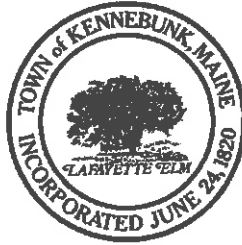


# Town of Kennebunk, Maine



## Historic Preservation Commission

### MEETING MINUTES

February 24<sup>th</sup>, 2021

Zoom Teleconference Meeting, Kennebunk

- 1. Call to Order:** The meeting was called to order at 6:35pm 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], Mary Megeaski [Alternate], Frank Paul [Select Board Liaison], and Karen Winton [Deputy Director, Community Development]

Absent: Judee Jaudreau [Member], Stephen Dalzell [Alternate],

Interrupted: Maria Kyriakides [Member] joined the meeting, but lost Internet connection.

Also Present: Charles Galloway, John Einsiedler, Kati Gaulkin, Daniel Lyons, and Brian Paul [Code Officer]

The presiding officer stated, for the record, 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. She asked that the Commission be notified if anyone was unable to see or hear.

F. Smith further stated, for the record, that the meeting would be conducted in accordance with the public agenda. The Commission, she noted, 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 M. Mageaski as a voting member for the purpose of this meeting and reiterated her [F. Smith's] policy of personally abstaining from voting unless a tie-break vote is required.

## 2. New Applications

Application: **21-H-05**

Map and Lot: 081-023

Property owners: Charles Galloway & Nancy Galloway

Applicant(s): Same as owners.

Property Location: 128 Summer Street

Requested Change(s): Replace garage doors, siding; repaint exterior.

Applicant C. Galloway spoke to the Commission, proposing to replace his home's shingles and garage doors as well as repaint the house, changing the color from tan back to its original grey color.

P. Bevacqua questioned the new color to be used, whether it is on the approved list, and whether Eastern White or Western Red siding shakes would be used. C. Galloway responded that the main color to be used, "Chelsea Grey", is a Benjamin Moore paint on the approved palette. Bevacqua also advised applicant that Eastern White shakes typically weather grey, which color applicant wants.

B. Fleshman commended applicant for his choice of garage doors and asked for the model or style. "Courtyard Collection" garage doors, responded Galloway, will be used.

F. Smith inquired as to the anticipated time frame for the work and its completion. Applicant responded that, after prep work in April, the shingle work should be done in June and the project completed by mid- or late summer of this year.

Motion: B. Fleshman moved that the Commission approve Application 21-H-05 as submitted with Eastern White siding, Benjamin Moore "Chelsea Grey" paint and "Wickham Grey" trim.

Second: P. Bevacqua

Vote: Motion carried with 4 votes in favor, none opposed.

Application: **21-H-006**

Map and Lot: 045-001

Property owner: 8 Summer Street LLC

Applicant: John Einsiedler (agent).

Property Location: 26 Summer Street

Requested Change(s): Carriage house restoration and driveway improvements.

Agent/architect J. Einsiedler explained that this application is for two main projects: (a) renovation of the carriage house with new barn doors and repaint; and (b) landscaping with the removal of a dying spruce tree and new cobblestone walkway.

B. Fleshman inquired whether Marvin windows will be used [yes, responded Einsiedler], and whether an arborist statement regarding the spruce tree had been obtained [it had not].

P. Bevacqua asked whether the new windows and new garage doors will match existing ones and whether cut sheets for the Marvin windows were available. J. Einsiedler affirmed that the same look will prevail, but does not have spec sheets.

Motion: P. Bevacqua moved that Application 21-H-06 be approved as submitted subject to two conditions: (1) receipt of a certified arborist's statement as to the condition of the spruce, and (2) detailed cut sheets for the Marvin window replacements before final approval is given.

Second: B. Fleshman

Vote: Motion carried with 4 votes in favor, none opposed.

Application: **21-H-07**

Map and Lot: 081-022

Property owner: David Allen & Kati Gaulkin

Applicants: Same as owners.

Property Location: 122 Summer Street

Requested Change(s): Replace and change color of roof; paint exterior, install fence.

Applicant K. Gaulkin described the roofing, repaint, and fence projects, informing the Commission that the roof had already been replaced with change of color [Timberline HD2 asphalt shingles in "Weathered Wood"].

F. Smith questioned the colors to be used on the house, itself, and applicant replied that "Jewett White" from California Paints Historic Collection would be used, the same color as at 102 Summer Street. The trim will be painted a different white.

Motion: B. Fleshman moved that Application 21-H-07 be approved with repainting to be done in "Jewett White" plus the cedar split-rail fence as submitted.

Second: P. Bevacqua.

Vote: Motion carried with 4 votes in favor, none opposed.

Application: **21-H-08**

Map and Lot: 081-062

Property owner: Daniel Lyons & Vicki Lyons

Applicant(s): Same as owners.

Property Location: 130 Summer Street

Requested Change(s): Install outdoor heat pumps.

Applicant D. Lyons addressed the Commission, confirming that the outdoor heat pumps he seeks to install will be Mitsubishi pumps bolted to the exposed, existing foundation of the house. No additional base is required.

F. Smith questioned whether the pumps are likely to be noisy. B. Fleshman offered that she has similar pumps and they make little or no noise.

Motion: B. Fleshman moved to approve Application 21-H-08 for two outdoor, cream-colored Mitsubishi heat pumps as submitted.

Second: P. Bevacqua

Vote: Motion carried with 4 votes in favor, none opposed.

### 3. Other Business

#### **Authorization for Emergency Repairs**

In prior meetings, Board members questioned the procedures for emergency repair approvals which bypass pre-fact HPC review. K. Winton introduced Code Officer B. Paul at today's meeting for a discussion of emergency procedure.

B. Fleshman observed that Commission members recognize full well the need for emergency repairs from time to time without pre-fact HPC review. However, she asked that the Code Office notify the HPC when such approvals are given.

B. Paul welcomed the opportunity to explain his office's emergency protocol, which is being streamlined. When approached for an emergency authorization, he said, the Code Office typically (1) opens a file on the petition, (2) conducts a site inspection (although these have been temporarily suspended due to the pandemic), and (3) follows Town guidelines requiring HPC and other approvals post-fact.

P. Bevacqua questioned whether there is a difference between the Code Office's emergency approval powers under the Town's zoning ordinance and the State's building code. B. Paul replied that the State building code is the primary authority.

F. Smith and P. Bevacqua questioned what Commission members should do if they see, suspect, or are informed of some infraction or possible violation of code.

B. Paul responded that HPC members have an important role, but they are not expected to police the Historic District. A person observing a suspected violation or wishing to report or relay a complaint should contact the Code Office for appropriate action. It is the Code Office's responsibility, Paul stated, to issue Notices of Correction or Notices of Violation [the latter being a prelude to legal action].

#### ***"Historic Preservation Overlay District Guidelines"***

B. Fleshman reiterated the Commission's interest in obtaining 20 copies of this text. K. Winton agreed to order the copies for the HPC and charge the group's budget.

**Public Attendance**

P. Bevacqua questioned how board members could see the names of public attendees at Commission meetings. K. Winton explained how to use Zoom's "Participant" icon to view each meeting's "Participant List" and list of attendees.

4. **Adjournment:** There being no further business, the presiding officer declared the meeting adjourned at 7:32pm.

Motion: P. Bevacqua moved to adjourn the meeting.

Second: B. Fleshman

Vote: Motion carried with 4 votes in favor, none opposed.

Respectfully submitted by,  
J. Schlagheck

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

Signed by

  
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Historic Preservation Commission