WISCASSET BOARD OF APPEALS

MINUTES, OCTOBER 5, 2016

Preliminary Minutes

Present: Joan Barnes, Susan Blagden, John Blagdon, Jr., David Sutter, Peter Rines, and Susan Van Alsenoy

1. Call to Order

Susan Blagden called the meeting to order at 6 p.m.

2. Election of Officers – Chairman, Vice Chair and Secretary

John Blagdon nominated Susan Blagden for chair. Vote 5-0-1. Susan Blagden nominated Joan Barnes as Vice Chair. Vote 5-0-1. Susan Blagden nominated Susan Van Alsenoy as secretary. Vote 5-0-1.

3. Appeal of decision of Historic Preservation Commission approval of a certificate of appropriateness for the construction of a deck at 16 Fort Hill Street, Tax Map U01-119 owned by Pamela Logan

Susan Blagden, a member of the Historic Preservation Commission, recused herself, and the meeting was chaired by Joan Barnes.

Joan Barnes said that Pam Logan had contacted the Historic Preservation Commission regarding the addition of a deck on her property in the Historic District and it was approved.

Town Planner Ben Averill said Jane Blanchard was appealing the decision of the Historic Preservation Commission because she did not receive notice of the public hearing. Blanchard said she did not object to the present deck but to the planned 12’ x 12’ deck which would be too close to her house and not in keeping with the size of the Logan’s house.

Section 10.6.1.1 of the Historic Preservation Ordinance was discussed. The section, although titled Notice to applicant, property owner and abutters, requires only that the owner and applicant be notified of the date, time and location of the meeting at which an application is reviewed. Susan Van Alsenoy recommended that the wording of the title of this section might be changed to be less confusing.

In response to Jane Blanchard’s question regarding notification of abutters, Ben Averill said the only notifications of meetings are the regular postings; however, a public hearing would be held for new house construction, which would require notification of abutters. Blanchard said she had contacted the CEO and had expected that she would at least be notified by phone. Joan Barnes said that Historic Preservation Commission meetings are posted on the bulletin board inside town hall and on the sign, on the Selectmen’s agenda and on the website.

Peter Rines said that he understood Blanchard’s frustration, but the setbacks of the proposed deck met the ordinance requirements, the Historic Preservation Commission had approved the appropriateness, and there was nothing the Board of Appeals could look at.

Jane Blanchard said she thought the Historic Preservation Commission should rethink the whole thing. She said the ordinance said changes should “preserve, protect and enhance” not overpower.

Susan Van Alsenoy moved that the Board of Appeals regrets any inconvenience suffered by the petitioner, but there is nothing we can act upon at this time. Vote 5-0-0.

Peter Rines moved that a letter be sent to department heads advising that courteous and timely notifications of meetings be made. Vote 5-0-0.

4. Adjourn

The meeting adjourned at 6:30 p.m.