

**OGUNQUIT HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
NOVEMBER 13th, 2019
11:00 AM
THE DUNAWAY CENTER**

MEMBERS PRESENT:

Helen Horn
Marcia Williams
Kerry Ellen Enright
Elaine Cooper - 1st Alternate
Madeline Mooney Brown - Select Board Liaison

ALSO PRESENT:

Debora Marathon / Marathon Real Estate.
Rhonda DeSisto / Panache

ACCEPTANCE OF 9/11/19 MINUTES

A motion was made by Kerry Ellen Enright to accept the 9/11 Meeting Minutes. Seconded by Marcia Williams. All in agreement.

PUBLIC INPUT:

A motion was made by Sumner Nystedt to accept public input from Rhonda DeSisto during a discussion of the Captain Maxwell Property. Seconded by Helen Horn. Unanimously agreed.

NEW BUSINESS:

An inquiry was made by Debora Marathon / Marathon Real Estate through the Code Enforcement Office as to whether an OHPC Review would be necessary for a pre-1930's property located at 66 Pulpit Rock Road, known as Millstone Manor. It had been determined that the OHPC can review structures outside of the area known as "The District" if the properties meet some of the three criteria of historical, architectural or context. It was agreed that a Hearing would be necessary to determine the relevant standing of this address. After a review of the information on the property, and a visual inspection by several OHPC Members, input was requested by Sumner Nystedt.

Marcia Williams ... the structure at 66 Pulpit Rock is not in a high context area, and has no historic interest.

Helen Horn... No significance.

Kerry Ellen Enright... Not under our purview.

Elaine Cooper... 66 Pulpit Rock is not in The District, and doesn't conform to the necessary criteria.

Sumner Nystedt... Although the structure is a wonderful architectural example, it has no historic value, and is in a low visibility, no context area.

A motion was made by Helen Horn stating that the property located at 66 Pulpit Rock Road, known as Millstone Manor does not meet the required definitions of a Review by the OHPC. The motion was seconded by Kerry Ellen Enright.
All agreed.

*A note of thanks to Debora Marathon for coming before the OHPC in seeking clarification.

OLD / CONTINUING BUSINESS:

*Throughout the past nine months, the OHPC has been meeting with Rhonda DeSisto / Panache regarding an Application for the demolition of structures on the Main Street property. At the time of a 2008 Planning Board Building Permit Hearing, it was determined that the Maxwell House, and out buildings were of Historic Significance, and the Applicant agreed to fix up and maintain the existing structures, in exchange for the permitting of new construction for a retail store on the parcel of land.

DeSisto has again come before the OHPC to apply for the demolition of the historic barn and carriage house, this time replacing them with new structures, while bringing the house into a habitable condition.

The OHPC has agreed preliminarily review rough sketches presented by DeSisto at our December 11th Meeting. It was further agreed that the Applicant will confirm her appearance, two weeks prior to the agreed upon meeting date.

*Code Enforcement Officer, Scott Heyland, met with the OHPC to discuss, and clarify, the Design Review process for pre-1930's structures in Ogunquit as spelled out in the Zoning Ordinances and Article 11. The purpose of this clarification of Ordinance / Article is to further balance fairness to our Applicants, against the Mission of the OHPC, preserving the architectural heritage of Ogunquit.

Based upon the high number of pre-1930's Significant Residential Structures, the OHPC believes that structures within the One Family Residents Zone and portions of the Shortland Zone are of importance. It is noted that not all pre-1930's structures are suitable for Design Review due to major construction modifications, or a failure to meet other criteria of historic, architectural or context. We will continue to look at each Application to determine if a Review is warranted. Scott Heyland suggested that we forward a copy of our recently completed OHPC Survey, grading all known pre-1930's structures in Ogunquit, to help his office determine which properties may be eligible for an OHPC Review.

The OHPC and Scott Heyland agreed to revisit the issue of Design Review in the Ordinances in February so as to evaluate if there's a need for its rewording.

The OHPC further agreed to continue investigating the age of structures listed on the Vision Appraisal Indexes.

OTHER:

*Significant pre-1930's properties West of Route 1

*Dolphin Post and Mile Marker

These items are tabled until our next meeting, tentatively scheduled for November 27th.

ADJOURNMENT:

At 1:22, a motion was made to adjourn by Sumner Nystedt. Seconded by Marcia Williams. All in agreement.