



Historic preservation Commission
Draft Notes/ Meeting minutes
Tuesday September 16, 2025 @9:00AM

1) Call Meeting to order at 8:59AM

2) Roll Call ~ Cathy Galgano, Robert Abbey, Clare Marron, Kris McNeil, Deborah Felder, Janet Slade.

Guests in attendance ~ Marni Seiko & Kate Carnes

3) Gardiner Library Association- Is proposing to have replacement storm windows installed to protect the historic/preserved windows at the Gardiner Public library at 152 Water St. City Tax Map 034 Lot 148 in the Traditional Downtown District.

Kate Carnes spoke on behalf of the Library Association- The association has wanted this project to be completed to protect the windows that are restored but also to help improve energy efficiency, which would benefit both the city and the library. The Library Association has applied for a grant; a copy is included in this application. Maine Historical Preservation Commission has reviewed the application to make sure that everything was in compliance. The association is a finalist in the grant approval process, and they hope to have an answer in the next month.

Motion~ Made by Janet Slade, based on the facts presented by Kate Carnes, Representing Gardiner Library Association at 152 Water St. on City Tax Map 034 Lot 148 in the Downtown Historic District, the Gardiner Historic Preservation Commission finds that the proposed project to install replacement storm windows to protect the previous storm windows at the Gardiner Public Library, is consistent with the Secretary of Interior Standards for Treatment of Historic Properties and grants a certificate of appropriateness for the Project at 152 Water St. Seconded by Cathy Galgano. No Further Discussion. Unanimously approved.

4) MLS Properties, LLC- Marni Seiko. Is proposing to renovate/repair the wooden entry structure at the back of the building at 325 Water St., City Tax Map 03 Lot 112. in the Traditional Downtown District. Work will include moving the electoral panel out of the floodplain, adding a window, replacing the entry door, and newly engineered siding.

Marni Seiko is the owner of the building at 325 Water St. and told commission member that the proposed project is at the back of the building, which is an addition that was added in the late 70's, early 80's. She is proposing to add a window, relocate the door to the side of the building, upgrade the door that is currently there, relocate the power box moving it to Janet Slade's (with permission)



building, which would also be out of the flood zone. She also plans to update the siding and possibly update the other window depending on cost.

Motion~ Made by Robert Abbey based on the facts presented by Marni Seiko, Representing MLS Properties LLC, at 323 and 325 Water St. on City Tax Map 037 Lot 112 in the Downtown Historic District. The Gardiner Historic Preservation Commission finds that the proposed project is consistent with the Secretary of Interior Standards for Treatment of Historic Properties and grants a certificate of appropriateness for the Project at 323 and 325 Water St. to include a new Mathews brother window, new door, a relocation of utility service, the possible addition of a second window, and the replacement of the siding with high density wood fiber material. Seconded by Deborah Felder. No Further Discussion. Unanimously approved.

5) **Other:** Nothing currently.

6) **Adjourn:** 9:23AM