



City of Gardiner

Historic Preservation Commission

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Historic Preservation Commission (HPC) Special Meeting Minutes Tuesday, May 15, 2018 @ 4:30 PM City Hall, Council Chambers

Members Present: Geri Doyle Eileen Hagerman Janet Slade Clare Marron

Members Absent: Robert Abbey Hal Norvell Robert Lash

Also Present: Barbara Skelton, CEO/Assistant Planner
Dorothy Morang, Administrative Assistant
Terry Berry, Applicant

- 1.) Call Meeting to Order
Chair Doyle called the meeting to order, declared a quorum. And welcomed everyone.
- 2.) Roll Call
- 3.) Review of meeting minutes of March 20, 2018 and April 2, 2018
- 4.) Application for a Certificate of Appropriateness
Three Pillar Properties, LLC, Terry Berry, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to install 5 32" – 30" profile of 1' condensing units on exterior west facing wall on rear of buildings/Historic Zoning District. The property, located at 243-247 Water St., City Tax Map 037 Lot 125 is in the Central Business/Historic Zoning District.

Terry described his project. He said the top units would be 30' or more off the ground and the contractor was concerned about being able to service them, especially in the winter, so he is planning to install 4 condensing units on the exterior, west facing wall 1 floor down and 1 additional unit on the back, north side of the building just below the second floor rear deck.

Chair Doyle asked if they would be near any windows or doors. Terry said these new ones do not emit any exhaust – they only have a fan in them. She asked if the contractor approves of their placement. He said yes. Geri asked what the unit under the deck services. Terry said the store.

Clare asked if they sit on a platform – Terry said they are attached by L brackets.

Chair Geri Doyle move that we award a Certificate of Appropriateness to Terry Berry, Three Pillar Properties, LLC to install 5 32” – 30”-1’ condensing units on the exterior of the building – 4 on the west side and 1 on the north side.

Chair Doyle referred to the Finding of Fact Worksheet # 10 – which quoted the *Standards for Rehabilitation and Design Guidelines for Rehabilitating Historic Buildings* “new additions and adjacent or related construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Clare Marron seconded the motion.

Vote: 4 in favor. 0 opposed. Motion passed.

Terry noted that the contractor suggested a Rinnai heater in the basement. It would require a small vent on the back of the building – 5 ½” x 6” – it would be placed underneath the 1st floor deck. CEO Skelton said that Terry would have to come back with a new application and provide information from the mechanic indicating how far it needs to be from doors & windows.

OTHER

CEO Skelton noted that we had a difficult time getting a quorum. One of the members has a new job and cannot attend in the afternoon or evening and wondering about mornings. CEO Skelton will contact the current members to see if an early morning meeting might be good.

5.) Adjourn

Chair Doyle moved to adjourn. Janet Slade seconded the motion.

Vote: 4 in favor. 0 opposed. Motion passed.