

MINUTES OF MEETING OF THE OGUNQUIT PRESERVATION COMMISSION on 10/22/2014.

Meeting called to order at 11:10 am.

Members present are:

David Barton, Select Board Liaison

Helen Horn, Secretary

Leonard Wyman Vice chairman

Sumner Nystedt

Newell Perkins, Chairman

Members absent are:

David Burgess

Acceptance of the minutes of the October 14, 2014 meeting.

Motion for acceptance as read by Helen Horn and a second by Leonard Wyman 4 to 0 votes for acceptance.

Agreement by all present that our meeting day of any given week would be Wednesdays at 11:00 am when a meeting is required.

Discussion of an email by David Strabel regarding a property located at 27 Captain Thomas Road Ogunquit requesting this commission's designation and requirements in regards to changes to the structure built in 1750. The consensus was that alterations and maintenance would be in the hands of the Ogunquit Code Enforcement Officer but that a plan to demolish the building would require the owner to offer the Historic Preservation Commission the opportunity to find an alternative location for a building of such historic value to the neighborhood and the community as a whole. The Chairman will pass this discussion on to him via email.

Advisory review of the plans for an addition to property located at 213 Main Street Ogunquit and is situated in the Down Town Business district, a district that requires design review for any property built prior to 1930

This advisory design review was conducted under article 11 of our zoning ordinance and we find that this application is for a building of neighborhood significance as well as district significance.

Discussion:

The members present reviewed each page of the submission and found it impossible to conduct a meaningful review of the design of the new addition as it relates to the presently existing pre-1930 five over four, center entry colonial with a gable end barn like addition during the 2007 time period due to the lack of a full elevation drawing showing all of the existing building as well as the addition. A quality evaluation by the HPC Members looking at the requirement of Visually Compatible and Complimentary requirement of article 11 -11.2 Definitions is not possible. It was noted that the Planning Board members would be hard put to justify a finding

under design review without having a full front elevation showing all of the presently existing building and the addition on a single page for this reason that board may find the application incomplete.

A motion was made by Sumner Nystedt and seconded by Leonard Wyman: To inform the Code Enforcement Officer and the Planning Board that this Commission is not able to make a recommendation to the planning Board regarding the Visual Compatibility of this addition to the existing building as well as to the surrounding building of this village center setting without having a full front elevation drawing of the existing building with the proposed addition on one page from which to draw parallels of design compatibility with this building and other buildings in the town square.

Vote taken: 4 yes – 0 no

Discussion: The Commission members wished to convey to the Code Officer and to the Planning Board the fact that receiving an application for design review on the 20th and scheduling a meeting on the 22nd to send a recommendation to the Planning Board for a meeting on the 27th is just too little time in order to give each entity at least 7 days notice. We need to be in the loop sooner and we will try to meet with applicants earlier if the full design is available and a meeting is desirable to the applicant..

Minutes prepared 10/22/2014



Newell Perkins Chairman of OHPC