**Wiscasset Historic Preservation Commission**

Minutes, 9/1/16 (amended)

Present: John Reinhardt, Richard Thompson, Wendy Donovan, Jib Fowles

1. Call to order

The meeting was called to order at 5:00 pm

2. Consideration of August 4, 2016 minutes

Richard asked to change the minutes of the August 4th meeting to reflect the fact that he should not have voted to accept the minutes of the June 30th meeting since he was not a member of the commission at that time. The corrected minutes were accepted 4-0.

3. Certificates of Appropriateness

 a) 39 Gardiner St (The First): Jib expressed concern with the size and location with regard to visibility turning onto Gardiner Road. Ben will pass along the concerns.

 b) 51 Bath Road (Town Office): the commission had no concerns.

4. Reflection on Section 106 Process meeting

John commented that he felt we were being fast-tracked. At the Selectmen’s meeting, the project manager had mentioned a 6-month time frame. Ben said that the time frame has not changed, and that the 6-month period is the design phase. Construction would begin after the summer season ends. This Tuesday the Selectmen will be discussing forming a committee of citizens to participate in the process. Ben recommends waiting until after that meeting to contact Ernie Martin, the project manager, and allowing him to set up a meeting.

Concern was again expressed over the fate of the Haggett’s garage building. The building has been deemed non-contributing by the Feds, and could be bulldozed at any time. According to Ben, the citizens’ group formed by the selectmen would participate in the discussion of Haggett’s garage. The DOT will not determine who is in that group.

At the next meeting we will compare our historic district to the Federal district, and we will present the National Park Service guidelines.

Jib reported on a phone call he had with Carrie Chase regarding the Section 106 review. She told him that the 106 review is currently “paused”, and that we should hear within a week or so when it would be resumed.

John asked Ben to please continue to keep us informed.

5. Update on letter to property owners

The letter will be brought before the Selectmen next Tuesday to let them know that it is going out. Ben can attach a map of the historic district.

Ben suggested that we develop a FAQ brochure to add to the website. The brochure could be distributed to local realtors, contractors, and architects.

6. Procedural Review

A guide to running Historic Preservation Commission meetings was distributed, with the goal of using a consistent process for each applicant. It was decided to follow this process for a trial period, and that we could vote on it in the future.

7. Ordinance review - solar panels

The commission would need to make a recommendation to the selectmen regarding design guidelines for solar panels. If approved it would then go to the ORC.

It was moved that the yellowed section of the guidelines provided is what we want to propose as a solar panel ordinance within the historic district:

 “Appendages: Appendages to the structure, such as solar collectors, antennas, and satellite dishes, should be located to minimize the visual impact on the historic building and should be attached in a manner that does not damage the historic materials and is completely reversible. Generally, the location of solar collectors, antennas, or dishes on the front façade or portion of the roof facing the street is inappropriate unless there is a technical reason that mandates that location.”

The motion passed 4-0. We would hope to have this ordinance on the town warrant in June.

8. Other business

Jib made a motion regarding the DOT project:

 “The Wiscasset Historic Preservation Commission must oppose the removal by MDOT of the downtown parking spaces along Main Street, in the conviction that such a loss will prove to be a great hardship for the small businesses currently occupying all the available stores, and thus harmful to out historic and beautiful downtown, where a viable commercial center has existed for nearly 300 years.”

Ben maintained that this was not a valid motion. **Richard seconded the motion to allow for discussion. After extensive discussion, the motion was tabled.**

Ben reminded the Commission about the CAMP training being presented by the National Alliance of Preservation Commissions and the Maine Historic Preservation Commission on September 23rd in Gardiner. Ben will find out on Tuesday if there is funding available from the town for this.

Also on Tuesday, Gordon Kontrath will be appointed as an alternate to the Historic Preservation Commission.

Richard mentioned that the Academy Building (the Maine Art Gallery) was discussed at the last selectmen’s meeting. The Gallery is no longer functioning and no longer paying rent, and there has been an offer for a long-term lease or purchase of the building. The building is not for sale. The building has fallen into disrepair, and someone needs to step in. Ben told us that this building and the Powder House are both on the agenda for Tuesday’s selectmen’s meeting.

The next commission meeting will be Thursday, October 6, 2016 at 5:00 pm.