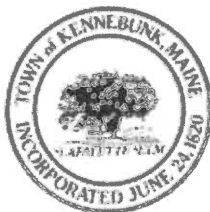


# Town of Kennebunk, Maine



## Historic Preservation Commission

Minutes of Monday, March 11, 2019

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

**MEMBERS ABSENT:** Maureen **Raiter**;

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

**ALSO PRESENT:** Mary Ellen **Van Hemel**, Owner, 18 Dane Street, (19-H-01)  
Laura E. **Wimpfheimer**, Owner, 22 Dane Street, (19-H-01)  
John **Costin**, Owner, 11 Dane Street, (19-H-01)

### *1) Open Meeting*

Chairperson **Smith** opened the meeting at 6:30 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/Old Business***

- **New Business:**

1. Reconsideration of Certificate of Appropriateness (19-H-01) approved on February 25, 2019

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

Town Engineer **Osterrieder** introduced himself and distributed updated plan drawings dated March 4, 2019. He began a review of the plan additions and revisions which included the following:

- Brick pattern to be used for the sidewalk; and
- The use of granite curbing.

Commissioner **Orr** asked if the brick sidewalk will extend from Main Street to Park Street. Town Engineer **Osterrieder** replied in the affirmative.

Commissioner **Bevacqua** asked if the brick material will be “clay brick” or “red pavers”. Town Engineer **Osterrieder** replied that the brick material will be specified as “clay pavers”.

Chairperson **Smith** opened a discussion regarding the use of granite curbing and asked for public responses from those present.

John **Costin**, 11 Dane Street, identified himself and presented the following comments:

- Compliments to the Chairperson for her opening remarks explaining the meeting procedure; and
- Supports the use of granite curbing to control stormwater runoff which now floods and erodes his property that abuts Dane Street.

Mary Ellen **Van Hemel**, 18 Dane Street, identified herself and asked what the curbing material would be if not granite.

Commissioner **Bevacqua** replied that no curb would be installed if granite was not approved.

Town Engineer **Osterrieder** remarked that his interpretation of the approval was “no granite curb would be used” not “no curb.”

A discussion developed regarding the interpretation of the approval with “no granite curb” and alternative materials. Discussion points and highlights included:

- Alternative materials cannot be substituted and would require a new application;
- Curbing is necessary to implement the project;
- Granite is the most appropriate material;
- Alternative materials consist of bituminous and slip form concrete;
- Various types of installation were identified, including “type 1” and “tip down;”
- Effect of curbing on stormwater drainage; and
- Curbs with a “traversable slope.”

Resident **Van Hemel** expressed her support for granite curbing.

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Laura **Wimpfheimer**, 22 Dane Street expressed concern regarding flooding potential if no curb is installed and the reliability of sidewalk pavers/bricks with regards to snow blowing operations.

Town Engineer **Osterrieder** noted that the flooding concerns are valid. Addressing the sidewalk pavers, he said the plan is to use the same construction method used for Main Street which has weathered winter snow removal without any issues.

Resident **Wimpfheimer** asked how long the project would take to complete.  
Town Engineer **Osterrieder** estimated 90 days.

There being no further questions or comments regarding this issue, Chairperson **Smith** asked for a motion to reopen the hearing.

**A motion was made to reopen the hearing to consider application 19-H-01 previously approved on February 25, 2019.**

**MOVED: Bevacqua**  
**SECONDED: Orr**  
**DISCUSSION: None**  
**EXCEPTIONS: None**  
**VOTE: 6 in favor, 0 opposed; the motion carried.**

Considering the testimony and evidence presented at this meeting, Chairperson **Smith** asked for a motion concerning the project 19-H-01.

**A motion was made to rescind the prior approval of application 19-H-01 with conditions**

**MOVED: Bevacqua**  
**SECONDED: Orr**  
**DISCUSSION: None**  
**EXCEPTIONS: None**  
**VOTE: 3 in favor, 0 opposed, 1 abstained (Smith); the motion carried.**

Chairperson **Smith** asked for a motion concerning application 19-H-01 based on testimony and evidence presented at this meeting.

**A motion was made to approve application 19-H-01 which was submitted at the March 11, 2019 meeting with a plan dated March 4, 2019 on sheets P-1 through P-5 and dated March 11, 2019 on dates TB-1 & 2 and sheets 1 through 6 and sheets X-1 through X-5 as submitted.**

**MOVED: Bevacqua**  
**SECONDED: Orr**  
**DISCUSSION: None**  
**EXCEPTIONS: None**  
**VOTE: 3 in favor, 0 opposed, 1 abstained (Smith); the motion carried.**

- **Old Business:**

None

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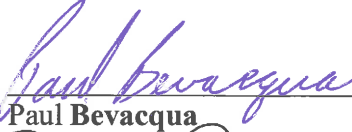
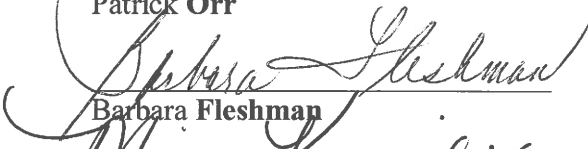


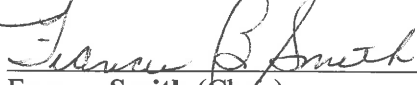
3) *Adjournment*

Chairperson Smith asked for a motion to adjourn.

A motion was made to adjourn the meeting at 7:13 p.m.

**MOVED:** Bevacqua  
**SECONDED:** Orr  
**DISCUSSION:** None  
**VOTE:** 6 in favor, 0 opposed; the motion carried.

Signed by:

 Patrick Orr	 Paul Bevacqua
 Barbara Fleshman	 Judee Jandreau
 Maria Kyriakides	 Frances Smith (Chair)

Date signed: APRIL 22, 2019