

Town of Kennebunk, Maine



Historic Preservation Commission

AGENDA

Monday, November 28, 2016

6:30 p.m. / Room 300

1) Open Meeting

- Greeting, Note: Time, Day, Date, Attendance
- Review Guidelines and Standards
- Appointment of Alternates as voting members

2) Continued Applications

(Waiting for owner to present)

- **Property Owner:** KK&W Water District
Applicant: Norm Labbe, Superintendent
Property Location: 92 Main Street, Kennebunk, Maine
Requested Change: Replace 3,800 sq. ft. of roof shingles

Application 16-H-33 *Submitted: November 2, 2016*
Expires: December 17, 2016

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3) New Applications

- **Property Owner:** Daniel R. & Claudia G. Sayer
Applicants: David Graham, AIA, Graham Architects
Property Location: 75 Summer Street, Kennebunk, Maine
Requested Change: Modify previously approved (16-H-07) rear stair and deck layout

Application 16-H-35 *Submitted: November 14, 2016*
Expires: December 29, 2016

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- **Property Owner:** Kennebunk Savings Bank
Applicants: New Post Properties, LLC; and Timothy A. Barrett
Property Location: 14 Fletcher St, Kennebunk, Maine
Requested Change: Install new sign

Application 16-H-36 *Submitted: November 14, 2016*
Expires: December 29, 2016

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- **Property Owner:** David Trottier
Applicant: Same as Owner
Property Location: 8 Summer Street, Kennebunk, Maine
Requested Change:

1. LIGHTING - Install exterior lights on building for parking areas, and 3 exterior flush mounted ceiling lights under covered porch per town standards. Tenants need to have light & safe access from designated parking location to their apartment. (see brochure & blueprint design for specifics)
2. TREE REMOVAL - Remove trees in locations that prohibit vehicle travel or parking, per the dimensional requirements of the town ordinance. (see photos & blueprint design for specifics)
3. LANDSCAPING - Install Syringa Vulgaris (Lilac) privacy trees on edge of property line per the town standards. (see photos, brochure, & blueprint design for specifics)
4. LANDSCAPING - Install Boxwood (Winter Gem) shrubs in front of building. (see photos, brochure, & blueprint design for specifics)
5. EXTERIOR DOOR - Add exterior 36" x 78" door w/handicapped handles to office on side covered porch. (see door photo & blueprint design for specifics)
6. SIGN - Install business sign on front lawn area. (see attached photo, sign ordinance application, & blue print design for specifics)
7. PAVING - Asphalt paving & line striping per the dimensional requirements of the town ordinance. (see blueprint design for specifics)
8. WINDOWS - Requesting to keep 8 installed vinyl replacement windows in rear wall of back building. The Brosco windows that HPC has approved are not affordable (see attached quote) and make no common sense to replace as the exterior of the Brosco windows are vinyl clad. The only sections of the Brosco windows that are wood are on the inside, which cannot be seen from the exterior of the building. These 8 windows are in the "back" of the "rear building". The front building, which is really the only building truly visible on the road frontage, has existing vinyl replacement windows throughout, which were installed by another owner in the past. There are no wooden windows on the front building. The back wall of the rear building is still not sided due to this window situation. Purchasing a window should not take 8-10 months, and it should also be affordable. This is now creating a problem for me as I will not get a certificate of occupancy and these two apartments have been vacant too long. I would like a waiver on this window situation.

Application 16-H-37 *Submitted: November 16, 2016*
Expires: December 31, 2016

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- **Property Owner:** Kevin & Beth Reilley
Applicant: Same as Owner
Property Location: 127 Summer Street, Kennebunk, Maine
Requested Change:

1. Reconstruct Ell and garage bay.
2. Install new wood entry door.

Application 16-H-38 *Submitted: November 16, 2016*
Expires: December 31, 2016

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4) Amended Applications

None

5) Minutes From

None

6) New/Old Business

- New Business:

1. 38 Summer Street

Maria C. **Kyriakides** – Letter sent November 21, 2016, Re: front lawn hedge removed without HPC approval. Waiting for owner submittal of an application requesting landscaping modification.

- Old Business:

- A. - Issues:

1. Mtg 3/25/13 – Historic District Expansion.

2. Mtg 07/27/15 – 88 Main Street, Xtramart fuel dispensers logo change.

3. Mtg 09/28/15 – High School project help for the Historic Overlay Data Base effort.

4. Mtg 06/13/16 – 125 Summer Street, Change door color, Lori Anne **Wears**

- Issue to be referred to the CEO for disposition.

5. Mtg 07/11/16 – 58 Summer Street, yoga studio

6. Mtg 08/08/16 – 95 Summer Street, Kennebunk Landing Ad Hoc Committee, Sal **Gebbia**

7. Mtg 10/11/16 – 129 Summer Street, new driveway installed w/o HPC review/approval.

- Notification letter mailed October 17, 2016.

- B. - Approved Applications With Additional Information To Be Provided:

1. Mtg 03/14/16 – Old Port Road, New Construction, Denis **Sousa**

- Waiting Landscaping application submittal.

2. Mtg 06/13/16 – 161 Summer Street, New Construction, Grant **Lewis**
 - Waiting Landscaping application submittal.
3. Mtg 06/27/16 – 29 Summer Street, Garage Reconstruction, David **Graham**
 - Waiting pre-deconstruction garage drawing documentation.
4. Mtg 07/11/16 – 26 Summer Street, Landscaping, Tony **Elliott**
 - Letter sent to the owner and applicant, 26 Summer Street, requesting the overdue (1 year) landscape plan, agreed to by the applicant.
5. Mtg 09/12/16 – 18 Dane Street, Balustrade Replacement, Peter J. **Van Hemel**
 - Applicant agreed to provide dimensional drawings, to the HPC Recording Secretary, either by mail or hand delivery at a scheduled meeting, as soon as they are completed, and prior to starting any work.

C. - Inactive Applications:

1. Mtg 09/12/16 – 32 Summer Street, Application 16-H-18, Renee L. **Radevic**, *Install large stone parking barrier at front property boundary.*
 - Placed on inactive status at the owner's request until she returns in July, 2017.

D. - Admin:

1. Mtg 11/09/15 – Stephen **Larrabee** Certificate of Appreciation.
 - Recording Secretary to mail certificate with letter of appreciation.
2. Mtg 04/25/16 – Eliza **Chappell** Certificate of Appreciation.
 - Recording Secretary to mail certificate with letter of appreciation.

7) Adjournment