

City of Biddeford
Historic Preservation Commission
December 16, 2020 4:00 PM Zoom: Dec 16, 2020 04:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Commission

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/98489802990>

Or iPhone one-tap :

US: +13017158592,,98489802990# or +13126266799,,98489802990#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1
346 248 7799 or +1 669 900 9128

Webinar ID: 984 8980 2990

International numbers available: <https://biddeford.zoom.us/j/98489802990>

1. Adjustments to the Agenda

2. Unfinished Business

3. New Business

- 3.1. 2020.38 HPC The Mills at Pepperell LLC-10 West Point Lane; Tax Map 71, Lot 6 to construct a modular platform with 3 steps (8' x 6') with 6' plexi roof to create service point. Roof to be installed with hanging brackets for Rover Bagel LLC Signage.

[2020.38 HPC 10 West Point Lane Rover Bagel.pdf](#)

[2020.38 HPC 10 WestPoint Lane Rover Bagel FOF.pdf](#)

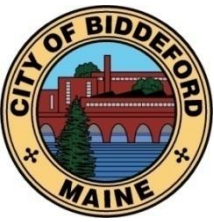
[2020.38 HPC Mills at Pepperell Application.pdf](#)

[2020.38 HPC Mills at Pepperell Plan.pdf](#)

[trex-decking-railing-catalogpdf.pdf](#)

4. Other Business

5. Adjourn



CITY OF BIDDEFORD PLANNING DEPARTMENT

2020.38

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT

TO: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

DATE:
December 8, 2020

RE: ITEM #3.1: 2020.38 HPC – Public Hearing – Pepperell Mill Campus and Rover Bagel to perform exterior alterations at 10 West Point Lane (Tax Map 71, Lot 6) in the MSRD-3 zone.

MEETING DATE/TIME: December 16, 2020 @ 4:00 PM via Zoom

1. INTRODUCTION

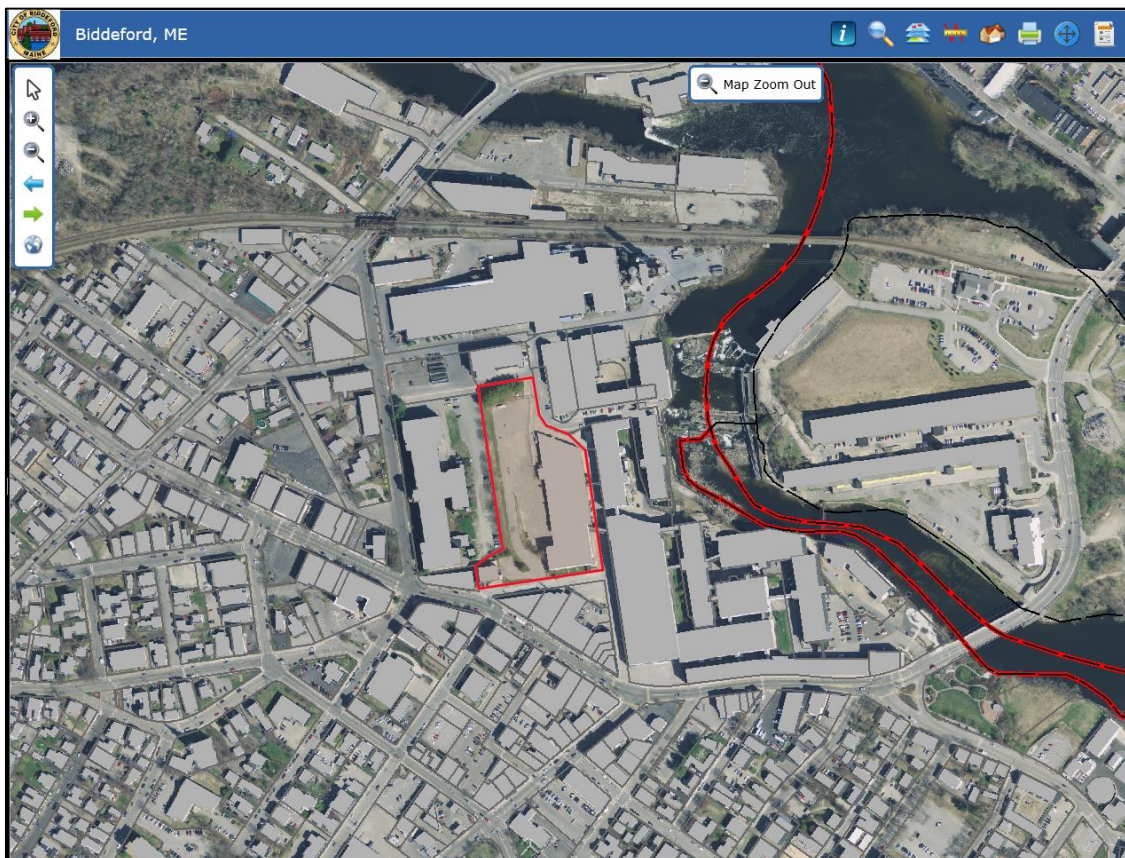
The applicant proposes to construct modular platform with roof to allow customer access to service window outside Building 10.

2. PROJECT DATA/INFORMATION

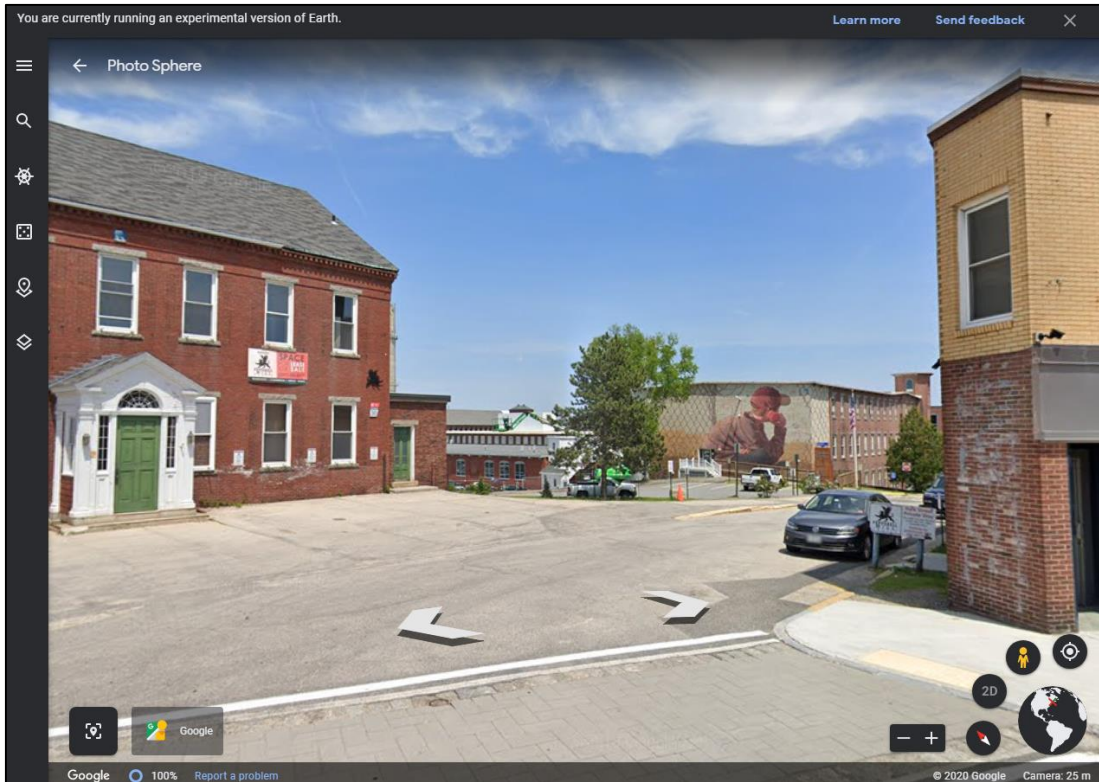
	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	The Mills at Pepperell LLC 2 Main Street 17-301E Biddeford ME 04005 megan@pepperellmillcampus.com 207-282-5577
2.	Owner of Property:	The Mills at Pepperell LLC 2 Main Street 17-301E Biddeford ME 04005
3.	Agent:	None
4.	Engineer/Architect/Contractor:	Leah Schaffer Mobile Studio Design 128 Main Street Biddeford ME 04072
5.	Project Location:	10 West Point Lane
6.	Project Tax Map #/Lot #:	Tax Map 71, Lot 6
7.	Contributing Structure?	No
8.	Existing Zoning:	MSRD-3
9.	Overlay Zoning:	None
10.	Existing Use:	Commercial, Light Industrial
11.	Proposed Use:	Commercial, light Industrial
12.	Uses in the Vicinity:	Mixed Use
13.	Parcel Size:	4 acres
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Min. 2 stories or 26'.
18.	LDR Attachment A: Fess Paid:	Paid
19.	Historic Preservation Commission Review History:	December 16, 2020 Meeting Date. Posted on city website December 7, 2020; Mail Notices to all abutters within 100' sent December 9, 2020 - 15 notices sent.

3. EXISTING CONDITIONS:

The project property is Building 10 on the Pepperell Mill Campus. It is a two-story building located off York Street (privately owned by the Pepperell Mill Campus). Current uses in the building include food processing, and light assembly. The entry side of the building faces a 100 +/- space parking lot. While many of the buildings on Pepperell Mill campus are not visible from a public street or way, this particular project is clearly visible from the corner of Main Street and York Street, and so falls under the purview of the HPC.



Source: "1-15 York St & 10 West Pnt Ln". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=6638>. Accessed Date: 11/8/2020.



Source: "15 York St, Biddeford, Maine." 43°49'N 70°45'W. **Google Earth Street View.**
 Imagery Date: 06/2019. Accessed Date: 12/8/2020.

4. PROJECT PROPOSAL

Rover Bagel now occupies a space in Building 10 with a window that is the fourth window bay from the entrance to the building. A sliding service window has already been incorporated into the conventional double hung unit, meant to provide walk-up service for customers. However, the window is too high for customer service. This project proposes to install a raised platform with canopy, approximately 20 inches above grade, that will allow customers comfortable access to the service window. The platform otherwise measures eight feet wide by nine feet deep and will occupy two existing parking spaces adjacent to the building.

- The platform will be constructed with reclaimed wood and composite decking material;
- A shed-roof-type canopy, constructed of reclaimed wood with a corrugated plastic roof panel, will provide shelter above the deck;
- The roof will be supported by wood posts;
- The lower end of the roof rise approximately 10' – 4" above grade;
- Half-walls will be constructed at two sides of the platform.

Please see construction drawings for further details.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received, although abutter notices went out the day before this report was completed.

6. STAFF REVIEW:

- a. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

- 1. *A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.*

2. *The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*

- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*
- b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*
- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*
- e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*
- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*
- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and*
- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

b. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. None.

7. STAFF COMMENT:

This new construction can be easily removed once there is no need for it, with no lasting effect or damage to the face of the building.

8. STAFF RECOMMENDATION

Recommend that the Historic Preservation Commission review the revised submitted application materials and consider the application for approval, approval with conditions, or denial.

If the Commission approves the project, Staff recommends doing so with the following minimum Conditions of Approval attached:

- a. **All permits must be obtained from Code Enforcement prior to beginning any work.**

9. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for 10 WestPoint Lane for a new raised platform to accommodate customers at walk-up service window, based on the materials submitted and conditioned on the following:*

- a. **All permits must be obtained from Code Enforcement prior to beginning any work.**
- b. _____

B. *Motion to table this item until the following minimum additional information has been submitted for review:*

- a. _____
- b. _____

**CERTIFICATE OF APPROPRIATENESS
FINDINGS OF FACT AND CONCLUSIONS OF LAW**

CITY OF BIDDEFORD – 10 West Point Lane

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Articles XV (Historic Preservation Ordinance) the Biddeford Historic Preservation Commission has considered the application of Mills at Pepperell LLC to construct a raised platform at Rover Bagel's service window at 10 WestPoint Lane, including supportive data, public hearing testimony and related materials contained in the record. Based on the materials submitted, Public Comment, and Staff's review and recommendation, the Historic Preservation Commission makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	The Mills at Pepperell LLC 2 Main Street 17-301E Biddeford ME 04005 megan@pepperellmillcampus.com 207-282-5577
2.	Owner of Property:	The Mills at Pepperell LLC 2 Main Street 17-301E Biddeford ME 04005
3.	Agent:	None
4.	Engineer/Architect/Contractor:	Leah Schaffer Mobile Studio Design 128 Main Street Biddeford ME 04072
5.	Project Location:	10 West Point Lane
6.	Project Tax Map #/Lot #:	Tax Map 71, Lot 6
7.	Contributing Structure?	No
8.	Existing Zoning:	MSRD-3
9.	Overlay Zoning:	None
10.	Existing Use:	Commercial, Light Industrial
11.	Proposed Use:	Commercial, light Industrial
12.	Uses in the Vicinity:	Mixed Use
13.	Parcel Size:	4 acres
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Min. 2 stories or 26'.
18.	LDR Attachment A: Fess Paid:	Paid
19.	Historic Preservation Commission Review History:	December 16, 2020 Meeting Date. Posted on city website December 7, 2020; Mail Notices to all abutters within 100' sent December 9, 2020 - 10 notices sent.

Conclusions of Law:

1. The proposed project is consistent with the Biddeford Historic Preservation Ordinance, particularly the evaluation standards contained in Part III (Land Development Regulations, Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Historic Preservation Commission approves the Certificate of Appropriateness for the proposed project summarized above and evidenced in the file located at 10 West Point Lane in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

1. **All permits must be obtained from Code Enforcement prior to beginning any work.**

Historic Preservation Commission Chairperson

Date



**CITY OF BIDDEFORD
PLANNING DEPARTMENT**

Brad Favreau
205 Main Street
PO Box 586
Biddeford, ME 04005
207-284-9115
Brad.Favreau@biddefordmaine.org

**HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

Type of Application (see pages 2 and 3 below):

- ☐ Certificate of Appropriateness – Commission Review (\$140.00 fee)
☒ Certificate of Appropriateness – Subcommittee Review

Note: If unsure, check with the Planning Department which applies.

Applicant's/Owner's Information:

Applicant's Name: The Mills at Pepperell LLC
Applicant's Address: 2 Main Street, 17-301E
Applicant's Phone(s): 207-282-5577
Applicant's E-mail: megan@pepperellmillcampus.com
Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: same as applicant
Owner's Address: _____
Owner's Phone(s): _____
Owner's E-mail: _____

Representative's (Agent, Engineer, Architect, and/or Contractor) Information:

Agent's Name: same as applicant
Agent's Address: _____
Agent's Phone(s): _____
Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 10 West Point Lane 10-204
Project Zone: MSRD-3 Existing Use of Property: Commercial, mixed use
Project Tax Map(s): 71 Project Lot Number(s): 6

COMMISSION Review Project Activities (Check all that apply):

Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☒ Other: Construct modular platform w/ 3 steps 8' x 6'
w/ 6' plexi roof to create service point for
Rover Bagel LLC

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☒ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)

Other: _____

Moving and Demolition

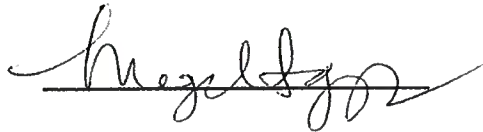
- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district

If FULL COMMITTEE Review is required - 10 Copies of the following are recommended or may be requested:

- ☐ Photographs of the building involved as well as adjacent buildings
Samples of materials proposed for use in the activity
- ☐ Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:



Date: 12/7/20

Signature of property owner:

Date: _____



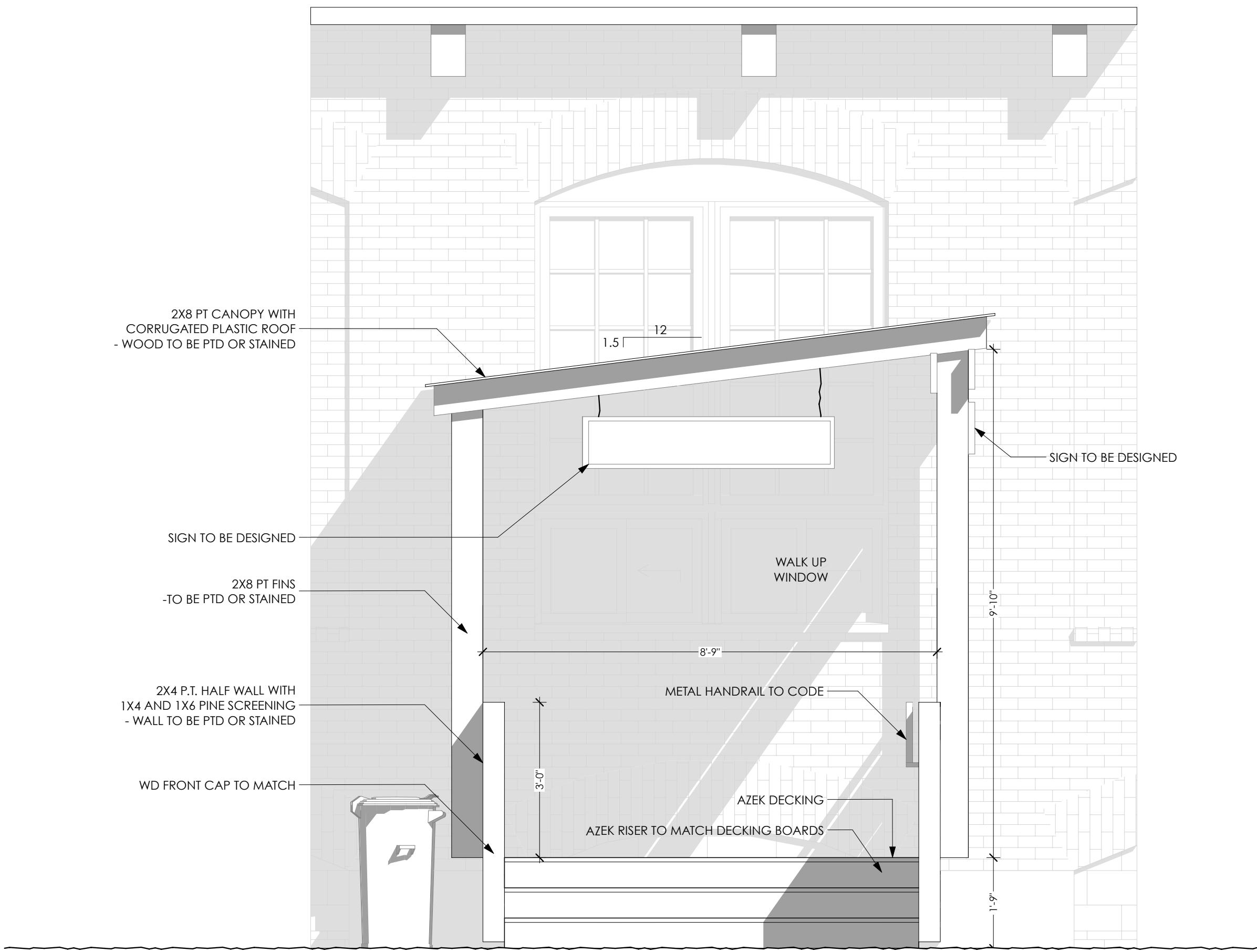
4 APPROACH



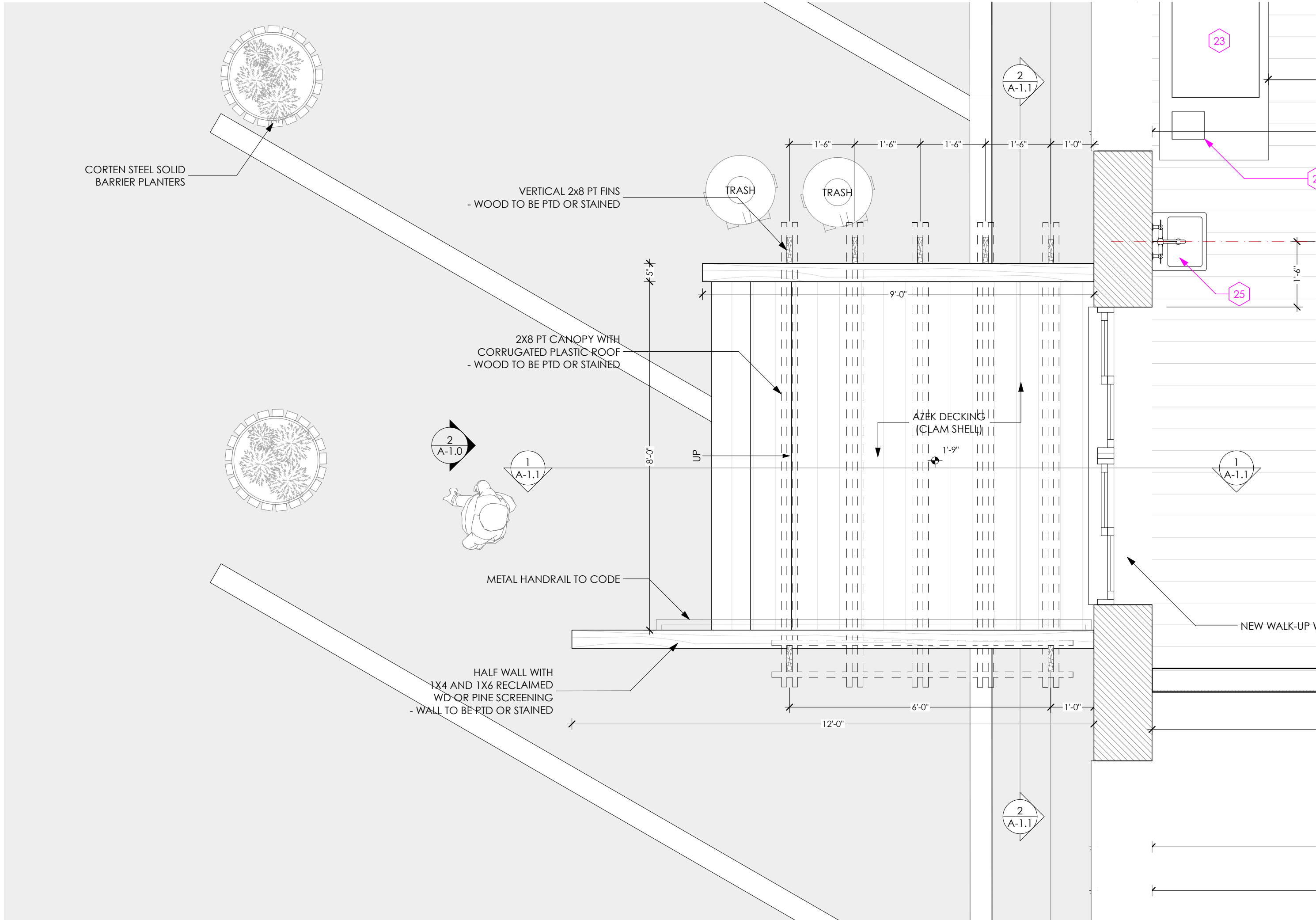
3 BIRD'S EYE VIEW



5 FRONT VIEW



2 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 PROPOSED PARKLET/WALK-UP
SCALE: 1/2" = 1'-0"

PERMIT SET

FINAL DETAILS, FASTENERS,
AND STRUCTURAL NOTES
TO BE PROVIDED

ISSUE NUMBER DATE DRAWN BY	CHANGES THIS ISSUE:	
	ID	DESCRIPTION

SUBMISSIONS:		DATE	DESCRIPTION
ISSUE	DATE		

ROVER BAGEL
Rover Bagel
BUILDING 10 BIDDEFORD ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Unit 201
Biddeford, ME 04002
office: 207.494.8102
cell: 757.927.5324
leah@mobilestudiodesign.com

DATE OF ISSUE: 12/4/20

PROJECT STATUS:
CD

DESIGNER:
Leah Schaffer

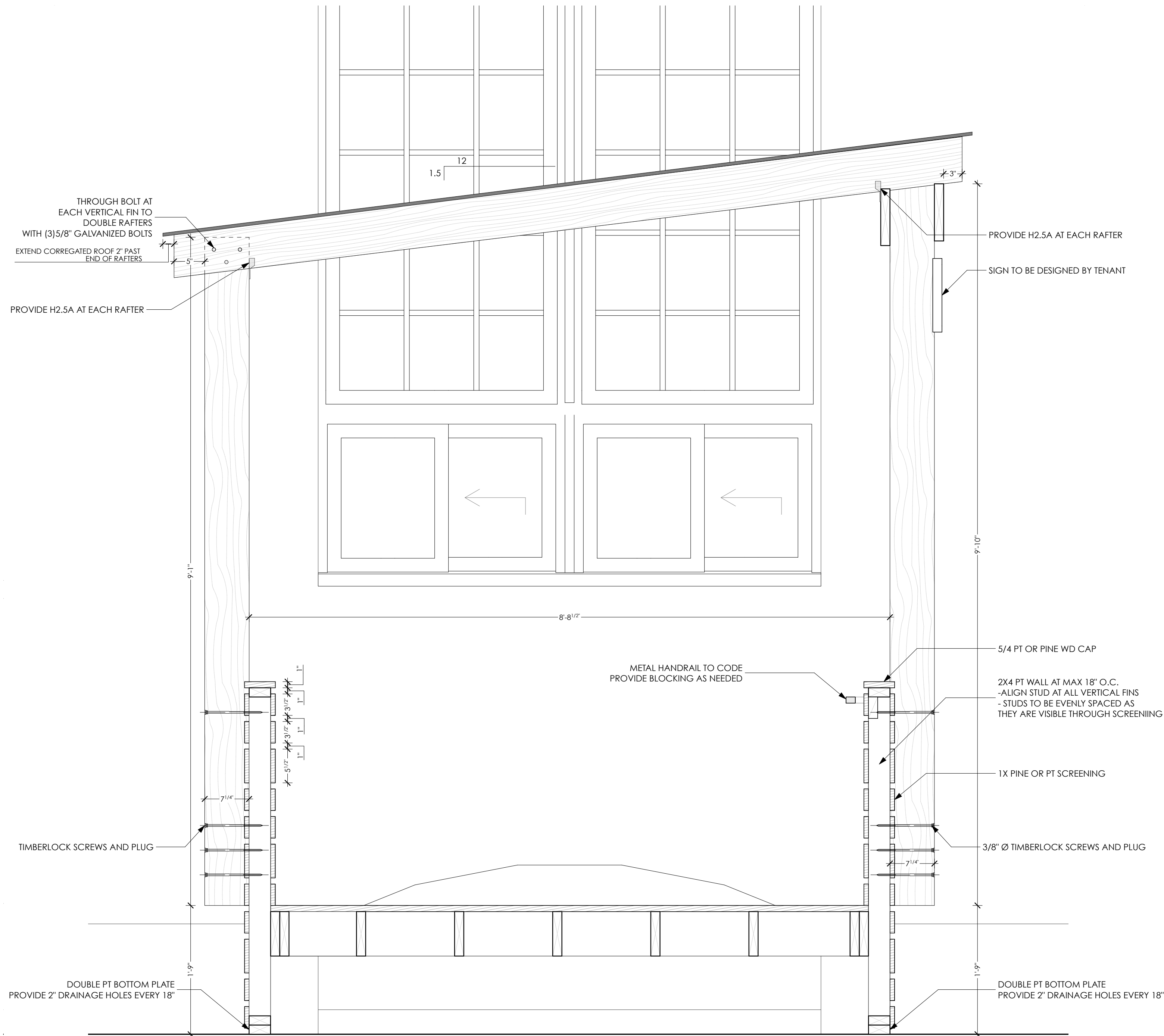
CONSULTANTS:
ENGINEER:

CONTRACTOR:
TBD

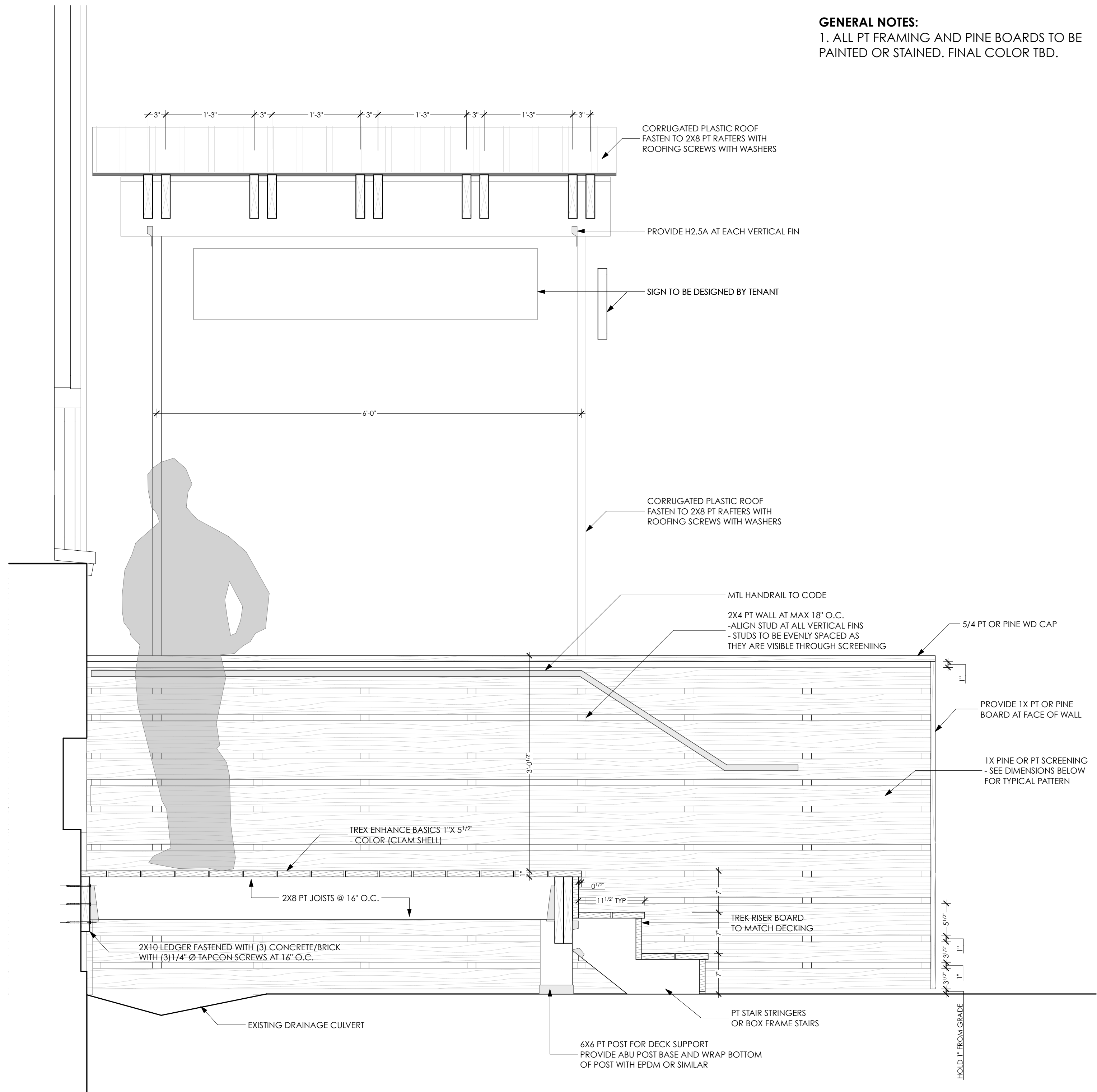
PROPOSED
PLAN

A-1.0

mobile
studio
design



2 CROSS SECTION
SCALE: 1" = 1'-0"



1 SECTION AT WALK UP
SCALE: 1" = 1'-0"

GENERAL NOTES:
1. ALL PT FRAMING AND PINE BOARDS TO BE PAINTED OR STAINED. FINAL COLOR TBD.

ISSUE NUMBER	DATE	DESCRIPTION
1		
2		
3		

ISSUE	DATE	DESCRIPTION
1		
2		
3		

ROVER BAGEL
Rover Bagel
BUILDING 10 BIDDEFORD ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Unit 201
Biddeford, ME 04002
office: 207.494.8102
cell: 757.927.5324
leah@mobilestudiodesign.com

DATE OF ISSUE: 12/4/20

PROJECT STATUS: CD

DESIGNER: Leah Schaffer

CONSULTANTS: ENGINEER:

CONTRACTOR: TBD

DETAILS
A-1.1

mobile
studio
design



TrexEnhance®

BASICS

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ON TREATED LUMBER*

Once and for all, Trex has engineered cost out of the equation with our latest collection of easy-to-build, easy-to-maintain decking. Trex Enhance® Basics meld the durability of composite with the affordability of wood, resulting in long-lasting, worry-free decking.

Perfect for DIYers:
no specialty tools
required



No sanding,
no sealing...ever

BOARD PROFILES

Square
edge



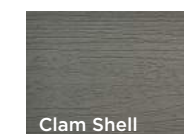
Grooved
edge



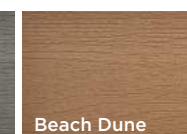
Lightweight,
easy-to-handle
scalloped boards

Use **Trex Hideaway® Hidden Fastening System** for a clean, fastener-free appearance

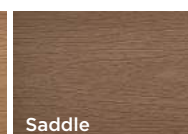
AVAILABLE COLORS:



Clam Shell



Beach Dune



Saddle