

**MINUTES  
TOWN OF TOPSHAM  
HISTORIC DISTRICT COMMISSION MEETING  
MUNICIPAL BUILDING, 100 MAIN STREET  
WEDNESDAY, MAY 10, 2023, 6:00 P.M.**

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A meeting of the Topsham Historic District Commission was held on Wednesday, May 10, 2023 in the Donald Russell meeting room in the Municipal Building at 100 Main Street. Chair Smart called the meeting to order at 6:15 p.m.

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

Gary Smart  
Wayne Davis  
John Graham  
Andrew Munsey

Member(s) Absent: Peter Davison

Staff in Attendance: Julie Erdman, Director of Planning

2. **MINUTES - APPROVAL OF THE MINUTES OF THE FEBRUARY 8, 2023 MEETING**

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

**VOTED**

To approve the minutes of the February 8, 2023 meeting as written.

3. **CERTIFICATE OF APPROPRIATENESS APPLICATION**

**GALLANT PROPERTIES LLC, HAS REQUESTED TO ADD A FALSE FRONT AND TO REPLACE THE SIDING, WINDOWS AND FRONT DOOR ON THE BUILDING AT 21 MAIN STREET, MAP U06, LOT 039**

Director Erdman began the discussion explaining that the Gallant application to add a false front and to replace the siding, windows, and front door of the building at 21 Main Street was tabled at the February 8, 2023 meeting to allow the applicant to respond to suggestions made by the Board at that meeting.

Mr. Gallant has submitted a spec sheet from Matthews Brothers showing the style of windows now selected for the project on a new sketch with three 6 over 1 windows on the upper front façade of the building.

Windows on the first-floor front façade will be large picture windows 2 over 2. Smaller windows will be on each side of the door, 4 over 1. The existing door will be replaced with a fiberglass full lite door with a wood-like finish and frosted glass.

Siding selection was changed from cement to LP Smartside Expertfinish clapboard siding for the front of the building; a painted engineered wood product for which a spec sheet was also included in the Board package. Mr. Gallant told the Board that he plans to bring the building back to a contributing building.

There was a lengthy discussion on trim for the building and concern was expressed about the details on the two sides where the corner boards meet. Mr. Gallant said the building has settled on one end and he will plum the corners to make the building appear straight. He explained that he would use trim to create a shadow and said he would use a crown molding if that is what the Board preferred.

Building out the trim under the proposed sign was also discussed. The applicant said he hasn't decided whether to place the sign over the second story windows or beneath them. The sign will be lit with gooseneck lighting and will meet ordinance requirements.

With no more comments/questions to be heard, motion was made by Mr. Graham, seconded by Mr. Munsey and it was unanimously

**VOTED**

That the Historic District Commission approves the Certificate of Appropriateness for a false front, new siding, windows and a door for the structure located at 21 Main Street as outlined in the application and as satisfied by Subsection 225-18.B(2)(b) and §225-18.F(3) of the Topsham Zoning Ordinance with the following Conditions:

1. The Commission's review and approval refers to these Findings of Facts, 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.
2. Furthermore, 8" to 10" LP corner boards and LP clapboards will be used on the front. The eave line will be of projected trim of 8" to 10" creating a shadow line and 2" to 4" trim of crown molding.

**4. ADJOURNMENT**

At 7:00 p.m. motion was made, seconded, and it was unanimously

**VOTED** to adjourn the meeting.

Respectfully submitted,

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Patty Williams, Recording Secretary