



CITY OF GARDINER

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

Geri Doyle, Chairperson
Kelly Gooldrup, Administrative Assistant

HISTORIC PRESERVATION COMMISSION

Minutes

Monday, July 2, 2018 @ 3:00 PM

Continuance of Regular Meeting (June 19, 2018)

City Hall Council Chambers

1. Call Meeting to Order

2. Roll Call

Members Present:

- ✓ Geri Doyle
- ✓ Robert Abbey
- ✓ Janet Slade
- ✓ Clare Marron
- ✓ Hal Norvell
- ✓ Eileen Hagerman

Members Absent:

- ✗ Robert Lash

Also Present:

- ✓ Barb Skelton, CEO/Assistant Planner
- ✓ Kelly Gooldrup, Administrative Assistant
- ✓ Claude Caron, Applicant

3. Gerard's Pizza, Claude & Stacy Caron, Applicants are seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to construct an outside eating area – deck. The property, located at 233 Water St., City Tax Map 037 Lot 127 is in the Central Business/Historic Zoning District.

Claude Caron said Steve McGee can level the lot soon. No date set yet.

Clare Marron asked what the material will be?

Claude Caron said the back will be for emergency use only. Front gate will be exit only.

Barb Skelton doesn't believe the gate swinging out is an issue.

Clare Marron says it is probably better not to have a back exit with stairs. You probably don't want people going out back.

Claude Caron said along the brick wall there will be a long bench with a table and chairs on the other side.

Geri Doyle asked about the back fence height safety issues.

Barb Skelton wants it to be consistent

Claude said he can make it 42" height on the front and the back

Claude Caron said the door to the patio will be the same as picture shows. Door is steel reinforced with a tall plate. The door will possibly be aluminum.

Barb Skelton asked if the stairway is required as an egress by the state.

Claude Marron said he has been working with the state. He only needs one egress and that's in the front gate.

Barb Skelton asked the members if they can envision what the concrete block retaining wall looks like.

Hal Norvell asked what does concrete wall mean?

Claude Caron responded like the walls in the Hannaford parking lot.

Clare Marron asked Barb if the building to the other side has any plans? Tear down or what.

Barb Skelton said the young man who purchased the building, has a demolition permit and a building permit. He is working on the first floor right now. He has assured me that he has the backing to repair the building and bring it up to code over time. Building has black mold to be dealt with first.

Geri Doyle asked for any further discussion.

Barb Skelton asked to review the facts/findings worksheet. The second page has a suggested motion. This was drawn up before the last meeting so you may want to address a door.

Geri Doyle said it looks like we need to address the door, fencing and taking out the concrete stairs.

Hal asked what the surface is made of?

Claude Caron responded it will be reclaim asphalt. Traction grey-blackish.

Geri Doyle Do I hear a motion?

(20:20) Janet Slade made a motion that the Gardiner Historic Preservation Commission approve the application to construct an outside eating area including a deck, the installation of a door through the brick wall that is similar to the door he currently has on the front of the shop, 42-inch fence railings on the front and the back and a decorative concrete block retaining wall on the back.

Clare Marron seconded the motion.

All in favor. 6-0.

So moved.

4. Other

Barb Skelton provided a flier to the Commission: Save the dates workshop

5. Adjourn

Geri Doyle asked for a motion to adjourn today's meeting.

Janet Slade made the motion.

Clare Marron seconded.

All in favor 6-0

So moved.

3:27 PM