

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,

relocations or demolition shall be in accordance with applicable requirements of this Ordinance.

The project appears to meet the dimensional and density standards established in Table 4.2.3 – Area Dimensional and Density Standards for Growth Area Zoning Districts. The project has been reduced to two units and no longer requires Minor Development Review; only construction permits are needed.

b. 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 *Village Review Overlay District Design Guidelines* stipulate that new construction is subject to the standards established in Section 5.2.8.C.(2) of the Zoning Ordinance (see below items).

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

a. In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:

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

Not applicable.

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

Not applicable.

iii. Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.

Not applicable.

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

Massing, as defined in the *Village Review Overlay District Design Guidelines* 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. The applicant has incorporated multiple architectural design techniques such as façade recessions and varied siding materials to break-up the massing visually.

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 others 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." 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

prohibited.

Not applicable.

v. **The use of cinder block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.**

Not applicable.

vi. **The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.**

The applicant intends to use Hardie Plank siding and Boral trim as is permitted in the design guidelines.

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
MAP U14, LOT 122 (SOUTHEAST CORNER OF MILL AND UNION STREETS)
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION
VILLAGE REVIEW BOARD
REVIEW DATE: JULY 15, 2025

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

Motion 2: That the Board approves the **Certificate of Appropriateness for New Construction** to construct a new three-story, duplex building located on a vacant lot at Map U14, Lot 122 (Southeast Corner of Mill and Union Streets), 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.

7/1/25

Received: SMK
By: _____

pd #150
CK 22892

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: Merryn, Member

Property Owner Name (printed): LUMBO LEDGE LLC

Property Owner Signature: Merryn, Member

Revised 12/17/2024

**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

A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review (*provided by Department Staff*).

A drawing showing the design, texture, and location of any construction, alteration, demolition for which a certificate is required. The drawing shall include plans and exterior elevations drawn to scale, with sufficient detail to show their relations to exterior appearances and the architectural design of the building. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific.

A site plan or photographs showing the relationship of the changes to the surroundings.

If architectural features are to be removed or replaced (including but not limited to original windows, siding, roofing material and other design elements), provide photographic documentation or a written assessment from a preservation professional or contractor explaining the condition of the material and reason for removal/replacement.

Photographs of the building(s) involved, its context, and detailed photos of immediate area.

List all proposed materials and products, and clearly identify their location on the drawings. Indicate texture of material, if applicable.

Provide manufacturer's product information and, if possible, bring material samples to the meeting.

Provide information such as dimensions, photographs or source for salvaged or reused materials.

For demolition applications, provide detailed information addressing standards contained in Subsections 5.2.8.C (4) of the Brunswick Zoning Ordinance.

This application was certified as being complete on 7/2/25 (date) by John P. Brown 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

Lumbo Ledger, relating to property designated on Assessors Tax Map # 014 and Lot # 127 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: _____

Signed: Taylor Burdin Date: 7-10-25

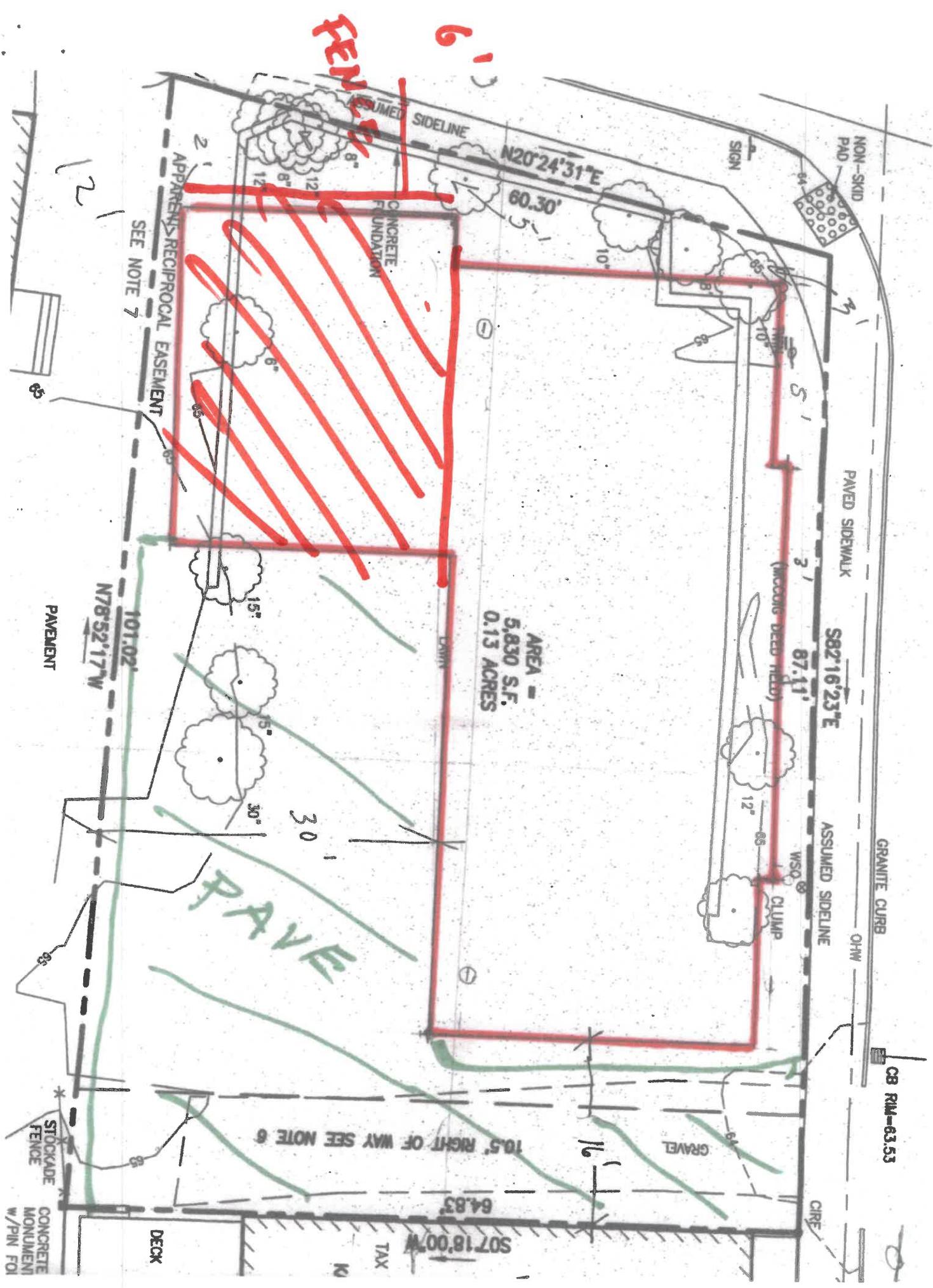
Print: Taylor Burdin
Code Enforcement Officer

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



FINAL - CUSTOMER APPROVAL

22 LOCATIONS ACROSS MAINE & NEW HAMPSHIRE

lumber company

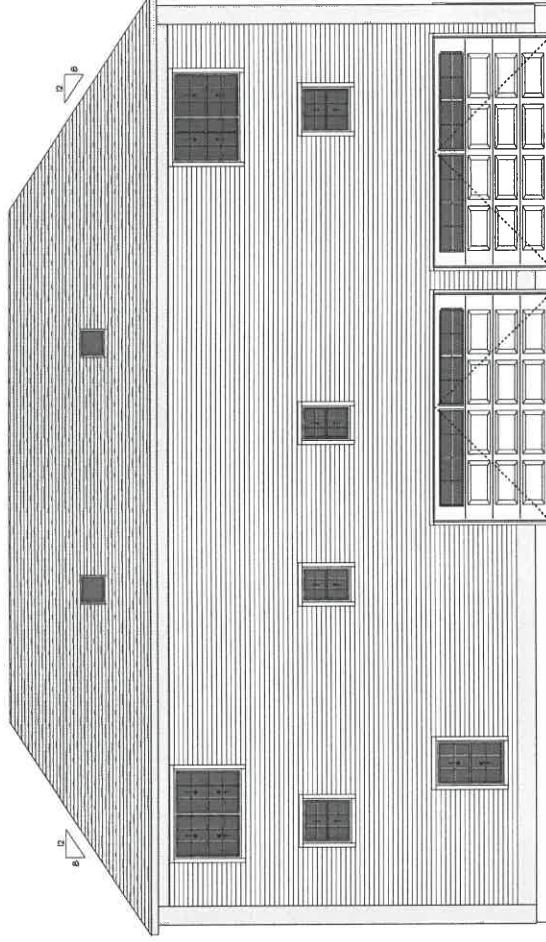
MARK DORESEY
MILL ST
6/18/2025
DUPLEX
BRUNSWICK
SCALE = A6 Notes

MEETING CENTER
Demand Letters Company

HO PLAN

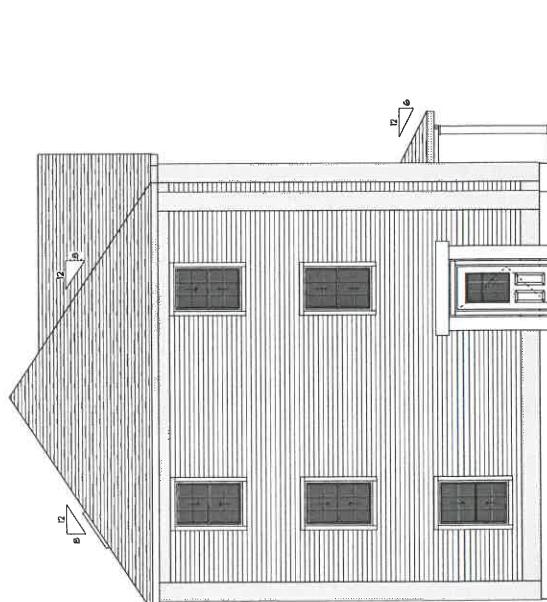
This is the beginning of a new, closed cycle of reproduction. The female has laid her eggs and the male has mated with her. The female has now become a female again, and the male has become a male again. The cycle continues.

22

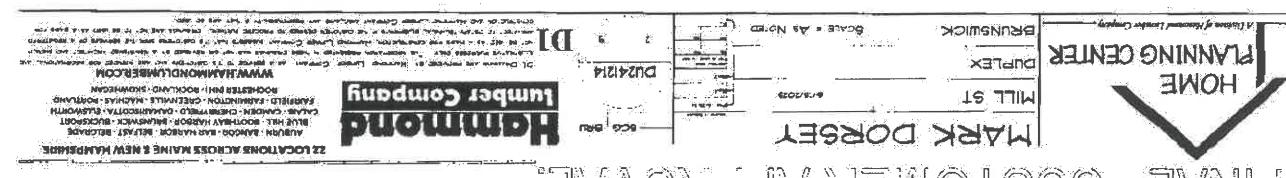


REAR ELEVATION

SCALE: $1/4'' = 1'-0''$

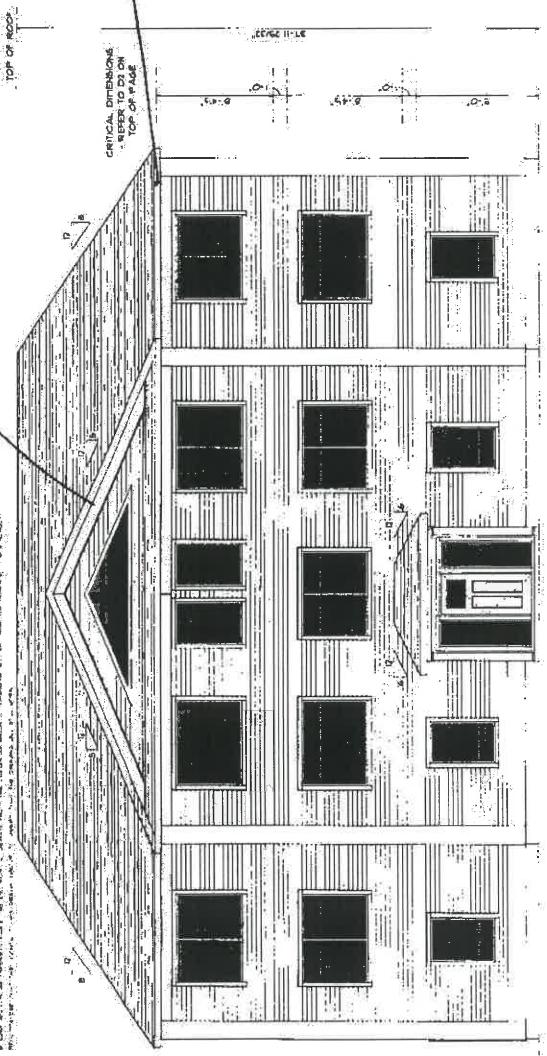


LEFT ELEVATION



corner moldings

D2



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

FINAL - CUSTOMER APPROVAL

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

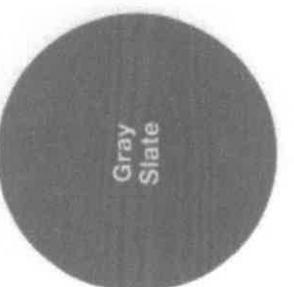
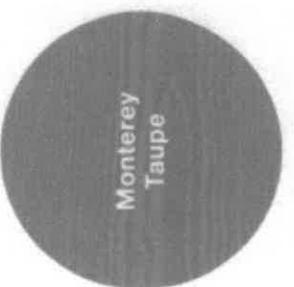
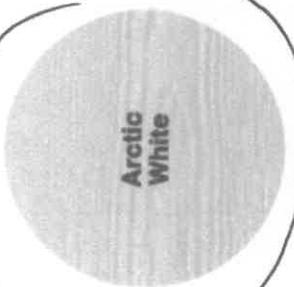
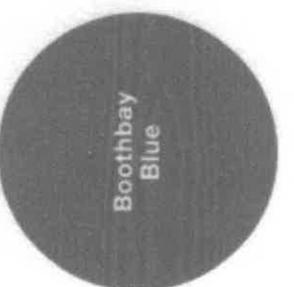
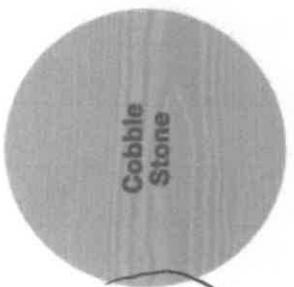
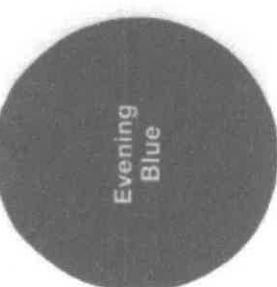
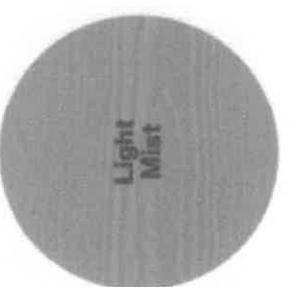
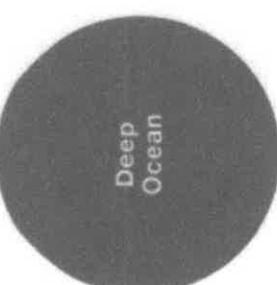
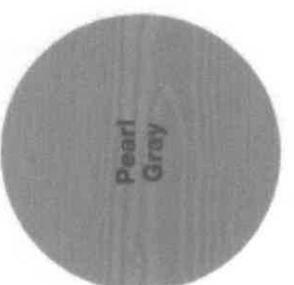
Send Feedback: Email: DRAFTNINER@GMAIL.COM

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

4" Exposure

Hardie®
Thickness
Length
Select C
Width
Exposure

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



our home stand
: Collection®
our design
of Hardie®
finishes are
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ocially stocked in
sier than ever to
f your dreams.

TECHNOLOGY
finishes combine
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our house, and
ing power.

Update Location

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

PRODUCTS > RESIDENTIAL ROOFING > LANDMARK®



RESIDENTIAL ROOFING > RESIDENTIAL

**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  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](#) Screen settings may affect colors shown. Contact a Certainteed [contractor](#) or [distributor](#) for a product sample.**Pewterwood (dark grey) shingles**



GRILLE OPTIONS



FULL DIVIDED LIGHT

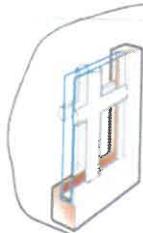
For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer bar between the glass.



FULL DIVIDED LIGHT WITH ENERGY SPACER

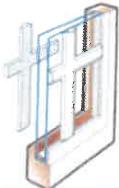
Full Divided light with energy spacer has grilles that are permanently applied to the interior and exterior of the window. The narrow spacer bar minimizes transfer of heat and cold to the interior surface, improving the overall thermal performance. Products will have the same U-Factor, SHGC and visible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

Available on 400 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

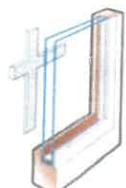
Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easy to clean. With a sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door.



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 400 Series products.



REMOVABLE INTERIOR GRILLES

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



Square 2 Panel

[Where to Buy](#)

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.



