

Planning and Development

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Minutes

Historic Preservation Commission

Wednesday, September 11, 2019

City Hall Conference Room

Regular Meeting

4:00 PM

Present: Chair Kelly Archer; Diana Huot; Kate Gaudet; Steve Ryan

Excused: Ernie Lowell

Unexcused: Julia May; Rob Biggs

Also present: Emily Cole-Prescott, City Planner; Isabelle Oechsle, Program Coordinator; Roger Gay, City Councilor from Ward 2

1. Call to Order
 - a. Chair Kelly Archer called the meeting to order at 4:00PM.
2. Review Minutes of Previous Meeting: August 28, 2019
 - a. Diana Huot moved to waive the reading of the meeting minutes from August 28, 2019. Kate Gaudet seconded. Steve Ryan motioned to approve the meeting minutes as revised (changing typo of Iggy Kroll to Edite Kroll). Diana Huot seconded the motion. Motion passes unanimously.
3. New Business, Public Hearings, & Tabled Items
 - a. Emily Cole-Prescott presented her staff-level review of a replacement and relocation of a garden shed at 73 Middle Street, which was approved. No concerns cited by commissioners.
 - b. Application Review & Public Hearing: 60 School Street (Map 32 Lot 65): COA Review to remove plywood skirting and replace exterior skirting on existing structure

Overview: Applicant Ben Caron has presented a Certificate of Appropriateness application for the Commission's review of replacement skirting at the Unitarian Universalist Church located at 60 School Street. The existing skirting on the building has been removed for necessary repairs. It should be noted that the application indicated use of vinyl skirting, though Emily Cole-Prescott highly recommended that the applicant chooses something other than vinyl. The applicant has since updated the proposal to be 1 by 10 nickel gap board installed vertically. (See page 11 of the brochure in the meeting packet).

Chair Archer reviewed the building file in the Planning department. The Commission has seen various COA reviews on this property in the past, but since then the land that the church is situated on has come under lease with the City of Saco. Chair Archer asked if the City would need to also sign off on any renovations of the church. Emily Cole-Prescott says that the church has right, title, and interest to this property because they are holders of a lease, which makes them eligible to enter this application without City approval.

Chair Archer moved to find the application for Certificate of Appropriateness complete. Diana Huot seconded, and the motion passed unanimously.

Chair Archer opened the public hearing.

Applicant Ben Caron said that the skirting on the church is in desperate need of repair. The skirting currently is a mix of three different materials, due to the church simply repairing using whatever materials they already had. This proposal is to replace all of the skirting on the church to make it uniform as well as to complete necessary repairs. The church wants to use vinyl skirting to keep costs down, as the ash-based wood product is much more expensive, however they are open to hearing the thoughts of the Commission.

With no additional comments, Chair Archer moved to close the public hearing on this project.

There was discussion of the applicant's request for the Commission to consider vinyl siding. Steve asked about any vinyl fixtures currently on the property (windows, doors, etc). Applicant answered that there is no vinyl currently. Chair Archer explained that the decision on vinyl is up to the discretion of the Commission, following local standards. Diana Huot pointed out that some buildings in the historic district have vinyl siding, but it predates the creation of the Historic Preservation Commission. Commission agreed that updates to skirting should match the standards of the historic district. The ash-based skirting product that the applicant has proposed is a good alternative to typical wood because it doesn't rot. Kate Gaudet asked about why they chose nickel gap. Applicant answered that it was to mimic the wood that was there before.

Diana Huot motioned to accept the proposed findings of fact. Steve Ryan seconded, and the motion passed unanimously.

Kate Gaudet moved to approve the application as proposed, with ash-based TruExterior skirting. Diana Huot seconded, and the motion passed unanimously.

4. Old Business & Updates

a. RFP – 90 Temple Street

This RFP was approved in January 7th by the Council to move forward. The Commission hopes to have this RFP put in front of the Council before those elected in November are sworn in.

b. Zoning Ordinance Revision

Planning & Development staff are looking to have a final draft of the revised zoning ordinance ready by September 20. That draft will be sent to all boards and commissions, including the Historic Preservation Commission, in the city on September 27th for review and feedback. HPC has its own amendment process and must hold its own public hearing for the zoning ordinance, which will be held on October 22. Staff hopes to have the revised zoning ordinance put to a vote at the City Council's meeting on November 18th. During this discussion, Emily Cole-Prescott pointed out that they are asking the consultants to remove the confusion surrounding Historic District B.

c. Historic Building Plaques – Draft Program: Tabled until next meeting.

d. Financials: Tabled until next meeting.

e. Inquiries & Additional Discussion

Andrew Bracy was approved by Council, will be being sworn in by Clerk. Jack Cianchette is going in front of the Council at the September 17th meeting, if he is approved, he will be sworn in soon after. Their first Commission meeting as members will be at the October 9th meeting.

5. Tabled Items

a. Nomination & Election of Vice Chair: Tabling until next meeting.

6. Adjournment: Adjourned at 5:22PM.