

**City of Hallowell**  
**Planning Board Meeting**  
**June 15, 2016**  
**7:00 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, Daniel Davis, Judith Feinstein, Andrew Landry (2<sup>nd</sup> alt.), Amy Mills (1<sup>st</sup> alt.), Jane Orbeton, Rosemary Presnar

Excused: Rosemary Presnar

Ms. Mills will be voting; Mr. Landry will not be voting.

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

City Manager Nate Rudy introduced himself to the Board. He asked the Board to assist him in creating an RFP for a historic consultant.

**4. Approval of Minutes of the May 18, 2016 Planning Board Meeting**

Motion to approve the minutes of the May 18, 2016 meeting as presented.

Moved: Orbeton

Seconded: Brown

Unanimously approved,  
Feinstein abstaining

**5. Historic District Certificate of Appropriateness Application for Violette Properties LLC, 81 Water Street, Map 5 Lot 151**

Mr. Violette was not present. Ms. Obery observed that this application was tabled from the last meeting.

Motion to table the application to the next meeting.

Moved: Orbeton

Seconded: Davis

Unanimously approved

**6. Conditional Use Permit Application for Krystal Lavallee, Brews & Views, 234 Water Street, Map 9 Lot 194**

Ms. Lavallee was not present.

Motion to table the application to the next meeting.

Moved: Orbeton

Seconded: Bostwick

Unanimously approved

**7. Historic District Certificate of Appropriateness Application for Cronin Square Condo Association, 116 Second Street, Map 9 Lot 164**

Robert Duplessie, 116 Second Street #3, President of the Cronin Square Condo Association, presented an application for renovations to a deck, stairs and walkway.

Ms. Orbeton informed the Board that she has worked with Mr. Duplessie but the relationship does not require her to recuse herself from this application. She asked if there was going to be any change in the exterior of the building itself. Mr. Duplessie said there would be no changes to the building itself, just the configuration of the deck and stairs. He described the current configuration. He pointed out that the rear entry is not the main entrance to the building and serves as an emergency exit for the three units in the building, two residential units on the second and third floors and an office on the first floor. He pointed out that some rotten clapboards may have to be replaced, but there would be no change. He explained that the front deck is the

handicapped access for Riverway and the deck would be replaced and the brick paving would be removed and replaced with pavement. The lattice screen would be removed and replaced with a metal railing.

Mr. Bostwick asked what would be done with the granite blocks currently under the lower deck; Mr. Duplessie said they had not decided yet, but the wall would be removed so they can regrade the area. Ms. Obery noted that the granite wall is in bad shape. He explained that currently runoff is flowing down between the two buildings toward the catch basin in the driveway, but some of it is getting into the building and rotting the fascia board. The want to channel the runoff better by removing the lower deck, the granite and the soil so the water will spread out more, then construct new stairs.

Ms. Orbeton said she would like a better description of the new railing for the upper deck. Ms. Feinstein asked if the railing would be visible from the street; Ms. Orbeton explained that the upper deck is visible from Second Street but the lower deck is not and the granite wall is visible only from the driveway. Mr. Duplessie provided an additional photograph showing the area in question. He said he is not sure what the contractor has planned.

Ms. Obery explained that the Board needs specifications for the metal railing. She said that if Mr. Duplessie can have them before the June 30 special meeting the Board could approve it then. Mr. Bostwick asked for clarification of the application; Mr. Duplessie said the top deck would be replaced and then paved and the back deck would be taken out, the granite and soil removed, and a stairway built of pressure-treated lumber without any deck. Mr. Brown asked if the soil against the American Legion's foundation would be disturbed. Mr. Duplessie said the association is in discussion with the Legion and they are going to have a structural engineer look at the situation.

Mr. Davis observed that the bricks at the front would also be removed; Mr. Duplessie said that was so and they would pave the area. He pointed out that the steel plate covers a concrete "vault" for the electrical service and cannot be removed. Mr. Bostwick asked if they could use brick pavers instead; Mr. Duplessie said the problem with bricks is that they move, especially since this is a handicapped access. Mr. Bostwick questioned the demolition that was checked off on the application; Mr. Duplessie said that there was demolition as far as removing the lower deck. Mr. Bostwick suggested that demolition should be removed from the application.

Ms. Feinstein pointed out that the Board could remove the front deck from the application and approve the lower stairs. Ms. Orbeton said she was willing to approve the changes to the rear deck and stairs if it was made conditional on working with the American Legion because the buildings are so close together.

Mr. Brown asked where the property line was; Mr. Duplessie pointed out the stake marking the boundary in one of the photographs. Mr. Brown observed that the railing of the rear deck is very close to the Legion's building. Mr. Duplessie admitted that the lower deck is in part on the Legion's property; the new stairs would not encroach on the Legion's property. Mr. Brown asked for information on where the granite would be relocated. Ms. Orbeton asked if the applicant would be willing to restore at least one course of granite between the new stairs and the American Legion. Mr. Brown suggested reconstructing the retaining wall closer to the Legion building. Mr. Landry expressed concern that such a wall would be on the Legion's property.

Ms. Mills said she understood that the entire area between the buildings would be paved from the front to the back. Mr. Duplessie said it was currently paved, and that is part of the problem because the pavement has collapsed and slanted towards Cronin Square's building so that water runs into their foundation. The idea is to repave it and create a trough in the center to channel drainage to the catch basin. Part of the paving will be on the Legion's property, but they have discussed it with the Legion and they have no objection. The current pavement ends at the lower deck which also creates problems.

Ms. Feinstein asked if the conversation with the Legion would be resolved by June 30; Mr. Duplessie said it would. She suggested that if the Board does not approve the application it would be possible for Mr. Duplessie to provide a description of the metal railing, a report on the conversation with the Legion, and a sketch of what the area would look like. Mr. Duplessie said that was possible.

Motion to table the application to the special meeting on June 30.

