Minutes of September 24th, 2019

Members Present: Marcia Coffin, Nat Peirce, Jack McWhorter, Nancy Macalaster, Jody Simpson, Liz Cohen and Linda Coughlan, Recording Secretary

Others Attending: Monique and William Tanner, Sheldon Pennoyer, Architect

7:00 P.M. Chair Nancy Macalaster called the meeting to order.

Minutes of August 27th:
Jack McWhorter moved to approve the minutes of the August 27th meeting. Nat Peirce seconded the motion; the vote was unanimous in favor of the motion.

Tanner Consultation:
Nancy Macalaster said the next item on the agenda was a consultation relative to proposed plans for 39 Main Street. She said she had spoken with Sheldon Pennoyer, architect for the 39 Main Street project, and had suggested that he come in for a consultation visit. He came forward along with property owners Monique and Barry Tanner. Barry said he was semi-retired and they both were looking forward to being in Hancock. He said they would like to preserve the historic nature of their home as well as doing some updating. Barry said from the front there will not be a lot of change; the front footprint would remain the same.

Sheldon said he had done many projects in historic districts and had also done the renovation for the Joseph and Frazier properties on Old Town Road. He showed the commission photos taken of the property with a drone. He noted the backyard photo adding the backyard wasn’t in the Historic District. Marcia Coffin asked if the existing garage was in the district and Sheldon said yes, it was. Sheldon presented a plan for review. He commented the plan was in very preliminary stages. He added they were here to give the commission an overall sense of what their plans are.

Nat asked Sheldon if he had read the ordinance. Sheldon said he had reviewed it. He went on to say that they would like to remove a wing and then add a new wing, remove the garage and add a guest cottage. Sheldon said they are also proposing a new septic system. He noted that he may also have to go to the ZBA. Sheldon said they are also proposing to build a covered connecting walkway from the house to the garage. He noted that the new wing would extend further off the back of the house than the existing ell did. Sheldon said the plan was to change the house to single family with a guest cottage. There have hired a landscaping company for the gardens.

Nat asked if they had considered the exterior material. Monique said they plan to use wood clapboard and cedar wood roofing. She said they want to maintain the historic quality of the building.

Sheldon noted that in the recent Master Plan survey comments had been made indicating that people love the downtown but don’t want it to just be a museum. Nat said he was on the planning board and they were in the middle of revising the Master Plan. He added that the percentage of responses relative to the museum comment had not been high.
Nancy suggested that they use the ordinance as a guideline to make informed decisions as to materials, windows, siding, new structure and demolition.

Jack suggested they look at the original description of the house at the time the ordinance was incorporated. That might assist them in deciding if the plan complies with the original description.

Marcia asked aside from gaining additional outdoor parking what led them to decide to take down the wing. Sheldon said it was also to create an entrance and a courtyard.

Nancy said she appreciates them coming in to meet with the commission and giving them a chance to ask questions and wrap their head around the project. She added that they also need to consider the Secretary of Interior Standards for Rehabilitation Guidelines for Historic Houses.

Nat added that they need good details and he recommended that they review the ordinance for new design and determine if it fits in with the standards.

**Sheldon had one more question for the commission. He asked if it would make a difference if the ell was taken down with the construction project. The consensus was that it would make a difference.** Sheldon and the Tanner’s thanked the commission for taking time to meet with them. Sheldon said he would take the first step in meeting with the ZBA.

**Solar Guideline:**
Nancy had copies of Sample Guidelines for Solar Systems in Historic Districts for the commission. She also had downloaded a hard copy of other solar array material which the commission could not access. Nancy will provide hard copies of that material. Nat commented that the planning board is working on adding a section covering renewable energy in the Master Plan.

There being no further business, Nancy moved to adjourn the meeting at 8:20. Jack seconded the motion; the vote was unanimous in favor of the motion.

Respectfully submitted,

Linda Coughlan
Recording Secretary

*Next Meeting: September 24th at 7:00 P.M*