



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING
December 13, 2023
Meeting Minutes
4:00

In attendance: Jeff Cabral (Chair), Leah Schaffer, Julie Larry, & Allie Tobey (Alternate Member) Allie will be voting tonight in place of Catherine Mayo

Staff Members: Brad Favreau & Nan Whitten

Roll Call/Declaration of Quorum/Voting Members

(Chair opened meeting at 4:03 PM)

1. Adjustment to the Agenda-None
2. Consent Agenda

Approval of Meeting Minutes from November 8, 2023

MOTIONS: 4:03 PM

Schaffer-MOTION-To approve Meeting Minutes as submitted

Larry-SECOND Motion passed unanimously

3. New Business

3.1 2023.38 HPC The Historic Preservation Commission will hold a Public Meeting to review a project by Jean LeClerc, to replace windows and create a new dormer at 139 Alfred Street (Tax Map 38, Lot 449) in the MSRD-1 Zone.

- Mr. LeClerc represented himself
- Dormer is necessary to add for head room
- Bedrooms reduced to 2 from 3
- Roof already approved asphalt shingles CertainTeed
- Trim and windows were discussed.
- It was determined that instead of a big window added in the middle second floor to 3 awning windows.
- Stock trim detail to be added.
- Vinyl siding to be removed from rear added to front and sides in order to match.

MOTIONS: 4:16 PM

Schaffer-MOTION- To approve a Certificate of Appropriateness for Jean Leclerc to build new shed dormer at 139 Alfred Street, based on the materials submitted and conditioned on the following:

Larger center window to become awning window

Roof trim standard stock trim

All required permits be obtained prior to start of construction

Tobey-SECOND Motion passed unanimously

3.2. 2023.30 HPC Review of a project by Alex Fabish, to make exterior alterations at 48 Bacon Street (Tax Map 39, Lot 131) in the MSRD-2 Zone. The applicant appeared before this commission in October 2023. After hearing the proposal, the commission postponed decision on this project, allowing the applicant time to redesign the project to more closely match the existing porch.

- Alex Fabish represented application
- Plans redrawn in order to make them match more closely with original
- Porch depth is the same as existing.
- Brick foundation being replaced
- Finished wood ceiling on second floor is preferred; it would keep rafter tails from hanging out.
- Lattice to be added to conceal posts at grade
- Painting will take place with warmer temperatures.
- Columns will be replaced in kind (round), architectural details to be replaced in kind
- Brick stairs will be removed and replaced
- All trim to match existing to keep the integrity
- Plan is to mirror existing
- Noncontributing structure, improvements will be for safety issues.

MOTION: 4:31 PM

Schaffer-MOTION-To approve a Certificate of Appropriateness for Alex Fabish for alterations proposed at 48 Bacon Street, based on the materials submitted and conditioned on the following:

Lattice to cover foundation

Bead board installed at roof level

All permits obtained from Codes prior to start of construction.

Larry-SECOND Motion passed unanimously

3.3. 2023.34 HPC Review of a project by Alex Fabish, to rebuild front and rear porches at 16 Wentworth Street (Tax Map 38, Lot 216) in the MSRD-2 zone.

- Alex Fabish represented himself
- Porch to be replicated
- No skirt but lattice around base
- Replacement in kind

MOTION: 4:33 PM

Larry-MOTION-To approve a Certificate of Appropriateness for Alex Fabish to replace existing porch structures at 16 Wentworth Street, based on the materials submitted and conditioned on the following:

Lattice skirt on understory of structure

All Permits must be obtained prior to start of construction

Tobey-SECOND Motion Passed Unanimously

3.4. 2023.35 HPC Review of a project by Home Depot for James Anderson to replace select windows at 40 Pool Street (Tax Map 39, Lot 46/1) in the MSRD-2 zone.

- Mike from Home Depot for James Anderson represented applicant
- Subject property is the structure set far back
- Windows on 1st floor 4 in front one on each side

- No proposed trim around windows, remaining trim is fine and will stay
- Can they use 2 over 1, owner wants no grids like neighbor
- Grids are options for decorative purposes.
- Window company was a division of Anderson but sold a few years ago.
- Neighbors homes may have been updated prior to historic preservation efforts
- Improvements will be done in phases. Second floor will be down the road.
- If no grills are approved it is because house is set so far back from the street.
- The new windows will be improvement.

MOTION: 4:43 PM

Larry-MOTION-To approve a Certificate of Appropriateness for James Anderson to replace select windows at 40 Pool Street, based on the materials submitted and conditioned on the applicant obtaining all required permits prior to commencement of construction.

Tobey-SECOND Motion passed unanimously

3.5. 2023.37 HPC Review of a project by Pepperell Mill Progression, LLC to demolish a Fire Stair Structure at 2 Main Street, Building 18 (Tax Map 71, Lot 11-2) in the MSRD-3 zone.

- Megan Higgins for Pepperell Mill Progression for 2 Main Street represented application
- Fire escape being removed for safety purposed, kids climbing up and going up on the roof.
- Fire escape will be terminated at the brick
- Bolts will stay in the brick be filled in mortar as they fall out.
- Fire Escape is no longer required due to egress windows being added.
- Condition-patching using historic mortar

MOTION: 4:49 PM

Schaffer-MOTION-To approve a Certificate of Appropriateness for Pepperell Mill Progression, LLC to remove existing fire escape at 2 Main Street, Building 18, based on the materials submitted and conditioned on Historic mortar being used to make repairs to masonry and all permits must be obtained prior to beginning construction.

Larry-SECOND Motion passed unanimously

3.6. 2023.39 HPC Review of a project by Two Tractor Guys to a single-family residential structure on Summer Street, house number still to be assigned (Tax Map 39, Lot 27-1) in the MSRD-2 zone.

- Aaron Gregory of Two Tractor Guys represented the applicant
- Modular home is planned
- Very small lot
- Smaller windows are kitchens & bathroom
- Ledge on lot so house cannot be pushed further back
- Jack hammer will help put foundation in
- Custom built modular due to size
- Larry concerned with interaction at sidewalk no transitional space
- Blasting not allowed due to vicinity of abutting structures
- Larry asked about flipping the floorplan, it will give room for a stoop or something

- Applicant has not looked into it, does not think it will be an issue
- Code may not approve roof over door due to how close house is to road
- Single family home
- Schaffer feels windows are tough for her.
- Larry is troubled by different heights of all the windows, would like to see same height windows for rhythm and pattern.
- Schaffer sees different header height on first floor
- Vertical windows are preferred over horizontal
- Create a better balance using windows
- From left side of lot 10'-15' retaining wall so that side cannot be seen from road. Right side can easily be seen from street.
- No window on slide where slope is, use same principal on windows, center them so that they are lined up correctly.
- Ratio of openings to solid wall things should be symmetrical, creating rhythm and balance
- Historic look being emulated, historic structures are usually more balanced
- Fix shear wall at entrance
- Different siding on lower part, other ways to break up wall to glass ratio were discussed.

MOTION: 5:28 PM

Larry-MOTION-Postpone until resubmittal

Schaffer-SECOND Motion passed unanimously

3.7. 2023.36 HPC Review of a project by Jeffrey Purser to complete exterior renovations at 30 Green Street (Tax Map 38, Lot 258) in the MSRD-2 zone.

- Jeffrey Purser represented application
- Purchased house a few months ago.
- No maintenance in over 20 years
- Windows falling apart
- Awning windows on top and smaller windows below. He would like to replace windows with 4 double hung windows who neighbor his property.
- Add historic trim around windows all installed at one time.
- Sides of house same trim with casement windows on second story for egress.
- Replacement windows would all be at the same height and would be longer.
- Basing new windows on clues to original window sizes.
- Board expressed appreciation to applicant for strong application and presentation, good example.
- All second story windows would be the same size.
- He is putting a window back in on the side where one was boarded up previously.

MOTION: 5:41 PM

Schaffer-MOTION- To approve a Certificate of Appropriateness for Jeff Purser install replacement windows at 30 Green Street, based on the materials submitted and conditioned on the applicant obtaining all required permits prior to commencing construction.

Larry-SECOND Motion passed unanimously

4. Other Business

4.1 Election of Officers for 2024

Jeff & Catherine have both resigned from the Board

Erin has not responded to requests to reapply

Shannon Chisolm will be appointed next month to fill Jim Flint's seat

Due to absences, Election will take place next month

4.2 Favreau passed out house plans for Rand Clark who would like to appear before the Board in January. Board would like to see cut sheets and notes explaining what is planned.

4.3 Favreau proposed moving the meeting to 5 or 6 the attending members did not have a Problem and felt going later would be preferred for the applicants. Next month will be 4:00 PM but will choose a time to reschedule on going meetings.

MOTIONS 6:11 PM

Larry-MOTION-To adjourn

Schaffer-SECOND Motion passed unanimously

Meeting adjourned at 6:12 PM

Chair: Historic Preservation Commission

Date

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