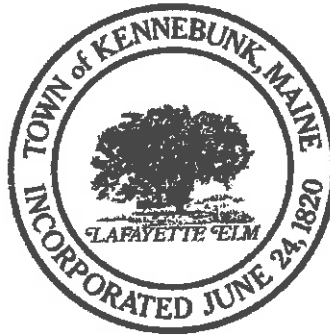


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

September 13, 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 August 23, 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], Stephen Dalzell [Alternate], and James Cartwright [Alternate];

Absent: Maria Kyriakides [Member], and Judee Jandreau [Member],

Also Present: Kevin Therrien [Select Board Liaison].

F. Smith introduced the members in attendance and elevated J. Cartwright and S. Dalzell, both Alternate Members, to voting status for the purpose of this meeting. There were, therefore, five [5] voting members present: Smith, Fleshman, Bevacqua, Dalzell, 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/Supplemental Applications

Application 23-H-18

Property owner(s): James and Elizabeth Eickmann
Applicant(s): Same
Property: 82 Summer Street
Application Date: May 3, 2023
Summary: Structure for 1800s farm bell.

Applicants sought to erect a farm bell on their property and obtained a Certificate of Appropriateness from the HPC on June 14, 2023 with the proviso that “the design, a sketch, and the specific location of the bell support structure are to be provided pre-fact for approval.” The applicant therefore submitted a sketch of the proposed bell structure [attached] for approval.

The applicant showed a photo of the antique bell and a diagram of the mount structure. He affirmed that it would be placed at the rear of the house, not the front as originally reported.

Motion: Move to approve the structure for the farm bell to be erected at the rear of the house.

Moved: B. Fleshman

Second: S. Dalzell

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

3. New Applications

Application 23-H-28

Property owner(s): New Post Properties
Applicant(s): Timothy Barrett
Property: 14 Fletcher Street
Application Date: August 16, 2023
Summary: (1) Remove false dormers, (2) replace roofing.

Applicant T. Barrett addressed the Commission, stating that the owners of 14 Fletcher Street sought to remove the building’s two dormers as they were purely decorative, were the cause of roof leakage, and were ultimately the cause of substantial water damage. The owners therefore proposed to remove the dormers and replace the roof with black singles — “the same as used on other historic properties”.

The applicants had provided spec sheets giving details about the roofing to be used.

Motion: Move to approve Application 23-H-28 as submitted.

Moved: P. Bevacqua

Second: J. Cartwright

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

Application 23-H-29

Property Owner: Lori Wears [125 Summer Street]
Property Owner: Carl Haskell [121 Summer Street]
Applicant(s): Lori Wears
Property: 121 Summer Street
Application Date: August 23, 2023
Summary: Post-fact tree removal and replacement.

Applicant L. Wears [125 Summer Street] removed a tree over her property line with 121 Summer Street. She petitioned the HPC for (a) post-fact approval or acknowledgement of the removal, and (b) approval to replace the tree. Town Hall staff spoke with the property owner of 121 Summer Street, Mr. Carl Haskell, who stated that he had no objection to the “pine tree” replacement proposed.

However, Ms. Wears was not in attendance at this evening’s HPC meeting. The Commission preliminarily discussed the case and asked for: (1) specification of the number and kinds of tree(s) that had been removed; (2) specification of the kind of pine tree to be planted; and (3) attendance of the representative or her proxy to answer any questions which the Commission might have.

Members also asked the meeting clerk to provide copies of past COAs issued to 121 and 125 Summer Street to ascertain what kinds of trees had been approved in the past.

Motion: Move to continue Application 23-H-29 until September 27, 2023 so (a) the information cited above can be provided, (b) the applicant or her proxy is in attendance to answer questions, and (c) the Commission has information regarding the original or prior tree approvals granted by the HPC.

Moved: P. Bevacqua

Second: B. Fleshman

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

Application 23-H-30

Property owner(s): Mary Margaret White
Applicant(s): Same
Property: 2 Plummer Lane
Application Date: August 22, 2023
Summary: Remove four [4] trees.

Ernest White and his wife came before the Commission requesting authorization to remove one [1] Norway maple and three [3] Eastern white pines on the property line between their lot and 56 Summer Street. Mr. White supplied photos of the problem trees along with a statement from a certified arborist that the removal of all four trees was warranted. The trees were, according to the arborist, a safety risk. The applicant also reported that the owner of 56 Summer Street, Judith Minaudo, was in agreement with the removal. Ms. Minaudo was in attendance and affirmed her concurrence.

In response to questions from F. Smith, E. White affirmed that he planned to replace the trees, but only after he had done more research on the kinds of trees likely to fare well in the location. The applicant said he would come back to the HPC with a separate application naming the specific kinds of trees to be planted.

J. Minaudo thanked the Mr. and Mrs. White for their responsiveness to the tree problem. Speaking as an abutter, K. Therrien expressed concern about a different tree on the Whites' property. E. White responded that two arborists had inspected the tree in question and found it to have several dead limbs, but neither arborist believed the tree to be a candidate for removal.

Motion: Move to accept Application 23-H-30 as presented.
Moved: S. Dalzell
Second: B. Fleshman
Vote: Roll call vote, 5 votes in favor, none opposed; the motion carried.

Application 23-H-31

Property owner(s): 36 Summer Street Trust
Applicant(s): Michael D'Amico
Property: 36 Summer Street
Application Date: August 28, 2023
Summary: (1) Install fence; (2) garage addition.

Applicant M. D'Amico came before the Commission for approval to install a period fence and put a 25' by 36' addition on his garage located at the lower level of his carriage house. It was his intent, the applicant said, to restore the home to its 1800's "look" and authenticity.

The applicant showed a photo of the house taken in the 1800s. It showed the house having a wooden balustrade fence in front. Mr. D'Amico said he sought to replicate it.

M. D'Amico handed out a diagram of the proposed fence spindles or posts with dimensions. He also circulated a "composite", three-dimensional balustrade example. The fence being proposed would be composite as well, he said, as an all-wood replica would be prohibitively expensive.

The applicant stated that the fence would be painted the same color as the color of the existing trim of his house. The fence would only be installed in the front of the building, mounted on either a composite or concrete "runner".

In response to questions from J. Cartwright, Mr. D'Amico affirmed that the fence would be erected on his property approximately three [3] feet from the street. Answering questions from B. Bevacqua and B. Fleshman, the applicant also stated that he did not recall the name of the manufacturer of the proposed balustrades or the name of the composite material to be used to make them. B. Fleshman asked that this information be provided for the record.

The applicant then proceeded to describe the garage expansion proposed. He asked to enlarge his existing garage with a 36' x 25' addition to create more car space. The

existing windows of the carriage house would not be moved. The enlarged garage would specifically have three garage doors under archways. There would be three car parking bays plus additional space below.

Commission members inquired about the roofing and decking to be used and the applicant said that he was thinking of rubber-based decking in 2' x 2' sections. B. Fleshman asked for cut sheets citing the manufacturers and types of materials to be used for decking, the garage doors, and windows.

M. D'Amico stated that the project was likely to take several months or more. HPC members offered to grant an approval extension if required.

J. Cartwright asked if the driveway would need to be changed, and the applicant responded in the negative. M. D'Amico also remarked that while his request for approval of the garage/carriage house extension needed more detail, his application for the fence was complete and final.

Motion: Move to approve Application 23-H-31 for the installation of a period-correct fence with the applicant to provide the name of the manufacturer and name of the composite material to be used. The hearing of this application is otherwise continued until October 25, 2023 so the applicant can provide details and spec sheets about the garage expansion proposed.

Moved: B. Fleshman

Second: P. Bevacqua

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

After the vote, applicant D'Amico acknowledged that he understood that he would need to apply for a building permit and had already met with Code Enforcement. However, Mr. D'Amico said that the carriage house would not require treatment for lead paint or asbestos-containing materials because it had already undergone an earlier renovation and inspection.

4. Old Business

HPC members then discussed the availability and use of "Certified Local Government" [CLG] grants for Fiscal Year 2023. Such grant money is available to assist local historic presentation initiatives.

At today's meeting, HPC members identified two priority uses of grant funding, if available: (1) update the Town's "historic data base" with colored photos of all historic buildings in the Historic Overlay District; and (2) print additional copies of the spiral booklet entitled "Kennebunk Historic Preservation Overlay District Design Guidelines."

The meeting clerk volunteered to obtain photography and printing estimates and then share the information with HPC members next week for their review.

6. Minutes of Prior Meetings

F. Smith then initiated a review of the minutes of the HPC's August 23, 2023 minutes. As several errors were identified, Commission members agreed to postpone final review of these minutes until the HPC's next meeting so corrections could be made.

7. Adjournment

There being no further business, F. Smith declared the meeting adjourned at 8:04pm.

Motion: To adjourn the meeting.

Moved: P. Bevacqua

Second: S. Dalzell

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 September 27, 2023

Signed by



HISTORIC PRESERVATION COMMISSION