

**City of Hallowell**  
**Planning Board Meeting**  
**Remote Meeting via ZOOM**  
**July 15, 2020**  
**6:30 pm**

**1. Call to Order**

Ms. Obery called the meeting to order.

**2. Roll Call / Quorum**

Ms. Obery took the roll call and established a quorum.

Present: Danielle Obery (Chair), Darryl Brown, Judith Feinstein, Andrew Landry, Melvin Morrison (1<sup>st</sup> alt.),  
Lisa Rigoulot, Matthew Rolnick (2<sup>nd</sup> alt.)

Doug Ide, Code Enforcement Officer

Excused: Richard Bostwick, Jane Orbeton

Mr. Morrison and Mr. Rolnick will be voting.

**3. Public Comments** (The Board has agreed to limit the time allotted to Public Comment to fifteen minutes.)

None.

**4. Approval of Minutes of the June 17, 2020 Planning Board Meeting**

Ms. Feinstein noted that the phrase “to find the application complete” was repeated in the motion under Item 4a and should be struck out.

Motion to approve the minutes of the June 17, 2020 meeting as corrected.

Moved: Feinstein

Seconded: Brown

Yea: Brown, Feinstein, Landry,  
Morrison, Obery, Rigoulot, Rolnick

Nay: None

Motion carried.

**5. Certificate of Appropriateness Amended Application for Douglas and Melinda Jennings, 117 Second Street, Map 9 Lot 57**

Douglas and Melinda Jennings presented an amended application for removal of the knee-wall and replacement of the columns on their porch. The application also included enlarging the barn door to accommodate a vehicle.

Mr. Ide reminded the Board that this application was tabled on June 17, 2020, with the recommendation that the applicant meet with Scott Hanson of Sutherland Conservation and Consulting, the City’s Historic District consultant. Mr. and Mrs. Jennings met with Mr. Hanson, and Mr. Hanson provided a detailed plan to address the proposed renovations while respecting the history of the property. The Jennings adopted all of Mr. Hanson’s suggestions, which included removing the knee wall and replacing the existing load-bearing columns on the porch with new, tapered, fiberglass columns in the Tuscan style. One architectural element of the Tuscan capital and pedestal, an astragal ring, just below the capital, would be removed. The location of the columns would remain as they are now, even though they are not evenly spaced. Mr. Hanson observed that this uneven spacing was so that the view from the interior of the home would not be obstructed. The existing barn door would be replaced with a similar but wider door so that a vehicle could be parked in the barn.

Mr. Brown commended Mr. Jennings on his amended application. There was general agreement that the proposed changes were much more clear and that the new proposal was much more in keeping with the historic nature of the property.

Motion to find the application complete.

Moved: Brown                      Seconded: Feinstein                      Yea: Brown, Feinstein, Landry,  
Morrison, Obery, Rigoulot, Rolnick  
Nay: None  
Motion carried.

Motion to find the application in harmony with Historic District standards and approve the application as presented.

Moved: Brown                      Seconded: Feinstein                      Yea: Brown, Feinstein, Landry,  
Morrison, Obery, Rigoulot, Rolnick  
Nay: None  
Motion carried.

**6. Other Business**

Mr. Ide provided an update on work at the Dale properties. Work will include securing the building from unauthorized entry by removing the stairs to the decks on the Front Street side of the buildings.

Mr. Ide also provided an update on the Stevens Commons properties.

Mr. Ide noted that the new marijuana shop on the corner of North Street and Water Street had several advertising flags in addition to a sign, and that he would contact the owner about complying with our sign ordinances as it relates to flags.

Mr. Brown suggested that if the Board decides to add a late item to the agenda it should be added at the end of the agenda so that applicants who were already on the agenda do not have to wait.

**7. Adjournment**

Motion to adjourn.

Moved: Rolnick                      Seconded: Landry                      Yea: Brown, Feinstein, Landry,  
Morrison, Obery, Rigoulot, Rolnick  
Nay: None  
Motion carried.