



CITY OF SACO, MAINE

Planning
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Minutes
Historic Preservation
April 4, 2018
City Hall Conference Room

Attendance Record

✓ = Present / A = Absent / E = Excused

✓ Kelley Archer, Chairperson	
E Jay St. John, Vice-Chair	✓ Ernest Lowell
A Diana Huot	✓ Julia May
A Stephen Ryan	
A Katherine Gaudet	E Alyssa Bouthot
A Rob Biggs	

NOTE: Meeting is audio recorded. These audio records will be posted on the City's website and available for public review within one week of the meeting.

4:00 p.m.

1. Minutes of February 13, 2018

Kelley announced roll call. She appointed Julia and Ernest who are associate members to regular members in order to vote, and sited Section 230-413c7?

The minutes were waived to be voted on until the next meeting.

Request for a Certificate of Appropriateness to add a new sign at 392 Main St. Applicant is, The Landing at Saco Bay. Tax Map 39, Lot 218. Zoned R-1B and Historic District.

The Board will review the application for The Landing, as well as take public input, but will be approved at staff level.

Bob: The sign will remain in the same location. This would normally be a minor amendment. After speaking with Rob Biggs, he was led to believe that it needed to go to the HPC for approval. So here we are.

The Care Matrix Alzheimer's facility at 392 Main Street was established under a contract zone in November, 1997, and has changed hands a few times since then, having been known as the Monarch Center for a while, and most recently as Kindred Living at Monarch. With the most recent change of hands, the applicant proposes to replace the existing sign in order to identify the property as "The Landing at Saco Bay". The

HPC has received a rendering of what the sign will be. The allowable size is 12 sq.ft. for locations in residential zones, which include this applicant.

Kelley opened the public hearing.

Frank Zajac, 398 Main St: He has no problem with the sign, but he does with the bulbs. They are oversized and the shades don't cover the bulb.

June, applicant: She agrees with getting new shades to fit.

Kelley closed the public hearing

June: the existing posts are wood and are rotting. The new posts will be vinyl and will comply with Sec. 707

The Board's instructions were for the applicant to have the lights beam to the sign, and not outward.

The Board agreed to have Bob approve the sign at staff level.

- 2. Old Business: Applicant, David Trottier of 60 North Street, requesting to meet with the HPC to discuss violation of a previous approval of a retaining wall, the removal of a single step block and replace with granite and add a bush at the end near sidewalk that was part of the approval in 2014.**

The Board discussed their concern with the fact that there is no 4ft buffer to hide the parking lot. The fact there are no scored lines on the blocks among other issues that were approved, but haven't been done.

Dave Trottier, applicant: He intends to adhere to the Board's request, but he doesn't see adding shrubs when they will just get destroyed by the snow plow. He will plant them this spring, if that is what the Board wants. He will also score the blocks.

Bob: the blocks in the back are not seen from the street, so they should be fine. He suggests a circular paint finish. It would adhere better than stucco on the cuts.

The Board wanted a timeline when the work would be complete. **David:** Early fall, but possibly June or July.

Bob: He suggested creeping vines for ground cover on the front block. Ernest: There is old fashioned woodvine that sticks like glue that would look good. **David:** He will look into those items.

Julie: She suggested to the applicant that the vines will need to be maintained, because they have a tendency to grow wild. **Bob:** mentioned the location of shrubs nearer to sidewalk should be junipers, which grow no higher than 4ft. **David:** He would rather have them closer to the sidewalk.

Kelley: Jay and Catherine Glynn were the Board members at the time, who recommended the granite block. She recommends the etching on the front block only. The buffer needs to block the parking lot. And the deadline to finish these items should be by August 31, 2018. The COA states buffer with shrubs. The stone should not be removed.

Julie: She suggests that the front block face, should have etching, and leave all others as is. Shrubs to remain as the original Certificate of Appropriateness was stated, and Juniper bushes are suggested.

Respectfully submitted by,

Maggie Edwards, Board Secretary