

Town of Brunswick, Maine

DEPARTMENT OF PLANNING & DEVELOPMENT

MEMORANDUM

TO: Village Review Board

FROM: Julie Erdman, Director of Planning and Development

DATE: October 21, 2025

SUBJECT: Zoning Ordinance Amendment, Section 5.2.8.C.(2)b.vi.

The Pejepscot History Center presented a project to the Board at their September meeting that, as an alternative siding, proposed the use of a concrete veneer material, referred to as “Manchester Block”. The zoning ordinance currently states in the Village Review Overlay Review Standards:

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 Board seemed to prefer the alternate concrete material over the brick allowed by ordinance and expressed an interest in amending the ordinance language so that it isn't quite as rigid. The Village Review Design Guidelines do allow for Hardie Board which is a cement siding, and that allowance seems to contradict the referenced subsection.

Proposed language to replace 5.2.8.C.(2)b.vi. is provided below for the Board's discussion and possible recommendation:

A concrete product may be used on the exterior of a building (beyond use in the building's foundation) if the Board finds the product resembles a wood or stone facade to a high degree, and that is not used as a structural element.

Possible Motion:

That the Board recommends the above replacement language for subsection 5.2.8.C.(2)b.vi. of the Brunswick Zoning Ordinance.