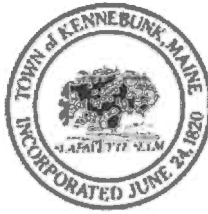


Town of Kennebunk, Maine



Historic Preservation Commission

Minutes of Monday, May 13, 2019

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

MEMBERS ABSENT: Barbara **Fleshman**; and Maureen **Raiter**

FROM THE TOWN: None

ALSO PRESENT: Joseph **Barnett**, Owner, 10 Summer Street, (19-H-08)
Hana **Pevny**, Owner, 108 Summer Street, (19-H-09)
Gail **Spofford**, Owner, 106 Summer Street, Abutter (19-H-09)

1) Open Meeting

Chairperson **Smith** opened the meeting at 6:29 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

Application # 19-H-08: Property located at 10 Summer Street, Kennebunk, Maine, and owned by Edward & Joseph **Barnett**. The owner is proposing to:

1. Change house paint color to Benjamin Moore Historic Color “Alexandria Beige”, HC-77.

Chairperson **Smith** announced the application particulars, acknowledged applicant Joseph **Barnett**, and invited submission comments.

Joseph **Barnett** introduced himself and began a review of the application details as submitted citing no additions or changes.

A discussion developed regarding the application with the following issues being addressed:

- Trim color selection.

Receiving no further questions or comments regarding this issue, Chairperson **Smith** asked for a motion.

A motion was made to approve application 19-H-08 as submitted with the condition that any additional color choice (e.g. trim or accent) requires approval.

MOVED: Bevacqua

SECONDED: Orr

DISCUSSION: None

EXCEPTIONS: None

VOTE: 5 in favor, 0 opposed; the motion carried.

Application # 19-H-09: Property located at 108 Summer Street, Kennebunk, Maine, and owned by Hana **Pevny**, Halo Hospitality LLC. The owner is proposing to:

1. Transplant 7 rhododendrons.
2. Remove overgrown vegetation.
3. Plant new gardens per design by C.L. Design & Landscape.

Chairperson **Smith** announced the application particulars, acknowledged owner Hana **Pevny**, and invited submission comments.

Pevny introduced herself and began a review of the application details as submitted citing no additions or changes.

A discussion developed regarding the application with the following issues being addressed:

- The new location of the transplanted rhododendrons; and
- Possible landscaping vegetation selections.

Receiving no further questions or comments regarding this issue, Chairperson **Smith** asked for a motion.

A motion was made to approve application 19-H-09 as submitted.

MOVED: Jandreau

SECONDED: Orr

DISCUSSION: None

EXCEPTIONS: None

VOTE: 5 in favor, 0 opposed; the motion carried.

Chairperson **Smith** thanked all the participants and moved to the next agenda item.

3) Continued Applications

There being no questions or comments regarding this issue, Chairperson **Smith** moved to the next agenda item.

4) Amended Applications

There being no questions or comments regarding this issue, Chairperson **Smith** moved to the next agenda item.

5) Minutes

- **Minutes of April 8, 2019:**

The minutes of April 8, 2019 were reviewed. Chairperson **Smith** asked for any comments.

Receiving no comments, corrections, or amendments regarding the minutes of April 8, 2019, Chairperson **Smith** asked for a motion.

A motion was made to approve the minutes of April 8, 2019 as submitted.

MOVED: Bevacqua

SECONDED: Orr

DISCUSSION: None

EXCEPTIONS: None

VOTE: 5 in favor, 0 opposed; the motion carried.

The minutes of April 8, 2019 require signature by: **Fleshman**.

- **Minutes of April 22, 2019:**

The minutes of April 22, 2019 were reviewed. Chairperson **Smith** asked for any comments.

Receiving no comments, corrections, or amendments regarding the minutes of April 22, 2019, Chairperson **Smith** asked for a motion.

A motion was made to approve the minutes of April 22, 2019 as submitted.

MOVED: Orr
SECONDED: Jandreau
DISCUSSION: None
EXCEPTIONS: None
VOTE: 5 in favor, 0 opposed; the motion carried.

The minutes of April 22, 2019 require signature by: **Fleshman**.

- **Minutes of October 22, 2018:**

The minutes of October 22, 2018 require signature by: **Raiter**

Chairperson **Smith** moved to the next agenda item.

6) *New/Old Business*

- **New Business:**

1. **Mtg 12/11/17 – 8 Summer Street, sign post lighting**

Subject: Waiting for the owner to remove unauthorized lighting and install approved lighting

Chairperson **Smith** will check with the CEO regarding a reduction in brightness of the light by lowering the wattage of the bulbs and report back to the Board.

2. **Mtg 05/13/19 – Siding installation on Main Street and HPC Guidelines Book reprint**

Subject: Building permit requirement for siding installation & HPC Guidelines reprint

Chairperson **Smith** will check with the CEO regarding siding installation and with the planning office regarding funding for HPC Guidelines book.

- **Old Business:**

- **Issues:**

1. **Mtg 06/13/16 – 125 Summer Street, unusual screen door color, Lori Wears**

Subject: Waiting for the Applicant to re-submit a color change request.

There was no update or change reported for this agenda item.

2. **Mtg 01/23/17 – Discussion; National Historic Registry of the Mousam River Dams.**

Subject: Waiting for resident request.

There was no update or change reported for this agenda item.

3. **Mtg 12/11/17 – 8 Summer Street, sign post lighting.**

Subject: Waiting for the owner to remove unauthorized lighting and install approved lighting.

Chairperson **Smith** will check with the CEO regarding a reduction in brightness of the light by lowering the wattage of the bulbs and report back to the Board.

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4. Mtg 10/09/18 – New Owner Welcome Letter.

Subject: Revision needed to correct an error regarding the historic district boundary measurement; a better distribution method needs to be developed.

There was no update or change reported for this agenda item.

5. Mtg 11/03/18 – Reservations of Trust (Massachusetts).

*Subject: Commissioner **Fleshman** to explore possible funding opportunities with Stephen P. **Spofford**, Kennebunk Town Historian, Brick Store Museum.*

There was no update or change reported for this agenda item.

6. Mtg 04/08/19 – #23 Portland Road, large amount of out buildings.

Subject: #21 Portland Rd. owner contacted HPC Chairperson with complaint of too many out building on the property at #23 Portland Road.

There was no update or change reported for this agenda item.

Approved Applications With Additional Information To Be Provided:

1. Mtg 04/24/17 – Kennebunk Landing Historic Signs, Brick Store Museum, Bruce **Jackson**.

Subject: Waiting for the applicant to provide a list of owners that have requested a sign and to define building placement of the sign.

There was no update or change reported for this agenda item.

2. Mtg 08/13/18 – 112 Main Street, Kennebunk Free Library, Michelle K. **Connors**.

Subject: Waiting for the applicant to identify the replacement tree for HPC approval.

There was no update or change reported for this agenda item.

3. Mtg 09/24/18 – 30 Summer Street, Tree Removal, Maureen **Raiter**.

Subject: Waiting for the applicant to provide an arborist letter recommending tree removal which the applicant agreed to as a condition of approval.

There was no update or change reported for this agenda item.

4. 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.*

There was no update or change reported for this agenda item.

5. Mtg 04/08//19 – 19 Summer Street, convert former stable space into “in-law” apartment, John P. **Temperilli**, Blackbird Carpentry (19-H-02).

Subject: Waiting for the applicant to provide detail information regarding window specifications and door changes.

There was no update or change reported for this agenda item.

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6. Mtg 04/08/19 – 31 Summer Street, fence and vegetation removal.

Subject: The CEO issued a stop work order for fence and vegetation removal until an application is approved by the HPC.

Application 19-H-05 approved, waiting for the following conditions to be satisfied;

- Railing photos to be provided;
- Arborist letter verifying tree removal;
- The fence will be replaced;
- Tree plantings behind the fence instead of shrubs; and
- Porch railing will be replaced with wood.

Chairperson **Smith** will check with the CEO regarding the status of the fence replacement.

Chairperson **Smith** moved to the next agenda item.

7) Adjournment

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

A motion was made to adjourn the meeting at 7:09 p.m.

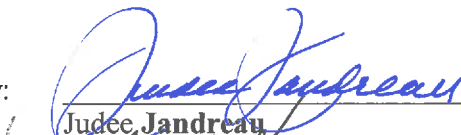

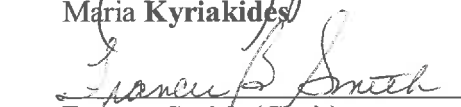
MOVED: Bevacqua

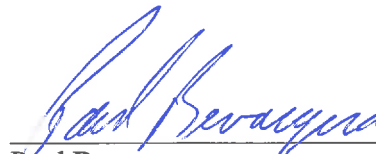
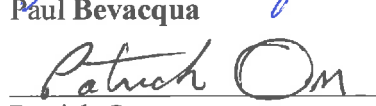
SECONDED: Orr

DISCUSSION: None

VOTE: 5 in favor, 0 opposed; the motion carried.

Signed by:


Judée Jandreau

Maria Kyriakides

Frances **Smith** (Chair)


Paul Bevacqua

Patrick Orr

Date signed: June 24, 2019