

Planning and Development

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Minutes
Historic Preservation
July 25, 2018
City Hall Conference Room

Regular Members Present: Kelley Archer, Chairperson; Jay St. John, Co-Chairperson; Katherine Gaudet; Rob Biggs

Associate Members Present: Ernest Lowell; Diana Huot

Excused: Stephen Ryan, Julia May

Board Liaison present: Councilor of Ward 2, Roger Gay

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 pm

The Board reappointed Kelley Archer as Chairperson and Jay St. John as Vice-Chairperson to the Historic Preservation Commission.

Chairperson, Kelley Archer, called the meeting to order. Members were asked whether anyone has a conflict of interest with any of the items on the agenda. No. Have any commission members had any communications regarding any of the items on the agenda? No. Has staff notified abutters prior to the meeting? Yes. Were application materials distributed to Commissioners at least five days prior to the meeting? Yes. Has a list of COA issued by staff since November 30, 2017 been provided? Yes. Based on previous answers, we do have a Quorum and will proceed per 230-413C(7) (4 are needed to continue hearing, 3 Aye's needed to affirm).

Kelley introduced the new City Planner, Zach Mosher, as well as the Councilor from Ward 2 liaison, Roger Gay. Minutes of February 13, and April 4, 2018 were not on the Agenda, so the Board will not be voting on them. Kelley introduced also in attendance the CLG Coordinator from the State Office in Augusta, Meghan Hopkin, who was there to observe the HPC.

Staff COA approvals since the last meeting were the Little Free Library at 225 Main St; Vinyl Windows at 130 Elm St., and Signage at 431 Main St.

Kelley explained to the Board that Zach is new to the Historic District procedures, so there was no memo provided, but that future meetings they will be provided.

Kelley, the approval for the Billboard sign granted to Clark Insurance will expire on August 16, 2018, so a letter of approval for the extension will have to be written.

- 1. Public Hearing: Request for a Certificate of Appropriateness to demolish and rebuild a barn/garage at 42 North St. Applicant is Michael and Patricia Festino. Tax Map 39, Lot 15. Zoned R-3 and Historic District.**

Kelley: Determination of Completeness for the infill of the new barn at 42 North St did not meet the timeline of 5 days, so it will be tabled. Only the Demolition will be reviewed at this meeting.

Kelley read some fact findings on the property at 42 North St, letters dated 4/19/18 were submitted from Robert Worthley of Cape Property and Construction Management, LLC stating his opinion the poor condition of the barn and that the cost to build new verses repair and build would be essentially be the same for either option.

The floor was opened to the applicant

Patricia Festino, applicant for 42 North St: She understands the reason the Board will only be voting on the demolition.

Alan Nelson, attorney for the Festino's: They won't pull a building permit until the Festino's receive approval for the new structure.

Kelley closed the public hearing, and opened to the Board for discussion

Jay: Findings of Fact

- a. It is a contributing structure, and significant to the historic district**

Mrs Festino said that the barn was beyond repair, and they have letters stating that.

Jay: He disagreed. He has a similar barn that was in the same condition, and he renovated it.

Mr. Nelson: The contractor who made that comment, is not the one that would be doing the job. We do not have any quotes yet for the construction.

Jay: The Board is charged with following the ordinance, and as far as he sees it, we cannot meet the 5 standards in 230-413-L; "is it feasible vs prudent?"

Mr.Nelson asked if they could come back with quotes to rebuild?

Zach: In his opinion, he would have Dick Lambert, Code Officer, way in on these 5 standards.

Meghan Hopkin's was asked by Mr. Nelson what the State's authority. **Meghan, Maine Historic Preservation:** They do not overrule the commission.

Jay: Sec. 230-413-11-5F – Demolition: He doesn't think that any of the standards warrant approving a demolition.

Diana: she would like an interpretation for "feasibility and prudent".

Mrs. Festino: We already have the Code officer saying it's not habitable, and needing lead paint remediation.

Kelley: We are charged with the Secretary of Interior Standards. It has been 4 months since the CEO went out. She would like to have him to another site review. We recommend that the actual person who will do the work, and also a restoration expert, in order to get both cost options, for restore or rebuild.

Motion;

Jay moved to table further review, until such time that the CEO has reviewed Sec. 230-413-11d of the zoning ordinance, seconded by Katherine, and so voted 6-0, approved.

Respectfully submitted by,

Maggie Edwards

Board Secretary