

**MINUTES  
TOWN OF TOPSHAM  
HISTORIC DISTRICT COMMISSION MEETING  
MUNICIPAL BUILDING, 100 MAIN STREET  
WEDNESDAY, SEPTEMBER 10, 2025, 6:00 P.M.**

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A meeting of the Topsham Historic District Commission was held on Wednesday, September 10, 2025 in the Donald A. Russell meeting room in the Municipal Building at 100 Main Street. In the absence of Chairman Peter Davison, Vice Chairman John Graham called the meeting to order at 6:08 p.m.

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

Dominique Cardella  
Wayne Davis  
John Graham  
Andrew Munsey

Member(s) Absent: Chairman Peter Davison

Staff in Attendance: Skye Siladi, Director of Planning; Joshua Franklin, Town Planner

2. **MINUTES - APPROVAL OF THE MINUTES OF THE JUNE 24, 2025 MEETING**

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

**VOTED**

To approve the minutes of the June 24, 2025 meeting, as written.

3. **CERTIFICATE OF APPROPRIATENESS APPLICATION**

**APPLICANT IS REPRESENTED BY CHRIS BAKKILA, PLINTH ARCHITECTURE LLC. OWNER IS MAINE ON ELM STREET LLC, PO BOX 924 BRUNSWICK, MAINE. APPLICANT IS SEEKING TO INSTALL FENCING AND TWO GATES TO SURROUND THE SIDE YARD ON THE EAST SIDE OF 5 FROST LANE, IDENTIFIED BY TAX MAP UU06, LOT 078**

It was noted that the application was duly advertised, and notices have been sent to abutters. The structure on the property is used as a multi-family home, known as the David Scribner House, built circa 1830. It is a 2-1/2 story, 5 Bay Federal and Greek Revival Style with a rear ell and a carriage house. The exterior is wood clapboards with asphalt shingles. The construction date of the house was approximately 1830.

Chris Bakkila from Plinth Architecture LLC represented the owner, Maine on Elm Street LLC. Mr. Bakkila said the applicant is seeking approval to install fencing and two gates to surround the side yard on the east side of their property at 5 Frost Lane. The wood will be unfinished white cedar much the same as that at the Highlands.

Two gates are proposed – one in the front of the fenced-in area and one to the rear. Both gates will consist of the same material and design as the fences, and both gates will be 6-feet tall and transition to 4 feet along the Elm Street side.

Vice Chair Graham asked if there were any questions from Board members. Mr. Munsey asked where the 4-foot fence is located and was shown on a slide that the 4-foot fence is located on the Elm Street side.

Vice Chair Graham then asked for comments or concerns from members of the public. There being no one wishing to comment, the Public Comment part of the meeting was closed.

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

**VOTED**

That the Historic District Commission approves the Certificate of Appropriateness for the addition of the proposed fence and gates as outlined in the application and as satisfied by §225-18B(1)(e), §225-18E(1) and §225-18E(2)(e) 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**

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

**VOTED**

To adjourn the meeting at 6:15 p.m.

Respectfully submitted,

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Patty Williams, Recording Secretary