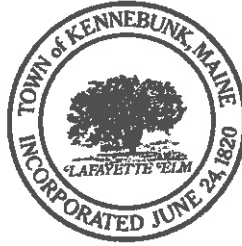


Town of Kennebunk, Maine



Historic Preservation Commission MEETING MINUTES February 10th, 2021 Zoom Teleconference Meeting, Kennebunk

- 1. Call to Order:** The meeting was called to order at 6:30pm by presiding officer Frances Smith via Zoom teleconferencing under the Governor's COVID-19 Executive Order and by request of the Town's Select Board. Those in attendance were:

Present: Frances Smith [Chair], Barbara Fleshman [Vice Chair], Paul Bevacqua [Member], Judee Jaudreau [Member], Maria Kyriakides [Member], Stephen Dalzell [Alternate], Mary Mageaski [Alternate], Frank Paul [Select Board Liaison], and Karen Winton [Deputy Director, Community Development]

Absent: none.

Applicants Present: David Trottier, Catherine & William Snow, Kevin & Dawn Therrien

The presiding officer confirmed that this a public hearing at which all present have the right to hear all that is said and view all exhibits submitted unless the Board specifically votes to go into Executive Session. The meeting is conducted in accordance with the published agenda. F. Smith observed, for the record, that the Commission is guided by the Town of Kennebunk's "Historic Preservation Overlay District Design Guidelines" as well as the Secretary of Interior's "Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings".

F. Smith designated Alternate Members as voting members for the purpose of this meeting and reiterated her policy of personally abstaining from voting unless a tie-break vote is required.

2. Continued Applications

Application: **21-H-02**

Map and Lot: 046-041

Property owners: David & Lynn Trottier

Applicant(s): Same as owners.

Property Location: 8 Summer Street

Requested Change(s): Remove hazardous tree and prune other tree limbs.

Discussion: Applicant D. Trottier reviewed the arborist's letter he obtained at the HPC's request which confirms the tree's danger. Mr. Trottier concurred with the recommendation of HPC members to plant a small ornamental crabapple tree as replacement. There were no public comments.

Motion: B. Fleshman moved that Application 21-H-02 be approved as submitted with the proviso of a crabapple replacement.

Second: J. Jaudreau

Vote: Motion carried with 6 votes in favor and 1 abstention.

3. New Applications

Application: **21-H-03A**

Map and Lot: 045-009

Property owner: William & Catherine Snow

Applicant(s): Same as owners.

Property Location: 30 Summer Street

Requested Change(s): Replace failing roof with Owen's Corning TruDefinition Duration Series architectural shingles in Onyx Black, reflash as necessary, and replace gutters with like for like.

Discussion: Applicants informed the Committee of the extensive structural, water, and mold damage to their home caused by extensive leaking. The Town's Code Enforcement Officer had granted emergency authorization to make repairs. P. Bevacqua questioned whether the Code Enforcement Officer had also informed Applicants of the need for HPC approval to change the roof's color. Applicants did not recall, but noted that two vendors had confirmed that only black and grey colors were available in any event.

Motion: P. Bevacqua moved that Application 21-H-03A be approved as submitted.

Second: J. Jaudreau

Vote: Motion carried with 6 votes in favor and 1 abstention.

Application: 21-H-03B

Map and Lot: 045-009

Property owner: William & Catherine Snow

Applicant(s): Same as owners.

Property Location: 30 Summer Street

Requested Change(s): A series of 12 projects as described in the Discussion section below.

Discussion: Applicants described each project in detail and F. Smith thanked them for their comprehensive presentation. The Board deliberated on each project separately.

Project #1: repair siding, shutters, and fascia boards. No comment.

Project #2: paint exterior. Applicants propose using Benjamin Moore historical colors with black trim and black door. F. Smith agreed that the color choice is in keeping with the property's Italianate style.

Project #3: rebuild 2 carriage doors. No comment or objection.

Project #4: replace front garage doors. No comment or objection.

Project #5: replace basement casement windows. Applicants propose installing Marvin clad windows. P. Bevacqua urged consideration of wooden frames with clad centers.

Project #6: repair barn cupola. Applicants propose to replace the cupola's shutters with glass fixed windows. S. Dalzell noted that the existing shutters provide ventilation to prevent rot, observing that a ridge vent would solve the problem.

Project #7: replace decking on front and side porches. Applicants propose to use weather-resistant boards painted grey [same color as present] and also replace the porch railings [not noted in Application]. P. Bevacqua urged Applicants to check photos at the local museum for railing examples or otherwise seek historic replacement. S. Dalzell noted that railings are not required if a deck is less than 24 inches off the ground.

Project #8: relocate downspout. Brief discussion ensued about the nature of the existing gutters. Applicant does not know whether or not they are aluminum.

Project #9: remove tree stump. Applicants voiced intent to eventually replace the stump with a new tree.

Project #10: remove or cut back front-driveway bushes. F. Smith noted that the bushes in question were “Eastern Redbuds” originally planted in the 1950s and encouraged Applicants to spare or relocate them.

Project #11: remove tree overhanging porch. S. Dalzell suggested removing the left “fork” or overhang part of the tree, but sparing the remainder if possible. Dalzell asked for an arborist’s opinion on that possibility. P. Bevacqua noted that the close proximity of the tree to the building may pose a root threat to the foundation. He also called for an arborist’s view.

Project #12: remove tree overhanging barn. Applicant volunteered to have an arborist opine on this tree as well.

Motion: P. Bevacqua moved that Application 21-H-03B be approved as submitted with the following exceptions and stipulations:

- (a) **Item #3** [rebuild two carriage doors]: A plan including elevations and cut sheets of the proposed doors to be submitted to the Historic Preservation Commission for approval prior to the doors’ construction and installation.
- (b) **Item #5** [replace basement casement windows]: Identify the specific window manufacturer and submit cut sheets of the proposed windows to the HPC for approval prior to the removal and replacement of existing windows.
- (c) **Item #6** [repair barn cupola]: If Applicants decide to replace the shutters with windows or glass sash(es), the specifications of the windows or glass sash(es) shall be submitted to the HPC for approval before removal of the existing shutters.
- (d) **Item #10** [shrubbery]: No removal or cut-back of the bushes shall occur until a certified arborist or landscape architect is retained to determine whether or not the shrubs can be trimmed, moved, or otherwise made safer for road egress.
- (e) **Item #11** [tree overhanging porch]: Approval to remove the tree is not granted at this time. A certified arborist should determine (1) whether the fork of the tree overhanging the porch can be removed without significantly damaging or killing the remainder of the tree; and (2) whether the tree, even if split or trimmed, poses a threat to the home’s foundation. The arborist’s findings should be submitted to the HPC before other action is taken. And,
- (f) **Item #12** [tree over barn]: Neither of the two trees should be trimmed or removed until a report by a certified arborist is submitted to the HPC regarding the [need for] trimming the tree closest

to the street and the necessity or desirability of removing the tree further back on the property.

Second: S. Dalzell

Vote: Motion carried with 6 votes in favor and 1 abstention.

Application: **21-H-04**

Map and Lot: 045-032

Property owner: Kevin & Dawn Therrien

Applicant(s): Same as owners.

Property Location: 58 Summer Street

Requested Change(s): A series of six projects as described in the Discussion section below.

Discussion: Board members agreed to consider each project individually.

Project #1 [install brick walkway to replace asphalt one]: P. Bevacqua and S. Dalzell questioned the width of the proposed walkway (not specified in the Application).

Project #2 [front landscaping]: Applicants seek to create a hedge inside their line between the trees and road after building up elevation. F. Smith questioned the use of ground cover as an alternative.

Project #3 [install in-ground pool with black aluminum surround fence]: P. Bevacqua questioned whether the pool would be more than 300 feet from the street, in which case no approval is necessary. B. Fleshman offered guidance if digging to pool depth resulted in any archaeological finds.

Project #4 [build a detached 3-car garage]: F. Smith urged Applicants to consider an attached garage for aesthetic and weather reasons.

Project #5 [addition of porch/stairs and replace 4 barn windows]: F. Smith opined that cut sheets for the windows were needed to make a determination.

Project #6 [landscaping and new entry]: Applicants propose to create a terrace and closed-in porch between the house and barn; however, they have no final plans in hand. Board members reiterated the need for the submission of plans for HPC consideration.

Motion: P. Bevacqua moved to approve Application 21-H-4 as submitted with the following exceptions and stipulations:

(a) **Project #1 [brick walkway]:** The walkway should be 4 to 5 feet wide.

- (b) **Project #2** [landscaping]: Approved as submitted. If, however, determination is made that more plants are desirable or necessary, a resubmission to the HPC will occur for Amendment.
- (c) **Project #3** [construction of in-ground pool]: Approval is given with the caveat that if determined to be outside the scope of the Historic Preservation Overlay District, the approval is dismissed as moot.
- (d) **Project #4** [3-car garage]: Approval will be tabled pending resubmission with a complete set of plans, specifications, and site location.
- (e) **Project #5** [barn windows]: Prior to the replacement of the barn windows and/or installation of new ones, cut sheets [are] to be provided to the HPC for approval to include the manufacturer, design of the windows, and material.
- (f) **Project #6** [landscaping and new entry]: Approval is subject to submission to the HPC of a final design for the proposed work.

Second: J. Jaudreau

Vote: Motion carried with 6 votes in favor and 1 abstention.

4. Approval of Minutes of Prior Meeting

Minutes of the meeting held on January 13, 2021 were discussed and found to require amendment to reflect the Chair's usual abstention from voting unless a tie-break vote is required. Revised minutes for January 13th will be reviewed at the next meeting.

5. Other Business

"Guidelines": B. Fleshman noted that few copies remain of the booklet entitled "Historic Preservation Overlay District Guidelines".

Motion: B. Fleshman moved that funds be requested from the Town to print 20 copies of said booklet.

Second: P. Bevacqua

Vote: Motion carried with 6 votes in favor and 1 abstention.

Role of the HPC: In a prior meeting, F. Smith questioned whether the HPC's approval authority is being bypassed by the Code Enforcement personnel. P. Bevacqua reiterated the concern. For good order's sake, K. Winton urged Ms. Smith to set forth the Board's concerns in writing to the Code Enforcement Officer so that they can be properly addressed.

Architectural Survey Sheets: F. Smith asked that copies of property-specific sheets from the Architectural Survey Binder be annexed to future Applications. K. Winton confirmed such attachments will henceforth be included.

“GLC Guidance”: B. Fleshman also voiced interest in obtaining a copy of the “CLG Guidance” binder, containing the updated 2017 edition of the Department of Interior’s “Standards for the Treatment of Historic Properties”. K. Winton will obtain a copy.

6. **Adjournment:** There being no further business, the presiding officer declared the meeting adjourned at 8:34pm.
Motion: P. Bevacqua moved to adjourn the meeting.
Second: S. Dazell
Vote: Motion carried with 5 votes in favor, none opposed, and no abstentions [M. Kyriakides and J. Jaudreau having had to leave the meeting early].

Respectfully submitted by,
J. Schlagheck

Adopted by the Commission in its meeting
of March 10, 2021.

Signed by:



Historic Preservation Commission