

Town of Kennebunk, Maine



Historic Preservation Commission

Minutes of March 14, 2016

MEMBERS PRESENT: Frances **Smith** (Chair); Maureen **Weaver** (Vice-Chair); Patrick **Orr**; Barbara **Fleshman**; Maureen **Raiter**; and Judee **Jandreau**.

MEMBERS ABSENT: Eliza **Chappell**

FROM THE TOWN: None

ALSO PRESENT: Erik **Pietsch**, Owner, Old Port Road (16-H-05)
Aimee Redmond **Pietsch**, Owner, Old Port Road (16-H-05)
Denis B **Sousa**, Applicant, Old Port Road (16-H-05)

1) Open Meeting

Chairperson **Smith** opened the meeting at 6:26 p.m. by welcoming all present and stated, for the record, that this was a public proceeding and unless the Commission specifically voted to go into executive session, anyone present had the right to hear everything that was being said and look at all exhibits that were offered. She asked that the Commission be notified if anyone was unable to see or hear.

Chairperson **Smith** also stated, for the record, that the Commission uses the "Kennebunk Historic Preservation Overlay District Design Guidelines" in their decisions and also the Secretary of Interior's "Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings."

Chairperson **Smith** designated alternate Judee **Jandreau** as a voting member for this meeting.

2) Continued Applications

Application # 16-H-04: Property located at 8 Summer Street, Kennebunk, Maine, and owned by David **Trottier**. The owner is proposing to complete the following:

- 1) Construct an addition on the front of the building; and
- 2) Pave the parking lot.

Smith noted that no representative was present for this application. Noting that the application expired on March 5, 2016 with no extension requested or granted; **Smith** polled the Board for their desire to continue this application. All replied in the negative.

Receiving no additional comments regarding this issue, Chairperson **Smith** asked for a motion.

A motion was made to cease further consideration of application 16-H-04, remove it from the Continued Applications section of the agenda, and place it on the Expired Applications List due to having passed its expiration date without any extension.

MOVED: Weaver
SECONDED: Jandreau
DISCUSSION: None
EXCEPTIONS: None
VOTE: 5 in favor, 0 opposed; the motion carried.

Chairperson **Smith** moved to the next agenda item.

3) New Applications

Application # 16-H-05: Property located on Old Port Road (new construction), Kennebunk, Maine, and owned by Erik & Aimee Redmond **Pietsch**. The owner is proposing to construct a new replica single family Colonial Home based on the 1763 John Perkins House of Castine, Maine.

Chairperson **Smith** acknowledged applicant Denis B **Sousa** and invited his submission comments.

Sousa began a presentation of the application details. Highlights included:

- History of the original structure; and
- Changes to the front door, transom style, and height.

Chairperson **Smith** noted that Commissioner **Fleshman** joined the meeting at time 7:03 p.m. and designated alternate **Fleshman** as a voting member for this meeting.

Sousa continued his presentation of the application details. Highlights included:

- Anderson AS400, true divided light, vinyl clad, 6 x 6 windows will be used throughout; and
- Front door material will be fiberglass.

Orr asked if an illustration of the final door style selection was available.

Sousa replied in the negative, adding that the final selection has not been made.

Weaver noted that the applicant will need to provide an illustration of the front door and a landscape plan.

Sousa replied that the landscape plan will be submitted as a separate application later in the year.

Sousa continued his presentation of the application details. Highlights included:

- The roof will be "Pewter Wood" architectural shingles with no gutters or chimney;
- A propane heating system will be used throughout the structure;
- Exterior siding will consist of white wood clapboards with white trim;

- The rear deck rail system material will be pressure treated wood, painted after a year of bare surface aging;
- The front door color will be either Sherwin Williams Historic "Narragansett Green" or "Newburyport Blue" flat finish;
- Rear entry door will be recessed;
- House dimensions are 28' x 36' and 35' high;
- Site work to commence in late April with construction to begin in May;
- Waste disposal will be gravity septic; and
- Lot size is 2.20 acres.

Receiving no additional comments regarding this issue, Chairperson **Smith** asked for a motion.

A motion was made to approve application 16-H-05 as presented with the following conditions:

- 1. Landscape plan to be provided at a later date under separate application.**
- 2. Provide front door details.**
- 3. Provide deck rail details.**

MOVED: Orr

SECONDED: Jandreau

DISCUSSION: None

EXCEPTIONS: As noted

VOTE: 6 in favor, 0 opposed; the motion carried.

Chairperson **Smith** thanked the applicant and moved to the next agenda item.

4) Amended Applications

None

5) Minutes

- **Minutes of November 23, 2015:**

The minutes of November 23rd were reviewed. **Smith** asked for any comments. There were none.

Smith asked for a motion.

A motion was made to accept the minutes of November 23, 2015 as written.

MOVED: Orr

SECONDED: Jandreau

DISCUSSION: None

EXCEPTIONS: None

VOTE: 6 in favor, 0 opposed; the motion carried.

The minutes of November 23rd require the following signature: **Chappell**

Review of the November 14, 2015 and November 21, 2015 minutes was moved to the next meeting.

Smith moved to the next agenda item.

6) New/Old Business

- **New Business:**

Chairperson **Smith** reported the following items:

1. 67 Summer Street, Garage Door, Richard V. **Bibber**.
The garage door collapsed and was replaced with in-kind material.
2. Great East Title Co, Guy **Blanchard**.
He contacted Chairperson **Smith** to inquire about procedural issues.
3. 127 Summer Street, structure removal, Rob **Twombly**.
He requested information regarding approval for structure removal in the HPC District Overlay.
4. Digital historic data collection, Commissioner **Fleshman**.
Fleshman presented and reviewed an informational handout regarding a new application allowing digital historic data gathering in the field using handheld devices.

- **Old Business:**

1. Mtg 8/27/12 – New owner welcome letter.
Subject: Commission members directed to edit the letter and submit any recommended amendments for the next meeting.
There was no update or change reported for this agenda item.
2. Mtg 3/25/13 – Historic District Expansion.
Subject: Discuss possible ways to expand the Historic District to include all of Main Street and portions of Fletcher, Storer, Pleasant, Dane, and Park Streets.
There was no update or change reported for this agenda item.
3. Mtg 10/14/14 – 75 Summer Street, tree removal and landscape alteration without application.
Subject: Waiting for the applicant to provide a copy of the letter from the tree service recommending removal and a list of landscape alterations.
There was no update or change reported for this agenda item.
4. Mtg 07/27/15 – 88 Main Street, Xtramart fuel dispensers logo change.
Subject: Waiting for the applicant to submit an application for the fuel dispenser modifications.
There was no update or change reported for this agenda item.
5. Mtg 07/27/15 – Scott **Stevens** Historic Architectural Survey.
Subject: Waiting for Stevens to explain the scope of his project.
There was no update or change reported for this agenda item.

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6. Mtg 08/24/15 – 125 Summer Street, unusual screen door color.
Subject: Waiting for the Applicant to submit a color change request.
The application request letter to 125 Summer Street has been mailed.

7. Mtg 09/28/15 – High School project help for the Historic Overlay Data Base effort.
Subject: Waiting for scope of project definition.
There was no update or change reported for this agenda item.

8. Mtg 11/09/15 – Stephen Larrabee Certificate of Appreciation.
Subject: Waiting for Board members input.
Commissioner **Fleshman** reported that **Larrabee's** service dates were from May 2009 to June 2015. The dates have been entered on the certificate and it has been submitted for printing.

Chairperson **Smith** moved to the next agenda item.

7) Adjournment

Chairperson **Smith** asked for a motion to adjourn.

A motion was made to adjourn the meeting at 7:16 p.m.

MOVED: Weaver

SECONDED: Orr

DISCUSSION: None

VOTE: 6 in favor, 0 opposed; the motion carried.

Date signed: 6-27-2016

Signed by:



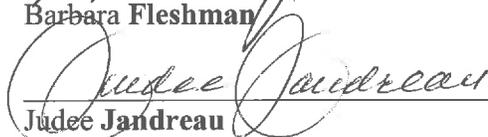
Patrick Orr



Maureen Weaver



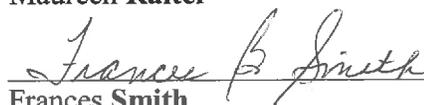
Barbara Fleshman



Judgee Jandreau



Maureen Raiter



Frances Smith