



6 Church Street,
Gardiner, ME 04345
Phone (207) 582-4200

Geri Doyle, Chairperson
Angelia Christopher
Administrative Assistant

HISTORIC PRESERVATION COMMISSION
MINUTES
Tuesday September 21, 2021- 9:00 AM
The Children's Garden- Gardiner Public Library

1.Call Meeting to Order- Chair Called the meeting to order at 9:00 am

2.Roll Call- Board members- Chair Geri Doyle, Clare Marron, Robert Abbey, Robert Lash, Janet Slade. Applicant David Coulombe. City Staff- Tracey Desjardins- Economic Development Director, Kris McNeill- Code Enforcement Officer, Angelia Christopher- Planning and Development Assistant.

3.Review of meeting minutes from 07/20/2021- Chair Doyle asks for any changes, additions or corrections to the minutes. No. Clare Marron makes a motion to accept the minutes from 7/20/21 as presented. Robert Lash seconds the motion. All in favor.

4.Consideration of Gardiner's remote participation policy- If approved, this policy would allow members that need to participate in committee meetings remotely. The city will work on updating technology, so that members can participate remotely more effectively. The current state statute reads that there has to be a public meeting place, in the event that the public wants to attend. The committee feels that there should be an addition of 'or concern' on line 2a. It would then read Medical illness, condition, or concern. The board would like to vote on this policy with the change of adding or concern to line 2a. Robert Lash made a motion to adopt the remote participation policy with the change to line 2a. Clare Marron seconds the motion. All in favor. Policy approved with small change to line 2a.

*Anne Davis- acting City Manager, came to the meeting and informed the board that this policy is written to follow the state statute. The statute does not allow for the addition of the word to the policy. Anne is going to check with the City Solicitor to see if this change can be made. The board will table this, and review again at the next meeting.

5.David Coulombe- of 235 Water St. is seeking a Certificate of Appropriateness for replacing the upper windows at 235 Water St. on City Tax Map 037 Lot 127, in the Central Business/Downtown Historic District.

Dave Coulombe, owner of 235 Water St. is here to present his application. Chair Doyle asks for more information as she feels that there isn't enough information in the application. Mr. Coulombe states that he just wants to put in replacement windows, where there is currently plywood. He wants to use a vinyl, 4 over 4 window, replacing the ones that were there before.



Mr. Coulombe states that as of July, the City has taken legal action against him in regards to the condition of the building. He tells the board that in the meantime, he would replace the plywood on the windows to help keep the water out, and to be more esthetically pleasing.

There have been 2 engineering assessments done on 235 Water St. that both state that there are major safety concerns with the building. The main concern is an outside wall that is facing the outside eating area of a local restaurant. Mr. Coulombe is working with City Solicitor, Jon Pottle, to get a different engineering report and go from there.

The question of considering this as maintenance is brought up. Due to the state of the building, a certificate of appropriateness should not be issued. Most agree that this should be maintenance. The windows that Mr. Coulombe wants to use are not approved by HPC. If the vinyl windows are approved today, they will be there if this building is savable. If the building is saved, these vinyl windows will be considered existing. The commission has never approved vinyl. There are more windows that would be more appropriate to be used here. Perhaps he should ask neighboring building owners what they should use. The board will table this application for now, giving Mr. Coulombe time to find more appropriate windows.

6. Clare Marron- of 263 Water St. on City Tax Map 037 Lot 122 in the Central Business/Downtown Historic District to install heat pumps on the back of the building on the 1st, 2nd, and 3rd floors.

Clare Marron has recused herself from this application.

Clare presents info about her application. She wants to add heat pumps to the 1st, 2nd, and 3rd floors, on the back side of the building. She plans on using Mitsubishi heat pumps and will start with the 1st floor. Royal River will be installing the heat pumps, in the appropriate way for the building. After installation is complete, she will be able to take the A/C unit out and would like to install a transom window. She will come back to the board with an application when the time is right.

Chair Doyle asks if there are any questions. No. First motion based on the facts by Clare marron, get motion language, finds the proposed project is consistent, grants including installation of heat pumps on three. First motion no vote second motion

Robert Abbey makes a motion that Clare Marron, of 263 Water St. on City Tax Map 037 Lot 122 in the Central Business/Downtown Historic District, the Gardiner Historic Preservation Commission finds that the proposed project to install 3 heat pumps on the back side of the building, as described in the application, is consistent with the Secretary of Interior's Standards for Treatment of Historic Properties and grants a Certificate of Appropriateness for the project at 263 Water St. Gardiner Maine. Janet Slade seconds the motion. Robert Lash, Robert Abbey, Janet Slade, Geri Doyle all in favor. Application approved.



Other: Robert Abbey is making a recommendation that the City place a plaque at the Park, referencing that Brunswick square has been placed in the National Historic Register. Robert feels that it would need to be a professional installation. The Committee agrees that this is a good idea, and will discuss it further at another time.

Robert Lash would like to point out that the brick building by the Cobbossee Dam has a window that is gone. The elements are getting inside the building and there are birds flying inside. He feels that this needs to be addressed, and that needs to be closed up before winter comes. This building is owned by the Gardiner Water District. Geri Doyle is on the Board of Trustee- she will speak with the Superintendent about fixing this.

7. Adjourn- Chair Doyle asked for a motion to adjourn. Janet Slade makes a motion to adjourn at 9:50am. Robert Abbey seconded the motion. All in favor.