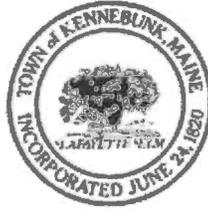


# Town of Kennebunk, Maine



## Historic Preservation Commission

Minutes of June 27, 2016

**MEMBERS PRESENT:** Frances **Smith** (Chair); Maureen **Weaver** (Vice-Chair); Maureen **Raiter**; Barbara **Fleshman**; and Paul **Bevacqua**

**MEMBERS ABSENT:** Patrick **Orr**; and Judee **Jandreau**

**FROM THE TOWN:** None

**ALSO PRESENT:** David **Graham**, Architect, Applicant, 29 Summer Street (16-H-13)

### *1) Open Meeting*

Chairperson **Smith** opened the meeting at 6:19 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 member Barbara **Fleshman** as a voting member for this meeting.

### *2) Continued Applications*

**Application # 16-H-13:** Property located at 29 Summer Street, Kennebunk, Maine, and owned by Hans **Olsen** & Caroline **Simko**. The owner is proposing to remove and reconstruct the garage to match the existing structure.

Chairperson **Smith** acknowledged applicant David **Graham** and invited his submission comments.

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Chairperson **Smith** noted that Commissioner **Raiter** has arrived at the meeting at time 6:24 P.M.

**Graham** began a presentation of the application details. Highlights included:

- The garage needs a new foundation;
- It will be deconstructed, a new foundation installed and the structure rebuilt as it originally appeared; and
- Prior to deconstruction, the building will be documented in drawing format.

Chairperson **Smith** asked if a copy of the drawings will be provided to the HPC.

**Graham** replied in the affirmative

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

**A motion was made to accept application 16-H-13 as submitted.**

**MOVED: Weaver**

**SECONDED: Fleshman**

**DISCUSSION: None**

**EXCEPTIONS: None**

**VOTE: 4 in favor, 0 opposed; the motion carried.**

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

**Application # 16-H-14:** Property located at 77 Summer Street, Kennebunk, Maine, and owned by John & Barbara **Fleshman**. The owner is proposing to:

1. Widen the side crushed rock driveway.
2. Add a crushed rock turnaround in the driveway.
3. Install Genest "Baxter Round" (color: "Granite Mixed") stone pavers around an existing fire pit.
4. Install a Mitsubishi heat pump system with an outdoor condenser unit located under the side of the backyard deck.

Chairperson **Smith** acknowledged owner Barbara **Fleshman** and invited her submission comments.

**Fleshman** began a presentation of the application details. Highlights included:

- Application items #3 and #4 were approved at the last meeting;
- Application items #1 and #2 needed more information;
- Driveway widening is no longer desired;
- A widened area, in front of the garage, large enough to accommodate two vehicles is the only widening desired;
- The widen area will be used for parking in order to eliminate parking in the turnaround;
- The turnaround will be 6 feet wide and 31 feet from the street; and
- The driveway is currently 10 feet wide.

Chairperson **Smith** noted that Commissioner **Bevacqua** has arrived at the meeting at time 6:29 P.M.

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

**A motion was made to accept application 16-H-14 as submitted with the new amended turnaround.**

**MOVED: Raiter**

**SECONDED: Weaver**

**DISCUSSION: None**

**EXCEPTIONS: None**

**VOTE: 3 in favor, 0 opposed, 2 abstained (Fleshman, Bevacqua); the motion carried.**

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

### ***3) New Applications***

None

### ***4) Amended Applications***

None

### ***5) Minutes***

- **Minutes of May 9, 2016:**

The minutes of May 9<sup>th</sup> were signed by the following: **Fleshman, Smith**

- **Minutes of April 25, 2016:**

The minutes of April 25<sup>th</sup> were signed by the following: **Fleshman, Smith**

- **Minutes of April 11, 2016:**

The minutes of April 11<sup>th</sup> were signed by the following: **Fleshman, Smith**

- **Minutes of March 28, 2016:**

The minutes of March 28<sup>th</sup> were signed by the following: **Fleshman**

- **Minutes of March 14, 2016:**

The minutes of March 14<sup>th</sup> were signed by the following: **Fleshman, Smith**

- **Minutes of February 10, 2016:**

The minutes of February 10<sup>th</sup> were signed by the following: **Fleshman, Smith**

- **Minutes of December 14, 2015:**

The minutes of December 14<sup>th</sup> were signed by the following: **Fleshman**

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

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

**6) *New/Old Business***

- **New Business:**

1. **Town notification of grant opportunities.**

Chairperson **Smith** opened a discussion regarding various methods of getting the Town to notify the HPC about grant opportunities earlier than 1 or 2 weeks prior to the grant due date. A recommendation was suggested to include the Recording Secretary on a contact list with the office that receives the notice.

2. **Commission member reappointments.**

Citing the Kathy **Nolette** email of June 21, 2016, re: "Reappointment to committees", Chairperson **Smith** reported that the Board of Selectmen re-appointed members to serve on the Historic Preservation Commission as follows:

- Maureen **Weaver** for a 3-year term ending June 30, 2019;
- Barbara **Fleshman** for a 1-year term ending June 30, 2017; and
- Paul **Bevacqua** for a 1-year term ending June 30, 2017.

3. **127 Summer Street.**

Vice-Chair **Weaver** reported the property owner does not intend to demolish the structure currently on the lot.

Chairperson **Smith** reported that the property owner wants to move the structure back from the street installing it on a new foundation

4. **8 Summer Street.**

The Recording Secretary was directed to draft a letter to the applicant notifying him that he agreed to provide a landscape plan in August 2015 and no plan has been received to date.

5. **58 Summer Street.**

Vice-Chair **Weaver** reported a yoga studio operating on the property.

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• **Old Business:**

1. 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.

2. 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.

3. 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.*

The Recording Secretary reported that an email was sent to the applicant notifying him that the new fuel pumps require HPC approval. The email was returned due to the applicant no longer being associated with the property. The Recording Secretary was directed to contact the property owner.

4. 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.

5. Mtg 11/09/15 – Stephen **Larrabee** Certificate of Appreciation.

*Subject: Waiting for Board members input.*

There was no update or change reported for this agenda item.

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

*Subject: Waiting landscaping application submittal.*

There was no update or change reported for this agenda item.

7. Mtg 04/25/16 – Eliza **Chappell** Certificate of Appreciation.

*Subject: Waiting for Board members input.*

Commissioner Freshman reported that the certificate has been signed and framed. The plaque was given to the Recording Secretary for safekeeping until it can be presented.

8. Mtg 01/25/16 – 161 Summer Street, New Construction, Grant **Lewis**.

*Subject: Waiting landscaping application submittal.*

There was no update or change reported for this agenda item.

9. Mtg 06/13/16 – 125 Summer Street, unusual screen door color, Lori **Wears**

*Subject: Waiting for the Applicant to re-submit a color change request.*

Chairperson **Smith** signed the notification letter that the previous application (16-H-08) expired on May 2, 2016 without a resolution that the applicant agreed to provide (HPC Minutes of April 11, 2016) and requesting her to re-submit. The Recording Secretary confirmed that the letter would be mailed after the meeting.

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 6:50 p.m.**

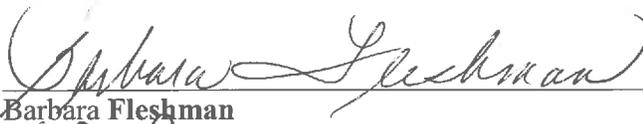
**MOVED: Weaver**

**SECONDED: Raiter**

**DISCUSSION: None**

**VOTE: 5 in favor, 0 opposed; the motion carried.**

Date signed: 10/11/16  
8/8/2016

Signed by:   
Barbara Fleshman

  
Maureen Weaver

  
Maureen Raiter

  
Paul Bevacqua

  
Frances Smith