

Minutes of the Regular Meeting of the
Sanford Historic Preservation Commission
West End Conference Room
7:00 PM Monday, October 27, 2014
Sanford Municipal Building

Roll Call:

Commissioners Present: David Nestor, Allen Gordon, Jesse Coyle and Daniel Owens

Commissioners Absent: John Sheuring, Carla Thomann and Jonah Godfrey

Staff Present: Liz Whitmore, Susan Patterson, City Attorney

Government Official Present: Sam Gaskins

Guests Present: Dorothy & Stanley Burton, Matthew & Sudi Sakurada,
Tom Lee, and Mr. Wallace

Approval of the Agenda for October 27, 2014

Chair Nestor called the meeting to order. Staff Liz Whitmore called the roll and a quorum was determined. Chair Nestor asked for approval of the agenda. Commissioner Gordon moved to approve the agenda; seconded by Commissioner Owens; the motion passed unanimously.

Approval of the September 22, 2014 Minutes

Chair Nestor entertained a motion to approve the September 22, 2014 minutes. Commissioner Coyle moved to approve the minutes as presented; seconded by Commissioner Owens and the motion passed unanimously.

Public Comment: N/A

Public Hearings:

In accordance with General Statutes the Public Hearing was advertised once a week for two successive calendar weeks prior to the meeting date.

Staff Whitmore, Matt Sakurada, Burton Stanley and Tom Lee were given the oath.

5. a. COA -14-34 – Application by Burton and Dot Stanley, owners of 232 Wicker Street and Thomas and Lou Ann Lee, property owners of 153 S. Horner Blvd who wish to construct a 20 foot brick wall to stabilize the wall located at 232 Wicker Street. The wall will be on the property located at 153 S. Horner and will be attached to the existing wall at 232 Wicker Street.

There was no conflict of interest among the Commissioners which would prejudice the decision making process.

Staff Whitmore summarized the staff report for COA- 14-34 (included by reference which includes Exhibits A & B page 8 & 9, proposed sample of brick Exhibit C.) She indicated that all public notifications required by the general statutes had been fulfilled. Staff Whitmore stated that the applicant would like to build a veneer brick wall and attach it to the existing wall to stabilize the existing wall which is in disrepair.

Chair Nestor closed the Public Hearing.

FINDING OF FACT:

Commissioner Coyle moved that the Historic Preservation Commission find as fact that the proposed project COA-14-34 at 232 Wicker Street and 153 S. Horner Blvd, if done in accordance with the decision by the Historic Preservation Commission is congruous with the character of the district as the brick wall is generally in harmony with the criteria in the design guidelines and the special character of the neighboring properties and the historic district as a whole due to the quality of materials, and the brick being congruous with the historic district itself; seconded by Commissioner Owens and it passed unanimously.

Final Motion:

Based on the findings(s) of fact, Commissioner Coyle moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Burton and Dot Stanley and approve the proposal as shown in COA-14-34 at 232 Wicker Street and 153 S. Horner Blvd; Commissioner Allen Gordon seconded and the motion passed unanimously.

5. b. COA-14-43 – Application by Matthew and Susan Sakurada owners of 312 Green Street who wish to remove two trees that impede access to the shared driveway for the subject property and 210 Green Street both trees are in excess of 8 inches in caliper at breast height.

There was no conflict of interest among the Commissioners which would prejudice the decision making process.

Staff Whitmore summarized the staff report for COA- 14-43 (included by reference which includes Exhibits A & B on page 8 & 9.) She indicated that all public notifications required by the general statutes had been fulfilled.

Chair Nestor closed the public hearing.

FINDING OF FACT:

Commissioner Coyle moved that the Historic Preservation Commission find as fact that the proposed project COA-14-43 at 312 Green Street if done in accordance with the decision by the Historic Preservation Commission is congruous with the character of the district as the

tree removal is generally in harmony with the criteria in the design guidelines and the special character of the neighboring properties and the historic district as a whole due to the trees 'impeding the shared driveway and being a danger to a historic structure; seconded by Commissioner Allen Gordon and it passed unanimously.

Final Motion:

Based on the findings(s) of fact, Commissioner Coyle moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Matthew and Susan Sakurada and approve the proposal as shown in COA-14-43 at 312 Green Street. Commissioner Daniel Owens seconded and the motion passed unanimously.

5. c. COA- 14-44 – Application by Matthew and Susan Sakurada, owners of 310 Green Street who wish to remove two trees in excess of 8 inches in caliper at breast height, one tree has substantial damage and the other causes foundation issues.

There was no conflict of interest among the Commissioners which would prejudice the decision making process.

Staff Whitmore summarized the staff report for COA- 14-44 (included by reference which includes Exhibits A & B on page 4 & 5.) She indicated that all public notifications required by the general statutes had been fulfilled.

Chair Nestor closed the public hearing.

FINDING OF FACT:

Commissioner Coyle moved that the Historic Preservation Commission find as fact that the proposed project COA-14-44 at 310 Green Street if done in accordance with the decision by the Historic Preservation Commission is congruous with the character of the district as the tree removal is generally in harmony with the criteria in the design guidelines and the special character of the neighboring properties and the historic district as a whole due to the trees' danger to a historic structure and the nature of decline of the trees ; seconded by Commissioner Daniel Owens and it passed unanimously.

Final Motion:

Based on the findings(s) of fact, Commissioner Coyle moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Burton and Dot Stanley and approve the proposal as shown in COA-14-44 at 310 Green Street. Commissioner Daniel Owens seconded and the motion passed unanimously.

5. d. COA- 14-48 – Application by Matthew and Susan Sakurada owners of 312 Green Street who wishes to extend a fence, in excess of 42 inches in height, that was approved with COA 13-57 located in the rear yard of 310 Green Street across the rear of the subject property.

There was no conflict of interest among the Commissioners which would prejudice the decision making process.

Staff Whitmore summarized the staff report for COA- 14-48 (included by reference which includes Exhibits A & B on page 8 & 9). She indicated that all public notifications required by the general statutes had been fulfilled.

Chair Nestor closed the public hearing.

FINDING OF FACT:

Commissioner Coyle moved that the Historic Preservation Commission find as fact that the proposed project COA-14-48 at 312 Green Street, if done in accordance with the decision by the Historic Preservation Commission is congruous with the character of the district as the construction of the fence is generally in harmony with the criteria in the design guidelines and the special character of the neighboring properties and the historic district as a whole due to its location, materials, height, and conformity with neighboring properties ; seconded by Commissioner Allen Gordon and it passed unanimously.

Final Motion:

Based on the findings(s) of fact, Commissioner Coyle moved that the Historic Preservation Commission grant a Certificate of Appropriateness to Matthew and Susan Sukurada and approve the proposal as shown in COA-14-48 at 312 Green Street. Commissioner Daniel Owens seconded and the motion passed unanimously.

OLD BUSINESS:

6. a. Revisions to Rosemount McIver Park Historic District Guidelines and UDO were discussed. The board agreed that they would like to have a Citizen’s meeting for parking only.

7. NEW BUSINESS:

a. Staff Whitmore stated she wanted to discuss commissioner’s attendance at our regular HPC meetings per the Rules and Procedures. Staff noted that a couple of commissioners have missed numerous meetings and she wanted to know from the board tonight; their input on how to handle this. Councilman Sam Gaskins said he would call these commissioners to see if they still wanted to serve on this board or turn in their resignation.

b. Staff provided updates on minor and major COA’s (included by reference)

Staff Whitmore noted that she had received the mural submissions proposals. She has received one proposal for an America-Africa mural to be placed on Wall Street. She stated she has received five proposals for the Sanford Spinners mural that is proposed on the wall at Horner and Wicker Street. (Ram Farmah’s building). The Mural Arts subcommittee plan to meet Friday, October 31 @3:00 at the Federal building. The mural that is proposed for the wall of Ram

Farmah's building will have to come before this board once it is selected; because it is in the historic district. Commissioner Coyle asked how long the mural process will take. Staff explained that once the mural is chosen; and modified if needed; then we would want it to go before City Council for final approval either in December or January. Work on the actual mural would take place in 2015 when the winter weather breaks (mid-March). Staff stated it could take about three weeks; depending on the weather. The cut-off date for completion is May 15th. Staff Whitmore added that she is applying for the National Endowment Art Grant for a future mural.

8. Announcements:

Chair Nestor noted that the final Second Sunday will be November 9th. It will resume next year.

ADJOURNMENT:

Chair David Nestor called for adjournment: Commissioner Allen Gordon made a motion to adjourn; seconded by Commissioner Daniel Owens; the motion passed unanimously. Meeting adjourned at 8:45 PM.

Adopted this ____ day of _____, year_____

Respectfully submitted

Chair, David Nestor

ATTEST:

Clerk: Anne Sears