

Minutes approved
by vote of 4-0 -
10/22/2014

MINUTES OF MEETING OF THE OGUNQUIT PRESERVATION COMMISSION on 10/14/2014.

Meeting called to order at 11:09 am.

Members present are:

- David Barton, Select Board Liaison
- Helen Horn, Secretary
- Leonard Wyman
- Sumner Nystedt
- Newell Perkins, Chairman

Advisory review of the plans for replacing the barn and addition of a garage building now before the Ogunquit Planning Board for property located at 136 Pine Hill Road North, Ogunquit. 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 and is a rehabilitation and is not a restoration. We followed 11.7 C. #1 through 10 and found the following:

Discussion:

Positive: The property appears to be in a state of disrepair and the planned rehabilitation will be good for the neighborhood. It was noted that there is an increase in height of the new barn addition vs. the original. The addition of barn height is offset to some degree by the addition of barn doors and masked by the large maple tree in the front yard. The addition of the large garage building on Shore Road does not, in our opinion, detract from the pleasing cape with attached barn appearance.

Constructive recommendations: It is the commission's recommendation that the replacement windows and shutters be of a material and design that presents a visual image as near the style and materials as was used when the house was built. It was noted that the applicants have exercised good taste in their other construction projects in the past and we assume they will do the same with this project.

Motion by Helen Horn, seconded by Sumner Nystedt

These are our recommendations to the Planning Board by a vote of: 4 yes 0 no.

Discussion:

The Oarweed Lane application for design review has been delayed for the moment.

An application for an addition to 213 Main St has been received and will be sent to the OHPC members shortly.

Commission member David Burgess is requesting that the scheduled day of the week for our meetings be moved to Wednesdays at 11:00 am. Would all members please confirm or make other recommendations of this day and time for our meetings.

If Wednesdays' are agreeable to all members then the next meeting of the OHPC will be 10/22/2014 at 11:00 AM at the Dunaway Center to review the proposed addition to 213 Main St. Map 7 Block 123, Abacus.

A motion put forth to request that a Commission member be put on the agenda of the Select Board October 21 meeting, a request for the employment of an independent counsel who has expertise in the of Historic Preservation Commissions in the State of Maine to interpret and set guidelines within which this Commission shall operate. It was noted that our enabling document TOWN OF OGUNQUIT TITLE X1-HISTORIC PRESERVATION ORDINANCE Adopted by vote of the Municipality on April 3, 2000 was drafted from like ordinances throughout the State of Maine and was reviewed for its legality and standing by the then Town Attorney. York, Kennebunkport, Kittery among many other towns function without many challenges under this same wording. This Commission has on several occasions been told by the present Town Attorney that our ordinance is vague, poorly constructed and unenforceable. If in fact our town attorney is correct then what changes do we need to recommend be made to our ordinance? We need an attorney versed in the construction and use of Historic Preservation Ordinances, one that is a positive and well versed in the limits of such ordinances in this State. Motion made by Helen Horn and seconded by Sumner Nystedt. Vote 4 yes 0 no

Minutes prepared 10/15/2014

Newell Perkins Chairman of OHPC

Attached are all 11 pages of Article 11- Design Review that we followed to arrive at our findings.

Minutes reviewed and approved with grammar changes on 10/16/2014 via 4 electronic and telephone votes cast.