**Wiscasset Historic Preservation Commission**

Minutes, 3/16/17

Present: John Reinhardt, Wendy Donovan, Gordon Kontrath, Richard Thompson, Susan Blagden Jim Kochan (via speakerphone).

1. Call to order

The meeting was called to order at 5:00 pm

2. Consideration of minutes

The discussion of the minutes from the 3/2/17 meeting was tabled until Wendy has a chance to make corrections requested by Jim.

3. Public Comment

Steve Christiansen asked why at the 3/2/17 meeting, members of the Downtown Advisory Committee were singled out? He felt it was not proper. John explained that he had wanted to acknowledge the committee members in the audience so we could better understand who was in attendance.

4. Certificate of Appropriateness

a. 4 Fort Hill St – fence: the applicant had a family emergency and was unable to be present at the meeting. Ben explained that we could proceed with the review without her being present, and he would let her know the outcome. Susan noted that she felt there were too many pieces of information missing to consider the application without being able to ask questions of the applicant. Al moved to table this application until the next meeting and move on to other business. The motion passed 5-0.

b. 4 Union St – tear down shed and replace with larger shed: There was some discussion of exterior cladding for the new shed, wood vs. Hardie board. Commission members noted that the preference would be for wood shingles that match the existing structure and will weather in the same manner. Susan moved to approve the COA, and it was passed 5-0.

c. 88 Federal St – replace farm fence: The fence is to be replaces with a rail fence similar to the one at SVCH nearby. Susan commented that the house is “dignified and beautiful” and that the proposed fence seemed like more of a country fence. Wendy moved to approve the COA for the fence, and the motion passed 4-1.

d. 88 Federal St – addition to existing garage. Susan moved to approve the addition with a single roof skylight. The motion passed 5-0.

5. Discussion of upcoming Downtown Advisory Commission meeting on March 27

Ben told us that the Historic Preservation Commission has been invited to attend the Downtown Advisory Committee meeting, and that there is no agenda as of 3/16. He felt it would be helpful for us to have concrete talking points to present.

After some discussion, the Commission had touched on the following items as potential talking points for the meeting:

Concerned that additional heavy traffic on the side streets of the town will cause damage to the foundations of the existing structures, leading to undue hardship and repair costs to historic property owners.

Concerned about access for emergency vehicles to buildings on the side streets.

Removal of Haggett’s garage building

Removal on on-street parking

Hope to ask the state preservation office to weigh in on the project, piggybacking on the Federal guidelines.

Insist that MDOT follow Federal preservation guidelines for the project.

Place electric lines underground

Jim recommended that we Google “when Main St is a Highway” (<http://www.sha.maryland.gov/ohd/MainStreet.pdf>), saying it was a good resource for addressing some of the issues we are facing with the MDOT project.

It was decided that commission members would take some time this week to develop talking points and send them to Wendy to compile before Monday’s meeting. John will contact Maine Historic Preservation for further assistance.

6. Ordinance workshop

Ben provided a list of minor activities that may be reviewed by the Planner and Codes Enforcement. These include (with our edits in red):

1. Alterations or additions not visible from a public way

2. Replacement **in kind** of existing exterior siding, windows or doors which **does** not alter architectural or historic character

3. Repair, replacement **in kind**, or re-pointing od exterior masonry walls which does not alter architectural or historic character

4. Placement of sheds or other outbuildings or fences located not visible from a public way

5. Demolitions, partial demolitions, or relocations of noncontributing resources not visible from a public way

6. Roof-top appurtenances not visible from a public way

7. Removal of non-historic elements concealing original architectural features

8. Signs

The fee schedule discussed at the last meeting will be added to section 10.5.2.1 of the ordinance. The fee for after-the-fact work will be added to the violation section, 10.8.4.

7. Other business

Al reported that the ORC had set the discussion of the posted notice pending approval by the Select Board. The Commission reviewed the changes that were made at the last meeting, and approved the notice of public hearing sign as submitted, 4-0. The wording in the ordinance will read, “sign as approved by Select Board.”

The next commission meeting will be Thursday, April 2 at 5:00 pm.