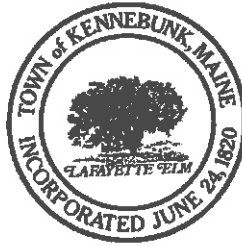


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

March 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], Stephen Dalzell [Alternate], Mary Megeaski [Alternate], and Karen Winton [Deputy Director, Community Development]

Absent: Maria Kyriakides [Member]

Also Present: Randy Gates, Kari Gates, Theresa McKeffrey

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 formally 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 alternates M. Mageaski and S. Dazell as voting members 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-09

Map and Lot: 043-065

Property owners: Randy Gates & Kari Gates

Applicant(s): Same as owners.

Property Location: 9 Barnard Lane

Requested Change(s): Add back addition, parking, barn window; replace windows, chimneys, siding and roof; repaint.

Owners Randy and Kari Gates offered an overview of the project: Applicants propose to renovate and rehabilitate the structure at 9 Barnard Lane, restoring it "as closely as possible" to the original. The building, they noted, had suffered a major fire in the 1970s and has had little maintenance since. Their immediate priority, applicants stated, is to replace the property's roofing, exterior shingles, and decking. Kari Gates will be the project's general contractor, tapping her prior contracting experience.

F. Smith asked for details about the roofing and shingles to be used. K. Gates responded that Owens Corning *TruDefinitions* roofing will likely be used in either "Onyx Black" or "Charcoal" color. However, applicants had not finalized their color choice and sought "either-or" approval. Board members F. Smith, P. Bevacqua, and B. Fleshman explained that approvals are given for specific materials and colors, not on an "either/or" basis.

P. Bevacqua and F. Smith called on applicants to provide tear sheets on the final roofing materials and roofing color to be used or at least provide a computer link for viewing such materials. Applicants should provide these to J. Schlagheck or to F. Smith who, in turn, will share the information with the Board.

S. Dalzell also questioned applicants about the decking material to be used. K. Gates responded that it will likely be "*AdvanTech*" because it has a longer guarantee and good waterproofing characteristics. However, K. Gates observed that a structural engineer would be visiting the site to determine what decking had to be replaced.

F. Smith and P. Bevacqua then questioned applicants on the windows to be used. K. Gates stated that existing windows are in significant disrepair and do not conform to Code. They do not allow for egress. The existing frames are likewise unusable.

K. Gates stated that she is thinking of using vinyl windows to avoid the humidity rot that can occur with clad wood. F. Smith notified applicants that vinyl windows are not permitted in the District, but that there are composite windows which are approved. P. Bevacqua and F. Smith inquired whether applicants had investigated all-wood windows, which are superior in quality and historic authenticity. K. Gates replied that applicants deem all-wood windows to be prohibitively expensive and

require high maintenance. They are looking at Andersen, Pella and other window alternatives, K. Gates stated, but had not made a final decision.

F. Smith queried applicants on the lighting and the proposed garden to be created. However, R. Gates replied that these will be later decisions. The couple's immediate need is to waterproof the structure via new roofing and siding.

S. Dalzell raised questions about the structural addition which applicants envision, and K. Gates responded that they hope to add an addition 10-feet high to accommodate a powder bath, additional space, and rear door. An eventual plan or blueprint, she said, will provide more detail. B. Fleshman asked if the extension would cause a change of window locations in the existing building, and K. Gates stated "we have to see".

B. Fleshman and F. Smith likewise questioned the applicants' proposal to create 14 parking spaces. What, both Commission members asked, is the planned size of the parking area and why so many spaces?

K. Gates responded that it is applicants' intent to convert the building into a multi-unit, 5-apartment residential building for which adequate parking is required. Applicants will have a discussion with the Town's Code Enforcement Officer to determine the specific number of parking spaces needed. Parking, in any event, would be located next to or near the parking area of an adjacent dentist's office. Entrance to their property would only be via Route One and exit only via Barnard Lane.

F. Smith questioned whether the five apartments are meant to serve an elderly congregant and noted the usefulness of having parking for seniors closer to the building proper. R. Gates responded that the apartments will not be for seniors only. There will be two parking spaces for the handicapped, however, and ground floor units may appeal to older buyers. One unit, said R. Gates, will be reserved for her mother.

F. Smith, B. Fleshman, and P. Bevacqua severally observed that applicants need to make final determinations about the location and size of the parking space as well as about the windows, building materials, and colors to be used for the Board to opine. Applicants should provide tear sheets, color samples, and detail.

Applicants countered that they did not need a new application but seek approval at this time to proceed with roofing and siding. However, P. Bevacqua and F. Smith observed that some significant changes including window locations might take place. The HPC, Smith and Bevacqua re-iterated, required definitive plans and materials.

There being no additional questions or comments by Board members, F. Smith opened the hearing to public and abutter comment and questions.

T. McKeefrey, an abutter, expressed three concerns: (1) parking noise may be an issue; (2) extensive parking may negatively affect property values; and (3) the proposed Barnard Lane exit would move traffic into a school bus-stop location and area with heavy pedestrian and bicycle traffic. McKeefrey encouraged applicants to consider locating their parking nearer Rte. 1, to use landscaping to make parking less conspicuous, and to make entry and exit via Rte. 1 exclusively.

K. Gates countered that there would not be a great deal of traffic produced by the residents of five apartments, but expressed willingness to consider landscaping and parking alternatives.

There being no other public comments, Board members B. Fleshman, S. Dalzell, F. Smith, and P. Bevacqua reiterated the need for specific plans, materials, and colors before approvals can be given. P. Bevacqua specifically called on applicants to provide a "photo survey", which he defined as (a) submission of close-up photos of the structure's existing roofing, siding, and windows; (b) cut sheets or details of the final replacement products, materials, and colors which the applicants propose to use; and (c) photos showing how the replacements will replicate the building's existing features.

The survey, P. Bevacqua added, would be a continuation of this application.

K. Gates noted that a COA had been obtained by prior owners in 2006 for parking and a barn addition. She questioned whether this COA was still valid. The Board doubted that it was, but directed J. Schlagheck to check the files for all the COAs issued for this property and to confirm the legal "life-span" of a COA.

Motion: B. Fleshman moved that the Board adjourn deliberation on this application until March 24th by which time applicants should make "photo survey" details available.

Second: P. Bevacqua

Vote: Motion carried with 5 votes in favor, none opposed.

Application: **21-H-10**

Map and Lot: 075-011

Property owner: Jeffrey Claflin

Applicant: same

Property Location: 86 Summer Street

Requested Change(s): Remove hazardous tree [post-fact; emergency authorization previously granted]

Owner and applicant J. Claflin was not present. Board members agreed to take up the application at a later date when the applicant could state his case.

Motion: B. Fleshman moved that consideration of Application 21-H-10 be delayed until March 24th so that applicant is in attendance.

Second: P. Bevaqua

Vote: Motion carried with 5 votes in favor, none opposed.

3. Other Business

No other topics or considerations were raised.

4. Approval of Minutes

Board members reviewed prior minutes page by page and found one error. The meeting clerk duly noted it and made correction.

Minutes of February 10, 2021

Motion: P. Bevacqua moved to accept the minutes as corrected [Item 3-C].

Second: M. Mageaski

Vote: Motion carried with 5 votes in favor, none opposed.

Minutes of February 24, 2021

Motion: P. Bevacqua moved to accept the minutes as presented.

Second: B. Fleshman

Vote: Motion carried with 5 votes in favor, none opposed.

5. Adjournment: There being no further business, the presiding officer declared the meeting adjourned at 8:01pm.

Motion: M. Mageaski moved to adjourn the meeting.

Second: B. Fleshman

Vote: Motion carried with 5 votes in favor, none opposed.

Respectfully submitted by,
J. Schlagheck

Adopted by the Commission in its meeting
of March 24, 2021.

Signed by



Historic Preservation Commission