



City of Gardiner

Historic Preservation Commission

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Historic Preservation Commission (HPC) Regular Meeting Minutes Tuesday, March 20, 2018 @ 4:30 PM City Hall, Council Chambers

Members Present: Geri Doyle Robert Abbey Janet Slade Robert Lash Clare Marron

Members Absent: Hal Norvell Eileen Hagerman

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

1.) Call Regular Meeting to Order

Chair Doyle called the meeting to order at 4:32 p.m. and welcomed those in attendance.

2.) Roll Call

3.) Review of Meeting Minutes of November 21, 2017

Motion by Robert Lash to approve the minutes as written. Seconded by Janet Slade.

Vote: 5 in favor. 0 opposed. Motion passed.

New Business

- 4.) **Three Pillar Properties, LLC, Terry Berry, Applicant is seeking a Certificate of Appropriateness from the Gardiner Historic Preservation Commission to install 6 air vents 4 1/4 inches in diameter; 21/2 profile; 3 on front of building, 3 on rear of building. The property, located at 243-247 Water St, City Tax Map 037 Lot 125 is in the Central Business/Historic Zoning District.**

Terry Berry, Applicant described his project – he showed a picture of a building he owns in Hallowell with the same type of Rinnai heater vents as he would like to put into the façade of the building he is renovating. He said he can have them painted the same color as the

building to blend in. There will be 4 – 1 for each of the apartments on the 2nd & 3rd floors and 2 on the 1st floor storefront area. He said that he can get them all up out of the flood zone except for the 1st floor, but it takes only a couple of minutes to disconnect them if needed. The 1st floor vents would be about 18” up from the sidewalk – the same as they are on his building in Hallowell that have been there for a number of years.

Chair Doyle has a concern about the effect it might have on people walking by - especially in the winter months. Terry said they take in air and discharge a small amount of off gas. Robert Abbey says this sounds more like an issue for the Fire Department. Clare asked if they could be installed further up the building. Terry said yes – to a maximum of 6’. Clare said that fire bells, etc on many of the other buildings are low too.

Chair Doyle asked for a picture of the building that Terry could mark up showing where he wanted to place them. CEO Skelton suggested they take a break and she would get a picture from the files for them to use.

Following receiving a picture of the building, a long discussion occurred about possible places to install them that would not break up the façade and still allow for appropriate placement on the interior as well as other safety issues.

On the upper floors, there was concern about them being next to windows. Terry noted that the upper windows on the front have Plexiglas over them – they are in-operable. There was some concern shared about the Plexiglas and the windows being in-operable, noting the difficulties fireman had trying to break through them on another building nearby a year ago.

Terry said the technician has reviewed this and has approved the placement and installation. Chair Doyle said she would like a more definitive picture- one showing the exact places the contractor approved them to go. Rob asked if the windows were staying. Terry said he is not touching them on the front of the building. CEO Skelton asked for a close-up picture of the windows with the Plexiglas for the file. She noted that the contractor has to be licensed and must install them according to code.

Chair Doyle recommended that the Applicant come back with more pictures and drawings and specifics. She suggested that Terry withdraw his application and re-submit a new one for review in April.

The conversation concerning this Application ended and no motion was made on this matter, therefore, this application continues to the next meeting of the HPC – April 2, 2018.

OTHER:

CEO Skelton brought up the need for the Commission to develop Findings of Fact and Conclusions of Law for each Application decision. She had a sample sheet for them to look at.

CEO Skelton noted that the amendments to the sign ordinance as they relate to the Historic District as well as other districts have been reviewed by the City’s Attorney. She also has

received comments from several of the HPC members. They hope to have this wrapped up soon and sent to the Planning Board and City Council.

5.) Adjourn

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

Vote: 5 in favor. 0 opposed. Motion passed.