

CITY OF BELFAST INTOWN DESIGN REVIEW COMMITTEE MEETING
MONDAY NOVEMBER 15, 2021 3:00 PM
ZOOM VIRTUAL MEETING PLATFORM

AGENDA

Zoom Meeting Info

URL <https://us02web.zoom.us/j/89771232967>
Webinar ID 897 7123 2967
Phone 646-558-8656

1. Call to Order:

Members serving: Mary Dutch, Jim Duff, Pegi Miller, Declan O'Connor, Tangie Abercrombie

2. Conflict of Interest

3. 126 Church Street – Former EmBee Cleaners Building

An application was submitted by Earl Mackenzie on behalf of Alex Brigham, who recently purchased 126 Church Street, Map 11, Lot 183. Mr. Brigham proposes to demolish the structure and replace it with a new building. This building will have residences on the second floor and commercial space on the first. The proposed design will emulate façade characteristics of Mr. Brigham's building next door at the corner of Main St. and Church

The demolition and reconstruction for the building require review by the Intown Design Review Committee as a Type 1 Mandatory Intown Design Review Permit. The applicable section of the City Code of Ordinances is Chapter 80 Intown Design Review, Sec. 80-4 Activities subject to design review. The Committee will determine if the application satisfies Sec. 80-7 Standards for demolition or relocation.

3.1 Background of property by City Planner Jon Boynton

3.2 Applicant Presentation

3.3 Public Hearing

3.4 Committee Deliberations and Findings

4. Other Business

5. Adjournment



CITY OF BELFAST, MAINE 04915
131 Church Street

CODE & PLANNING DEPARTMENT

Phone: (207) 338-3370 ext. 125
Fax: (207) 338-2419

Email: planningandcodes@cityofbelfast.org

NOTICE TO ABUTTER
CITY OF BELFAST INTOWN DESIGN REVIEW COMMITTEE
PUBLIC HEARING
MONDAY NOVEMBER 15, 2021

November 4, 2021

The City of Belfast Intown Design Review Committee, at its meeting of Monday, November 15, 2021, beginning at 3:00 pm, or as soon as practical thereafter, via the Zoom virtual meeting platform, shall conduct a public hearing on an application submitted for Intown Design Review.

Earl Mackenzie represents Alex Brigham, owner of 126 Church Street, locally known as the old EmBee Cleaners building across the street from City Hall. Mr. Mackenzie has submitted an Application to demolish the current structure and proposes constructing a two-story brick building in its place. The Applicant has proposed commercial space on the first floor and two residential units on the second.

The proposed demolition and reconstruction require review by the Intown Design Review Committee as a Type 1 Mandatory Intown Design Review Permit; reference City Code of Ordinances, Chapter 80, Intown Design Review, Section 80-4, Activities Subject to Design Review. The Committee must determine if the structure warrants demolition and if the proposed new building is an alternative solution to rehabilitating the current building. The Committee, at its meeting, will provide interested parties an opportunity to offer oral comments on the proposed design. The Committee also will accept comments in writing or via email. Written comment should be submitted to: City of Belfast, Code and Planning Department, 131 Church Street, Belfast, ME 04915. Email comments should be submitted to cityplanner@cityofbelfast.org.

The Belfast Code and Planning Department has a copy of the application materials submitted by the Applicant that is available for public inspection in its offices in Belfast City Hall during regular business hours, Monday-Thursday 7:00 am – 6:00 pm. Questions regarding the application should be directed to Jon Boynton, Planner, Code & Planning at 338-3370 x 118 or cityplanner@cityofbelfast.org.

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On Behalf of the Committee

Jon Boynton
Planner, Code, and Planning

Dear Members of the Intown Design Review Committee,

As of September 11, 2021, the property at 126 Church Street is owned by Cannon Fodder LLC, a Maine limited liability company. The principal member is Alex Brigham, longtime Islesboro summer resident. His local representative is Earl MacKenzie, longtime resident of Islesboro, originally from Searsmont. He graduated from Belfast Area High School and has a long relationship with the city.

The adjacent building at the corner of Main and Church is also owned by Alex. He has a keen interest in the historic aspect of Belfast, and plans to revitalize 126 Church St.

The initial thought was to rebuild the 1905 wooden structure, but inspections have revealed serious issues from the stone foundation to the wooden structure itself. Having a pigeon rookery on the top two floors for a number of years with their accumulated droppings permeating the wood does not help. The building has shifted, and it is not reasonable to bring it into code compliance.

We have engaged an architect, structural engineer and a soils engineer to help move the project forward. We have contracted with a demolition and waste company to remove the building. They have given us a demolition plan that will basically be as follows:

1. Locate and secure city water and sewer lines
2. Disconnect and remove CMP power
3. Remove windows, chimney, etc.
4. Due to proximity of power lines and adjacent buildings, top two floors will be taken down by hand and waste to be loaded from chutes into trucks to remove
5. Final floor and foundation to be taken down by machine
6. Fill foundation hole and grade until new foundation is ready to be built.

Abutters have been contacted and made aware of our plans and we have expressed our willingness to them to make the process as 'painless' as possible for them. We have told the rear abutter that we would shield her property from the project to the best of our ability, and would work with her to improve the back area. We feel that we have developed a good relationship with the three principal abutters, a fourth being the building presently owned by Alex. Our hope is to complete the demotion in the off season, preferably this year.

The new building will be two stories on a slab with deep footings, and a small machinery room set into it. We are working with the DEP and former owner to complete soil tests and get a DEP closure. The building will be built to a high environmental standard.

We have spent time with the architect studying buildings in the downtown area, and have decided on a brick facade with arched windows on the 2nd floor echoing those on the corner building. The brickwork and entries will be made to look as on many of the older in town buildings. The main entrance serving the first floor retail/commercial spaces will be centered and recessed, with old photos, etc., and a history of previous structures on the site, acknowledging the Museum on the Streets that is so interesting. Included with this introduction is a rendering of what we envision the front to look like. Brickwork will also go back for a short distance on the side walls, to a distance that give good visuals from the sidewalk. Alleys between the building may be slightly larger to allow proper sidewall maintenance and utility access. Alleys will have dim lighting for safety and appearance. The access doors to the second floor apartments will be at each end of the front face of the building set in to the slightly recessed ends.

The roofline will have distinctive ornamentation to break up the long lines of the structure. The roof will have decks and roof gardens.

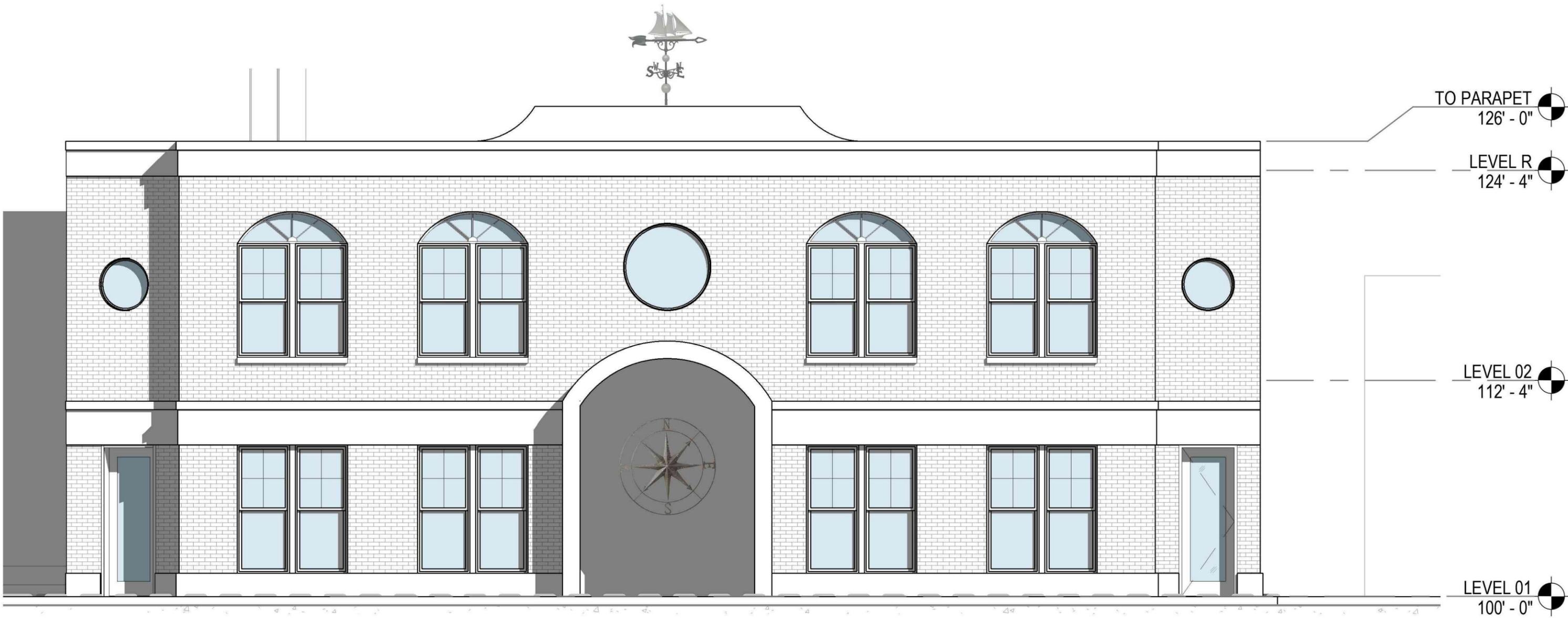
If any members of the Committee have further questions, please call me at 401-835-3367, or email me at earlmackenzie4@gmail.com. Thank you.

Sincerely,

Earl MacKenzie

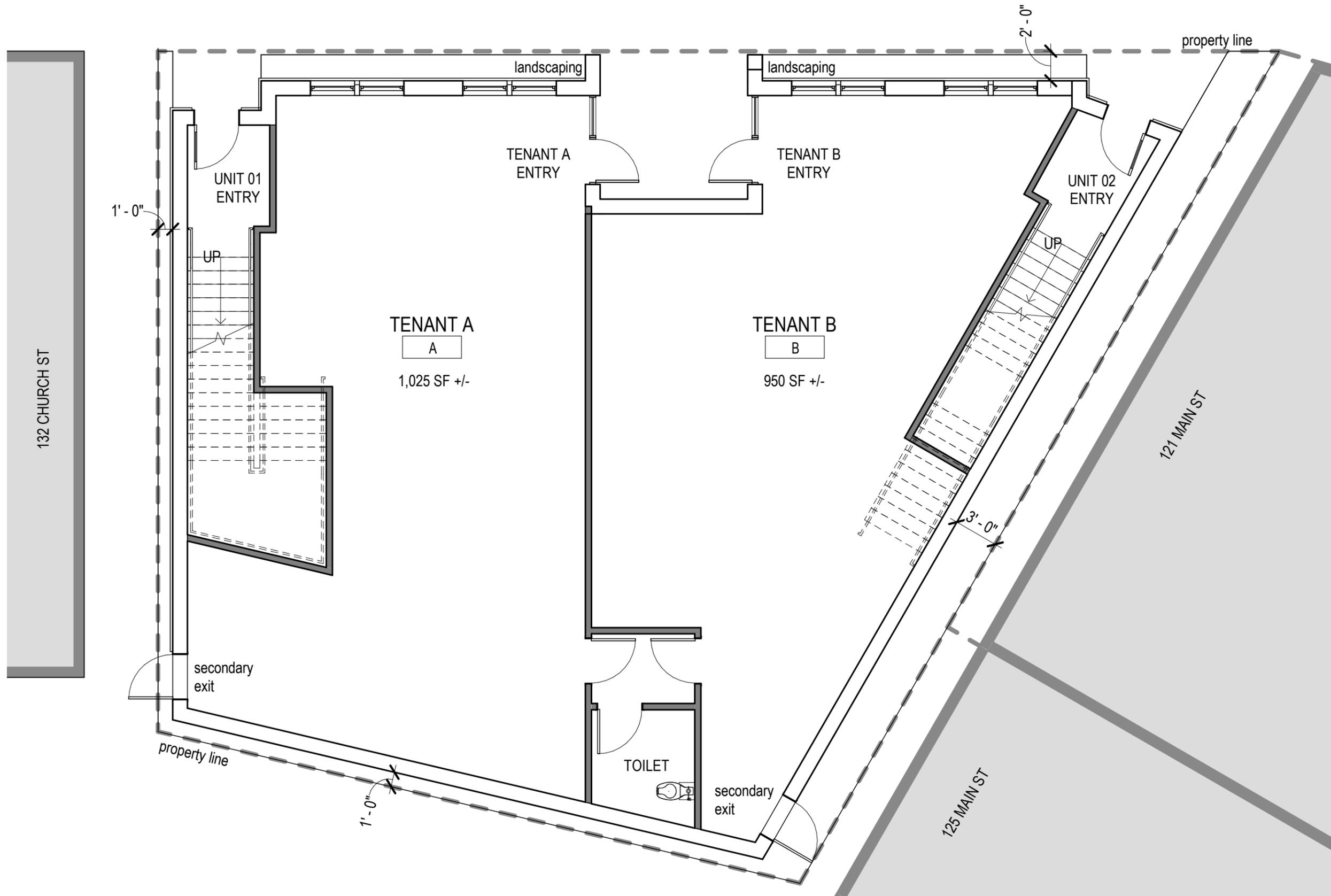


126 CHURCH STREET
Building Perspective - Church St Facade
2021.10.27



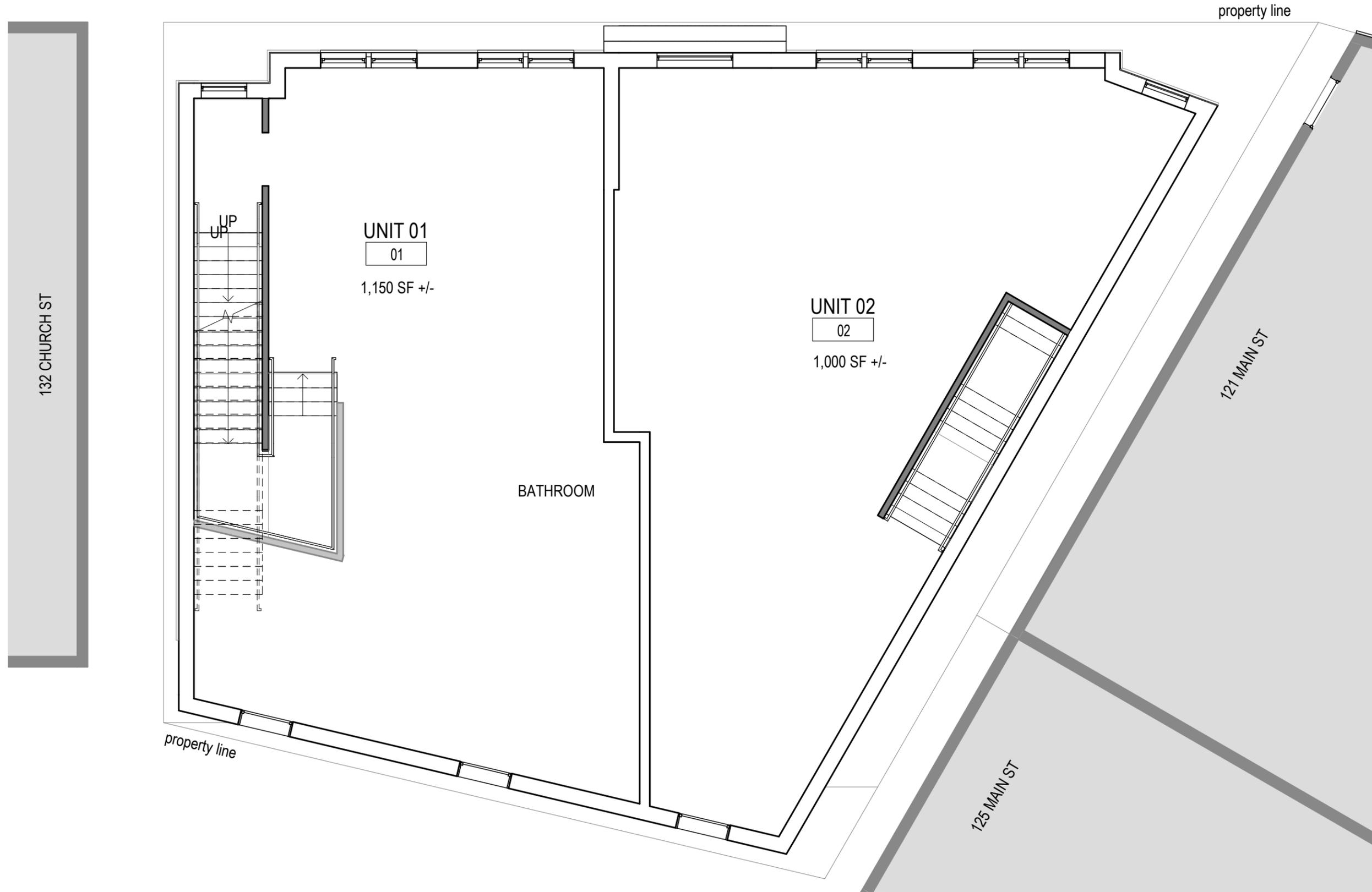
126 CHURCH STREET
Building Elevation - Church St Facade
2021.10.27

North



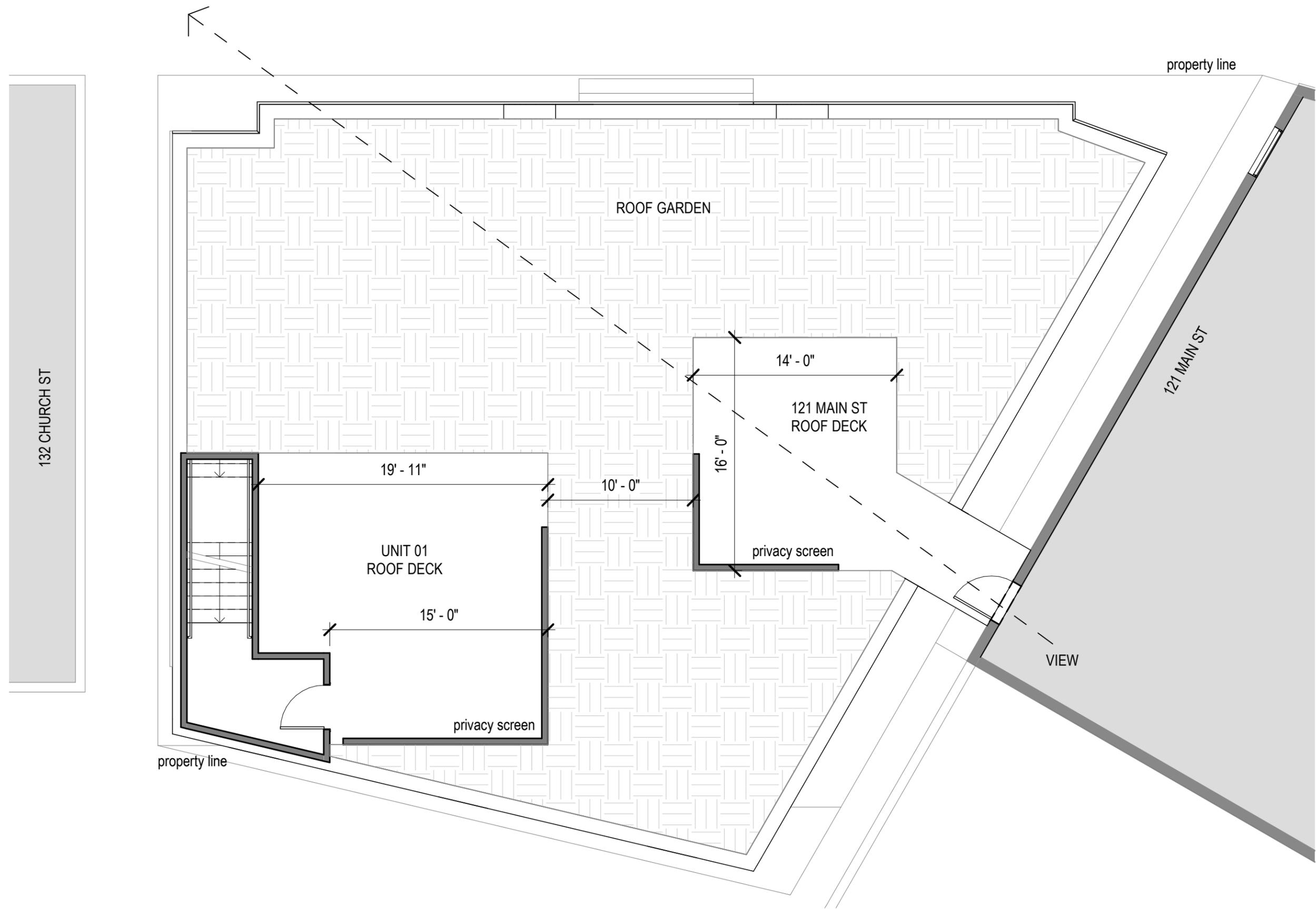
126 CHURCH STREET
LEVEL 01 PLAN
2021.10.27





126 CHURCH STREET
LEVEL 02 PLAN
2021.10.27





126 CHURCH STREET
LEVEL ROOF PLAN
 2021.10.27







































