

**Planning and Development**

Saco City Hall  
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Approved Minutes  
Historic Preservation Commission  
Wednesday, May 8, 2019  
City Hall Conference Room  
4:00 PM

1. Call to Order: Chair Kelley Archer called the meeting to order at 4:00pm, with the following members in attendance:  
Present: Chair Kelley Archer, Stephen Ryan, Katherine Gaudet, and Rob Biggs  
Also Present: Roger Gay, City Council Liaison; Emily Cole Prescott, City Planner  
Excused Absences: Julia May, Diana Huot, and Ernest Lowell
2. Review of the April 10, 2019 meeting minutes: Rob Biggs moved to accept the meeting minutes as written, seconded by Stephen Ryan, and motion carried unanimously, 4-0.
3. Staff Level Approvals: Emily Cole Prescott reported that there has been one staff level approval of a sign at the new Optometry business at 240 Main Street.
4. New Business
  - a. **Application Review & Public Hearing (pending finding of complete application)  
415 Main Street (Map 32 Lot 161): Certificate of Appropriateness – New Single Family Residence Applicant: William Kany.**

Emily Cole Prescott presented the application: The applicant, William Kany, has presented a Certificate of Appropriateness application for a proposed single-family residential structure with two-car garage. The style of structure is a two-story colonial. The size of the lot is .45 acres, and the proposed structure will be situated to face Cleveland Street. Based on the sketch of the lot provided, access to the site is also on Cleveland Street.

**Chair Archer moved to find the application for a Certificate of Appropriateness for 415 Main Street to be complete and opened the public hearing to receive public comment about the application. Without objection, the motion passed unanimously, 4-0.**

City Councilor Roger Gay spoke in favor of this new construction and that it was a good use of the land.

Abutter, Patrick Daly, Cleveland Street, was concerned with the driveway so close to Main Street, and that it might cause problems with traffic turning into Cleveland. Would the City be able to do something about it? Maybe it would help to have the driveway on the east side of the house further away from Main St.

Abutter, Cleveland Street: While Mr. Kany was installing his pool at his home on Cleveland St., it took so long, that she had to make several calls to the City before a fence was installed.

Bill Kany Sr: There is no parking on the right side of Cleveland St. If the City flipped sides, it would help with parking.

Will Kany, applicant: His incentive is to keep the construction on time, so he can sell it.

**Chair Archer moved to close the public hearing, seconded by Katherine Gaudet, and motion carried unanimously. 4-0**

Board discussion:

Rob Biggs, parking should be reduced for traffic going onto Cleveland St.

Stephen Ryan: He would like to see the garage placed on the opposite side, and facing Main St. He would also like to see some windows on the end of the garage, which is now blank.

Will Kany expressed that the siding would be vinyl, as well as vinyl windows.

Chair Archer explained the Historic Guidelines and the Zoning Ordinance with what the Commission had to adhere to when reviewing applications, and whether the new structure meet the height, mass and size of the district.

The Commission voiced to the applicant that they are not in favor of vinyl siding and vinyl windows.

Applicant Kany showed the Commission some samples of some composite materials and would they be in favor of that?

The commission agreed that they should table this application until the applicant has provided revised plans showing the garage staying where originally proposed and to add windows on the back of the garage where it is currently blank, and to change from vinyl siding and windows, to a composite material.

**Chair Archer moved to table, per these recommendations, seconded by Stephen Ryan, and the motion carried unanimously. 4-0**

**b. Application Review & Public Hearing (pending finding of complete application):  
121 North Street (Map 39 Lot 139) Certificate of Appropriateness – New 12ft by  
24ft Storage Structure. Applicant: Reuben P. Bell**

Emily Cole Prescott presented the application: Applicant, Reverend Reuben P. Bell is requesting a Certificate of Appropriateness, to add a pre-constructed 12ft x 24ft storage building to his property at 121 North St.

Mr. Bell: He has lived there 10yrs. He moved everything from his previous house to this place and found he lacked storage space. The building will be all wood, painted white with dark gray trim, with shutters. There will be no water or electricity in the building.

Chair Archer opened the public hearing

City Councilor Roger Gay: Spoke in favor of the style proposed for the structure relative to the Historic District.

John Boutet, 1 & 3 Willow Avenue: Are the windows to be vinyl or wood? Mr. Bell indicated the windows are to be wood.

Chair Archer closed the public hearing.

**Chair Archer moved to accept the Findings of Fact as written, seconded by Stephen Ryan, and motion carried unanimously, 4-0.**

**Chair Archer moved to approve the Certificate of Appropriateness, seconded by Rob Biggs, and motion carried unanimously, 4-0.**

- c. **Continued application review & public hearing: 103 Beach Street (Map 32 Lot 64) Certificate of Appropriateness to construct a 7-unit condominium within three buildings with associated site improvements. Applicant Collin Homes Inc.**

Emily Cole Prescott presented the application: This application was last presented to the HPC on April 10, 2019, at which time it was tabled for further submission. The applicant has since provided further information. Please reference letter from BH2M dated April 24, 2019.

**Chair Archer moved to find the application for a Certificate of Appropriateness for 103 Beach Street to be complete and to open the public hearing, seconded by Stephen Ryan, and motion carried unanimously, 4-0.**

Andy Morrell of BH2M was present and representing the applicant, Collin Homes Inc. He noted some of the changes made that were discussed at the last meeting and with City staff in initial PDRC meeting:

1. The width of the parking lot drive aisle was widened to 24ft. The size of each building has been reduced by a foot to accommodate the design change.
2. The radii has been widened to 25ft to accommodate turning movement for emergency vehicles, and the cluster mailbox has been revised accordingly.
3. We have removed three previously proposed parking stalls along the southern edge of unit 5. This leaves a total of 25 parking spaces onsite.
4. A building picture has been provided as requested for the resident at 1 Willow Ave.
5. A small roof along the front of the building above the entry way has been added.
6. The window locations have been adjusted.

John Boutet, 1 & 3 Willow Ave: He is concerned about the water issue. He showed pictures of the ponding that takes place on that parcel. He suggested that adding a garage to each unit might cut down on the pavement.

**Chair Archer moved to close the public hearing, and the motion carried without objection.**

**Chair Archer moved to table the application until such time that the applicant can provide more information on the ponding issue, and the materials to be used, seconded by Stephen Ryan. Motion carried unanimously, 4-0.**

Respectfully submitted:

Maggie Edwards  
Board Secretary