

**MINUTES
TOWN OF TOPSHAM
HISTORIC DISTRICT COMMISSION MEETING
MUNICIPAL BUILDING, 100 MAIN STREET
WEDNESDAY, JANUARY 14, 2026 6:00 P.M.**

A meeting of the Topsham Historic District Commission was held on Wednesday, January 14, 2026 in the Donald A. Russell meeting room in the Municipal Building at 100 Main Street. Chairman Peter Davison called the meeting to order at 6:00 p.m.

1. ROLL CALL – Roll call was conducted and those in attendance included:

Peter Davison
Wayne Davis
John Graham

Member(s) Absent: Andrew Munsey, Dominic Cardella

Staff in Attendance: Skye Siladi, Director of Planning

2. MINUTES - APPROVAL OF THE MINUTES OF THE OCTOBER 20, 2025 MEETING

Motion was made by Mr. Graham, seconded by Mr. Davis, and it was unanimously (of those present)

VOTED

To approve the minutes of the October 20, 2025 meeting, as written.

3. CERTIFICATE OF APPROPRIATENESS APPLICATION

TAX MAP U02, LOT 18 – APPLICANT, CHRIS BRUNI SEEKS TO REMOVE AND REPLACE EXISTING ATTACHED GARAGE AT 10 WINTER STREET

Chair Davidson read aloud Agenda Item 3 and asked who would be reviewing the application before the Board.

Evan Carroll, of Bild Architecture in, Portland, Maine came forward to the podium and said he would be representing the owner and applicant Chris Bruni of Brundog LLC. Mr. Carroll said the applicant first considered only demolishing the garage, but after reviewing requirements of the Historic District decided to demolish the garage and rebuild it, exactly as it appeared originally. Mr. Bruni will use modern materials to rebuild the garage but keep the look the same as it is currently, including the stamped metal garage doors to look like panels. The siding will be vinyl, the same as on the dwelling next to the garage and existing garage. Mr. Carroll said the rebuilt garage will be an improvement in the district.

The applicant is not sure what shape the foundation is in but will make sure it is solid before rebuilding the garage. Only one design change is being considered, that is adding a door to the side of the garage. The door will be at ground level. A Board member said the garage appears to be newer than what was the original building on the site. Mr. Carroll agreed that the garage being demolished looks as though it was built around 1950.

During discussion, a Board member noted there is a version of a retaining wall to the left of the gas tanks. Mr. Carroll said the retaining wall will be retained. Other than the question of the retaining wall, there were no further comments from Board members.

Motion was made by Mr. Graham, seconded by Mr. Davis and it was unanimously (of those present)

VOTED

To accept and approve Certificate of Appropriateness Application from Chris Bruni to demolish and replace an existing attached garage at 10 Winter Street according to 225-18 B-A; 225-22 E-1; and 225-18 B-2, A of the Topsham Zoning Ordinance.

4. ADJOURNMENT

Motion was made, seconded, and it was unanimously (of those present)

VOTED

To adjourn the meeting.

Respectfully submitted,

Patty Williams, Recording Secretary