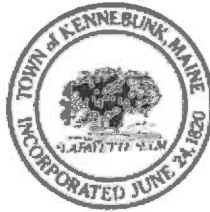


# Town of Kennebunk, Maine



## Historic Preservation Commission

Minutes of Monday, February 25, 2019

**MEMBERS PRESENT:** Frances **Smith** (Chair); Maria **Kyriakides**; Paul **Bevacqua**; and Patrick **Orr**

**MEMBERS ABSENT:** Maureen **Raiter**; Barbara **Fleshman**; Judee **Jandreau**

**FROM THE TOWN:** Chris **Osterrieder**, Town Engineer

**ALSO PRESENT:** Mary Ellen **Van Hemel**, Owner, 18 Dane Street, (19-H-01)  
Peter **Van Hemel**, Owner, 18 Dane Street, (19-H-01)

### *1) Open Meeting*

Chairperson **Smith** opened the meeting at 6:31 p.m. by welcoming all attendees and stated, for the record, that this was a public proceeding and unless the Commission specifically voted to go into executive session, anyone present had the right to hear everything that was being said and look at all exhibits that was offered. She asked that the Commission be notified if anyone was unable to see or hear.

Chairperson **Smith** also stated, for the record, that the Commission uses the Kennebunk Historic Preservation Overlay District Design Guidelines in their decisions and also the Secretary of Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings."

Chairperson **Smith** designated alternate members Maria **Kyriakides** and Paul **Bevacqua** as voting members for this meeting.

### *2) New Applications*

There being no new applications, Chairperson **Smith** moved to the next agenda item.

### 3) *Continued Applications*

**Application # 19-H-01:** Property located at Dane Street, Main St. to Park St, Kennebunk, Maine, and owned by the Town of Kennebunk. The owner is proposing to:

1. Install an 8 ft. paved parking area on the northerly side near Parsons Field.
2. Install granite curbing on each side of the road.
3. Install new sidewalk on the northerly side.
4. Replace drainage system.
5. Reconstruction of the street surface.

Action items to be discussed from the last meeting of January 28, 2019 include:

- Research feasibility of installing underground power;
- Create an alternate for brick sidewalks along the street;
- Evaluate the street light across from 18 Dane St; and
- Select a replacement ornamental tree species for the Elm St. intersection.

Chairperson **Smith** announced the application particulars. There being no representative present for this agenda item, Chairperson **Smith** moved ahead to agenda item #6.

### 6) *New/Old Business*

- **Old Business:**

#### **Approved Applications With Additional Information To Be Provided:**

6. Mtg 10/22/18 – The Landing Condominiums, Tree Removal, Cynthia Cyr, Nason Prop. Service. *Subject: Waiting for the applicant to provide an arborist letter from their Arborist, Philip A. Gough, 67 Port Road, Kennebunk, ME 04043 recommending tree removal which the applicant agreed to deliver as a condition of approval for Application 18-H-27.*

Recording Secretary **Trexler** submitted a letter to the Chair from Cynthia Cyr, Property Manger, Nason Property Services, dated February 14, 2019, (provided as Enclosures #1, which is incorporated by reference into these minutes).

Chairperson **Smith** provided the letter for all members to review and asked for comments.

Chairperson **Smith** noted that the letter is missing the following items:

- A letter head detailing the company name and address; and
- The license # of the arborist.

Commissioner **Bevacqua** noted that the letter is missing the property address.

Due to the insufficient nature of the letter, Chairperson **Smith** directed the Recording Secretary to send a notice to the originator requesting the needed information.

Chairperson **Smith** moved back to item #3.

### ***3) Continued Applications***

**Application # 19-H-01:** Property located at Dane Street, Main St. to Park St, Kennebunk, Maine, and owned by the Town of Kennebunk.

Chairperson **Smith** acknowledged applicant Chris **Osterrieder**, Town Engineer, and invited submission comments.

Town Engineer **Osterrieder** introduced himself, distributed updated plan drawings.

Commissioner **Bevacqua** asked for a brief review of the changes since the last meeting.

Town Engineer **Osterrieder** began a review of the plan additions, revisions, and prior issues which included the following:

- Parking additions and removals;
- Sewer replacement;
- Sidewalk brick description and pattern options;
- Curb line relocation;
- Landscaping changes to be submitted separately;
- Christ Church parking easement;
- Handicap access details;
- Cast iron grates;
- Consideration of one way travel on Dane Street;
- Crosswalk and street striping difficulties; and
- Underground utility relocation.

There being no further questions or comments regarding this issue, Chairperson **Smith** opened a discussion regarding how the application should be considered. The following issues were identified as possible sections for consideration:

1. Install an 8 ft. paved parking area.
2. Install granite curbing on each side of the road.
3. Install new sidewalk on the northerly side.
4. Replace drainage system.
5. Reconstruction of the street surface.
6. Underground power.
7. Street light replacement across from 18 Dane St.

A discussion developed regarding the possibility of the Commission mandating conditions to the Town that they consider necessary.

Chairperson **Smith** expressed reservations about overhead utilities and obstructions to bike riders caused by granite curbing.

Town Engineer **Osterrieder** cited various remedies for bike rider lane sharing with vehicles including:

- Police enforcement;
- Traffic conning measures;
- On-street parking management;
- Pedestrian and cyclist forums;
- A robust bike lane striping and signage program; and

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- Sharrows.

A discussion developed expressing concern regarding the loss of the Dane Street "Village" atmosphere with the rehabilitation project.

There being no further questions or comments regarding this issue, Chairperson **Smith** asked for a vote.

**A motion was made to approve application 19-H-01 as submitted with the following conditions:**

- **The revised plan drawing of February 25, 2019 be substituted for the original plan submission;**
- **Item #2 of the application "Install granite curbing on each side of the road" be eliminated; and**
- **Item #3 of the application "Install new sidewalk on the northerly side" be modified to read "Install new sidewalk on the northerly side using either water struck brick or concrete brick pavers."**

**MOVED: Bevacqua**

**SECONDED: Orr**

**DISCUSSION: None**

**EXCEPTIONS: None**

**VOTE: 3 in favor, 0 opposed, 1 abstained (Smith); the motion carried.**

Chairperson **Smith** thanked all the participants and skipping agenda item #4 (Amended Applications), #5 (Minutes), and #6 (New/Old Business), Chairperson **Smith** moved ahead to agenda item #7.

### *7) Adjournment*

Chairperson **Smith** asked for a motion to adjourn.

**A motion was made to adjourn the meeting at 8:32 p.m.**

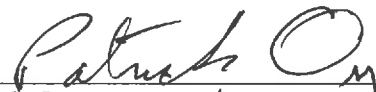
**MOVED: Bevacqua**

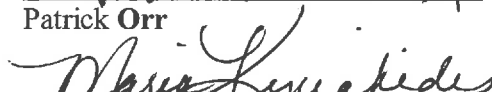
**SECONDED: Orr**

**DISCUSSION: None**

**VOTE: 4 in favor, 0 opposed; the motion carried.**

Signed by:

  
Patrick Orr

  
Maria Kyriakides

  
Paul Bevacqua

  
Frances Smith (Chair)

Date signed:

4/18/19

Enclosures:

- (1) letter from Cynthia Cyr, Property Manger, Nason Property Services, dated February 14, 2019

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Enclosure (1)

**THE LANDING AT KENNEBUNK CONDOMINIUM ASSOCIATION**

P.O. BOX 384  
KENNEBUNK, ME 04043  
~The Landing Board of Directors~  
Tom Keenan -President  
John Alaimo - Treasurer  
Pamela Levere - Secretary  
Doti Toth - Director  
Patricia Moshimer - Director

February 14, 2019

**RE: The Landing Condominium Association Application 18-H-27**

To whom it may concern:

Please find attached a letter from a licensed arborist from a company that is listed on the state of Maine website <https://www.maine.gov/dacf/php/arborist/ArboristList.shtml>.

Steven Bryant Tree and Brush Service  
38 Bryant Lane  
Kennebunkport, Maine  
207-282-9535  
207-205-4210

If there is any further questions please contact our office.

Thank You,



Cynthia Cyr  
Property Manager  
Nason Property Services  
(207)985-4100

Enclosure

Feb. 12, 2019

After accessing all of the tagged pine trees located immediately on the left after entering the Landing Condominiums, I've carefully come to the conclusion that all trees in question should be removed. It is obvious that these trees are dead, now becoming more hazardous by dropping large branches on driveway.

Being shallow rooted trees, these pines should not be disregarded without taking immediate action to prevent any further danger to nearby vehicles, people, buildings, etc.

Dillon C. Bryant