

City of South Portland
Arts & Historic Preservation Committee
January 23rd, 2019
Planning and Development Department

Members in attendance:

Hannah Holmes, Chairperson
Jessica Kessler, Secretary
Mary DeRose
Alessa Wylie, Greater Portland Landmarks
Doreen Gay, Vice Chairperson
Kathy DiPhilippo, South Portland Historical Society

Absent:

Jon Godin

Staff in attendance:

Justin Barker, Community Planner

Chairperson Hannah Holmes called the meeting to order at 7:30 a.m.

Minutes: Mary circulated copies of the December minutes, as some members did not receive them in email form for review, due to technical difficulties. Doreen made a motion to accept the minutes. Kathy mentioned that there are minor typos that need correcting before the minutes can be published. Jessie made a motion that the minutes be accepted with minor edits to be completed before submitting them to the city. Kathy seconded, and the motion passed unanimously.

Adaptive reuse discussion: Justin reviewed the wording for the proposed ordinance. He detailed that this ordinance is meant to address single family/multi-family zones, making a special exception for reuse of historic properties.

Members discussed the scope of the labels used in the ordinance. Doreen sought clarification for the definition of “community homes.” Kathy expressed concern over possible redundancies, wondering if some of the proposed uses could be consolidated. Justin explained that the specific uses are not able to be consolidated because each has its own legal definition in the city code. Kathy also pointed out the absence of “independent living facilities,” “educational facilities,” and “daycares” in the listed uses. Mary requested that “tourist lodging” be removed from the list, as it is too vague. Jessie and Hannah enthusiastically supported the inclusion of “hostels.” Jessie also requested that the ordinance language should change to allow for a combination of uses, citing the success of nursing home/preschool projects as an example. Justin said he would modify 1594 B to allow for a limited combination of uses, as well as including “other low impact uses to be approved by the planning board,” to allow for creative reuse of the space. Hannah asked about the potential for retail or eatery uses. Justin cited excessive vehicle traffic as the reason for their exclusion.

Kathy requested that in 1591, “in” be changed to “for,” for a better flow to laymen readers. Mary expressed concern for standard C, regarding windows and energy efficiency. She requested that the subject of windows be added to the agenda for a future meeting, to be discussed at length. Justin proposed adding a section J to the language, pertaining the energy efficiency. Hannah mentioned that perhaps the ordinance could refer to a more “humble” historic standard, rather than the Secretary of State standard, which can be rigid and expensive. Mary suggested using the state of Maine’s standard

instead. Alessa agreed that the state of Maine standard would be appropriate. Justin resolved to circulate wording for the Maine state standards for the committee to review, as well as wording for the proposed section J regarding energy efficiency, prior to our next meeting. Justin stated that section 2 of the Demolition Delay Ordinance should be moved to the Adaptive Reuse Ordinance.

Members discussed the process of adding to the historic inventory list, and the challenge of the enormity of this task. Doreen asked that funds for the AHPC be included in the budget for the city, as budgets are being submitted now for the new year. Mary reiterated the need for interns to help assess properties for inclusion on the list.

Round Robin: Hannah detailed agenda items for our next meeting, stating that the committee is to review the final touches for the Demo Delay and Adaptive Reuse Ordinances, as well as the Armory letter. The art subcommittee announced that they will be meeting Monday, January 28th at 6pm.

Doreen made a motion to adjourn, seconded by Hannah.

Meeting concluded at 8:30 a.m.

Next Meeting: Wednesday, February 6th , 2019 at 7:30 a.m.