

Wiscasset Historic Preservation Commission

Minutes, 11/16/17

Present: John Reinhardt, Susan Blagden, Gordon Konrath, Wendy Donovan

1) Call to order

The meeting was called to order at 5:02 pm

2) Consideration of minutes

Susan moved to accept the minutes of the 10/19/17 meeting and the 11/2/17 meeting as presented. The motion passed 4-0.

3) Certificate of Appropriateness review

a. 45 Federal St – replace siding. Susan noted that the COA application was not posted with the appropriate timing due to the holiday. The applicant stated that she had mailed notifications to the abutters more than 5 days ahead of time. Al moved to accept the COA as presented, Wendy seconded. The motion passed 3-1, with Susan opposed for the reason formerly stated.

4) Public comment

Al stated that we need to have enough time before meeting on COA's to do the appropriate research

Susan suggested meeting on COA's in the first meeting each month, and using the second meeting to focus on working on the ordinance.

5) Discussion of modifications to the Historic Preservation Ordinance

Susan provided the commissioners with a copy of the changes previously proposed. According to Al, the ORC has asked if we want to re-submit our original changes.

It was proposed to make a change to 10.4.4.1, to change the boundaries of the historic district to align with the National Historic District created in 1973. The requirements of the ordinance will apply to any structures on properties wholly or partially within the historic district. Susan will rewrite this section for the next meeting.

The changes suggested to 10.5.2.4 were already approved by the ORC.

Section 10.6.1.1, regarding notification – currently the town is not providing funds for notification.

Jim Kochan suggested that the commission further define “town” in order to clarify who does the admin work in the absence of a town planner.

6) New business

a) letter to the MDOT regarding COA's: Susan suggested that we follow up the letter from the town manager with a letter from HPC. The town manager should send the letter as acting codes enforcement officer. The letter needs to refer to specific points in the ordinance that apply to the project, not just to the proposed demolition of Haggett's Garage. This should include 10.7.1.5, which contains the specific requirements for demolition. The HPC has stated that all buildings in the district are considered contributing for our purposes. The intent is not to stop MDOT in its tracks, but to ensure that MDOT makes its changes within the rules of the town. The letter was drafted, and Susan will send a final copy tonight to be passed on to the town manager, with a request that it be forwarded to MDOT tomorrow (11/17/17).

The meeting was adjourned at 6:55 pm

The next commission meeting will be Thursday, December 7 at 5:00 pm.