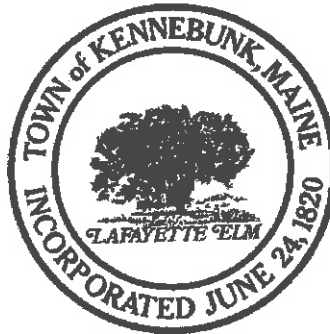


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

February 22, 2023

In Person Meeting, 3rd Floor, Town Hall, 1 Summer Street, Kennebunk

- 1. Call to Order:** Chair and presiding officer Frances Smith called the meeting to order on February 22, 2023 at 6:34 pm at Town Hall, 3rd Floor, 1 Summer Street, Kennebunk. The meeting was held in-person. Those in attendance were:

Present: Frances Smith [Chair], Barbara Fleshman [Vice Chair], Paul Bevacqua [Member],

Absent: Judee Jandreau [Member], Maria Kyriakides [Member], Stephen Dalzell [Alternate], and James Cartwright [Alternate];

F. Smith stated, for the record, that this was a public hearing at which all present had the right to hear all that was said and view all exhibits submitted unless the Board specifically voted to go into Executive Session.

The Chair further stated for the record that the meeting would be conducted in accordance with the published agenda. The Commission, she noted, is guided by the Town of Kennebunk's "*Historic Preservation Overlay District Design Guidelines*" as well as the U.S. Secretary of Interior's "*Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*".

F. Smith then introduced each of the Commission members in attendance. There were three voting members present.

- 2. Continued Applications**

There were none.

3. New Applications

Application 23-H-01

Property owner(s): Ashley and Ryan Masteller
Applicant(s): Ryan Masteller
Property: 3 Titcomb Lane
Application Date: February 9, 2023
Summary: Add in-ground swimming pool, hardscaping, and fence.

Applicant R. Masteller addressed the Commission, explaining his interest in installing an in-ground “Gunnite” pool in the back yard of his residence at 3 Titcomb Lane. The applicant circulated photos of the black aluminum fence which would surround the pool and of the Belgard “Catalina Slate” concrete pavers in the color “Sable Blend” to be used for hardscaping.

P. Bevacqua inquired about the location of the pool, and the applicant replied that it would be installed in the back of his property out of public view. B. Fleshman posed questions about landscaping, and Mr. Masteller responded that “we are very well secluded” and had good vegetation screening already in place, so no additional landscaping was envisioned. The pool would simply be surrounded by lawn.

In response to other questions by B. Fleshman, the applicant added that a subcontractor used by RM Northern Pool, the pool installer, would install the stone-like pavers. The applicant affirmed that the entire property and the pool location, in particular, were on higher ground.

Motion: Move to approve Application 23-H-01 as submitted with the caveat that the fencing will be by Regis [in] six-foot sections, 48 inches in height and the hardscaping will be Belgard “Catalina Slate” in the color “Sable Blend”. The motion was subsequently amended for this approval and Certificate of Appropriateness to be valid for nine [9] months.

Moved: P. Bevacqua

Second: B. Fleshman

Vote: Roll call vote. 3 votes in favor, none opposed; the motion carried.

4. Old Business

B. Fleshman asked to schedule a workshop from 5:00pm to 6:30pm on March 8, 2023 to precede the HPC’s regular meeting that day. The other two members concurred.

5. New Business

There was none.

6. Minutes of Prior Meetings

Members next reviewed the minutes of the HPC’s Meeting of December 14, 2022. As B. Fleshman had not attended that meeting and could not vote, members informally agreed to postpone this review until the HPC’s next meeting on March 8, 2023.

7. Adjournment

There being no further business, F. Smith declared the meeting adjourned at 6:47 pm.

Motion: To adjourn the meeting.

Moved: P. Bevacqua

Second: B. Fleshman

Vote: Roll call vote, 3 votes in favor, none opposed; the motion carried.

Respectfully submitted by,
J. Schlagheck

Adopted by the Commission in its meeting
of March 8, 2022

Signed by



HISTORIC PRESERVATION COMMISSION