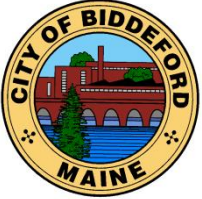


City of Biddeford
Historic Preservation Commission
July 12, 2023 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/98435284216?pwd=UUREUTJzd3hUM1p4VDMzbllieFZmUT09>
Webinar ID 984 3528 4216; Passcode 267967

Status: Historic Preservation Meeting, Wednesday, July 12, 2023 at 4:00 PM in the Council Chambers & Zoom

- 1. Adjustments to the Agenda**
- 2. Approval of Meeting Minutes**
 - 2.1. Approve Meeting Minutes from 6-14=23.
[061423-Draft.pdf](#)
- 3. New Business**
 - 3.1. 2023.20 HPC Public Meeting to review a project by Steve Liautaud, Freddy, LLC to put up at temporary fence at 64 Alfred Street, Tax Map 38, Lot 361 in the MSRD-1 Zone
 1. [2023.20 HPC 64 Alfred Street SR.pdf](#)
 - [23.06.28_Historic Pres App_64 Alfred Street\[8\].pdf](#)
 - [23.06.22_A-1.0 PROPOSED SITE PLAN_THE LOT.pdf](#)
 - [Historic Pre. Supporting Docs._64 Alfred Street_compressed.pdf](#)
- 4. Other Business**
- 5. Adjourn**



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
June 14, 2023
4:00
(DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer (Vice Chair), Erin Ware, Julie Larry, Catherine Mayo, James Flint (Associate Member) & Alison Tobey (Associate Member)

Staff Members: Brad Favreau & Nan Whitten

Schaffer called the meeting to order at 4:00 PM (Cabral took over chair responsibilities upon arrival at item 4.2)

Roll Call/Declaration of Quorum/Voting Members

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

Approval of Meeting Minutes from April 12, 2023

MOTIONS:

Ware: Motion to approve the Meeting Minutes from April 12, 2023

Mayo: Second Motion passed unanimously

3. Unfinished Business-None
4. New Business

4.1. 2023.07 Review of a project by the City of Biddeford to install new sidewalks, crosswalks and lighting along York and Laconia streets to facilitate pedestrian movement in the Mill District. These improvements are located within easements granted by private property owners. These improvements are located in Tax Map 71, Lots 5 & 10 in the MSRD-3 Zone.

- Craig Chekan, Engineer for the City of Biddeford presented the project.
- He has been working on this project since he started with the City almost 3 years ago.
- They have completed and executed a JDA between Pepperell Mill and the City.
- Installing sidewalks, lights, curbs, crosswalk pavers and making it ADA compliant.
- The project is designed to match the Down Town area.
- They have received easements from all of the area businesses and the power will be coming from Lincoln Mill.
- All utilities will be underground.
- Each lamp post to have security camera on it.
- Mayo asked about preserving some of the old granite. Chekan told her that the granite will not be used on this project but it is stored at Public Works who will reuse it elsewhere.
- Larry asked about the granite block in a grassy area. Chekan told her it is a big rock not a memorial of any kind.

- Flint asked what slip form curb is, Chekan explained it is concrete and there in none of it on this project.
- Schaffer asked about relocating dumpsters on the project. Those are private dumpsters and the owners are relocating them.
- This will remain a private street with Public Works maintaining the sidewalks and private plow people will handle the street. The idea is to tie this all in with Main Street aesthetically.
- Larry asked why the light poles are in different places. Originally the lights were hanging over the rights-of-way but they were getting hit. The lights being installed now are on the building side of the sidewalks.

MOTIONS:

Larry-Motion-To approve Certificate of Appropriateness for the City of Biddeford to make exterior improvements at Laconia and York Streets, based on materials and assertions submitted, and conditioned that all permits must be obtained from Code Enforcement prior to beginning any work.

Ware-Second Motion passed unanimously

4.2. 2023.15 Review of a project by Rand Clark to make exterior improvements at 140 Elm Street (Tax Map 38, Lot 110) in the MSRD-1 Zone.

- Mr. Clark represented himself
- He said it can only be seen from a small area on Main Street.
- He talked about adding exterior stairs to the second floor of the barn/carriage house.
- He has been told it is a historical structure in the MSRD 1 zone but it is a non-contributing structure.
- Ware asked if the window in the barn is wooden. Per Clark it is not historic and non-repairable.
- The 6 over 6 window on the first floor is in terrible disrepair and will need to be replaced.
- Schaffer asked the reasoning behind making a larger dormer-headroom. She asked about the 2 over 1 windows asked if he was going with the same that has already been replaced-yes.
- The Barn is being resided as it has asphalt shingles as siding that are in very poor condition, there is no wood clapboard beneath.
- The siding will be vinyl as with the windows.
- Mayo commented that adding a door to the barn on the outside second floor is altering the historical significance of the structure
- Schaffer added that removing the classic barn doors and replacing them with house doors alters the authenticity significantly.
- Clark was asked about the materials being used for the roof. He said it would be in the same color but the Commission would be more comfortable seeing a sample to verify the materials being used.
- The Commission asked if the trim will be altered or removed. It will be left intact or removed and replaced in like.

- The outside stairs were discussed and that they are for safety purposes. The Commission encouraged Mr. Clark to find an architect who specializes in historic rehabilitation.
- The barn is the only historically significant structure remaining due to the changes over the years to the remainder of the property. The HPC is trying to maintain its integrity.
- Mayo told Mr. Clark that having property in a historic area adds value and he has a sweet little piece of history.
- Chair Cabral suggested the project be tabled until the applicant can get more information on the material being used on the roof and a contractor with historic preservation experience to give Mr. Clark alternative ideas.
- Mr. Clark would like a list of historical architects and contractors.
- It was suggested the next time he do a project like this to meet with the Commission prior to starting the project.
- Mr. Clark said he was completely blindsided on the feedback especially where Biddeford is in such dire need for housing.
- Mr. Clark was advised to think about the Ordinance (Land Use & Historic Preservation) and to respect the historic significance of the property.

MOTIONS: 5:02 PM

Schaffer-Motion-to postpone the Certificate of Appropriateness for Rand Clark to make exterior alterations to the building at 140 Elm Street, until he can show roofing materials and find alternative ideas by working with a contractor or architect who specializes in historical rehabilitation

Larry-Second-Motion passed unanimously

4.3. 2023.16 Review of a project by The City of Biddeford to make exterior improvements at City Hall, 205 Main Street (Tax Map 38, Lot 133) in the MSRD-1 Zone.

- Phil Ratting, former Facilities Director for the City of Biddeford presented the project with Ellen Angel from Artifacts of Bangor, Maine.
- He talked about a previous repair to the roof and bell by getting money from the Council in 2008.
- He went through the list of historically certified architects from the State of Maine.
- The restoration will be in stages:
 Stage I
 Sprinkle The City Hall portion of the building
 Replace the Fire Alarm in the theater.
 Stage II
 Replace all of the windows in City Hall with historically correct windows.
 Stage II
 Tower restoration.
- Mr. Ratting's motto is to preserve and maintain the building until you are ready to tear it down.
- The work on the City Hall would be considered rehabilitation because there are many different kinds of windows in this building and they are all being replaced.
- Most of the direction is coming from the John Calvin Stevens drawings they obtained from the State.
- All items removed from the building will photographed, cataloged and saved.

- The plan is to bring the tower and dome back to when the majority of the city remembers, which would be white. Over the years it has been red, green and white.
- Ware asked why they are not choosing a particular time period and taking it back to that or to its original time.
- The drawings by JC Stevens are not specific with details so they had to recreate the details as best as they could.
- Some changes are not historically accurate but they won't be historically wrong either.
- Not everything will be replaced in kind, some things cannot be replicated.
- The gilding of the dome will cost between \$53,000 & \$55,000
- Schaffer asked if they were painting the PVC-not if it is already white. Which are the alternative windows-1 stained glass window and 3 curved windows 1 in the Mayor's Office, Brad's Office and Craig's Office.
- They are still working on the store front windows which are not original. They are having trouble finding a craftsman to recreate them but Pella may have a product they can use.
- A Restorationist will work with them to protect the clock and its face during construction.

MOTIONS: 5:57 PM

Larry-Motion-to approve Certificate of Appropriateness for the City of Biddeford to make exterior alterations to the building at 205 Main Street, based on materials and assertions submitted, and conditioned on the following: If any of the windows must be substituted instead of using a like product, the applicant must come before the Commission for approval. All permits must be obtained from Code Enforcement prior to beginning any work.

Mayo-Second-Motion passed unanimously

Other Business

- Mr. Favreau announced that the survey will be done by 7-31-23 ahead of schedule and on budget. The surveyors added several blocks mostly on South & May Streets, 99 more units.
- Mr. Favreau asked the Commissioners what kind of materials they would like to see him add to make their jobs easier. The answer was: written specifications, Flow Chart for completing the application package, more concise checklists for the applicants.
- A subcommittee was formed with Brad Favreau, Julie Larry, Erin Ware, Leah Shaffer & Alison Tobey to make applying an easier task for the applicants and the Commissioners.
- They would like to create signage letting people know they have entered the Historic District of Biddeford.
- Fee changes for HPC applications were discussed.

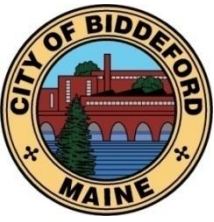
MOTIONS: 6:26 PM

Shaffer-Motion-to adjourn

Larry-Second Motion passed unanimously

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

DRAFT



CITY OF BIDDEFORD

PLANNING DEPARTMENT

2023.20

205 Main Street PO Box 586 Biddeford, ME 04005 (207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday July 12, 2023; 4 PM

RE: **Item 4.1: 2023.20 HPC Review for Steve Liautaud** to make exterior alterations at 64 Alfred Street, Tax Map 38, Lot 361, in the MSRD-1 Zone.

1. INTRODUCTION

Steve Liautaud proposes to make various alterations to the vacant lot at 64 Alfred Street to allow the lot's use as a food truck court and community gathering place. The features of this project are largely non-permanent in nature and are intended to be removed in a few years.

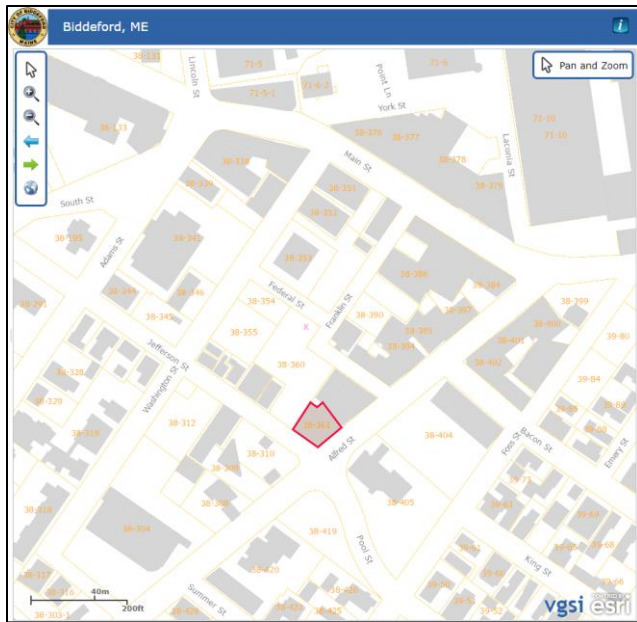
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Steve Liautaud P.O Box 1127 Kennebunk ME 04043 sliataud58@gmail.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	Leah Schaffer Mobile Design Studio
4.	Project Location:	64 Alfred Street
5.	Project Tax Map #/Lot #:	Tax Map 38, Lot 361
6.	Existing Zoning:	MSRD-1
7.	Overlay Zoning:	Biddeford Main Street Historic District
8.	Existing Use:	Vacant lot
9.	Proposed Use:	Commercial
10.	Uses in the Vicinity:	Mixed-use
11.	Parcel Size:	0.14 acres
12.	Front Setback Required:	None
13.	Side Setbacks Required:	None
14.	Rear Setback Requires:	None
15.	Height Requirements:	Minimum 2 stories or 26 feet; max 60 feet
16.	LDR Attachment A: Fess Paid:	Yes
17.	Historic Preservation Commission Review History:	July 12, 2023 Meeting Date. Posted July 5, 2023; Mail Notices to all abutters within 100' Sent 7 notices July 5, 2023.

3. EXISTING CONDITIONS

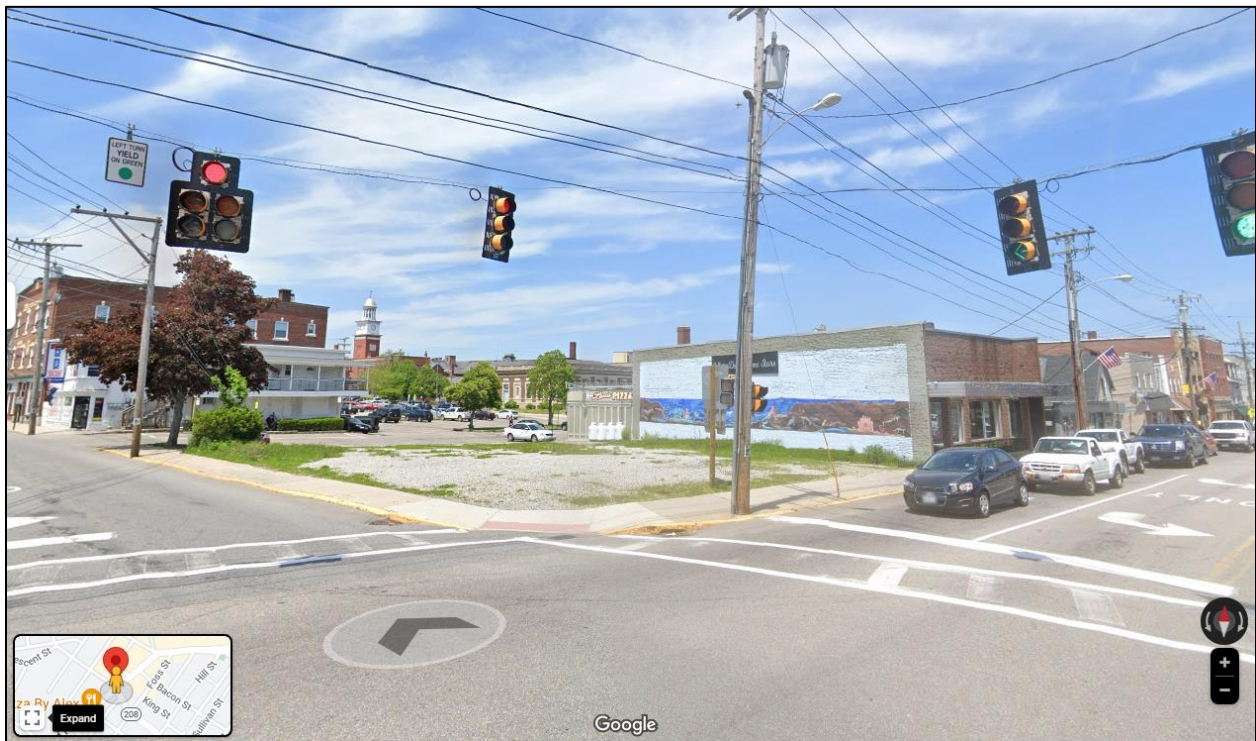
The vacant lot at 64 Alfred Street, at the corner of Alfred and Jefferson streets, was the site of a three story mixed use building. This building was constructed circa 1900; a fire destroyed the building in 2006.





Source: "64 Alfred Street." <https://gis.vgsi.com/BiddefordMEMap/?pid=4373>. Accessed July 5, 2023.

The lot is bounded by Alfred Street, Jefferson Street, the Franklin Street parking lot, and the building at 52 Alfred Street. The site is a high-visibility location as approached from the south on Alfred Street.



Source: "64 Alfred Street." [64 Alfred Street - Google Street View](#). Image date July 2019. Accessed July 5, 2023

4. PROJECT PROPOSAL

The applicant has engaged Mobile Design Studio to provide a design for a food truck court called “The Lot.” This design comprises the following elements, most of which are non-permanent in nature.

- Two food trucks will be located along Jefferson Street side of the site. Water and power access will be provided adjacent to the trucks.
- A Wattle fence will extend along the Alfred Street, from the corner of the existing building at 52 Alfred Street to the corner of Alfred and Jefferson (see images in agenda packet).
- At the corner a wattle arch way will provide primary entry to the site. The fence will continue to the northwest along Jefferson Street and terminate at the food trucks (see images in agenda packet).
- Plantings will be provided along the outside edge of this fence
- Approximately 1,000 square feet of permeable pavers will provide pedestrian access to the food trucks from the interior of the site (see cut sheet in agenda packet).
- At the Franklin parking lot edge, a small 8 foot by 12 foot shed will provide storage. The shed will be sided in either cedar shingles or wood clapboards. The shed will rest on pressure treated beams on a gravel base. No permanent foundation here will allow the shed to be easily removed and the site to be revegetated (see image in agenda packet).
- The only permanent structure within this project is an 8 foot by 8 foot concrete pad and 72” high fence that will provide an enclosure for a dumpster. An extension of this fence behind the dumpster will provide screening for portable toilets as needed.
- Within the site, stone dust will provide temporary pathways and a 24’ 22’ patio seating area.
- Water and power access will be provided near the face of the existing building at 52 Alfred Street.

5. PUBLIC COMMENT

The notice was posted on the city website on July 5, 2023. Fifteen abutter notice were sent on July 5, 2023. As of July 5, 2023, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. Evaluation standards for certificate of appropriateness.

Construction of new buildings or structures.

The construction of a new building or structure within an historic district shall be generally of such a design, form, proportion, mass, configuration, building material, texture, color and location on a lot as will be compatible with buildings, structures and open spaces where it is visually related and in keeping with the area. The following factors shall be considered:

1. Height. The height of proposed buildings shall be compatible with adjacent buildings;
2. Proportion of building's front facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings, structures and open spaces where it is visually related;
3. Proportion of openings within the facade. The relationship of the width of the windows to the height of windows and doors in a building shall be visually compatible with that of windows and doors of buildings to which the building is visually related;
4. Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with that of the buildings to which it is visually related;
5. Rhythm of spacing of buildings on streets. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with that prevailing in the area to which it is visually related;
6. Rhythm of entrance and/or porch projection. The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible with that of buildings to which it is visually related;
7. Relationship of materials and textures. The relationship of the materials and textures of the facade of a building shall be visually compatible with that of the predominant materials used in the buildings to which it is visually related;
8. Roof shapes. The roof shape of a building shall be visually compatible with that of the buildings to which it is visually related;
9. Scale of building. The size of the building and the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with those characteristics of buildings and spaces to which it is visually related; and
10. Directional expression of front elevation. A building shall be visually compatible with the building, squares and places to which it is visually related in its directional character, whether this shall be vertical character, horizontal character or non-directional character.

Wattle fencing is characteristic of more rural setting. In materiality, texture, and character, the use of this type fence in downtown Biddeford requires careful scrutiny.

7. STAFF RECOMMENDATION

If the Board approves the project, Staff recommends doing so with the following minimum Conditions of Approval:

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

8. SAMPLE MOTIONS

A. Motion to approve Certificate of Appropriateness for Steve Liataud to make exterior alterations to the site at 64 Alfred Street, based on materials and assertions submitted, and conditioned on the following:

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

2. _____

B. Motion to deny the Certificate of Appropriateness for Steve Liataud to make exterior alterations to the site at 64 Alfred Street, based on the following:

1. _____

2. _____

C. Motion to table the Certificate of Appropriateness for Steve Liataud to make exterior alterations to the site at 64 Alfred Street, based on the following:

1. _____

2. _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: _____

Applicant's Address: _____

Applicant's Phone(s): _____

Applicant's E-mail: _____

Applicant's Legal Interest in the Property:

Owner

Purchase and Sale

Tenant - Lease/Rental Agreement

Owner's Name: _____

Owner's Address: _____

Owner's Phone(s): _____

Owner's E-mail: _____

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

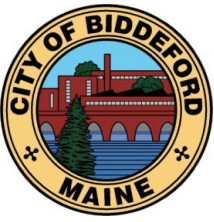
Agent's Name: _____

Agent's Address: _____

Agent's Phone(s): _____

Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: _____

Project Zone: _____ Property Map & Lot Number(s): _____

Existing Use of Property:

☐ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)

Installation or replacement of siding

Porch replacement or construction of new porches

Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure

Alteration of accessory structures such as garages

Other: _____

Additions and New Construction

New Construction

Building additions, including rooftop additions, dormers or decks

Construction of accessory structures

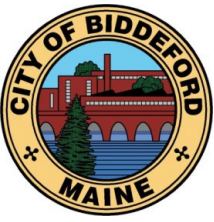
Installation of exterior access stairs or fire escapes

Installation of antennas and satellite receiving dishes

Installation of solar collectors

Rooftop mechanicals (e.g., HVAC)

Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

Moving of structures or objects on the same site or to another site

Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted

Other: _____

Signage and Exterior Utilities

Installation or alteration of any exterior sign, awning, or related lighting

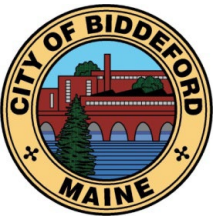
Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings

Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

Required Application Fee: If full Commission review is required - \$275.00

 If Subcommittee review is required – \$50.00

Completed Application Form

Description of Proposed Activity

Photographs of the building involved as well as adjacent buildings

Samples of materials proposed for use in the activity

Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for
which the certificate is being applied for, including lettering styles (if applicable)

Signature of applicant: _____

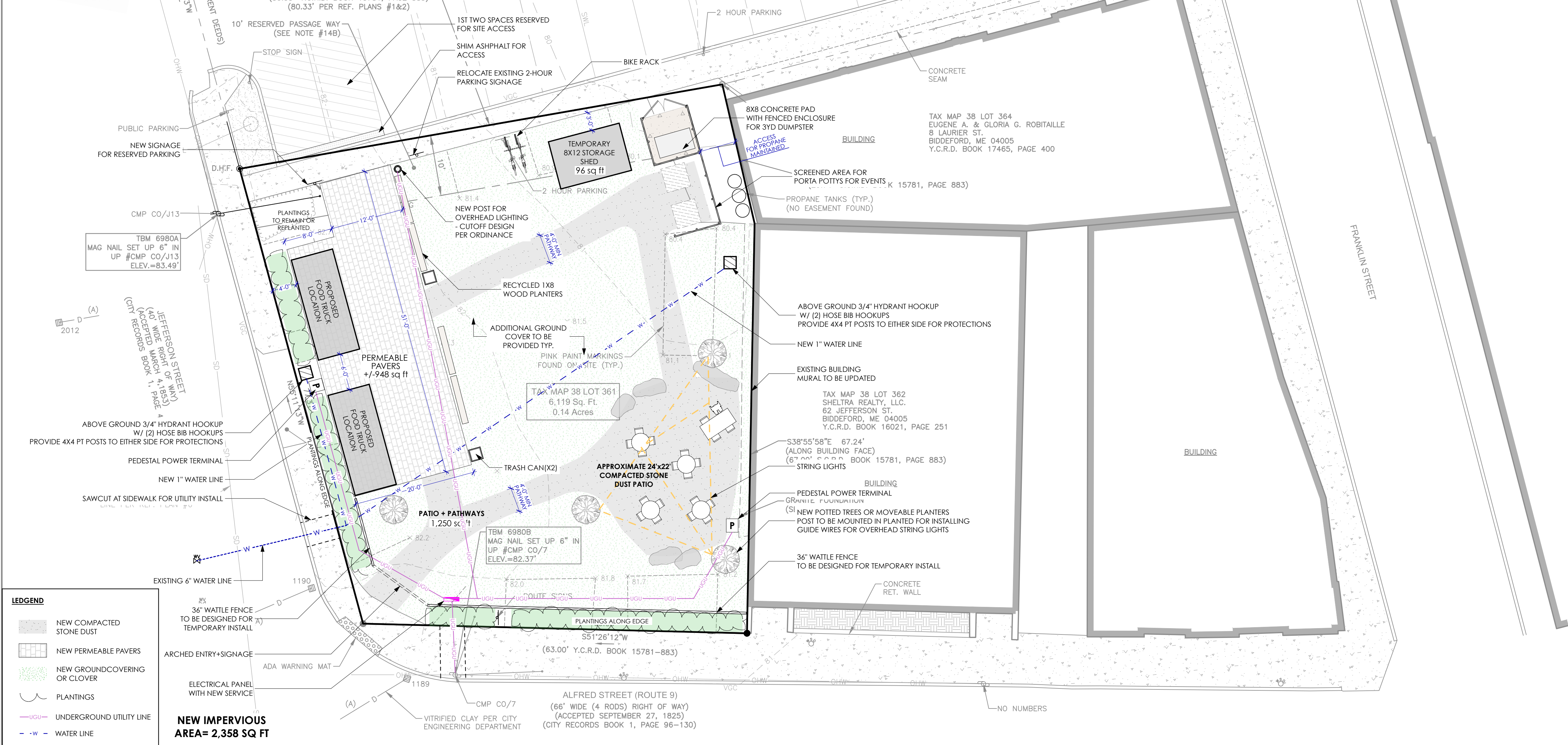
Date: _____

Signature of
property owner (Required): _____

Date: _____



LOCATION MAP (n.t.s.)



REFERENCE PLANS:

- "PLAN OF PROPERTY IN BIDDEFORD, ME, MADE FOR EDGAR R. & AURORE E. MORIN", BY TITCOMB ASSOCIATES, DATED NOVEMBER, 19, 1984, (ONLY A COPY PROVIDED BY THE CLIENT WITHOUT TITLE BLOCK).
- "PLAN SHOWING LAND ACQUIRED BY CITY OF BIDDEFORD FOR MUNICIPAL PARKING", BY JOHN D. ROBERTS, DATED NOVEMBER 3, 1981, ON FILE AT THE CITY OF BIDDEFORD ENGINEERING OFFICE.
- SURVEY FIELD NOTES FOR REFERENCE PLAN #2 ON FILE AT THE CITY OF BIDDEFORD ENGINEERING OFFICE.
- "SITE PLAN, 7-ELEVEN, ALFRED & JEFFERSON STREET, BIDDEFORD, MAINE", BY OAK POINT ASSOCIATES, DATED JULY 16, 1980, ON FILE AT THE CITY OF BIDDEFORD ENGINEERING OFFICE.
- "STATE OF MAINE DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS, RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 2, FEDERAL AID PROJECT NO. M-2605(4), D.O.T. FILE NO. 16-285", DATED DECEMBER 1980, ON FILE AT THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "ALFRED STREET SEWER SEPARATION PROJECT, MAIN STREET TO POOL STREET", BY BH2M, DATED MAY 2020, NOT RECORDED.

LEGEND

- EXISTING LOT LINE
- BUILDING SETBACK LINE
- APPROXIMATE ABUTTERS LOT LINE
- EXISTING EASEMENT LINE
- 100' MAJOR CONTOUR LINE
- 98' MINOR CONTOUR LINE
- CHW OVERHEAD WIRE
- D DRAIN LINE
- SHRUB LINE
- CONCRETE
- SPOT GRADE
- DRILL HOLE FOUND (D.H.F.)
- PIPE/ROD FOUND
- DRILL HOLE TO BE SET
- UTILITY POLE & GUY WIRE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- TYP. D.H.
- VCC VERTICAL GRANITE CURB
- SHL SINGLE WHITE LINE
- WV WATER GATE VALVE
- WV WATER SHUTOFF VALVE

GENERAL PLAN NOTES:

- THIS SITE PLAN REPRESENTS A LAYOUT PLAN OF PROPOSED IMPROVEMENTS TO 64 ALFRED STREET. ALL ITEMS ARE DESIGNED TO BE TEMPORARY IN NATURE. THE PROPOSED DESIGN HAS BEEN OVERLAID OVER AN EXISTING CONDITIONS PLAN COMPLETED BY DOUCET SURVEY LLC ON 7.19.23 AND IS NOT INTENDED TO BE RECORDED IN THE REGISTRY OF DEEDS.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- CONTRACTOR TO VERIFY AND REVIEW ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

CHANGES THIS ISSUE:	
ID	DESCRIPTION

SUBMISSIONS:	
DATE	DESCRIPTION
01	PLANNING BOARD SKETCH REVIEW
02	PLANNING BOARD SKETCH REVIEW

THE LOT
64 ALFRED STREET BIDDEFORD ME 04005

DATE OF ISSUE: 6/22/23
PROJECT STATUS: CD
PROJECT MANAGER: Leah Schaffer
leah.schaffer@gmail.com
757-927-5324

CONSULTANTS:
SURVEYOR: DOUCET SURVEYOR LLC

CONTRACTOR: TBD

PROPOSED SITE PLAN

A-1.0

1 ARCHITECTURAL SITE PLAN- THE LOT
SCALE: 1" = 10'

Historic Preservation Supporting Documentation

Project Location: 64 Alfred Street, Biddeford ME 04005

Existing Condition Photos

Views of Existing Lot



View of Existing Mural



Adjacent Building on Alfred



Proposed Fence and Shed Design

Project Location: 64 Alfred Street, Biddeford ME 04005

The proposed fence design is of Wattle construction and will be designed to be easily removable. The woven wood materials will soften the edge of this prominent corner and provide a small buffer along with plantings to the seating area proposed inside the lot. The intent is to create a space of respite and gathering community amidst downtown.

It will be constructed to be 36-42" high and broken into 48"-60" wide panels that can be removed in the future or replaced if damaged. The fence is designed to be temporary as the Lot is proposed to be used as a "Pop" up community gathering with 2 food trucks and food pantry drop off for the next 3 years. This is a partnership between Youthful Maine, the Community Gardens, HOB, local artists, and the owner.

The fence will be along the Alfred Street side of the property and extend around the corner to the 1st food truck. At the corner will be an arched trellis entry. The photos below are representative of what the final construction will look like.

The only more permanent structure on the lot is the 8' x 8' dumpster enclosure. This will be constructed on a concrete pad with galvanized posts and a 72" high 1x6 pressure treated or cedar fence with vertical boards. The PT or cedar will be left unfinished and will be allowed to gray naturally. The dumpster screening will provide some visual screening of the existing propane tanks on the property.

The shed will be a 8x12 or 8x10 structure. It will sit raised on 6x6 PT beams set on gravel. The shed will be used as storage and is intended to be easily removable and with the gravel bed below the structure able to be revegetated once removed. There will be no permanent foundation placed below this structure. As we are looking for a donation from a local shed company or having this built by the COT the final materials are in flux. The shed will most likely be clad with cedar shingles or wood clapboards and painted. The roof will be asphalt shingles. While it is not common for smaller accessories structures to be found downtown the overall design of the lot with the food trucks and seating area with overhead string lights will tie in the structure to the concept of a small pocket park.

In the packet you will also find the material specifications for the permeable pavers. The existing mural is also proposed to be updated as a part of this project.

Waddle Fence Example



Proposed Shed Design examples





AGTEC HEAVY DUTY DRIVEWAY & PARKING GRID PAVERS

THE INTERLOCKING SOLUTION FOR TRUCK PARKING, REST AREAS & ACCESS ROUTES

SPECIFICATIONS

Length	23 ⁵ / ₈ "
Width	15 ³ / ₄ "
Height	3 ¹ / ₈ "
Weight/piece	19.84 lbs
Coverage	2.58 ft ²
Quantity/pallet	135 pieces
Area/pallet	348 ft ²
Material	100% recycled plastic
Color	Gray

KEY FACTS

- » High compressive strength
- » Flexible and resistant to cracking
- » Harmless to flora and fauna
- » Meet SLW60 loading category (vehicle up to 60 metric tonnes / 66 tons gross weight)
- » Within NIOSH manual handling guidelines

Permeable design

A rigid but open cellular design allows the grids to provide both exceptional support and water management.

Lightweight

Complies with HSE manual handling guidelines.

Flexible

Polymer construction is semi flexible and resistant to cracking unlike concrete.

Application options

Open cells can be filled with either gravel or soil and seed depending on your application.

High load

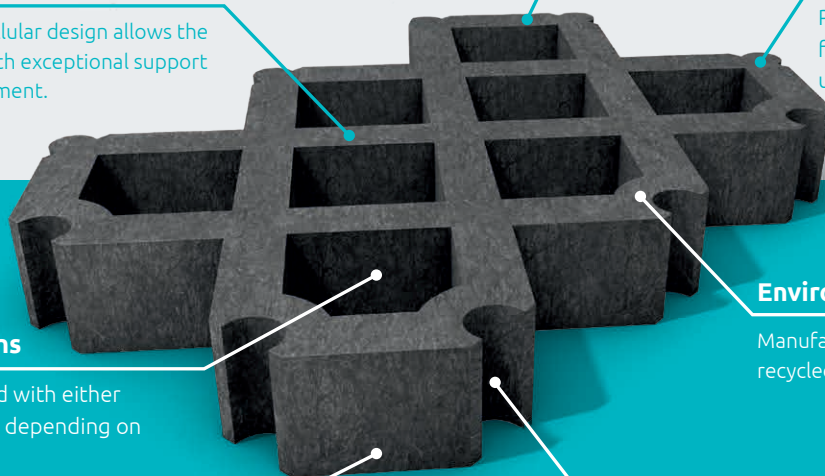
Meets high SLW vehicle usage specifications, up to 60 metric tonnes-DIN 1072.

Environmentally friendly

Manufactured from 100% recycled plastic.

Stable

Location fit connection improves stability once units are in position.



MATERIAL TEST DATA

Testing	Standard DIN EN ISO	Result		
3 point bend	178	Flexural stress	-5°C	27.4 MPa
		Bending e-modulus		1,739 MPa
		Flexural stress	23°C	15.2 MPa
		Bending e-modulus		890 MPa
		Flexural stress	65°C	6.3 MPa
		Bending e-modulus		262 MPa
Tensile	527-2	Strength		9.36 MPa
		Tensile e-modulus		957 MPa
		Elongation		3.7%
Timed tensile	899-1	Tensile e-modulus	1 hour	455 MPa
			100 hours	279 MPa
Timed 3 point bend	899-2	Bending e-modulus	1 hour	595 MPa
			24 hour	439 MPa
			100 hours	367 MPa
Pressure characteristics	604	Compression strength	1% stretch	1.5 MPa
			2% stretch	3.0 MPa
			10% stretch	13.4 MPa
			20% stretch	18.6 MPa
		Pressure e-modulus		262 MPa
Charpy test	179	Impact resistance		28 kJ/m ²
Impact shore hardness	868	Shore hardness		54
Density test	1183-1	Density		0.9896 g/cm ³
Water absorption	62	23°C, 50%r.L.		<1%
		23°C in water		<1%
		100°C in water		<1%
Resistance	60093 ⁴	Surface resistance		3.0 x 10 ¹² Ω
		Specific surface resistance		3.0 x 10 ¹³ Ω
		Flow/contact resistance		7.0 x 10 ¹³ Ω
		Specific flow/contact resistance		3.5 x 10 ¹⁴ Ω
Ball striking test	2039-1	Ball striking hardness		20.71 N/mm ²
Thermal expansion		Coefficient of thermal expansion		0.00012432 1/°C
Screw pull out force		Drilled material		3,400 N
		Non pre-drilled		4,700 N

