

MINUTES OF MEETING OF THE OGUNQUIT HISTORIC PRESERVATION COMMISSION on
07 /08/2015

Meeting called to order at 11:05 am.

Members present are:

David Barton, Select Board Liaison

Helen Horn, Secretary

Sumner Nystedt

Marcia Williams

Newell Perkins, Chairman

Members absent are:

Leonard Wyman

David Burgess

The meeting was called to order by the Chairman Newell Perkins:

Agenda item review of change in use for 331 Shore Road- Map 3 lot 53 from a Type 1 Restaurant to a Type 2 Restaurant without side dining. This building was built prior to 12/31/1930 and as such the building has Neighborhood Significance and is situated in the area of the Historic Thompson Farm House as well as being part of the wonderful architectural fabric of all of Shore Road.

Discussion:

Of great concern to the members of the Ogunquit Historic Preservation Commission is the directive of the Ogunquit Comprehensive Plan to protect the charm and ambiance of Shore Road from changes that are not in keeping with the intent of Title 11 and Article 11 of the Ogunquit Zoning Ordinances.

With the change in Ordinances that may allow Limited use Type 2 Restaurants along Shore Road has come the concern that without some minimum screening the entire roadway could take on the appearance of an airport food court with customers eating at tables along the edge of the roadway from the town center to the Cove.

The patio fenced in area now in existence is seating for diners waiting to be seated inside of the restaurant is somewhat exposed to passersby on foot and in autos. For this reason the Commission members would hope to see a good faith effort by the applicant to lessen the impact on the charm of this historically important road.

It was noted that the survey plan attached by the applicant shows the new retaining wall to be located in the town side walk.

Motion by Sumner Nystedt:

To suggest and encourage an effort to screen diners from passersby on Shore Road with some form of potted plantings. This would be consistent with the vision for the Ogunquit as mapped out in the Comprehensive Plan for Ogunquit.

Seconded by Helen Horn,

Vote 4 -0 approved

Agenda item review for allowing a change in use from a purveyor of lobsters uncooked to a Type 3 Restaurant serving or allowing to be consumed, cooked lobster at two picnic tables located in the side yard for 324 Shore Road, map 3 lot 4-5.

Discussion:

This building was built in about 1935 and as such would not normally come under the review of the Ogunquit Historic Preservation Commission for pre December 31, 1930 buildings, however under the Ogunquit Historic Preservation Ordinance Title 11 whenever any change in use or appearance of a building or of its surroundings is proposed to the Ogunquit Planning Board that may affect the historic significance or neighborhood significance of historically important properties in the neighborhood the Historic Preservation Commission shall present their review and recommendations to the Planning Board.

There can be no question in the fact that picnic table dining will have some impact on The Historic Thompson Farm House just on the other side of Shore Road as well as being out of character for the full length of Shore Road.

Motion by Helen Horn:

Stating that "Lobster in the Rough" style dining on Shore Road is not in keeping with the overall charm and ambiance of this historic area, given its proximity to the old Thompson Farm. It should be pointed out that the proposed dining area is ill defined and that the plans should be re-submitted.

Second by Marcia Williams:

Vote approved 4-0

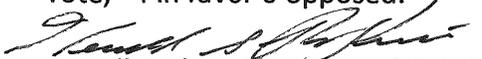
Attached please find photos of the two properties and copies of the survey for 331 Shore Road and sketch plan of the picnic bench locations for 324 Shore Road property at 68 Shore Road.

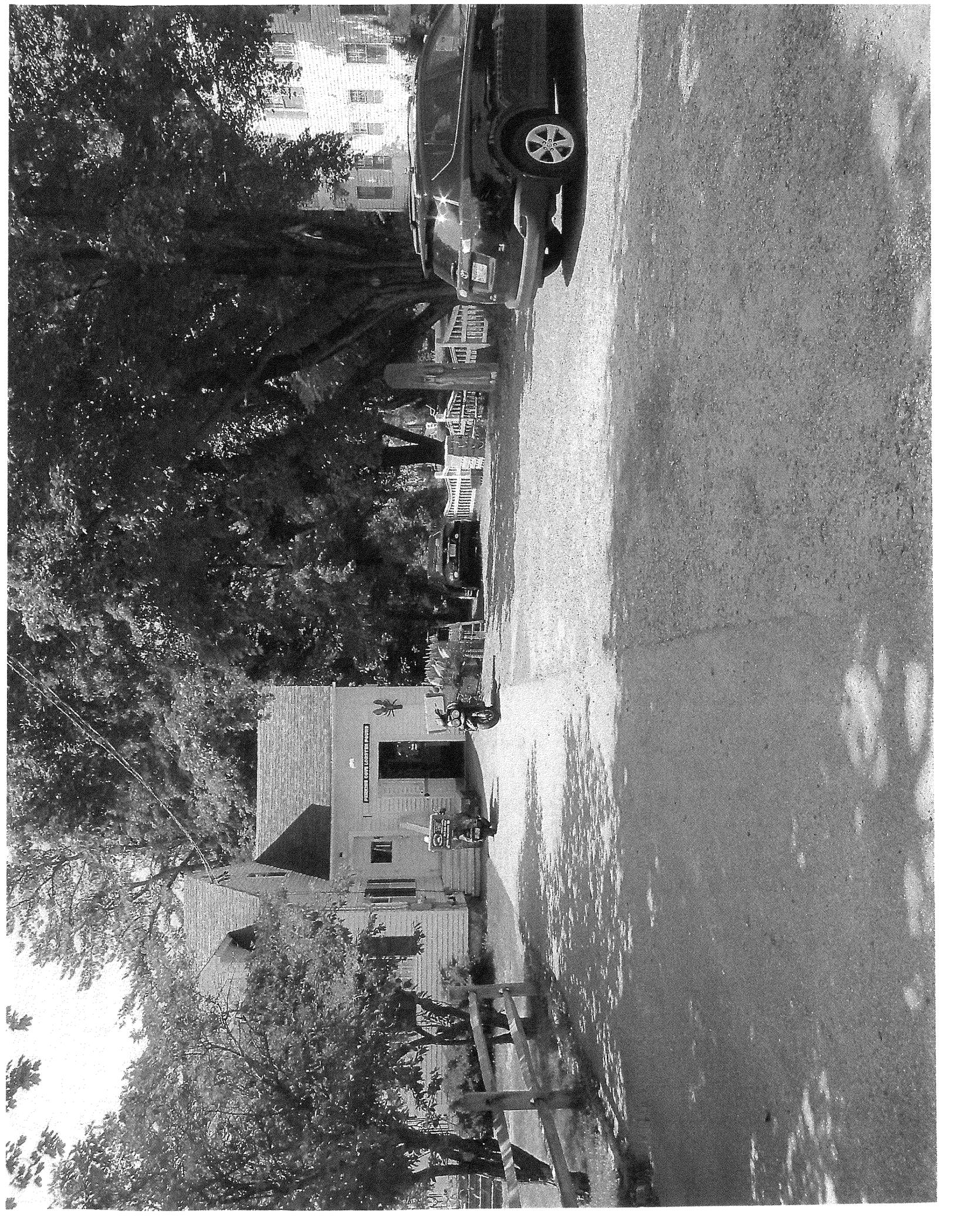
A discussion of a review that this Commission conducted on building #2 at #7 Oarweed Lane:

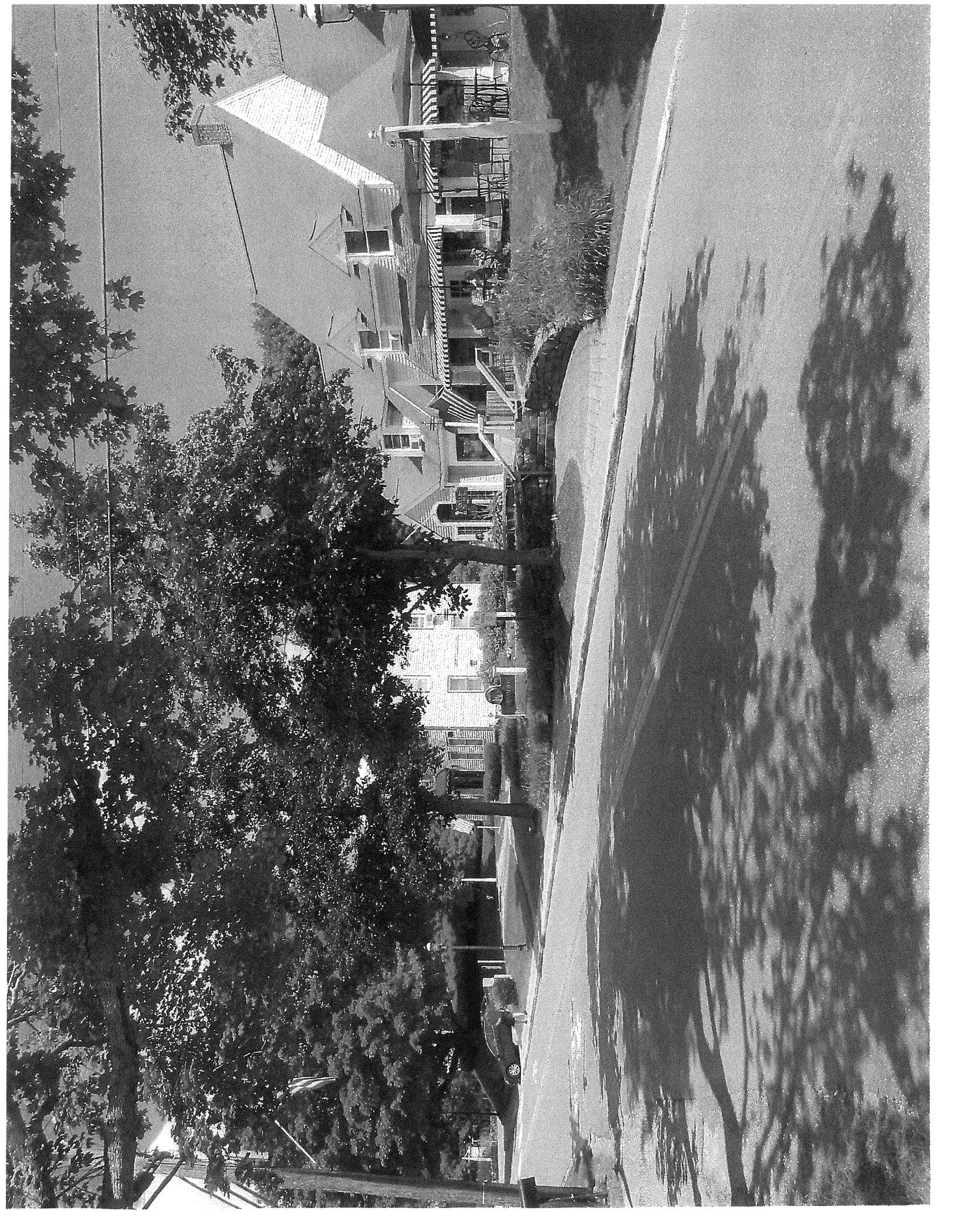
It is of great concern that the elevations that we reviewed show or indicate a building that is not as towering over Perkins Cove Road and is shown on the elevations to be set into the lot and not up out of the lot by three to four steps. The rendering of the front elevation of the then proposed building did not indicate that it would be so out of scale with nearby buildings thus visually dominating the entrance to Perkins Cove from Shore Road. We protest this form of illusion and hope the Planning Board demands accurate factual plans in the future from applicants.

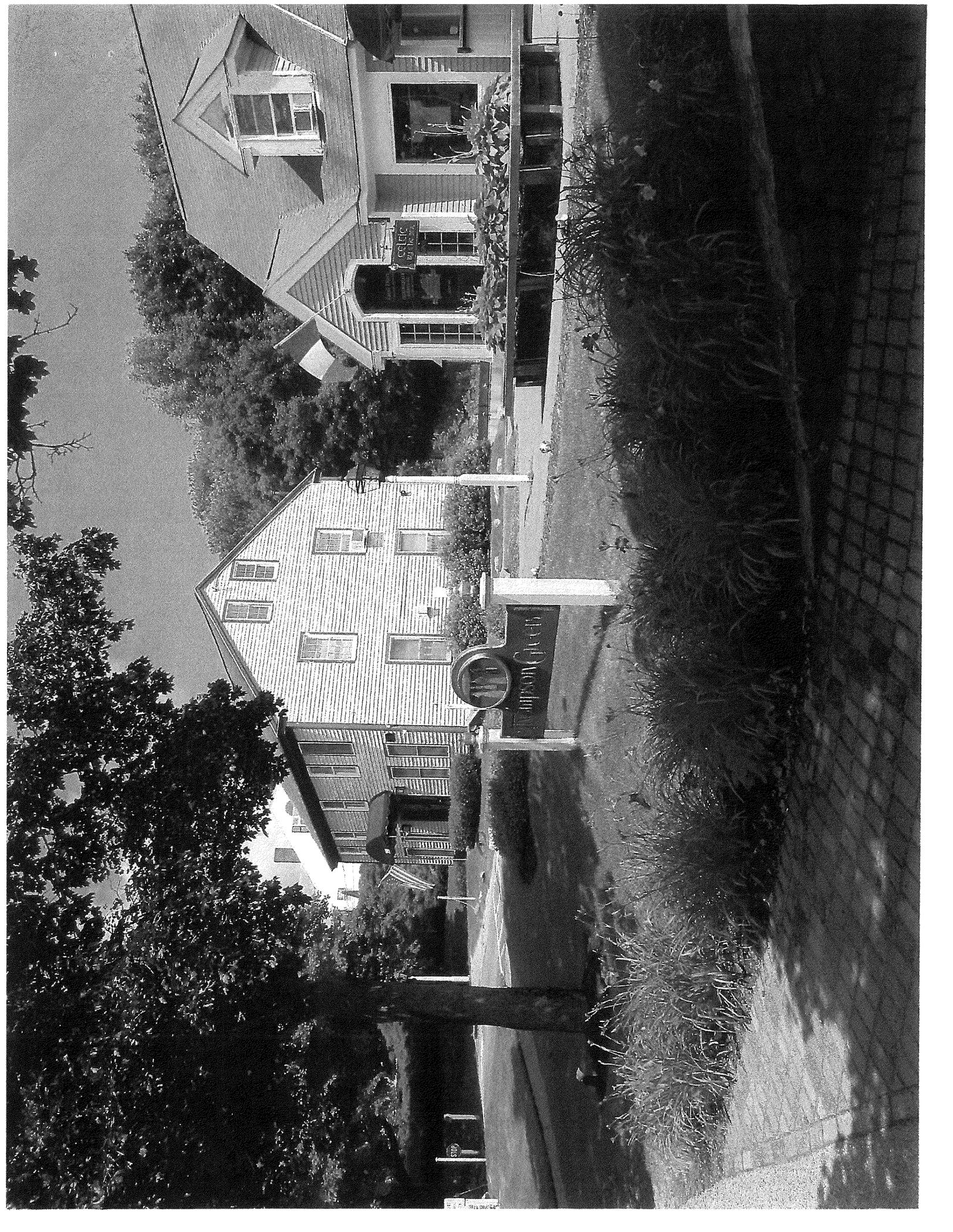
With no further business to come before this Commission the meeting was adjourned at 12:28 pm.

Vote, 4 in favor 0 opposed.


Newell Perkins Chairman of OHPC







Perkins Cove Lobster Pound 324 Shore Road

