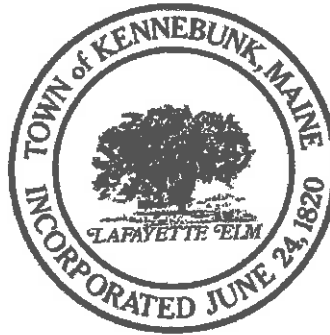


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

July 26, 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 July 26, 2023 at 6:30pm at Town Hall, Room 306, 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], Judee Jandreau [Member], and James Cartwright [Alternate];

Absent: Maria Kyriakides [Member] and Stephen Dalzell [Alternate].

F. Smith introduced the members in attendance and elevated J. Cartwright, an Alternate Member, to voting status for the purpose of this meeting. There were, therefore, five voting members present: Smith, Fleshman, Bevacqua, Jandreau, and Cartwright.

F. Smith then 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. She asked that the Commission be notified if anyone could not see or hear.

The presiding officer further stated for the record that the meeting would be conducted in accordance with the published agenda. The Commission, she stated, 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*".

2. Continued Applications

Application 23-H-20

Property owner(s): Maureen and Waiter Harris
Applicant(s): Same
Property: 12 Dane Street
Application Date: June 5, 2023
Summary: Install 42" fence

Applicant M. Harris addressed the Commission next and described the fence she wished to erect. At a prior hearing, the applicant's request for a vinyl fence had been declined. Wood, steel, aluminum, and wrought iron fences are permitted in the Historic District. At today's hearing the applicant asked for authorization to install a 42-inch, powder coated, steel fence with plantings along the front.

Ms. Harris said was withdrawing her request for authorization to plant rugosa roses as they were, she learned, invasive. She said she would plant a variety of other plants instead.

M. Harris said the fence now proposed had a rust-proof guarantee and would have an arched shape. Commission members saw photos of the proposed fence. The applicant also reported, as an aside, that the garage doors previously approved by the HPC had been installed.

Motion: Move to approve Application 23-H-20 for the 42" fence as submitted.

Moved: J. Cartwright

Second: P. Bevacqua

Vote: Roll call vote, 5 votes in favor, none opposed; the motion carried.

After the vote, the applicant read a printed statement, suggesting that better clarification should be available as to the kinds of siding, roofing, windows, doors, and fencing that are and are not permissible in the Historic District. Only an extensive list of permissible plants is available, M. Harris asserted. F. Smith thanked the applicant for her suggestion.

3. New Applications

Application 23-H-24

Property owner(s): Paul and Mary Beth Bevacqua
Applicant(s): Same
Property: 46 Summer Street
Application Date: July 11, 2023
Summary: Remove 5 trees from front and side of property.

Commission member P. Bevacqua recused himself from this hearing as he was the applicant. He instead informed the Commission that four of five trees on his property were in danger of falling due to winter damage and a fifth warranted removal as well. He sought authorization to remove all five trees.

HPS members inquired whether Bevacqua intended to replace the trees. The applicant responded that he intended to plant one cherry tree and possibly Castle Wall holly plants as well. F. Smith cited the names of several other kinds of trees which the applicant and his wife might consider.

Motion: Move to approve Application 23-H-24 as presented.

Moved: J. Jandreau

Second: B. Fleshman

Vote: Roll call vote, 4 votes in favor, none opposed, 1 abstention [Bevacqua]; the motion carried.

Application 23-H-25

Property owner(s): Margaret Rydin

Applicant(s): Christopher Oberman

Property: 9 Green Street

Application Date: July 12, 2023

Summary: (1) Repaint house and trim same colors; (2) remove a part of house.

C. Oberman, the contractor representing the owners, informed the Commission that the owners were modifying their application and only sought approval for "Phase 1" [repainting the exterior] at this time. No other renovations were contemplated. The owners did not intend to remove any part of the house as originally planned. If the owners were to change their minds, Oberman said, they would submit a new HPC application.

In response to HPC questions, Mr. Oberman re-confirmed that only HPC approval to repaint the house was sought. "Everything will stay the same," he said, "but simply be repainted." He likewise confirmed that the Benjamin Moore colors to be used would be "Super White" [PM-1] for the body of the house and "Chrome Green" [HC-189] for the shutters.

Donna Kabay, a public attendee, asked if the entire house including the additions or "add-on wings" would be repainted, and C. Oberman responded in the affirmative.

Motion: Move to approve Application 23-H-25 as presented with the understanding that the request to remove part of the building has been withdrawn and is not part of this approval.

Moved: P. Bevacqua

Second: B. Fleshman

Vote: Roll call vote, 5 votes in favor, none opposed; the motion carried.

4. Old Business

The meeting clerk circulated prior approved minutes for signature.

5. New Business

B. Fleshman reported that she would be travelling and unable to attend the next two meetings. P. Bevacqua asked that the topic of CLG Grants be added to the HPC's August 9, 2023 meeting agenda. F. Smith reported on the Planning Board's deliberations regarding the "Wedding Cake House" and urged members to attend or listen to future Planning Board sessions on the topic.

6. Minutes of Prior Meetings

F. Smith then led the Commission in a review of the minutes of its June 28, 2023 and July 12, 2023 minutes. No errors were identified

Motion: Move to approve the minutes of the June 28, 2023 meeting as submitted.

Moved: B. Fleshman

Second: J. Jandreau

Vote: Roll call vote, 5 votes in favor, none opposed; the motion carried.

Motion: Move to approve the minutes of the July 12, 2023 meeting as submitted.

Moved: P. Bevacqua

Second: B. Fleshman

Vote: Roll call vote, 3 votes in favor [Bevacqua, Fleshman, Cartwright], none opposed, 2 abstentions [Smith and Jandreau had not attended the 7/12/23 meeting]; the motion carried.

7. Adjournment

There being no further business, F. Smith declared the meeting adjourned at 7:37pm.

Motion: To adjourn the meeting.

Moved: P. Bevacqua

Second: B. Fleshman

Vote: Show of hands vote. 5 votes in favor, none opposed; the motion carried.

Respectfully submitted by,
J. Schlagheck, Clerk

Adopted by the Commission in its meeting
of August 23, 2022

Signed by



FRANCES B. SMITH
HISTORIC PRESERVATION COMMISSION