the property.

If the local review entity would like for our office to give input on the alternatives, please have the municipality submit a request for comment.

Best,

Megan M. Rideout
Review & Compliance/CLG Coordinator
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, Maine 04333
207.287.2992

From: Melissa Archbell <marchbell@sitelinespa.com>
Sent: Monday, March 30, 2020 1:08 PM
To: Rideout, Megan M <Megan.M.Rideout@maine.gov>
Cc: Curtis Neufeld <cneufeld@sitelinespa.com>
Subject: MHPC# 0242-20 Tontine Maine, LLC; 11 School Street follow-up [3791]

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click

links or open attachments unless you recognize the sender and know the content is safe.

Dear Megan:

We received the MHPC reply to our notification of intent to demolish the structure at 11 School Street, Brunswick, Maine. We understand your determination that demolishing the structure would have an adverse effect on historic properties and we would like to consult with you regarding additional options for the landowner, Tontine Maine, LLC. In accordance with the Brunswick Zoning Ordinance Section 5.2.8.(B)(6)c., the project has been submitted to the Village Review Board and we are evaluating alternatives and would appreciate your input on alternatives, including on the possibility for relocation of the contributing resource. Demolishing the structure at 11 School Street is a necessary component of the renovation of the Tontine Mall, a contributing resource of the Brunswick Commercial Historic District.

Thank you for any additional input you can give as we determine the best steps forward.

Best regards,
-Melissa

Melissa C. Archbell, PE
Project Engineer
Sitelines, PA
119 Purinton Road, Suite A
Brunswick Landing
Brunswick, ME 04011
(207) 725-1200 x16
marchbell@sitelinespa.com
www.sitelinespa.com

SITELINES
Civil Engineers • Land Surveyors

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Town of Brunswick, Maine

INCORPORATED 1739
DEPARTMENT OF PLANNING
AND DEVELOPMENT
85 UNION STREET
BRUNSWICK, MAINE 04011-2418

TELEPHONE 207-725-6660
FAX 207-725-6663

6 April 2020

Megan M. Rideout
Review & Compliance/CLG Coordinator
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, Maine 04333

Re: Request for Input on Demolition Alternatives
11 School Street, Brunswick, ME 04011

Megan:

I am writing to request, on behalf of the Town of Brunswick, input from the Maine Historic Preservation Commission regarding demolition alternatives for the structure located at 11 School Street (Map U13, Lot 165). The demolition is requested to allow the property owner to provide additional parking necessary for a proposed two-story addition to the structured on the western adjacent property (Tontine Mall – Map U13, Lot 164).

Please find attached digital copies of plans, elevations, and photographs of the proposed expansion at Tontine Mall and the demolition of 11 School Street. Unfortunately, interior photographs of the structure at 11 School Street are unavailable due to the current stay-at-home and social distancing requirements in place for the State of Maine due to COVID-19. Also, please note that based on historical aerial documents (to be provided as an addendum to this request upon my physical return to Town Hall) the existing structure at 11 School Street was partially demolished (the western half of the building was removed) in the early 1970s to make room for an addition to the Tontine Mall (the southeast leg of the ell).

If you have any further questions, please do not hesitate to contact me via telephone (direct line: (207) 721-4020) or via email at mpanfil@brunswickme.org.

Sincerely,

Matt Panfil

_____

Name: Matt Panfil, AICP CUD, LEED AP BD+C
Title: Director of Planning and Development
Town of Brunswick, Maine

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

April 14, 2020

Mr. Matt Panfil
Director of Planning and Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

Project: MHPC# 0242-20 — Tontine Maine LLC; 11 School Street
Demolish Existing Building

Town: Brunswick, ME

Dear Mr. Panfil:

In response to your recent request, I have reviewed the information received April 6, 2020 to continue consultation on the above referenced project.

With regards to the demolition of 11 School Street, we recommend that alternatives for retaining the house in its current location or moving the house to a new location be considered. If neither one of these alternatives is feasible, we recommend that mitigation for the demolition of the house be considered. This might include but not be limited to an archaeological investigation of the lot after demolition and prior to construction of the parking lot, as well as recordation of the exterior and interior of the building through digital photography. We also recommend that copies of the archaeological survey report and the photographs be kept on file at a suitable local repository, and that a copy be provided to the Commission.

While our office was only asked to comment on the demolition of 11 School Street, we have reviewed the proposed additions to the Tontine Mall and feel that the proposed alterations are not consistent with the *Secretary of Interior's Standards and Guidelines for Treatment of Historic Properties*. As proposed, the alterations will render the former Goodwin's Chevrolet building a non-contributing resource in the historic district.

Please contact Megan Rideout at (207) 287-2992 or megan.m.rideout@maine.gov if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney

Kirk F. Mohney
State Historic Preservation Officer

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

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

PROJECT NAME: Accessible Ramp and Porch Flooring Replacement

CASE NUMBER: VRB 20-009

LOCATION: 7 Bath Road (Map U08, Lot 106)

APPLICANT / OWNER: Bowdoin College
Catherine Ferdinand and Michael Veilleux
3800 College Station
Brunswick, ME 04011

REVIEW DATE: April 29, 2020

PROJECT SUMMARY

The applicant is requesting a Certificates of Appropriateness for Alterations to an Existing Structure in order to replace and relocate the existing accessibility ramp and replace the existing uneven porch flooring to create a safer, more easily navigable entrance for wheelchair users. The existing accessibility ramp is located to the west side of the structure and provides access to the parking lot in the rear of the structure. The proposed accessibility ramp will provide access to the Bath Road sidewalk. The applicant has stated their intention to maintain the existing porch columns, but the base molding on the columns may need to be replicated. The existing steps toward the front of the structure will be modified to add an additional step to meet current building code requirements. The proposed steps will be of the same design as the existing steps and the step risers will remain wood. However, the step treads, porch flooring, and railings are proposed to be of a modern composite material. Finally, the proposed railings will be of a similar style as the existing railings but increased in height to meet current building code requirements.

The proposed development is located in the Growth College 2 (GC2) Zoning District, Aquifer Protection Overlay 3 Overlay (APO3) Zoning District, the National Register of Historic Places' Federal Street Historic District, and the Village Review Overlay (VRO) Zone. Built circa 1870, the existing structure is listed as a contributing resource in the 2013 Classification Project.

The following draft Findings of Fact for a Certificate of Appropriateness for New Construction and Additions 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*.

The applicant is proposing the replacement of an existing accessibility ramp and porch flooring to address maintenance needs and Americans with Disabilities Act (ADA) compliance. *Table 4.2.5.B(4)c: Allowable Required Setback Encroachments* of the Brunswick Zoning Ordinance allows for accessibility ramps to be located, "anywhere in any required setback provided that it is designed in a manner that is compatible with the design and style of the building." The applicant intends on preserving character-defining architectural elements such as the porch columns. Composite materials for the flooring and handrails are proposed to be of the same style as the existing wood materials.

Regarding building access guidelines, The *Village Review Overlay District Design Guidelines* state:

1. *To the highest degree practicable, provide barrier-free access that promotes independence for people who have a disability, while preserving significant historic features.*

2. *The historic building's character defining spaces, features, and finishes should be identified so that accessibility code-required work will not result in their damage or loss.*

3. *Barrier-free access requirements should be designed in such a manner that character defining spaces, feature, and finishes are preserved.*

4. *The design for a new or additional means of access should be compatible with the historic building and its setting.*

The proposed project meets these guidelines and other requirements of the Zoning Ordinance.

(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 proposed project will maintain the existing porch columns and the use of composite material will be minimized to less visible features.

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

Although the accessibility ramp will now be visible from Bath Road, its design will

be consistent with 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 project does not conceal any of the structure's architectural character-defining features. The applicant has indicated that the base molding of the columns may need to be replaced. If so, the applicant will use accurate reproductions.

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

The proposed project does not propose an increase in the porch size. Although now more visible from Bath road, the accessible ramp is visually compatible with the existing mass, scale, and materials of the surrounding contributing resources.

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

The intent of the proposed project is to improve the structural integrity of existing structures and to meet current building code.

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.**

The site plan identifies that accessible ramp users will now access the structure from Bath Road, not the rear parking lot. Based on the applicants' comments, most users access the building from this direction.

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.**

The proposed project does not include the use of cinder block, concrete, or concrete block.

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.**

Not applicable.

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.**

As demonstrated in the attached pictures, the existing accessible ramp and porch flooring are in poor condition and in need of significant maintenance or replacement.

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
7 BATH ROAD
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING STRUCTURE
VILLAGE REVIEW BOARD
REVIEW DATE: APRIL 29, 2020

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

Motion 2: That the Board approves the Certificate of Appropriateness for Alterations to an Existing Structure in order to replace and relocate the existing accessibility ramp and replace the existing uneven porch flooring to create a safer, more easily navigable entrance for wheelchair users, located at 7 Bath Road, 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.

1-8 106

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 7 Bath Rd.

County City/Town Street Address and Number

Name of Building/site: Historic: pre-1898 residence of Frank W. Thompson et al

Common and/or Historic

Approximate Date: ca 1880 Style: Colonial Revival

Type of Structure:

☐ Residential ☐ Commercial ☐ Industrial ☐ Other: .....

Condition: ☐ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes .....

Surveyor: ..... Organization: PHS Date: 5/87

Rating: .....

Historic Significance to the Community: .....

.....

.....

(For Additional Information — Use Reverse Side)

Maps 1857
1871
1910

Title is established by 1898 deed 666:3.

Chronology of owners:

(-1898) Frank W. and Charles A. Thompson
and Georgianna T. Lacy
(ca 1930) William W. Nearing
(1947) Theodore & Margaret Stimpson

} WPA - Assessor's records

1910 Directory: William W. Nearing, Treasurer Pejepscot Papter Mill, 7 Bath
Miss Ethel Thomas, wks 7 Bath.

Received:_____ VRB Case #:_____
By:_____

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

   Name: Catherine Ferdinand/Michael Veilleux - Bowdoin College
   Address: 3800 College Station
   Brunswick, Maine 04011
   Phone Number: 725-3857
   Email Address: cferdina@bowdoin.edu mveilleu@bowdoin.edu

2. Project Property Owner:

   Name: Bowdoin College
   Address: 5600 College Station
   Brunswick, Maine 04011
   Phone Number: same as above
   Email Address: same as above

3. Authorized Representative: (If different than applicant)

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

4. Physical Location of Property Being Affected:

   Address: 7 Bath Road

5. Tax Assessor's Map #U08 Lot #106 of subject property.

6. Underlying Zoning District GC2

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):

   This project involves replacement and relocation of a handicap access ramp and replacement of porch flooring. Please see attached narrative and project description.

Applicant's Signature Catherine Ferdinand

Village Review Board

7 Bath Road – Riley House ADA ramp and porch replacement/repair

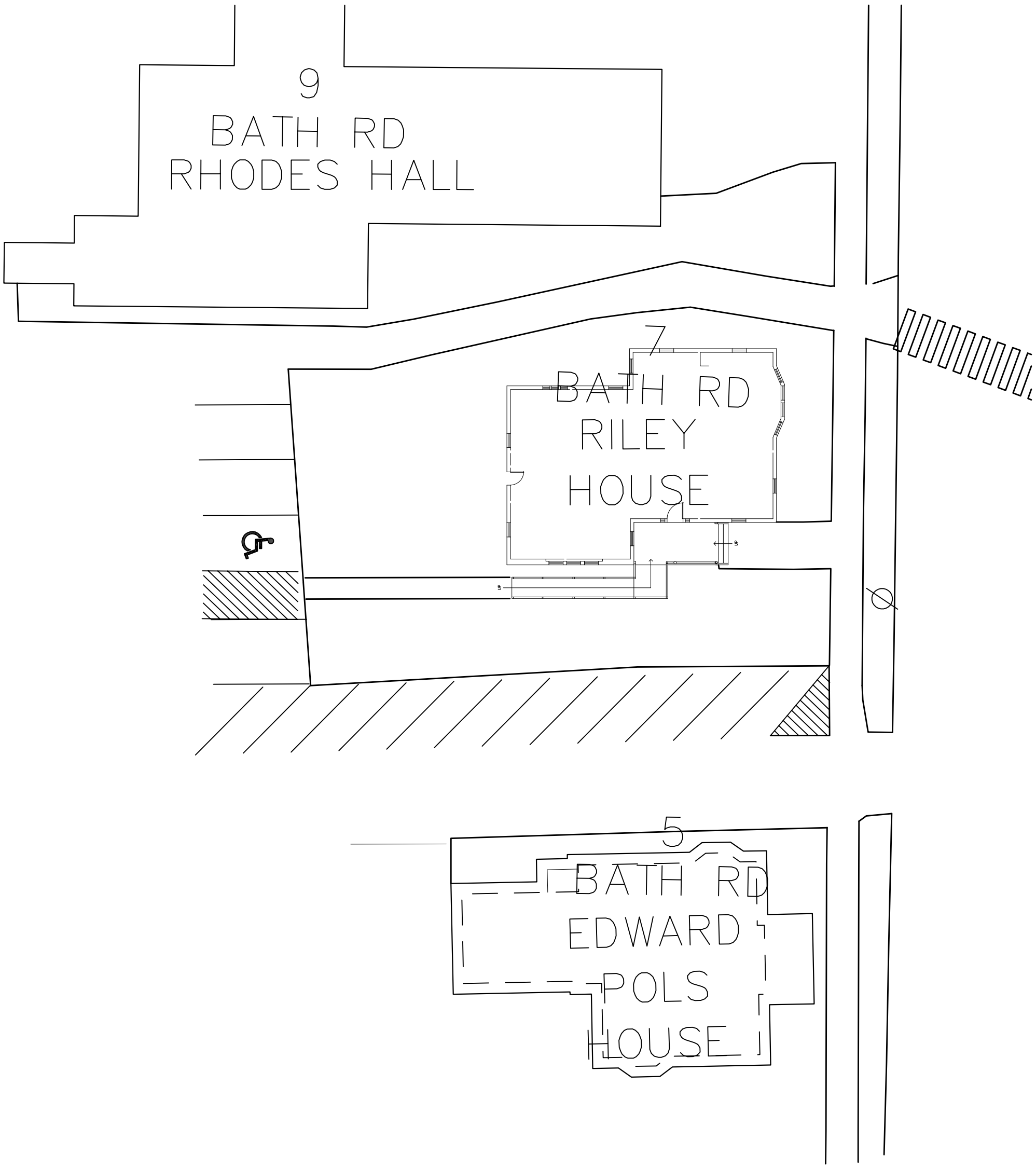
The College is proposing to improve the ADA ramp and porch at an academic building, Riley House, located at 7 Bath Road in zoning district GC2. Since the original installation of the ramp (estimated to have been over 20 years ago), there has been significant deterioration and settling where the ramp meets the existing porch. The porch floor is not level and is located approximately three to four inches below the entry door sill. At some time a wooden landing was added to the porch floor to raise it to the level of the door sill but in practice, the landing is not easily or safely navigated by a wheelchair user.

To make the entrance accessible for a chair user, it will be necessary to eliminate the landing area added to the porch, and to raise and replace the porch flooring to make the entire porch level with the door sill. The base molding on the porch columns has deteriorated and is in need of replacement though we think at this time that the original columns can be preserved and the molding style can be replicated. Increasing the level of the porch floor will require modification of the front steps (adding one step) to meet current building code standards. The steps would be of the same design and style as the existing steps. Given the improved appearance of composite materials available and the improvements these materials offer in traction, safety and maintenance, we are proposing to replace the wood flooring with composite flooring. The step risers would remain wood.

We are also proposing to reconfigure the ramp to orient it closer to Bath Road since our student and staff populations generally access the building from the south. The current configuration requires a wheel chair user to access the ramp via a parking lot, compromising their safety. We will relocate the accessible parking spot to the area of the parking lot on the west side of the building (from its location in the back of the building) and relocate an existing pathway from the parking lot to the south entrance. The changes in path configuration are estimated to result in less than 100 sf of net new impervious surface.

We also propose to replace the existing railings on the ramp with a similar style railing of a code compliant height. We believe there are good composite products that complement the railing style of the original porch. The railing system would be white and the new floor decking on the ramp and porch is to be determined, but likely to match the current color.

Google



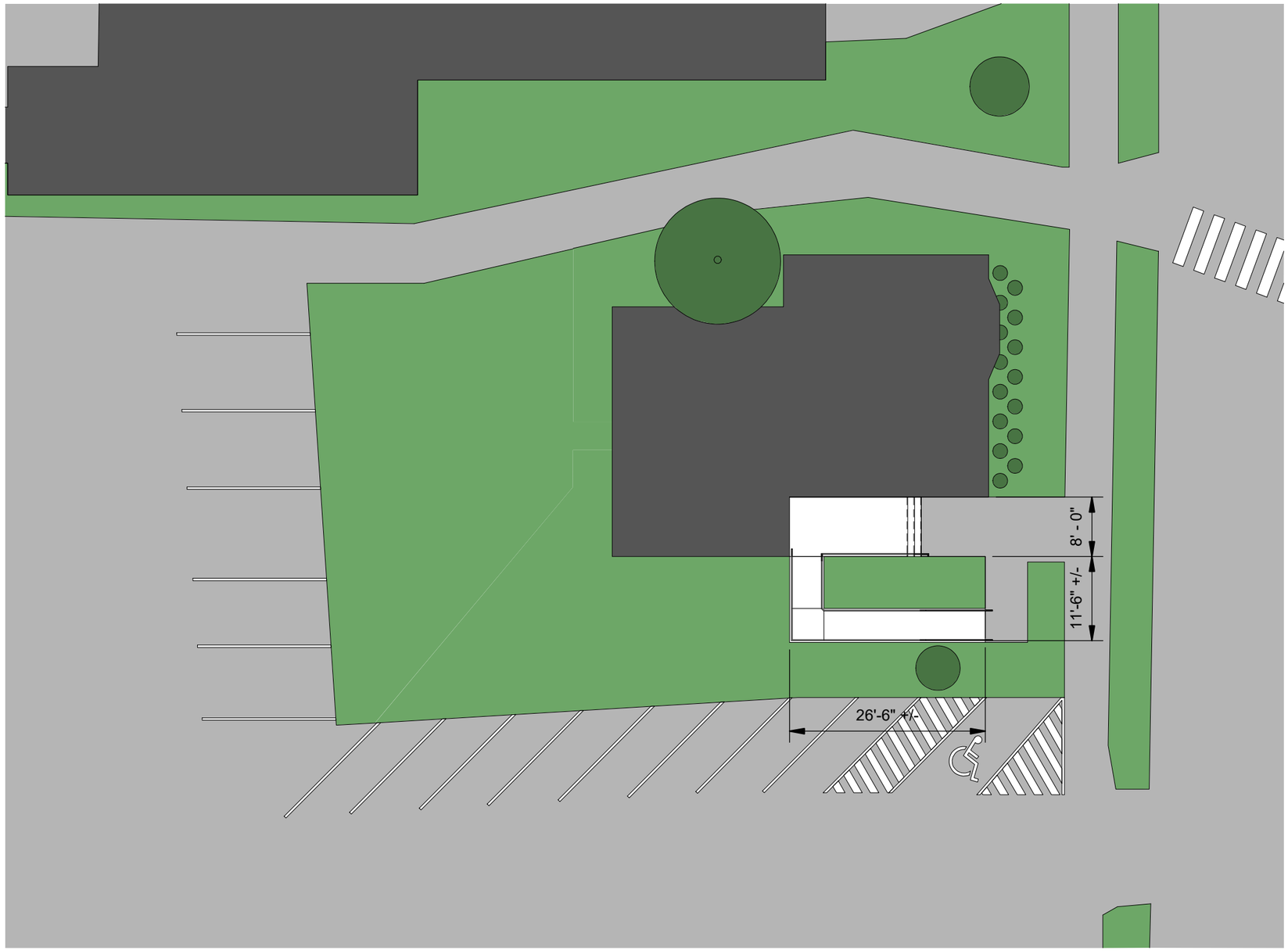
EXISTING RAMP & HC PARKING AT 7 BATH RD

HARRIMAN

BOWDOIN COLLEGE RILEY HOUSE RAMP

OPTION 2 RENDERING

11/14/19



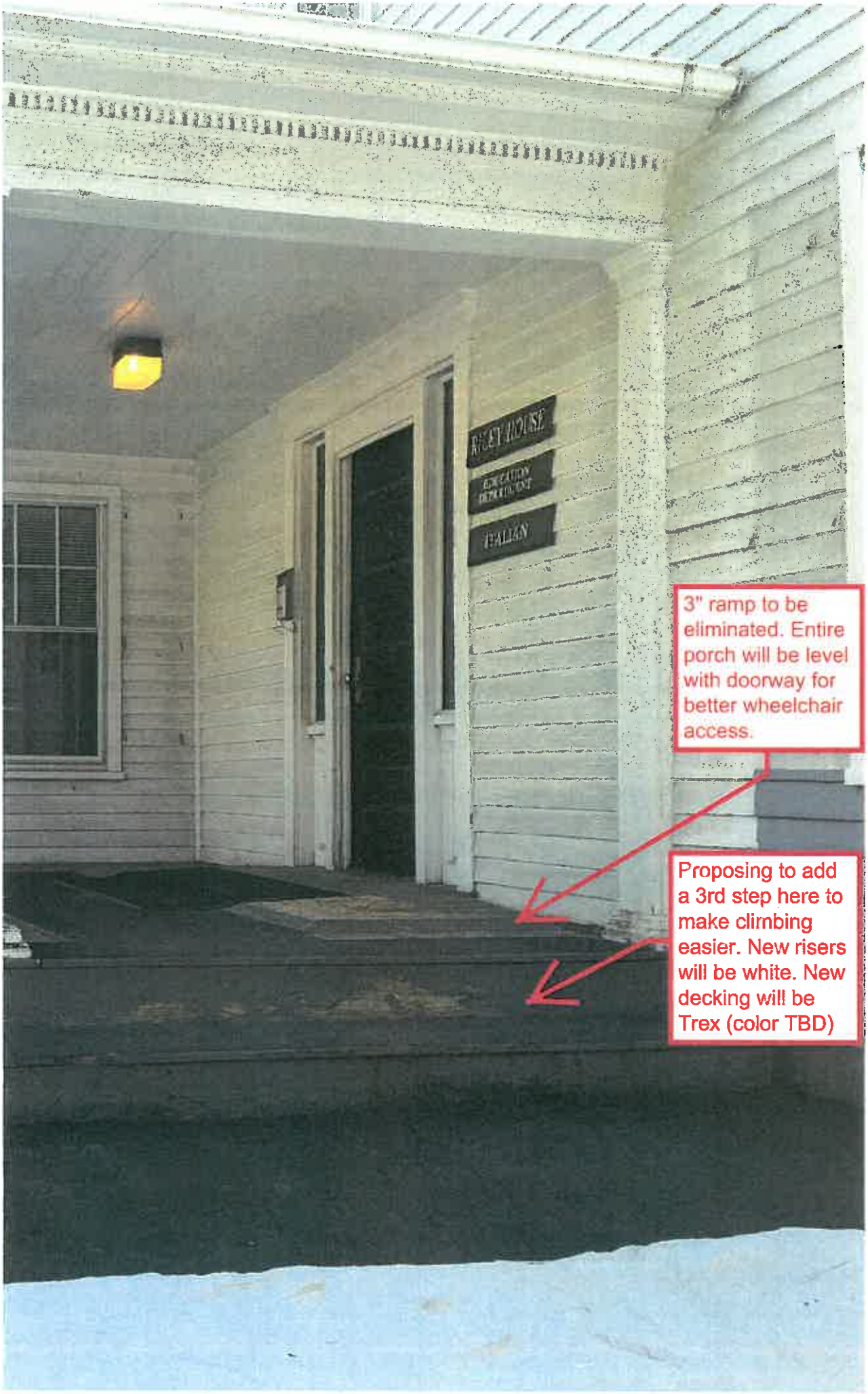
HARRIMAN

BOWDOIN COLLEGE RILEY HOUSE RAMP

OPTION 2 PLAN

11/14/19

New composite rail system @ 42" tall
Ramp landing to be 3" taller to make it level with doorway into Riley House


3" ramp to be eliminated. Entire porch will be level with doorway for better wheelchair access.
Proposing to add a 3rd step here to make climbing easier. New risers will be white. New decking will be Trex (color TBD)

v View from Rhodes Parking Lot - existing ramp

Riley House
7 Bath Road
Deck Boards
Color TBD

AZEK Deck

#1 Brand of Capped Polymer Deck

AZEK Deck is a capped polymer decking containing no wood fibers. It is protected with Alloy Armour Technology (AAT), a proprietary alloy blend capping that provides improved performance characteristics, such as outstanding weatherability, UV protection, resistance to scratching, and improved an industry-leading 30-year limited fade and stain warranty and a limited lifetime maintenance deck.

Vintage Collection®

Rich colors, dramatic streaking, fine grain pattern, and slight board-to-board variations give AZEK's Vintage Collection the timeless aesthetic of traditional wood with added durability.

Mahogany

Dark Hickory

Cypress®

The Vintage Collection has been tested to meet the criteria of a class "A" on the flame spread index.

Arbor Collection®

With the widest range of warm, earthy tones, this collection's unique color variations within each board are designed to emulate the natural streaking of tropical hardwoods.

Brazilian Walnut

Mountain Redwood®

Morado®

Acacia®

Silver Oak®

Hazelwood®

Harvest Collection®

This collection's variety of easily complemented shades matches the most popular exterior colors, giving you a beautiful and durable addition to your home.

Autumn Chestnut®

Island Oak™

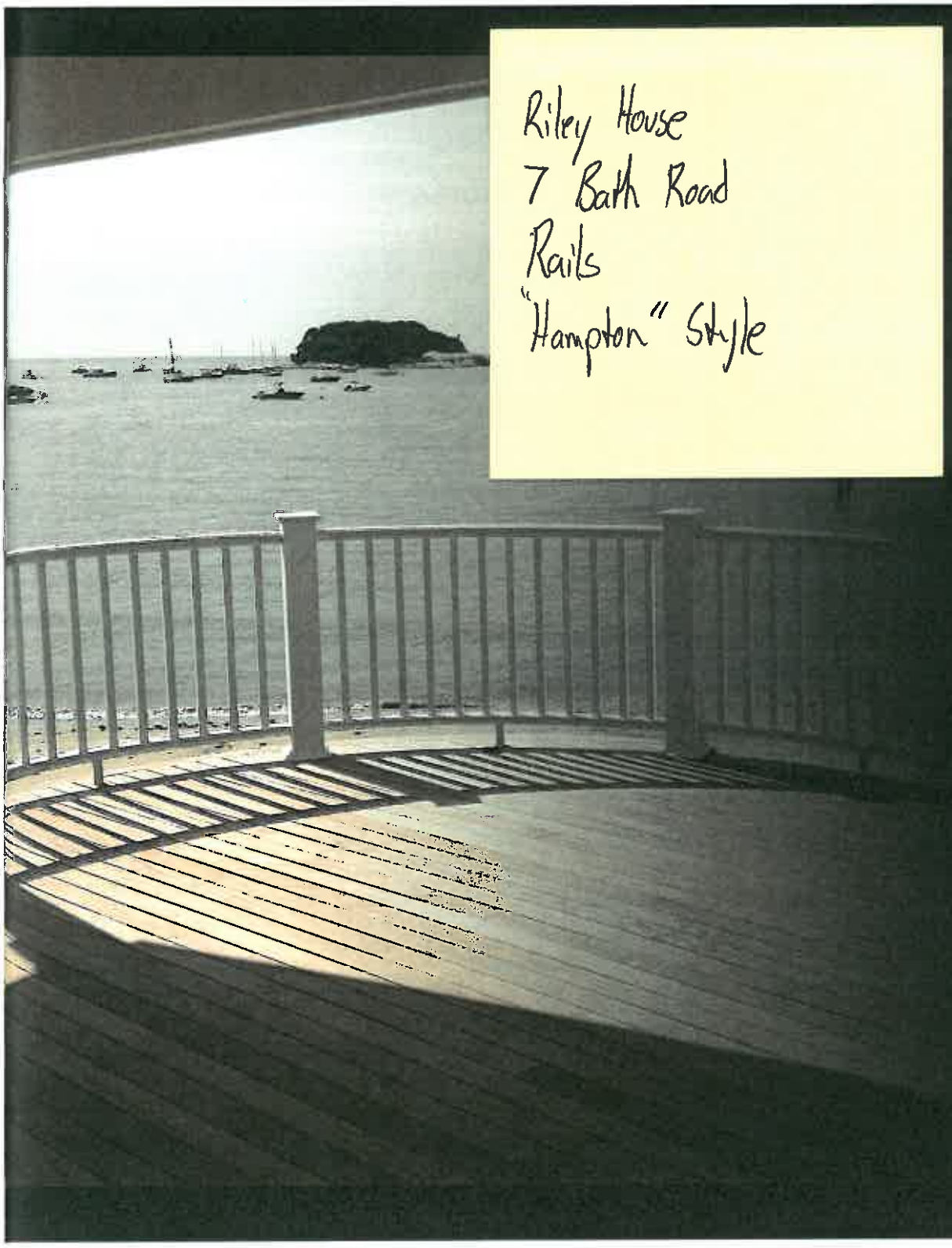
Brownstone

Slate Gray

Kona®

HAMPTON

EXTRUDED RAIL SYSTEM



Riley House
7 Bath Road
Rails
"Hampton" Style

HAMPTON

EXTRUDED RAIL SYSTEM

Economical Rail Solution with Superior Performance

- Matte Finish – 100% Extruded Cellular PVC with Aluminum Reinforced Core
- Flat and Peaked 3½" Rail Widths
- Commercial Code Approved Spans Up To 10 feet
- Hidden Stainless Steel Fasteners
- 1¼" Square Edge Balusters and Square Edge Posts
- 5" Standard Newel Cover, 6", 8", 10" and 12" Optional
- Solid PVC Flat & Pyramid Newel Caps, Injection Molded Cap Optional
- Does Not Require Paint, But Can Be Painted

CERTIFIED / CODE APPROVED
Meets commercial requirements of International Building Code (IBC) and Internation Residential Code (IRC) for spans up to 10 feet on level rail and up to 8 feet on stair rail.

LONGER SPANS
Hampton is available in 6, 8, and 10 lengths for level & radius rail runs, and 6 & 8 foot lengths for stairway applications.

LOWER LABOR COSTS
Install quickly by following simple, easy to understand installation instructions.

GET AN INSTANT QUOTE!
www.intexmillwork.com

Architectural Testing Approved
CCRR-0155
ATI-AA676

Riley House
7 Bath Road
Columns (if necessary)
White

TURNCRAFT.
COLUMNS, POSTS, AND RAILING SYSTEMS

POLY-CLASSIC® COLUMN SPECIFICATIONS

MATERIALS:

Poly-Classic and DuraStone column shafts are manufactured of one-piece rotocast fiberglass reinforced polymer (FRP) with marble dust. Our proprietary method of manufacturing our column shafts is patented, with patents applied for on the DuraStone pre-colored, textured column process and materials. This one-piece construction, combined with the inherent strength of FRP (pound for pound, FRP is stronger than concrete, steel, or aluminum), provides an exceptionally high load-bearing capacity, and a column that is impervious to rot, decay and insect damage. Unlike wood columns, the non-porous, waterproof shafts can be used as channels for downspouts, wiring, and plumbing.

Turncraft's FRP and DuraStone columns include Flame Guard™, and were the first in the industry to pass the ASTME, 84-01 Class 1 Flame-Spread Classification tests, achieving a Flame Spread index of 15, and Smoke Developed Index of 335, well below the allowable SDI index of 450.

FLAME GUARD

Six-inch through twelve-inch diameter (up to twelve foot in height) standard FRP shafts are factory sanded. Larger shafts (and square shafts) may require field-sanding prior to installation. All shafts are shipped unfinished, and Turncraft recommends finishing with a high quality 100% acrylic latex primer and paint.

DuraStone pre-colored columns do not require finishing. The shaft material is colored throughout, utilizing UV inhibitors that will minimize color fading. The surfaces of DuraStone columns, caps and bases are textured to imitate rough-hewn stone. (Bases for 18" and larger DuraStone columns are split in half and will require reassembly at time of installation.)

ROUND COLUMN SIZES:

Round tapered and non-tapered shafts are available fluted and unfluted in a wide range of sizes. Flutes in most 8", 10" and 12" diameter tapered shafts are molded right into the shaft, providing consistent Ionic fluting. All sizes can also be custom-fluted for specific opening heights, and adjusted for the cap and base chosen. When shafts are custom fluted, typically the flutes end 1" above the base. (See our DuraGlass specifications for information on 30" diameter columns.)

Tapered shafts have a modified architectural entasis, with a Tuscan style astragal for authentic styling. Since these are molded products, some sizes may vary from the 1/3 straight to 2/3 tapered ratio. Please see the tables on the following pages for exact information on the shaft tapers, and top and bottom net diameters, fluting, etc. Non-tapered shafts have no astragal, providing a more contemporary look.

Column Bottom Diameter*	Tapered Round Shafts											
	5'	6'	8'	9'	10'	12'	14'	16'	18'	20'	22'	24'
6"	√	√	√									
8"	√	√	√ •	√ •	√ •							
10"	√	√	√ •	√ •	√ •	√ •						
12"	√	√	√ •	√ •	√ •	√ •	√	√ •				
14"			√	√	√	√	√	√	√	√		
16"	√	√	√	√	√	√	√	√	√	√		
18"			√		√	√	√	√	√	√	√	√
20"		√	√		√	√	√	√	√	√		
22"			√		√	√	√	√	√	√	√	√

*Actual shaft net diameter is 3/8" to 5/8" smaller than nominal size shown.
√ Available unfluted; • Available with standard flutes.

Column Bottom Diameter*	Non-tapered Round Shafts					
	8'	10'	11'	12'	14'	15'
8"	√	√				
10"	√	√				
12"	√	√		√		
14"	√	√		√	√	
16"	√	√				
18"	√	√	√			
20"	√	√	√			
24"	√	√		√	√	√

SQUARE FRP COLUMN SIZES:

Square non-tapered shafts are available unfluted, fluted, with a double raised panel, or recessed panels. In addition, custom fluting is available. The astragal is molded into the shaft for consistent spacing and simplified installation. (See our DuraGlass specifications for information on 8", 10" and 16" square DuraGlass columns.)

Column Bottom Width*	Non-tapered Square Shafts					
	8'	9'	10'	12'	14'	16'
6"	√		√			
8"	√•Δ■	√•Δ■	√•Δ■			
10"	√■	√■	√■	√		
12"	√		√	√	√	√
14"	√	√	√	√	√	√

* Net shaft width is 1/8" less than nominal size shown.
√ Available unfluted. • Available with standard flutes.
Δ Available paneled. ■ Available with recessed panels.