

CITY OF BIDDEFORD PLANNING DEPARTMENT

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HISTORIC PRESERVATION COMMISSION MINUTES

Date: October 9, 2019
Time: 4:00 PM
Location: 2nd Floor Conference Room, City Hall

Meeting called to order 4:02 PM by Chair Wallach.

Members Present: Aurelie Wallach, Chair
Jeff Cabral, Vice-Chair
Priscilla McGuire
Steven Burr
Leah Schaffer
Jeffrey Dobson (arrived at 4:20)

Members Absent: Carina Walter

Staff Present: Greg Tansley, City Planner
Brad Favreau, Economic Development Coordinator

Others Present: Respective Applicants on the Agenda.

1. Adjustments to the Agenda – Item F moved to after Item B.
2. Unfinished Business
3. New Business
 - A. Approval of Minutes – September 11, 2019
 - Approved – Motion/Second/Vote: Schaffer/Cabral/Unanimous
 - B. 2019.27 HPC – Public Hearing – Laundry Up! LLC to make access improvements on the Hill Street side of the building for a walk-up window and to access storage for deliveries at 77 Hill Street (Tax Map 39, Lot 141) in the MSRD-2 zone.
 - The applicants presented their application to the Commission.

- The applicants have now met with Code Enforcement and have confirmed their new plan is acceptable to both Code Enforcement and Public Works.
- The materials used would be Pressure Treated lumber, using 4" x 4" posts and 1" x 1" balusters. It would remain untreated until 1 years time, when they would decide whether or not to paint it.
- Discussion ensued between the applicant and the Commission.
- Approved: Cabral/McGuire/Unanimous based on the materials and assertions presented and the following condition(s) of approval:

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

- F. 2019.35 HPC - Public Hearing - TruNorth Deux, LLC to address safety issues related to egress by converting the enclosed porch area along the face of the building back to an open porch at 53 Pool Street (Tax Map 39, Lot 142) in the MSRD-2 zone.

- The applicants presented their application to the Commission.
- What was a porch will be reverted back to a screened in porch with black shutters.
- Discussion ensued between the applicant and the Commission.
- Approved: Burr/McGuire/Unanimous based on the materials and assertions presented and the following condition(s) of approval:

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

- C. 2019.32 HPC - Public Hearing - Draft Room, LLC for exterior alterations/renovations and the partial demolition of a building at 24 Pearl Street (Tax Map 71, Lot 9) in the MSRD-3 zone.

- The applicants presented their application to the Commission.
- The project would be NPS Standards for Rehabilitation since it is receiving Historic Tax Credits.
- Discussion ensued between the applicant and the Commission.
- Approved: Cabral/Schaffer/Unanimous based on the materials and assertions presented and the following condition(s) of approval:

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

D. 2019.33 HPC – Public Hearing – Amvets Post 1 to replace the awning structure with an enclosed vestibule, create new railings, and provide new steps and railings at 147 Alfred Street (Tax Map 38, Lot 470) in the MSRD-2 zone.

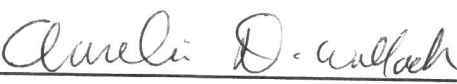
- Six people were present representing AMVETS, including Kim (General Manager) and Gene Foster (President). Marcel was also present as the Contractor.
- There would be green trim around the window.
- The vestibule window to match existing building windows.
- Materials would be predominantly PVC, especially for railings and balusters.
- There would be no door on the outside of the vestibule – it would just be open.
- Eave trim and roof shingles on the vestibule to match the building.
- If lighting is installed, it would be centered on the endcap of the vestibule.
- Approved: Cabral/Burr/Unanimous with the following conditions of approval:
 1. **Subsequent lighting and signage may be reviewed and approved by the Chair and the City Planner (or their designee).**
 2. **All permits must be obtained from Code Enforcement prior to beginning any work.**

E. 2019.34 HPC – Public Hearing – Dana Peck to add a second floor egress (fire escape) on the side/rear of the building at 110 Main Street (Tax Map 38, Lot 382) in the MSRD-1 zone.

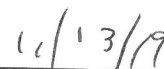
- Mr. Peck was present to represent the application.
- Mr. Peck provided a photo of a similar project he had completed elsewhere.
- Approved: Cabral/Schaffer/Unanimous with the following conditions of approval:
 1. **All permits must be obtained from Code Enforcement prior to beginning any work.**

4. Adjourn

- Meeting adjourned at 5:18 pm



Historic Preservation Commission Chair



Date

