

Town of Kennebunk, Maine



Historic Preservation Commission

Minutes of August 8, 2016

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

MEMBERS ABSENT: Maureen **Weaver** (Vice-Chair)

FROM THE TOWN: None

ALSO PRESENT: Peter M. **Bonnette**, Creative Coast Construction, Applicant, 39 Summer Street (16-H-16)
Jaston **Richardson**, GIS Coordinator – KK&W Water District, Applicant, 92 Main Street (16-H-17)
Renee L. **Radevic**, Owner, 32 Summer Street (16-H-18)
Charlie **Galloway**, Speaker - Kennebunk Landing Ad Hoc Committee, 128 Summer Street
Tom **Murrhy**, Speaker - Kennebunk Landing Ad Hoc Committee, 136 Summer Street
Carol **Weeks**, Speaker - Kennebunk Landing Ad Hoc Committee, 79 Summer Street

1) Open Meeting

Chairperson **Smith** opened the meeting at 6:30 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-16: Property located at 39 Summer Street, Kennebunk, Maine, and owned by Edward & Nadine **Rosenthal**. The owner is proposing to restore cupola and upper portico railing. Chairperson **Smith** acknowledged applicant Peter M. **Bonnette**, Creative Coast Construction and invited his submission comments.

Bonnette introduced himself and began a presentation of the application details. Highlights included:

- Photos of the cupola and upper portico railing's present condition taken from the roof top level;
- Item to be replaced include;
 - Windows;
 - The roof; and
 - Chimney flashings.
- New add-on items to be installed include;
 - The railings above the portico; and
 - A hexagonal tapered spire to match and attach to the copper flashing top of the cupola.

Bevacqua asked how the windows were selected.

Bonnette replied that he has had past experience with "Pella" custom sized windows.

Continuing his presentation, **Bonnette** provided the following additional details:

- Everything from the "arch up" will be preserved; and
- Everything from the "arch down" will be replaced.

Bevacqua asked if the trim details will be reproduced.

Bonnette replied in the affirmative, adding that the trim detail will be reproduced by "Seacoast Hardwoods."

Bevacqua asked if the trim details have been inventoried.

Bonnette replied in the negative.

Continuing his presentation, **Bonnette** provided the following additional details:

- The roof will be shingled with black, "CertainTeed, Landmark" series lifetime shingles, with an ice and water shield.

In order to have verification for future reference in the applicant's file, **Bevacqua** recommended that the Board require a "trim detail inventory record" be submitted by any future applicant for jobs that require trim replacement.

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Bonnette presented a rough sketch of the proposed tapered spire. A discussion developed regarding the origin of the spire design.

Smith asked if the balusters are going to be installed around the spire.

Bonnette replied in the negative, adding that the balusters will be installed on the roof above the portico.

Smith asked if the steps are going to be replaced.

Bonnette asked if **Smith** meant the "portico railing."

Smith replied in the affirmative.

Smith asked to see the railing profile.

Bonnette replied that he had actual dimensions of the existing baluster and will produce replicas using "Fypon".

Smith recommended starting work on the cupola while the Board considers the baluster profile to be provided by the applicant.

Bonnette asked if the Board would consider reviewing an actual baluster sample.

Smith 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-16 as submitted with the addition of the proposed tapered spire; additionally, an inventory of all the trim being removed and a sample of proposed baluster to be provide to the Board for review.

MOVED: Bevacqua

SECONDED: Jandreau

DISCUSSION: None

EXCEPTIONS: None

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

Application # 16-H-17: Property located at 92 Main Street, Kennebunk, Maine, and owned by KK&W Water District. The owner is proposing to replace office windows on north facing wall.

Chairperson **Smith** acknowledged applicant Jaston **Richardson**, GIS Coordinator – KK&W Water District and invited his submission comments.

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

- The current windows is non-functioning;
- The transom across the top and the dimensions will remain the same; and
- The replacements are double hung tilt-pack type windows.

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

A motion was made to accept application 16-H-17 as presented.

MOVED: Orr

SECONDED: Fleshman

DISCUSSION: None

EXCEPTIONS: None

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

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Application # 16-H-18: Property located at 32 Summer Street, Kennebunk, Maine, and owned by Renee L. Radevic. The owner is proposing to install several large stones to act as a parking barrier at her front property boundary.

Chairperson **Smith** acknowledged **Radevic** and invited her submission comments.

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

- Vehicles parked along the street present a hazard of block sight when exiting the driveway.

Bevacqua asked if the property had ever been surveyed.

Radevic replied in the affirmative, adding that she thought it might have been surveyed when she renovated 10 years ago.

Bevacqua commented that the area where the applicant is proposing to install rocks is town property and that she does not have permission to alter it nor can the Board grant permission.

Smith asked **Radevic** if she had consulted the Town Highway Department.

Bevacqua noted that the Town has an easement that extends 10 feet from the edge of the asphalt.

Smith recommended suspending any action regarding this request until a determination can be made as to property ownership where the applicant intends to locate the rocks and suggested the applicant contact the Town Engineer for verification.

Radevic agreed.

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

4) Amended Applications

None

In consideration of speakers waiting to give public testimony and having no objection from the other Board members, **Smith** moved ahead to agenda item *6) New/Old Business*.

6) New/Old Business

- New Business:

1. Kennebunk Landing Ad Hoc Committee, questions regarding upcoming proposed projects.

Chairperson **Smith** acknowledged Charlie **Galloway**, Speaker - Kennebunk Landing Ad Hoc Committee, and invited his comments.

Galloway, Murrhy, and Weeks began a presentation of the Kennebunk Landing Ad Hoc Committee questions, concerns, and planned projects. Highlights included:

- An effort began two years ago to encourage the Town to improve Summer Street and the sidewalk between Sea Road and Durrell's Bridge Road including bicycle paths and roadway lighting;

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- Roadway Signage – the placement of two signs on Summer Street at the East and West sides of the landing stating “Welcome to Historic Kennebunk Landing...Ship Building Center ...established circa 1735” (or similar);
- Built Circa House Sign Program – the museum to provide the age designation from their records and a uniform sign format would be used;
- Historic Home Information Packets – the museum to copy and package the material;
- Roadway Plantings – historically appropriate plants in “pocket planting spaces” into roadway and sidewalk designs; seeking the cooperation of the Seacoast Garden Club.
- Kennebunk Landing 2016 “Social” – the KLAHC will explore holding a first annual social for Kennebunk Landing residents this September. Having the Brick store Museum personnel and Town Historians provide displays and speakers relative to Kennebunk Landing’s history.

Chairperson **Smith** thanked the speakers and moved back to agenda item 5) *Minutes*.

5) Minutes

- **Minutes of June 27, 2016:**

The minutes of June 27, 2016 were reviewed. Chairperson **Smith** asked for any comments. There were none.

Receiving no comments, corrections, or amendments regarding the minutes of June 27, 2016 Chairperson **Smith** asked for a motion.

A motion was made to accept the minutes of June 27, 2016 as submitted.

MOVED: Orr
SECONDED: Fleshman
DISCUSSION: None
EXCEPTIONS: None
VOTE: 6 in favor, 0 opposed; the motion carried.

The minutes of June 27th require the following signature: **Weaver**

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

The minutes of July 11, 2016 were reviewed. Chairperson **Smith** asked for any comments. There were none.

Receiving no comments, corrections, or amendments regarding the minutes of July 11, 2016 Chairperson **Smith** asked for a motion.

A motion was made to accept the minutes of July 11, 2016 as submitted.

MOVED: Jandreau
SECONDED: Bevacqua
DISCUSSION: None
EXCEPTIONS: None
VOTE: 6 in favor, 0 opposed; the motion carried.

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The minutes of July 11th require the following signature: **Weaver**

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

6) New/Old Business

• **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.

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

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.

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.

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

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10. Mtg 06/27/16 – 29 Summer Street, Garage Reconstruction, David **Graham**.
Subject: Waiting pre-deconstruction garage drawing documentation.
There was no update or change reported for this agenda item.

11. Mtg 07/11/16 – 26 Summer Street, Landscaping, Tony **Elliott**.
Subject: Letter sent to the owner and applicant, 26 Summer Street, requesting the overdue (1 year) landscape plan, agreed to by the applicant.
There was no update or change reported for this agenda item.

12. Mtg 07/11/16 – 58 Summer Street, yoga studio.
Subject: Waiting for Board members input.
There was no update or change reported for this agenda item.

Readdressing the New Business portion of this agenda item, **Smith** asked if there were any additional inputs.

- **New Business:**

2. Students in the planning process.

Commissioner **Fleshman** reminded the Board members about her e-mail of Tuesday, August 2, 2016 12:58 PM detailing the concept of communities that have non-voting students sit on their planning commissions. The article appeared in the April 2016 issue of *Planning*, a newsletter from the American Planning Association.

Fleshman recommended the concept be addressed by the HPC.

3. Unapproved Tree cutting.

Commissioner **Orr** reported receiving a call from the owner of 18 Summer Street complaining of his neighbor cutting down trees and brush that bordered on the property line. **Orr** relayed the complaint to the Town. The Town replied that the matter would be “looked into”.

Chairperson **Smith** stated that the incident had also been reported to her, and that she and Vice-Chair **Weaver** met with the Town Manager and Town Engineer regarding the issue. The Town official assured **Smith** and **Weaver** that action would be taken on the infraction.

4. Demolition by neglect.

Chairperson **Smith** noted that the issue of demolition by neglect, brought to the Board by Commissioner **Fleshman**, should be given further consideration. Two houses in the district are candidates for this action and **Smith** inquired as to what action, if any, the Board could take. As a result of discussions with Town officials, **Smith** will be forwarding all **Fleshman** e-mails addressing the subject.

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

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7) Adjournment

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

A motion was made to adjourn the meeting at 7:56 p.m.

MOVED: Jandreau

SECONDED: Bevacqua

DISCUSSION: None

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

Date signed: NOV 14, 2016

Signed by:

Barbara Fleshman
Barbara **Fleshman**

Patrick Orr
Patrick **Orr**

Judee A. Jandreau
Judee **Jandreau**

Maureen Raiter
Maureen **Raiter**

Paul Bevacqua
Paul **Bevacqua**

Frances B. Smith
Frances **Smith**