

# Wiscasset Historic Preservation Commission

Minutes, 8/17/17

Present: John Reinhardt, Gordon Konrath, Susan Blagden (arrived late), Wendy Donovan

## 1) Call to order

The meeting was called to order at 5:00 pm

## 2) Consideration of minutes

Al moved to table the discussion of the minutes from the 6/29/17 meeting until all of the commissioners were present. The motion passed 3-0

## 3) Certificate of Appropriateness review

a. 10 Danforth St – new metal roof. Susan and Al both expressed objections to modern metal roofing, but in the absence of defined local design guidelines we don't have basis for refusal. Al moved to approve the application as written. Passed 4-0

b. 1 Union St. – expand side porch, add door on side of garage. Previous projects at this property have been completed. Existing side porch is too small and is in disrepair. Applicant wishes to enlarge side porch and re-route drainage, porch style to match the one previously approved for the other side of the building. Stan has approved the plan despite the fact that the enlarged porch falls within the setback. The other item involves replacing a window on the back side of the garage with a door, using a door that was once in another part of the house. Al expressed concern that building the porch so close to the street would impact public works, particularly during snow removal. Susan moved to approve the application as written. Passed 4-0.

c. 72 Main St – replace windows on 2<sup>nd</sup> and 3<sup>rd</sup> floors. The applicant wanted to replace the existing windows with new 3/1 windows. Wendy suggested that 2/1 or 2/2 windows would be more appropriate in the context of the downtown. Al moved to approve the application as written. Passed 4-0.

d. 142 Federal St – Habitat for Humanity home. There were concerns raised by a few of the abutters that the addition of the home would hurt property values. It was suggested that the applicant look at different styles of houses that might better fit into the fabric of the neighborhood. John expressed the importance of understanding the impact of this project on the neighborhood, and suggested that the applicant meet with the abutters to discuss their concerns and to look at different design options, and then re-submit the application at the October 5<sup>th</sup> meeting. Al moved to table the application as presented for additional updated information. Passed 4-0.

d. 144 Federal St – shed. Applicant asked to add a new shed to replace one on the property. Al moved to approve the application as written, conforming to setbacks as applicable. Passed 4-0.

4) Public comment

There was no public comment.

5) Drafting of letter the Board of Selectmen regarding the Historic Preservation Ordinance

There was no new information from the Select Board regarding the deadline. Susan will review and “massage” the letter and will run it by the rest of the commissioners before the September meeting.

6) Other business

John is getting many calls about making small repairs that we need to be able to fast-track. Currently Stan is making the call as to whether a COA needs to be filed. As long as the repairs are in kind, the commission felt they could be okayed without a COA.

The meeting was adjourned at 7:15 pm

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