

Wiscasset Historic Preservation Commission

Minutes, 3/15/18

Present: John Reinhardt, Gordon Konrath, Wendy Donovan

1) Call to order

The meeting was called to order at 5:03 pm

2) Consideration of minutes

All moved to accept the minutes of the 3/1/18 meeting as presented. The motion passed 3-0.

3) Certificate of Appropriateness review

There were no applications

4) Public comment

Susan Blagden commented that we need to make sure that our application process is being followed, and that applications are in hand 2 weeks before the scheduled meeting. John will address this with Marian and the town office. John will also check with Stan to see that all COA applications are heard at the first meeting of the month. Emergency or high-priority applications can be heard at the second meeting.

5) Discussion of modifications to the Historic Preservation Ordinance

In section 10.5.2.2, add a line that applications need to be received 14 days before the regularly scheduled meeting on the first Thursday of the month.

We need to plan to submit our changes to the ORC by 3/26. We will approve our changes via email.

Susan got some examples of substantial hardship wording from Legal Services @ Maine Municipal. It was recommended that our ordinance be amended to be more in line with other planning ordinances which have been court tested. Susan provided a handout of examples. "Reasonable return" should not be read as monetary but has to do with usability. Susan will clean up the language and email for our approval.

We also need to add language from Megan's notes from our meeting on 6/8/17 regarding using National Register criteria, surveys, and including archaeological sites. Susan suggested that we could go directly to Maine Preservation to see about getting a grant to cover the cost of a survey. We should be able to build on the survey that was done previously.

6) Old business

John is writing a report detailing the HPC's activities for 2017. He will send to us for our contributions.

Al asked if we want to send letters to the property owners in the district, which were previously prepared but not sent. Susan suggested waiting until after the district has been re-sized.

Wendy is still trying to get in contact with Anne Ball from the Maine Downtown Center regarding the Maine Street program.

7) New business

There was no new business.

The meeting was adjourned at 6:30 pm

The next commission meeting will be Thursday, April 5 at 5:00 pm.