



OGUNQUIT HISTORIC
PRESERVATION COMMISSION
Post Office Box 875
Ogunquit, Maine 03907-0875
Tel: 207-646-9326

**OGUNQUIT HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MARCH 14th 2018**

The meeting was called to order at 11:06 by Chairman Sumner Nystedt

I. ROLL CALL:

Members Present:

Helen Horn

Marcia Williams

Marsha Northrop (1st Alternate)

Also in attendance:

Lenor Gaunya and Dennis Robillard, the Designer/Builder, representing The Beach Basket, to be located at 22 Shore Rd.

Michael Connell, representing Ann McKee, the owner a residence at 632 Main St.

II. ACCEPTANCE OF THE FEBRUARY 28th MINUTES:

A motion was made for acceptance by Helen Horn. Seconded by Marcia Williams. Unanimously approved.

III. PUBLIC INPUT: None

IV. OLD BUSINESS:

The issue of the rewording of Ordinance 9.22 was tabled until our next meeting.

V. NEW BUSINESS:

- 1. THE BEACH BASKET / 22 SHORE ROAD
Map 7 Block 118 DBD. The listed owner of the property is 20 Shore Road LLC / Joshua Gaunya. The application is for a change of use and exterior modifications to a pre-1930's structure.**

* The applicant requests a repositioning of entry steps on the southeast side of the building, facing the parking lot and public rest rooms. Currently, the existing steps run parallel to the building. The proposed steps would be perpendicular, utilizing the same style of existing railing. This change would allow more room for the proposed patio seating area.

* The applicant further proposed a small patio seating area on the same southeast side of the structure. Based upon the plans submitted by Robillard, the seating area would wrap around the perimeter of the property, abutting the parking lot, with five bollards spaced for the protection of

patrons. The bollards and perimeter would be divided by a foliated barrier of shrubs and flowers with an egress. As a further divide, the submitted plans call for a wrap around counter with stools, looking out onto the lot.

RECOMMENDATIONS:

The OHPC asked the applicant to eliminate their request for a retractable awning. Instead, using individual table umbrellas of a matching color to the awnings already on the building. The applicant agreed with our recommendation.

NOTE:

- * Due to a lack of current survey, it was difficult to establish an exact property line.
- * Because the proposed counter was behind a foliated barrier, we did not get into the height.

A motion was made by Sumner Nystedt to accept the proposed building changes as being in keeping with the character of the building and its surroundings, with the recommendation of the umbrellas.

Seconded by Helen Horn. Passed Unanimously.

2. 632 MAIN STREET

Map 9 Block 80-81 Zoning District 4.

The listed owner of the property is Ann McKee. The Application is in the name of Arcadia Builders / Mike Connell. The current Application is the second phase for the renovation of a pre-1930's home.

- * The applicant has asked to move forward with the replacement all of the second floor windows, using the same Anderson 400 Series, two over one double hung windows as are installed in the ground floor. The contractor asked to reposition some of the side windows (north and south) to create more sunlight in the house.
- * The proposed plans call for repositioning the front door (on the westerly route 1 side) more toward the center of the structure, and the addition of a shed style porch and roofing design to extend across the right half of the main building. The original plans called for a composite post and railing system, however, The Commission has recommended the use of cedar instead. It was agreed by the builder to utilize natural cedar posts and railing, but with AZEK decking.
- * A request was made to remove the enclosed first floor porch on the rear of the building, and replace it with a two level open decking area, running across the width of the main structure. The railing system calls for a glass panel style with a beige composite frame. At the suggestion of the OHPC, the builder has agreed to utilize a traditional cedar porch railing system on the two sides of each level.
- * In addition to the replacement windows, the proposed plans call for three sliding glass doors for access to the decks; one on the left side of the first floor, and two others, on the left and right side of the second level.
- * The applicant has asked to finish shingling the remainder of the building, utilizing a matching cedar style shingle.

RECOMMENDATIONS

The applicant has agreed to the following recommendations by the OHPC:

- *The use of a cedar post and railing system for the front (westerly) side of the structure.

* The use of a traditional cedar porch railing system on the side exposures of the two proposed rear decks.

*The use of a beige composite framing for the glass paneled railing system.

* The use of mullions for the three sliding doors.

A motion was made by Marcia Williams to accept the proposed renovations for 632 Main Street **as being in character of a pre-1930's structure with the agreed upon recommendations by the OHPC:**

The motion was seconded by Helen Horn. Agreed unanimously.

VI. OTHER: None

VII. ADJOURNMENT:

At 12:32 a motion was made to adjourn by Helen Horn. Seconded by Marcia Williams. Unanimously agreed.

Respectfully submitted;

D. Sumner Nystedt

Chairman

Ogunquit Historic Preservation Commission