

1. VRB Agenda 7.15.25

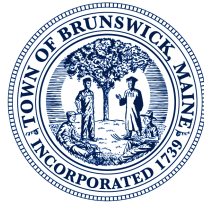
Documents:

[VILLAGE_REVIEW_BOARD_AGENDA_071525.DOCX](#)

2. VRB 25-016 Mill St Duplex

Documents:

[VRB 25-016 MILL STREET PACKET.PDF](#)



Town of Brunswick, Maine

Planning & Development Department

85 UNION STREET, BRUNSWICK, ME 04011

VILLAGE REVIEW BOARD AGENDA

Tuesday, July 15, 2025 @ 6:30 P.M.

Brunswick Town Council Chambers

There is an opportunity to attend this meeting in person or view the meeting via Zoom

How to watch and comment via Zoom

Please follow the link below to join the webinar:

<https://us02web.zoom.us/j/87168139567?pwd=TtI5H8naUePDXIuYVobShhxtSNvANg.1>

Passcode: y5KJbX

The public may provide comment via email (jerdman@brunswickme.gov) prior to the meeting OR they may provide live comment at the meeting via Zoom or in person. Comments are allowed during the public comment period, during public hearings, and on other items and matters at the discretion of the Council Chair.

1. **Case No. VRB 25-016 0 Mill Street:** At the request of the applicant and owner, Lumbo Ledge LLC, the Village Review Board will review and take action on a request for a Certificate of Appropriateness to construct a new duplex at 0 Mill St. (Map U14, Lot 122). The subject property is located within the Growth Mixed Use (GM6) Zoning District and the Village Review Overlay (VRO).
2. **Staff Approvals:**
None
3. **Other Business**
4. **Adjourn**

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

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

PROJECT NAME: Mill Street Duplex

CASE NUMBER: VRB 24-016

LOCATION: Map U14, Lot 122 (Southeast Corner of Mill and Union Streets)

APPLICANT & OWNER: Lumbo Ledge, LLC
28 Foggs Point Road
Freeport, ME 04032

REVIEW DATE: July 15, 2025

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for New Construction for a three-story, duplex building with 3,655 sq ft of living space located at Map U14, Lot 122 (southeast corner of Mill and Union Streets). The applicant submitted a similar project application for the property last June that included an attached accessory dwelling unit; that design was approved by the committee on June 18, 2024. The applicant has decided to move forward with only two dwelling units, and they are returning to the VRB for review of the revised design.

The subject lot is currently vacant and therefore lacks a proper address. An address will be assigned by the Town Assessor during building permit review, if approved by the VRB and Staff Review Committee. The property is located in the Growth Mixed-Use 6 (GM6) Zoning District and the Village Review Overlay (VRO) District.

The proposed three-story building features:

- Two dwelling units
- Six enclosed parking spaces on the first floor
- Six-over-six vinyl, simulated divided light Matthews Brothers windows
- Hardieplank® Lap Siding and Boral exterior trim
- Certainteed® roof shingles

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. All Certificates of Appropriateness for new construction, additions, alterations,

human eye.” The adjacent structures to the east are three-story mixed-use structures compatible in scale. The adjacent structure to the south is a 2.5 story residential building that is also visually compatible. The lot to the west has a commercial use with a parking lot in front of the structure. Immediately to the north of the subject property are Mill Street and U.S. Route 1. The surrounding area is one of mixed-uses and variously scaled buildings and the proposed two-unit building will be visually compatible with said surroundings.

The proposed materials, Hardieplank® lap siding and Boral TruExterior® trim are specially listed as acceptable substitute materials within the Village Review Overlay District Design Guidelines and are commonly found within the surrounding area.

The applicant has indicated that the building’s proposed windows will be vinyl with a simulated divided lite system (muntin on interior and exterior of window).

- 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.**

Four parking spaces are available inside the first floor of the building. The driveway entrance on Mill Street provides access to the garage doors at the rear of the structure.

- 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**

- 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.

Received: SHK
By: _____

VRB Case #: 25-016

**VILLAGE REVIEW OVERLAY
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: LUMBO LEDGE LLC
Address: 27 FOGG'S PT RD
FREEPORT, ME 04032
Phone Number: 207-865-3333
Email Address: mmdorseyinc@gmail.com

2. Project Property Owner:

Name: LUMBO LEDGE LLC
Address: ABOVE

Phone Number: _____
Email Address: _____

3. Authorized Representative: (If different than applicant)

Name: _____
Address: _____

Phone Number: _____
Email Address: _____

4. Physical Location of Property Being Affected:

Address: 0 MILL ST

5. Tax Assessor's Map # U 14 Lot # 122 of subject property.

6. Underlying Zoning District GM 6

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): VACANT LOT PROPOSING NEW DUPLEX

Applicant Name (printed): LUMBO LEDGE LLC

Applicant Signature: [Signature] member

Property Owner Name (printed): Lumbo Ledge LLC

Property Owner Signature: [Signature] member

**VILLAGE REVIEW OVERLAY
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
- (NA) ☒ 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.
- (NA) ☐ 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.
- (NA) ☐ Provide information such as dimensions, photographs or source for salvaged or reused materials.
- (NA) ☐ For demolition applications, provide detailed information addressing standards contained in Subsections 5.2.8.C (4) of the Brunswick Zoning Ordinance.

This application was certified as being complete on 7/2/25 (date) by
[Signature] of the Department of Planning and Development.

THIS APPLICATION WAS:

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

Applicable Comments: _____

Signature of Department Staff Reviewing Application

COMPLIANCE WITH ZONING STANDARDS

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

This is to certify that the application for Certificate of Appropriateness submitted by

LUMSD LEROE, relating to property designated on Assessors Tax Map # 014 and

Lot # 122 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: _____

Signed: _____

Date: 7-10-25

Print: _____

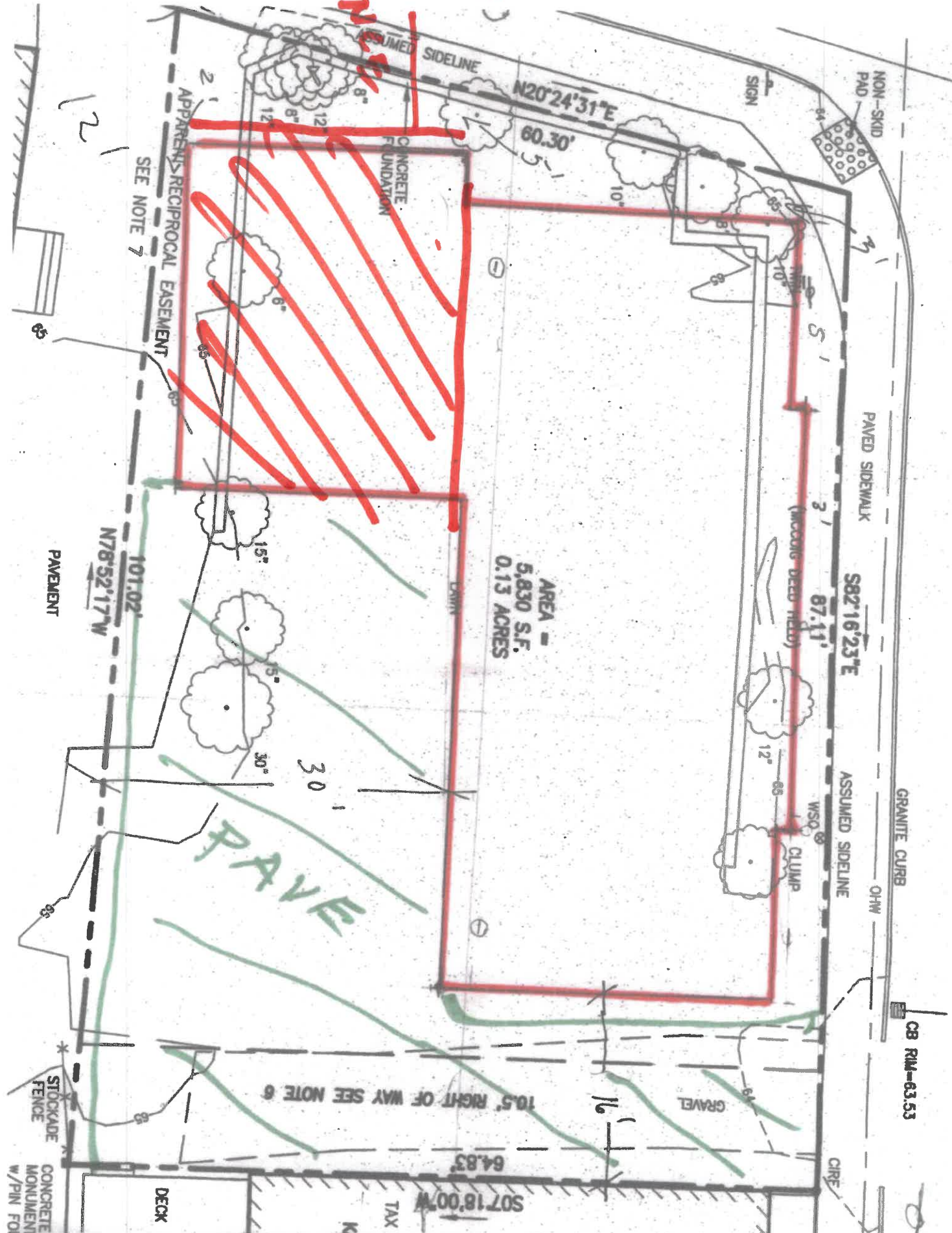
Code Enforcement Officer

Proposed residential project 0 Mill St

Project is a duplex with 3655 sq ft of finished living space, with 2 ground level inside parking spaces as well as storage for each unit.

It is conventional wood construction framed, exterior all composites styled to replace wood. Exterior trim to be Boral, siding to be arctic white Hardiplank clapboards.

Design as shown, consistent with buildings in the area



FENCE
6'

PAVE

AREA =
5,830 S.F.
0.13 ACRES

10.5' RIGHT OF WAY SEE NOTE 6

S07°18'00"W
64.83'

DECK

TAX

CONCRETE
MONUMENT
w/PIN FOR

STOCKADE
FENCE

CB RIM-63.53

GRANITE CURB

OHW

ASSUMED SIDELINE

S82°16'23"E

87.11'

(MOORE DEED FIELD)

PAVED SIDEWALK

NON-SKID
PAD

SIGN

ASSUMED
SIDELINE

N20°24'31"E

60.30'

CONCRETE
FOUNDATION

SEE NOTE 7

APPARENTLY RECIPROCAL EASEMENT

PAVEMENT

N78°52'17"W
101.02'

TOP OF ROOF

✓ Pentameris
Spenceri

Hardie plank
Clapboards
4" exposure
Arctic white

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FINAL - CUSTOMER APPROVAL:

SEND FEEDBACK: EMAIL DRAFTINGFEEDBACK@WATSONCLUMBER.COM

[illegible]



For home stand
: Collection®
our design
of Hardie®
ts with
finishes are
region. This
ocally stocked in
sler than ever to
if your dreams.

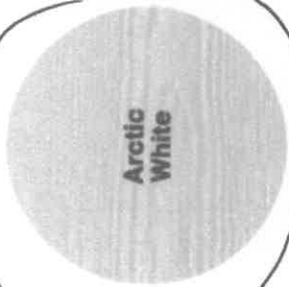
TECHNOLOGY

Our finishes combine
in performance in
ish does. They're
ose a gorgeous
our house, and
ying power.

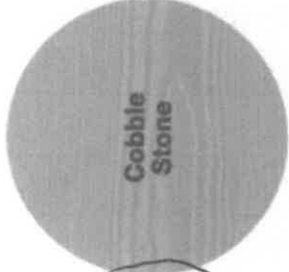
Hardie® Plank, Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering

4" Exposure

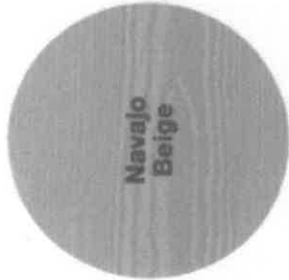
Hardie®
Thickness
Length
Select C
Width
Exposure



Arctic
White



Cobble
Stone



Navajo
Beige



Khaki
Brown



Monterey
Taupe



Timber
Bark



Rich
Espresso



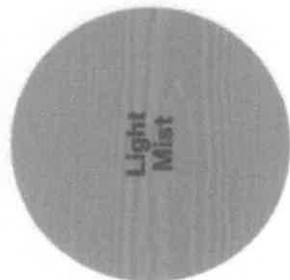
Mountain
Sage



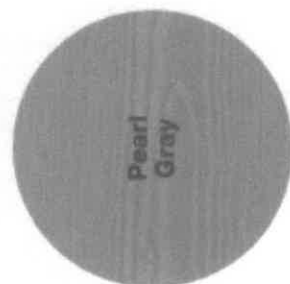
Gray
Slate



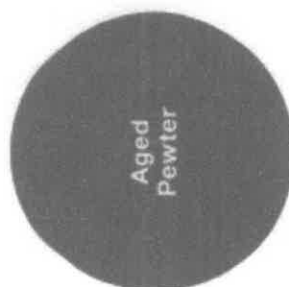
Boothbay
Blue



Light
Mist



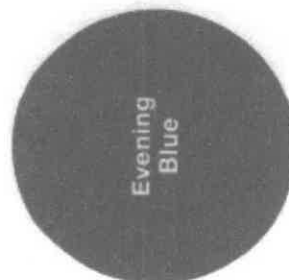
Pearl
Gray



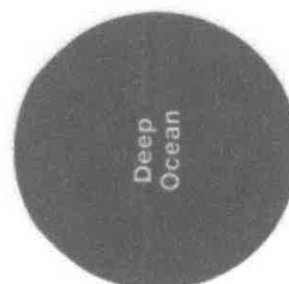
Aged
Pewter



Night
Gray



Evening
Blue



Deep
Ocean

Hardie®
Length
4/4 Smo
Thickness
Width
5/4 Smo
Thickness
Width

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Enter your Postal/Zip Code to provide the most accurate product availability and information.

ENTER POSTAL/ZIP CODE



PRODUCTS > RESIDENTIAL ROOFING > LANDMARK®



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RESIDENTIAL ROOFING > RESIDENTIAL

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Landmark®

Landmark shingles provide durability and aesthetics. They feature Class A fire resistance and StreakFighter® algae resistance, with a multi-layer design and various colors.

Showing product availability in

All Locations



Some products are not available in all locations.

Colors (24)



Show less

[2024 Asphalt Shingle Residential Limited Warranty](#)

[Integrity Roof System Brochure](#)

[Landmark Installation Instructions](#)

[SureStart Warranty Brochure](#)

[View more documents](#)

Pewterwood (dark grey) shingles

GRILLE OPTIONS



FULL DIVIDED LIGHT

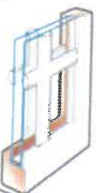
For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer bar between the glass.



FULL DIVIDED LIGHT WITH ENERGY SPACER

Full Divided light with energy spacer has grilles that are permanently applied to the interior and exterior of the window. The narrow spacer bar minimizes transfer of heat and cold to the interior surface, improving the overall thermal performance. Products will have the same U-Factor, SHGC and visible transmission as they would with simulated divided light grilles.

Available on A-Series windows.



SIMULATED DIVIDED LIGHT

Simulated divided light offers permanently applied grilles on the exterior and interior with no spacer bar between the glass.



SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES

Simulated divided light grilles have permanently applied grilles on the exterior and removable interior grilles for easy cleaning.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

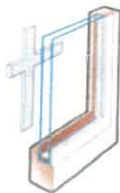
Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easy to clean. With a sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH PERMANENT EXTERIOR GRILLES

Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easier to clean. The permanent grilles on the exterior provide architectural style and detail.

Available on 100 Series products.



REMOVABLE INTERIOR GRILLES

Removable interior grilles are located on the room side glass surface and come off the glass for easy cleaning.

Doors > Exterior > Square 2 Panel



Favorite

Share

Square 2 Panel

Where to Buy



Glass

Clear

Privacy level: 1/10

Finish

Smooth

Color

White

Paint Stains



Size (w x h)

36" x 80"

Door Configuration

Single Door

Semi-custom design exterior doors with external muntins, Belleville smooth fiberglass painted.



