

**MINUTES
TOWN OF TOPSHAM
HISTORIC DISTRICT COMMISSION MEETING
MUNICIPAL BUILDING, 100 MAIN STREET
WEDNESDAY, JUNE 14, 2023, 6:00 P.M.**

A meeting of the Topsham Historic District Commission was held on Wednesday, June 14, 2023 in the Donald Russell meeting room in the Municipal Building at 100 Main Street. In the absence of Chair Smart, Vice Chair Peter Davison called the meeting to order at 6:00 p.m.

1. **ROLL CALL** – The recording secretary conducted the roll call and noted those in attendance included:

Wayne Davis
Peter Davison
John Graham
Andrew Munsey

Member(s) Absent: Chair, Gary Smart

Staff in Attendance: Julie Erdman, Director of Planning, Skye Siladi, Town Planner

2. **MINUTES - APPROVAL OF THE MINUTES OF THE MAY 10, 2023 MEETING**

Motion was made by Mr. Graham, seconded by Mr. Davis, and it was unanimously

VOTED

To approve the minutes of the May 10, 2023 meeting as written.

3. **CERTIFICATE OF APPROPRIATENESS APPLICATION**

MAINE ON ELM STREET LLC, HAS REQUESTED TO REPLACE FENCING AT 16 ELM STREET, TAX MAP U06, LOT 067

The applicant is seeking approval to replace a wooden fence on the lot located at 16 Elm Street. The structure on the property, known as the Nahum Perkins House, was built in 1830. It is a two-story Federal Style with a back ell and carriage house, which connects to the ell. The lot has a white picket fence along the Elm Street frontage which continues along to part of the Perkins Street frontage. The north portion of the lot has a garden/pool area fenced completely with an unpainted wooden picket fence, part of this fence fronts Perkins Street.

Chris Bakkila, from Custom Concepts, represented the applicant and reviewed the proposed fence replacement with a Power Point presentation. Mr. Bakkila said the applicant he is seeking approval to replace the unpainted wooden fence at the north of the lot with a new unpainted wooden fencing of the same height (4-feet), except for the portion that fronts Perkins Street and the small connecting portion to the sides. The applicant would like to replace the

portion of the fence along Perkins Street with a 6-foot fence, which would connect to the 4-foot portion with a sloped transitional panel. The transitional portions and the taller portion fronting Perkins Street would be solid, the 4-foot portions would be spaced.

Mr. Bakkila said he walked the site with Tom Lister, Codes Enforcement Officer. The gate presently on site will remain in the same place. Some of the heavily grown vegetation will need to be trimmed in the replacement and there is an old original fence which is rotted into the ground which will not be disturbed.

Following Mr. Bakkila's presentation, the meeting was opened to questions from members of the Board, which were responded to.

Vice Chair Davison asked if anyone from members of the public wished to speak. **Stephen Johnson, 3 Pleasant Street** responded. He expressed concern if the 100-year-old fence bordering his property would be removed when the new fence is installed. Mr. Bakkila told Mr. Johnson that he will be on site when the new fence is installed and will be sure the area is cleaned up. Mr. Johnson said prior owners adjusted that dividing hedge when they put the old fence in place. Mr. Johnson said the hedge is a source of privacy for his back yard. He said two owners of the property sold 2 or 3 feet of land to allow for a garden area and the posts remain in place. Mr. Johnson wanted to be sure that nothing is changed along his driveway.

There were no other members of the public wishing to comment. There were no further questions or comments from members of the Board.

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

VOTED

To approve the Certificate of Appropriateness for fence replacement as outlined in the application and as satisfied by Subsection 225-18B (1) and 225-18E (2) of the Topsham Zoning Ordinance, with the following condition:

1. The Commission's review and approval refers to these findings of fact plans and materials submitted by the applicant and the written and oral comments of the applicant their representatives, reviewing officials and members of the public as reflected in the public record. Any changes to the approved plans not called for in these conditions shall require further review and approval in accordance with the Topsham Zoning Ordinance.

4. ADJOURNMENT

At 6:25 p.m., motion was made, seconded, and it was unanimously **VOTED** to adjourn the meeting.

Respectfully submitted,

Patty Williams, Recording Secretary