

City of Biddeford
Historic Preservation Commission
December 14, 2016 4:00 PM City Hall
2nd Floor Conference Room

- 1. Adjustments to the Agenda**
- 2. Unfinished Business**
- 3. New Business**
 - 3.1. A. Acceptance of Minutes for: October 12, 2016
[HPC Minutes 10-19-2015.docx](#)
 - 3.2. B. Discussion on the Clock Tower.
- 4. Other Business**
- 5. Adjourn**

Historic Preservation Commission Agenda Item Report

Agenda Item No. 2016-307

Submitted by: Shannon Hall

Submitting Department: Planning

Meeting Date: December 14, 2016

SUBJECT

A. Acceptance of Minutes for: October 12, 2016

Recommendation:

ATTACHMENTS

- [HPC Minutes 10-19-2015.docx](#)



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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HISTORIC PRESERVATION COMMISSION REGULAR AGENDA

Date: October 19, 2015
Time: 4:00 PM
Location: 2nd Floor Conference Room, City Hall

In Attendance:; John Alfano, Vice-Chair; Jeff Cabral; Mary Lyons; Jeffrey Dobson; Catherine Glynn. Guy Gagnon in attendance to represent the application. Greg Tansley, City Planner, and Daniel Stevenson, Economic Development Director, were also present. Aurelie Wallach, Chair – absent.

The Meeting was called to order at 4:03 PM by John Alfano.

Adjustments to the Agenda

- Item B., 2015 HPC.22 was removed from the Agenda.

Unfinished Business

- Although not necessarily “unfinished business”, Daniel Stevenson provided and update to the Commission regarding the status of the Main Street Makeover/Façade Improvement Grant Program. Essentially, there currently is no dedicated resources to fund the program, although it has been a success in the past and the City would like to re-fund it if monies become available.

New Business

- A. Acceptance of Minutes: for September 9, 2015
Cabral: Motion to Approve Minutes.
Lyons: Second.
Approved Unanimously.
- B. 2015HPC.22 Commission Review: for Bruce MacLeod for the removal of the exterior wall on a building located at 59 Elm Street (Tax Map 40, Lot 56) in the MSRD-3 zone.
Removed from the Agenda.

- C. 2015HPC.23 Commission Review: for Southern Maine Affordable Housing to review a proposed relocation of a detached garage from Ocean Ave. to the rear parking lot at St. Andres apartments at 39 Sullivan Street (Tax Map 39, Lot 130-3) in the MSRD-2 zone.

Guy Gagnon, President of Southern Maine Affordable Housing presented his proposal to relocate a garage from Biddeford Pool to the northeast corner of the parking lot at 39 Sullivan Street,

There was considerable discussion amongst the Commission and with Mr. Gagnon about the appropriateness of the style of the garage related to the neighborhood in which it was to be relocated. It was generally agreed that although it did not necessarily fit in with other buildings in the neighborhood, particularly due to the dormers and wooden shingles, the neighborhood was already a varied mix of building styles.

It was noted that when leaves were on the trees it would largely not be visible from a public way. Dobson felt that a fence of some sort couple help to screen it from view year-round. Gagnon stated that he did not like fences due to graffiti and they create places for people to hide.

Lyons felt it looked good and that it would be a fine fit in the mixed styles of the neighborhood.

Glynn was concerned that it was introducing something into a historic district where the style did not necessarily already exist.

- A. Cabral: *Motion to approve the Certificate of Appropriateness for Southern Maine Affordable Housing at 39 Sullivan Street (Tax Map 39, Lot 130-3) for the siting of a relocated garage to the rear (northeast) corner of the parking lot based on the materials submitted and conditioned on the following:*

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

Lyons: Second

Cabral and Lyons in favor, Dobson and Glynn opposed.

Alfano split the tie in favor.

Certificate of Appropriateness approved.

Other Business

- Cabral passed out the Maine Preservation Annual Report 2014-2015 to Commission Members who discussed the clock towers of Biddeford in the Report and that it would be great to a Biddeford project win an award.

- Tansley said he would try to find out the process for nominating a project for an award.
- Lyons announced that she was resigning from the Commission due to her eminent move out of Biddeford. She was thanked for all of her efforts on the Commission.

Adjourn

- Cabral: Motion to Adjourn.
- Glynn: Second.
- Unanimously Approved.
- Meeting adjourned at 5:00 PM

Historic Preservation Commission Chair

Date

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