



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING DECEMBER 16, 2020

In attendance:
Jeff Cabral
Carina Walter
Julie Larry
Priscilla McGuire

Absent:
Erin Ware
Catherine Glynn

- 1. Adjustment 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.**
 - **Applicant: The Mills at Pepperell LLC and Kimberly Rutter of Rover Bagel**
 - **Representative: Leah Schaffer, Mobile Design Studio**
 - **Favreau provided that Schaffer had recused herself in order to act as representative for the applicant**
 - **Cabral opened the meeting and invited the applicant to discuss the proposal**
 - **Schaffer explained that the step-up platform is constructed with pressure-treated lumber and composite decking**
 - **The posts are pressure treated lumber**
 - **Roofing is corrugated plastic**
 - **The platform occupies two parking spaces and is fully removable once no longer needed.**
 - **Needed to provide a step-up to the service window which otherwise is too high for customer service.**
 - **McGuire inquired if there is handicapped access to the business**
 - **Rutter explained that the building is ADA compliant and that curbside service is provided.**

- Larry inquired about the material into which the ledger boards would be fastened.
- Schaffer explained that the boards would be fastened to brick
- Rutter stated that the platform is meant to provide year-round customer access to the service window.
- Larry asked if the platform would be removed once covid has passed.
- Rutter explained that the platform will remain as long as business supports it.
- McGuire asked if traffic patterns would be disrupted.
- Rutter explained that since orders and payment will be made online, there will be no queue and so traffic will turn over quickly.
- Larry noted that queues at night Moves Bread are long on Saturday mornings.
- Rutter opined that she is not expecting queues.

MOTIONS:

- Larry: 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 that all permits must be obtained from Code Enforcement prior to beginning any work.
 - McGuire: SECONDED
 - Vote: unanimous
 - Motion carried
4. Other Business
 5. Adjourn

Chair: Historic Preservation Commission

Date

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