

City of Hallowell
Planning Board Meeting
City Council Chamber
July 19, 2023
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), Richard Bostwick, Darryl Brown, Judith Feinstein, Andrew Landry,
Melvin Morrison
Doug Ide, Code Enforcement Officer

Excused: Lisa Rigoulot, Matthew Rolnick (1st alt.)

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 21, 2023 Planning Board Meeting

Motion to approve the minutes of the June 21, 2023 meeting as presented.

Moved: Landry

Seconded: Bostwick

Unanimously approved

5. Certificate of Appropriateness for New Construction in the Historic District for Troy Ireland, 59 Middle Street, Map 9 Lot 4

Troy Ireland, 9 Warren Street, presented an application for demolition of an existing 1½-story garage, construction of a new garage of the same scale, detail and material, and construction of a shed-roof addition to the house. He explained that the existing garage is in poor condition and it is not cost-effective to repair it. The new garage will be in a different location that will give better access. The addition will include a bedroom and a screen room on the west side of the house and will be sided with wood clapboards with 2-over-2 windows.

There was discussion of the existing garage and its history.

Mr. Brown asked Mr. Ireland for more information regarding the addition. Mr. Ireland explained that the addition will be at the rear of the house. The addition will be 12'×16' with a shed roof coming off the back. It will not be visible from the street. It is similar to but smaller than the addition proposed by the previous owner.

The Board members examined the plans. Mr. Landry asked if the side windows of the garage will be scaled to match the rest of the house. Mr. Ireland said that most of the windows in the house are 2-over-2, but he does not know if they were original. The new garage windows will match the main house.

Ms. Feinstein asked if Mr. Ireland's plans reflected Ms. Andrews suggestions; Mr. Ireland said they did.

Mr. Bostwick asked if the Board had to make a finding of demolition; Mr. Ide said he didn't think that would be necessary since it is part of a replacement.

Motion to find the application complete.

Moved: Morrison

Seconded: Landry

Yea: Bostwick, Brown, Feinstein Landry
Morrison

Nay: Obery

Motion carried.

Mr. Bostwick asked Mr. Ireland if those were the doors he is proposing for the garage; Mr. Ireland said they were and that they are not easily visible from the street.

Mr. Ide noted that the changes the Board approved for the previous owners are carried forward with the exception of the garage and changes at the back.

Mr. Brown asked if the garage doors would be overhead doors that look like barn doors; Mr. Ireland said he is proposing one wide overhead door to provide more room on each side. It will look like four separate panels.

Motion to find the proposal consistent with the Historic District standards of appropriateness and grant the Certificate and to grant any necessary demolition permit for the garage.

Moved: Landry

Seconded: Brown

Unanimously approved

6. Certificate of Appropriateness for New Construction in the Historic District for John Mulholland, Water Street, Map 9 Lot 186

John Mulholland presented an application for construction of a new mixed-use building. He told the Board that he has met with Ms. Andrews, the Historic District consultant, and has incorporated significant changes she requested. Ms. Andrews has also given him additional suggestions that he has passed along to the people drafting the plans. He asked if the Board had any questions.

Mr. Morrison asked if there were a plot plan that showed the location of the building. Mr. Mulholland noted that because of the CMP pole he has to pull the building back slightly from the sidewalk. Mr. Ide explained that the building will essentially occupy the entire lot between Water Street and Front Street since there are no setback requirements. Mr. Morrison explained that his concern is the sight lines for vehicles exiting the boat landing.

Mr. Landry asked if Mr. Mulholland planned to move Front Street; he said he did not.

Mr. Brown asked about the salt-box style roof; Mr. Mulholland said he changed his original proposed roof at Ms. Andrews' request. Mr. Brown asked if it satisfies the Floodplain requirements; Mr. Ide said it did. There was discussion of the context of the area.

There was discussion about doors and windows. Mr. Brown observed that the Board will need to see specifications for them.

Mr. Bostwick asked about parking. Mr. Ide explained that the Downtown District does not require parking spaces. There was discussion about providing parking on Front Street; Mr. Ide confirmed that there is sufficient room for parking should the Board require it.

The Board outlined the additional information it wished to have.

Mr. Mulholland said he will be able to provide the additional information at the August meeting.

7. Other Business

Mr. Ide informed the Board that there is going to be some brick work done on the former Robert Dale properties. Mr. Dale is slowly removing his stuff from the buildings. The roof work has been done; the brick work will be on the Front Street and a little bit on Water Street.

Mr. Ide informed the Board that the building next to Burt's Security has been sold and the plan is to convert it into fifteen to twenty market-rate apartments.

Ms. Obery asked if Mr. Ide had checked on the deck next to the old fire station. Mr. Ide said he overlooked it and will check on it.

Ms. Feinstein asked if there was progress on the Dummer House. Mr. Ide said he has contacted the owner and pointed out that there is no provision in the Ordinance to take legal action.

A general discussion of real estate renovations followed.

Mr. Brown asked Mr. Ide to check on a shed at 27 Union Street which he doesn't think it was approved by the Board.

Ms. Feinstein asked if the Fire Marshall has the investigation of the fire at 1 Franklin Street; Mr. Ide said it seems to have been caused by a weather station. Mr. Schumacher has not yet presented plans for construction of a new house.

8. Adjournment

Motion to adjourn.

Moved: Feinstein

Seconded: Morrison

Unanimously approved

Accepted as Presented on August 16, 2023, by a vote of 6 Yea to 0 Nay.

Attested:

S/

Danielle Obery, Chair
