



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING

July 14, 2021

4:00

City Hall, Second Floor Conference Room & Zoom

In attendance: Jeff Cabral (Chair), Leah Schaffer, Erin Ware, Julie Larry, Priscilla McGuire & Catherine Glynn (via Zoom)

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 June 9, 2021

MOTIONS: 4:03 PM

Schaffer: Motion to approve the meeting minutes from June 9, 2021

McGuire: Second

Motion passed unanimously 4-0 (Schaffer, Ware, McGuire, Glynn in favor)

4. Unfinished Business

5. New Business

5.1. 2021.28 HPC Commission Review for replacement of siding for Leslie A. Gosselin at 31 Quimby Street, Tax Map 37, Lot 88 in the MSRD Zone.

- Mike Lowell of Twin City Builders represented the borrowers
- Guy & Leslie Gosselin also spoke as the applicants
- No public comments
- Discussion between the Commission & the applicants contributing vs non-contributing structures was one topic of discussion.

MOTIONS: 4:24 PM

Motion-Schaffer-To approve the Certificate of Appropriateness for Guy and Leslie Gosselin to install new siding at 31 Quimby Street in the MSRD-2 zone based on materials presented and that all permits must be obtained from Code Enforcement prior to beginning any work.

Second-McGuire

Motion passed unanimously 4-0 (Schaffer, Ware, McGuire, Glynn in favor)

5.2. 2021.27 HPC Commission Review for a new wooden fence for K & S Development at 45 Hill Street, Tax Map 39, Lot 112 in the MSRD-2 Zone.

- John & Erin Korpaczewski are the applicants and spoke on their own behalf.
- No public comments
- The Commission discussed the fence with the applicants, the height and style of the fence was discussed as well as whether it would be historically accurate or not.

MOTIONS: 4:41 PM

Motion –Glynn- To approve the Certificate of Appropriateness for K&S Development to install new fencing at 45 Hill Street in the MSRD-2 zone based on materials presented and that all permits must be obtained from Code Enforcement prior to beginning any work.

Second-Ware

Motion passed unanimously 4-0 (Schaffer, Ware, McGuire, Glynn in favor)

5.3. 2021.10 HPC Commission Review for new construction of a building for CHA Consulting, Inc. at 69 Adams Street, Tax Map 38, Lot 290 in the MSRD-2 Zone.

- The applicants were represented by the following:
Guy Gagnon-Biddeford Housing Authority
Jordan Stickles-CHA Consulting, Inc.
Shane Dunn-CHA Consulting, Inc.
Brooks Moore-South Portland Housing Authority
- No comments from the public
- The Commission discussed and clarified items regarding the application. The applicants showed images of the former building and plans for the new one.
- The applicants told of a meeting they held with neighbors, the meeting was sparsely attended with no negative comments.
- The Commission proposed a conditional approval which the applicant refused due to timing issues.

Motions: 5:46 PM

Motion-Schaffer-To approve the Certificate of Appropriateness for Southern Maine Affordable Housing to construct a new residential building at 69 Adams Street in the MSRD-2 zone based on materials presented and conditioned on the following:

- a. All permits must be obtained from Code Enforcement prior to beginning any work.
- b. All changes of materials presented at today's meeting must go before the full Historic Preservation Commission for further review prior to installation.
- c. The rooftop HVAC screening must be set back as far as possible from the roof edge. The material(s) used for this screening must be reviewed by the full Historic Preservation Commission prior to installation.

Second-Ware

Motion passed unanimously 4-0 (Schaffer, Ware, McGuire, Glynn in favor)

6. Other Business

- **Mr. Favreau told the Commission that they had all been registered for NAPC Training.**
- **Mr. Favreau updated the Commission on the status of the ordinance change for historical preservation.**
- **Mr. Favreau reminded the Commission that Julie Larry will be making a presentation to the Commission for educational purposed on July 19th from 4-5PM via Zoom.**

7. Adjourn Meeting 6:00 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.