

# Town of Kennebunk, Maine



## Historic Preservation Commission

Minutes of July 11, 2016

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

**MEMBERS ABSENT:** None

**FROM THE TOWN:** None

**ALSO PRESENT:** David **Allen**, Owner, 122 Summer Street (16-H-15)  
Kevin **Reilley**, Owner, 127 Summer Street

### *1) Open Meeting*

Chairperson **Smith** opened the meeting at 6:29 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 members Barbara **Fleshman** and Paul **Bevacqua** as voting members for this meeting.

### *2) Continued Applications*

None

### *3) New Applications*

**Application # 16-H-15:** Property located at 122 Summer Street, Kennebunk, Maine, and owned by David **Allen** & Kati **Gaulkin**. The owner is proposing to:

1. Remove 2 dead trees.
2. Construct 14' x 20' shed / workshop.
3. Continue cedar fencing (6', ¾" spacing).

Chairperson **Smith** acknowledged owner David **Allen** and invited his submission comments.

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

- The shed size is 14 feet by 20 feet;
- Utilities will consist of electricity only;
- The design will match the current house features; and
- The fence continuation will connect to the new shed building with an added gate.

**Orr** asked if the building was prefabricated.

**Allen** replied in the negative, adding that the building will be built from scratch with the following characteristics:

- Siding will be finished in clapboard;
- Roofing will be light brown architectural shingles; and
- The structure will be heated for year-round use.

**Orr** asked if there were gutters on the building.

**Allen** replied in the negative, adding that the building will be set on piers allowing storm water to drain down the slope behind the building.

**Orr** asked if the windows and French door were true divided light.

**Allen** replied in the affirmative, adding that the windows will be wooden manufactured by Strafford of New Hampshire and will have storm windows installed on the inside.

**Smith** asked about paint colors.

**Allen** replied that the entire structure will be painted the same shade of white as the house and garage.

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

**A motion was made to accept application 16-H-15 as submitted using Strafford, true divided light, wood windows.**

**MOVED: Orr**

**SECONDED: Weaver**

**DISCUSSION: None**

**EXCEPTIONS: None**

**VOTE: 7 in favor, 0 opposed; the motion carried.**

Chairperson **Smith** acknowledged resident Kevin **Reilley**, and invited his comments regarding the property at 127 Summer Street.

**Reilley** began a discussion of his plan for the property. Highlights included:

- The siding will be removed;
- The foundation will be repaired;
- Structure wiring and insulation will be upgraded;
- All work will be self contracted; and
- The structure will be moved back some distance and placed on a new foundation.

The applicant was given a copy of the Kennebunk Historic Design Guidelines.

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

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

None

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

- **Minutes of June 13, 2016:**

The minutes of June 13, 2016 were reviewed. Chairperson **Smith** asked for any comments. There were none.

Receiving no comments, corrections, or amendments regarding the minutes of June 13, 2016 Chairperson **Smith** asked for a motion.

**A motion was made to accept the minutes of June 13, 2016 as submitted.**

**MOVED: Weaver**  
**SECONDED: Orr**  
**DISCUSSION: None**  
**EXCEPTIONS: None**  
**VOTE: 7 in favor, 0 opposed; the motion carried.**

- **Minutes of November 21, 2015:**

The minutes of November 21, 2015 were reviewed. Chairperson **Smith** asked for any comments. There were none.

Receiving no comments, corrections, or amendments regarding the minutes of November 21, 2015, Chairperson **Smith** asked for a motion.

**A motion was made to accept the minutes of November 21, 2015 as submitted.**

**MOVED: Orr**  
**SECONDED: Weaver**  
**DISCUSSION: None**  
**EXCEPTIONS: None**  
**VOTE: 7 in favor, 0 opposed; the motion carried.**

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

The minutes of November 14, 2015 were reviewed. Chairperson **Smith** asked for any comments. There were none.

Receiving no comments, corrections, or amendments regarding the minutes of November 14, 2015, Chairperson **Smith** asked for a motion.

**A motion was made to accept the minutes of November 14, 2015 as submitted.**

**MOVED:** Weaver  
**SECONDED:** Jandreau  
**DISCUSSION:** None  
**EXCEPTIONS:** None  
**VOTE:** 7 in favor, 0 opposed; the motion carried.

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

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

- **New Business:**

1. **26 Summer Street Landscape Plan.**

The Recording Secretary was directed to draft a letter to the owner and applicant, 26 Summer Street, requesting the overdue (1 year) landscape plan, agreed to by the applicant.

- **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 was directed to identify and 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.*

**Orr** recommended sending the certificate to **Larrabee** with a thank you note.

A discussion developed regarding the disposition of the certificate.

**Raiter** volunteered to contact **Larrabee** and establish a meeting time to give him the certificate.

**A motion was made to move the certificates along.**

**MOVED:           Fleshman**

**SECONDED:      Jandreau**

**DISCUSSION:   None**

**EXCEPTIONS:   None**

**VOTE:            7 in favor, 0 opposed; the motion carried.**

**Raiter** suggested meeting at 5 o'clock (prior to the regularly scheduled 6:30 meeting) to award the certificates.

All agreed.

**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.*

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

**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.*

The issue should be referred to the CEO for disposition.

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

*Subject: Waiting for Board members input.*

This is the initial listing for this item.

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

## **7) Adjournment**

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

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A motion was made to adjourn the meeting at 7:12 p.m.

MOVED: Weaver

SECONDED: Orr

DISCUSSION: None

VOTE: 7 in favor, 0 opposed; the motion carried.

Date signed: 10/11/16

Signed by: Barbara Fleshman  
Barbara **Fleshman**

Maureen Weaver  
Maureen **Weaver**

Patrick Orr  
Patrick **Orr**

Judee Jandreau  
Judee **Jandreau**

Maureen P. Raiter  
Maureen **Raiter**

Paul Bevacqua  
Paul **Bevacqua**

Frances B. Smith  
Frances **Smith**