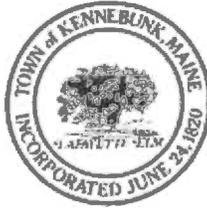


Town of Kennebunk, Maine



Historic Preservation Commission

Minutes of September 12, 2016

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

MEMBERS ABSENT: Maureen **Weaver** (Vice-Chair); Judge **Jandreau**

FROM THE TOWN: None

ALSO PRESENT: Peter M. **Bonnette** – Creative Coast Construction, Applicant, 39 Summer Street (16-H-16)
Peter A. **Simonetta**, Representative, 32 Summer Street (16-H-18)
Ken **Strum**, Owner, 34 Summer Street (16-H-19)
William B. **Winkel** – Builder, Inc., Applicant, 34 Summer Street (16-H-19)
Katharine K. **Hughes**, Owner, 18 Summer Street (16-H-20)
Dean **Trondle** – Snug Harbor Farm, Inc., Applicant, 72 Summer Street (16-H-21)
David **Trottier**, Owner, 8 Summer Street (16-H-23)
Catherine **Fatina**, Owner, 15 Summer Street (16-H-24)
Peter J. **Van Hemel**, Owner, 18 Dane Street (16-H-25)
Ian **Austin**, Owner, 170 Summer Street (16-H-26)
Kevin **Reilley**, Owner, 127 Summer Street

1) Open Meeting

Chairperson **Smith** opened the meeting at 6:25 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

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 began a presentation of the application details. Highlights included:

- Due to the scale of the originally approved balustrade being inappropriate a replacement balustrade was selected;
- The replacement balustrade is the “Beaumont” model illustrated on page 148 of the “Fypon” catalog under balustrade systems, and is provided as Enclosure #1 (which is incorporated by reference into these minutes);
- The new balusters Center to Center measurement is 6 9/32 inches;
- The base of the original baluster was 5 inches the base of the new balusters measures 4 inches; and
- The original height was 20 inches the new heights is 22 inches.

Chairperson **Smith** suggested that the new baluster selection material be presented at the CAMP (Commission Assistance and Mentoring Program) of the National Alliance of Preservation Commissions meeting scheduled in two weeks to get there opinion and recommendations. The applicant agreed that a two-week delay would be acceptable.

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

A motion was made to continue application 16-H-16 pending review of the balustrade material at the upcoming CAMP seminar and to extend the expiration date to Sep 26, 2016.

MOVED: Fleshman

SECONDED: Orr

DISCUSSION: None

EXCEPTIONS: None

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

Application # 16-H-18: Property located at 32 Summer Street, Kennebunk, Maine, and owned by Renee L. **Radevic**. The owner is proposing to install large stone parking barriers at the front property boundary.

Chairperson **Smith** acknowledged Peter A. **Simonetta**, the owner’s representative, and invited his comments.

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

- The owner met with the town engineer and was informed that the area in question is not her property but belongs to the town;
- Due to the owner being out of the country, a suspension of the application until next summer was requested;
- The owner will submit an application for barrier landscaping instead of rocks; and
- The owner has been informed that the town may install a sidewalk on that side of the street at some time in the future.

A motion was made to suspend application 16-H-18, at the owner's request, until she returns next summer and to extend the expiration date until July 31, 2017.

MOVED: Orr

SECONDED: Fleshman

DISCUSSION: None

EXCEPTIONS: None

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

Chairperson **Smith** directed the Recording Secretary to designate the item as inactive and list it under old business on the agenda until the owner returns to the area.

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

3) New Applications

Application # 16-H-19: Property located at 34 Summer Street, Kennebunk, Maine, and owned by Colleen **Lydon & Ken Strum**. The owner is proposing to:

1. Replace wooden gutters with new fiber material as approved at 18 Summer Street; and
2. Replace wooden fascia board with new PVC material.

Chairperson **Smith** acknowledged owner Ken **Strum** and applicant William B. **Winkel** – Builder, Inc., and invited their submission comments.

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

- The trim board proposed to be used is made by a company producing cellular PVC trim products called “Truedge” trim boards.

Chairperson **Smith** noted that Commissioner **Raiter** join the meeting at time 6:40 P.M.

Continuing his presentation, **Winkel** submitted the following comments:

- The work was started prior to approval to prevent further water damage through deterioration;
- A portion of the rubber roof will also be replaced; and
- The replacement gutters will maintain the shape and size of the original gutters.

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

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A motion was made to accept application 16-H-19 as submitted.

MOVED: Orr
SECONDED: Bevacqua
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

Application # 16-H-20: Property located at 18 Summer Street, Kennebunk, Maine, and owned by Katharine K. Hughes. The owner is proposing to:

1. Plant Chamaecyparis (False Cypress) in the back and side yards;
2. Move 1 Yew and 1 Holly from the front side-yard to the back side-yard;
3. Install cedar lattice privacy screen in the front side-yard;
4. Landscape privacy screen with climbing plants such as Clematis, Hydrangea, Winter Creeper, and/or Woodbine; and
5. Stain privacy screen with a California Paint Historic matte green to be selected at the meeting.

Chairperson **Smith** acknowledged owner Katharine K. **Hughes** and invited her submission comments.

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

- The landscaping request was submitted in order to screen the neighbor's driveway and trash receptacle after extensive neighbor pruning;
- Due to the extensive root system of existing plants, a privacy screen was recommended by the landscaper instead of additional plants;
- The proposed lattice screening will be 6 feet high with a two foot lattice at the top; and
- The color for the fence was chosen from California Paints Historic Colors of America.

Resident **Simonetta** remarked that neighbors should check with each other prior to commencing any pruning.

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

A motion was made to accept application 16-H-20 as submitted and to approve California Paints Historic Colors of America color choices R-1: "Brattle Spruce" and S-1: "Sayward Pine" for the color of the screening fence.

The applicant asked for procedure instructions to modify the application in case more plants were needed.

The recording secretary explained the procedure to amend the application.

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

Application # 16-H-21: Property located at 72 Summer Street, Kennebunk, Maine, and owned by John C. & Donna S. Arpels. The owner is proposing to:

1. Replace shrubs with lawn (up to the house) to the left of drip edge entrance;

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2. Install a bluestone walkway and granite steps to the front entrance;
3. Add shrubs, transplant shrubs, and intermittently disperse rocks along the right side of the house;
4. Install a raised stone planting bed to the left of the cottage; and
5. Install a bluestone terrace at the cottage entrance.

Chairperson **Smith** acknowledged applicant Dean **Trondle**, Snug Hrbr Farm, Inc, and invited his submission comments.

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

- A discussion regarding installation of a replacement driveway consisting of concrete and crushed stone;
- The board expressed concern regarding increased drainage due to the driveway material being non pervious;
- A railing on the Bluestone steps may be needed;
- A list of plants was provided; and
- Details of a 1 sided planter to hide the bare concrete cottage foundation.

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

A motion was made to accept application 16-H-21 as submitted, with the exception of the removal of the double face stone wall, and the modified driveway drainage.

MOVED: Bevacqua

SECONDED: Orr

DISCUSSION: None

EXCEPTIONS: None

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

Application # 16-H-22: Property located at 119 Main Street, Kennebunk, Maine, and owned by Thomas **Chappell**. The owner is proposing to install lighted signs on the building front and side.

There being no representative present for this application, Chairperson **Smith** continued the submission until the next meeting and extended the expiration date until October 8, 2016.

Application # 16-H-23: Property located at 8 Summer Street, Kennebunk, Maine, and owned by David **Trottier**. The owner is proposing to:

1. Install 8 Brosco wood windows at the rear building back wall;
2. Install a front walkway of stamped concrete or natural stone;
3. Install a block edger on the stone drip edge for lawn separation;
4. Remove the driveway entrance;
5. Install an office sign;
6. Seed the front lawn; and
7. Install asphalt paving and line striping.

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

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

- The new windows will be 2 over 2;
- A discussion regarding the relationship between a proposed natural stone walkway with an edging of natural granite, a paved parking lot, and landscape screening of the asphalt;
- The driveway parking lot entrance will be removed and the access right of way will be the new entrance;
- Paving material will consist of asphalt;
- The parking lot will have 16 space; and
- No sign will be considered at this time until more details are available.

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

A motion was made to accept part of application 16-H-23 as submitted and continue the rest.

#1 Install 8 Brosco wood windows 2 over 2

2 Install front walkway of Natural Stone

3 Install granite block edger matching the Natural Stone drip edge to provide lawn separation

4 Remove Westside driveway entrance

5 Office sign to be considered at a later date when more details are available

6 Seed the front lawn

7 Asphalt paving and line striping to be considered at a later date when more details are available

MOVED: Orr

SECONDED: Fleshman

DISCUSSION: None

EXCEPTIONS: None

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

Chairperson **Smith** noted that Commissioner **Raiter** departed the meeting at time 7:54 p.m.

Application # 16-H-24: Property located at 15 Summer Street, Kennebunk, Maine, and owned by Stephen S. **Sawyer** & Catherine **Fatina**. The owners are proposing to:

1. Replace the side porch roof;
2. Replace selected porch siding clapboards;
3. Replace the porch side door;
4. Repair roof leak on the driveway side of house;
5. Install a roof ice and water shield;
6. Replace selected roof shingles;
7. Repair the barn back side bottom trim corners; and
8. Paint the house exterior with matching colors.

Chairperson **Smith** acknowledged owner Catherine **Fatina** and invited her submission comments. **Fatina** began a presentation of the application details discussing all the points of her submittal.

There were no questions from the board regarding her application.

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

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A motion was made to accept application 16-H-24, items 1 through 8, as submitted.

MOVED: Orr
SECONDED: Bevacqua
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

Application # 16-H-25: Property located at 18 Dane Street, Kennebunk, Maine, and owned by Peter J. & Mary Ellen **Van Hemel**. The owners are proposing to replace decorative roof balustrades using composite/PVC materials (AZEK Brand or similar) for exact match of existing forms.

Chairperson **Smith** acknowledged owner Peter J. **Van Hemel** and invited his submission comments. **Van Hemel** began a presentation of the application details. Highlights included:

- Sample material was provided for the board's review; and
- The board requested an inventory and dimensions of the existing material.

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

A motion was made to approve application 16-H-25 as submitted with the condition that the applicant provides dimensional drawings of the existing material prior to work commencement.

MOVED: Bevacqua
SECONDED: Orr
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

The 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.

Application # 16-H-26: Property located at 170 Summer Street, Kennebunk, Maine, and owned by Ian & **Calvine Austin**. The owners are proposing to:

1. Install a rear deck with mahogany deck and wrapped pine railings;
2. Modify the front stairway design;
3. Replace the front door wooden overhang with tin overhang shed-style;
4. Paint the front door "Watermelon Smoothie";
5. Install a fence per attached drawing; and
6. Install landscape plantings including Beach Roses, Hydrangea, Sea Grass, Cone Flowers, and other perennials.

Chairperson **Smith** acknowledged owner Ian **Austin** and invited his submission comments.

Ian Austin began a presentation of the application details. Highlights included:

- Front stairway design;
- Front door wooden overhang;
- A five section front yard traffic break white grid PVC fence enclosing 35 of 80 ft. of the front property line;
- Window and stair landscaping; and
- Front door paint color.

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

A motion was made to approve application 16-H-26 as submitted except for the vinyl fence and front door paint color.

MOVED: Bevacqua

SECONDED: Orr

DISCUSSION: None

EXCEPTIONS: None

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

The Recording Secretary explained that the application will be continued until the expiration date and that it will be on the agenda for the next meeting if the applicant wants to present an alternative fence material and/or front door paint color.

The applicant acknowledged and agreed.

Chairperson **Smith** thanked the applicants and moved ahead to agenda item # 6.

6) *New/Old Business*

• **New Business:**

1. **127 Summer Street Renovation Plan**

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:

- Siding removal and chimney work;
- Foundation landscaping; and
- Tree removal and structure relocation.

Reilley commented that he planned on submitting an application prior to the deadline for the next meeting.

Chairperson **Smith** thanked resident **Reilley** and moved back to agenda item # 4.

4) *Amended Applications*

None

5) *Minutes*

• **Minutes of June 27, 2016:**

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

• **Minutes of July 11, 2016:**

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.

Having received an explanation letter from David **Graham**, the Recording Secretary was directed to remove the item from the “Old Business” list.

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.

13. Mtg 08/08/16 – 95 Summer Street, Kennebunk Landing Ad Hoc Committee, Sal **Gebbia**.
Subject: Waiting for Board members input.
There was no update or change reported for this agenda item.

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 8:40 p.m.

MOVED: Bevacqua
SECONDED: Orr
DISCUSSION: None
VOTE: 4 in favor, 0 opposed; the motion carried.

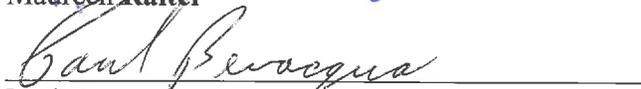
Date signed: NOV 14, 2016

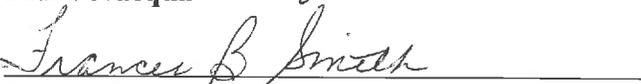
Signed by:


Barbara **Fleshman**


Patrick **Orr**


Maureen **Rafter**


Paul **Bevacqua**


Frances **Smith**

Square Baluster



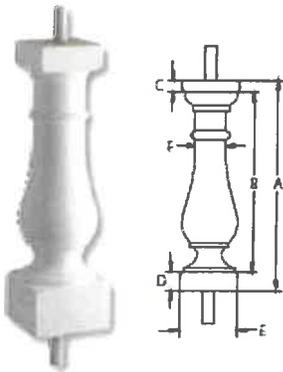
Part Number	Balustrade System	Height (A)	Width (B)	Maximum Center-to-Center Distance
BAL2X16SQ*	5"	16"	1 3/4"	5 3/4"
BAL2X20SQ*	5"	20"	1 3/4"	5 3/4"
BAL2X24SQ*	5"	24"	1 3/4"	5 3/4"
BAL2X28SQ**	5"	28"	1 3/4"	5 3/4"
BAL2X32SQ*	5"	32"	1 3/4"	5 3/4"
BAL2X48SQ*	5"	48"	1 3/4"	5 3/4"
BAL5X28SQ	7", 12"	28"	4 7/8"	8 3/4"

NOTE: Baluster images shown above may not be an accurate representation of every size within each category. For additional line art images, please visit www.fypon.com.

*Can be used with BBRS6X96, BBFC6X96, BTRS6X96, BTRD6X96.

**Can be used with baluster panels on p.150 to fill space if needed.

Beaumont Baluster



Part Number	Balustrade System	A	B	C	D	E	F	Maximum Center-to-Center Distance
BAL4X22BE	7"	22"	19 1/8"	1 1/8"	1 3/4"	4"	2 3/8"	6 1/4"
BAL5X19BE	7", 12"	19 1/8"	16 1/4"	1 1/8"	1 3/8"	5 1/4"	2 3/4"	6 3/4"
BAL5X22BE	7", 12"	22"	16 1/8"	2 1/8"	3 3/4"	5"	3 1/4"	7 1/8"
BAL5X31BE	12"	31"	24 1/8"	2 1/2"	4 1/8"	5 3/4"	2 7/8"	8 1/8"
BAL5X34BE	12"	33 1/8"	24 1/8"	4"	5 1/2"	5 3/4"	2 7/8"	8 1/8"
BAL6X22BE	12"	21 7/8"	16 1/4"	2 1/4"	3 3/4"	6 1/8"	4"	8"

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