



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 58six
Biddeford, ME 04005
(207)-282-7119 or (207)-28four-
9115

HPC MEETING
October 13, 2021
4:00

City Hall, Council Chambers & Zoom

In attendance: Jeff Cabral (Chair), Leah Schaffer, Erin Ware, Julie Larry, Priscilla McGuire & Jess Muise

Absent: Catherine Glynn

Staff Members: Brad Favreau & Nan Whitten

- 1. Roll Call/Declaration of Quorum/Voting Members (Chair opened meeting at 4:00 PM)**
- 2. Adjustment to the Agenda**
- 3. Consent Agenda**
Approval of Meeting Minutes for September 9, 2021

MOTIONS: 4:02 PM

McGuire: Motion-to approve the meeting minutes from September 9, 2021

Schaffer: Second

Motion passed unanimously 3-0 (Schaffer, Ware, McGuire in favor)

- 4. Unfinished Business**
- 5. New Business**

5.1. 2021.41 HPC Commission Review for 4A Property LLC/Joseph Fourre to make exterior modifications at 180 Main Street (Tax Map 40, Lot 71-5-1) in the MSRD-1 Zone

- Philip Chaney of Barrett Made represented the client and introduced the project.**
- The Commission discussed the project with the applicant.**

MOTIONS: 4:12 PM

**Motion-McGuire to approve the Certificate of Appropriateness for 4A Property LLC to perform select exterior alterations at 180 Main Street in the MSRD-1 zone based on materials presented and conditioned on the following:
All permits must be obtained from Code Enforcement at completion of Work**

Second-Ware

Leah Schaffer was made temporary chair therefore did not vote on this item.

Motion passed unanimously 3-0 (Ware, McGuire & Larry in favor)

5.2. 2021.42 HPC Commission Review for Anthony Thomas to make exterior modifications to 75 Birch Street (Tax Map 39, Lot 13), in the MSRD-2 Zone.

- Gail Wilkerson Lead Program Manager for the City of Biddeford presented on behalf of the applicant.
- Mike Iwans of Custom Concepts also represented the applicant via zoom.
- Mr. Favreau reminded the Commission that this is a contributing structure.
- The windows were discussed i.e. the number of windows, attic or not, one over one or 1 pane.
- The Commission asked about the fact that this item was brought to the Commission through the Lead Paint Program. The policy is the Lead Paint Program does not factor into the Commission's decision.
- The fact that this is a contributing building means it is held to a higher standard.
- The Commission discussed the fact that vinyl siding is not acceptable for a historical building. The clapboards are to be scraped and repainted.
- The Commission discussed the specifications of the new windows with the applicant.
- The railings on the deck are to be replaced and brought up to code.
- The applicant will replace the overhead garage door in kind and the barn door is be walled off.
- The applicant told the Commission about the replacement front door.

MOTIONS: 5:20

Schaffer: Motion- to approve the Certificate of Appropriateness for Anthony Thomas to make exterior alterations for the purposes of lead abatement at 75 Birch Street in the MSRD-2 zone based on materials presented and conditioned on the following:

- That all existing exterior siding be scraped and repainted, replacing any damaged boards.
- Trim, cornices, corner posts etc. be scraped, encapsulated and repainted.
- Previous deck is to be replaced, side stairs removed, add a railing added that is up to code.
- Windows (4) to be replaced as needed (replacement vinyl).
- Any and all detail work is to be replaced in kind.
- The garage door is to be replaced in kind.
- All permits must be obtained from Code Enforcement prior to beginning any work.
- Any changes not covered in this document must be presented and approved by the Historic Preservation Commission.

Ware: Second

Motion passed unanimously 3-0 (Schaffer, Ware, McGuire in favor)

5.3 Limited Emergency-Remote Only Meetings

- Mr. Favreau introduced and explained the emergency order and the choices in the order.
- The Commission discussed the policy and options

MOTIONS: 5:27

Motion: Ware- to hold remote only HPC meetings during the emergency order.

Second: Schaffer

Motion passed unanimously 2-1 (Schaffer, Ware in favor, McGuire opposed)

6. Other Business

7. Adjourn Meeting 5:32 PM

Chair: Historic Preservation Commission

Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.