



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING April 14, 2021

In attendance: Jeff Cabral, Catherine Glynn, Leah Schaffer, Erin Ware, Julie Larry, Priscilla McGuire (arrival at 4:24 PM)

- 1. Declaration of Quorum/Voting Members**
- 2. Adjustment to the Agenda**
- 3. Unfinished Business**
- 4. New Business**

4.1 2021 HPC.12 Commission Review for Tom Watson & Co to Remodel & Renovate 1 Gooch Street (Tax Map 40, Lot 56) in the MSRD-3

- **Ryan Senatore (Architect) and John Laliberte introduced the project.**
- **John shared the plans while Ryan explained what the applicant's plans are.**
- **Economic Planning Coordinator Brad Favreau confirmed that the windows and doors the applicant are using are the same ones the Commission approved for the project at 50 Washington Street.**
- **Chair Cabral asked the Commission if they had any questions**
- **Ms. Larry asked about the site design around the perimeter of the building.**
- **Mr. Senatore answered that they plan to beautify the perimeter and add a lot of green space. He also talked about the elevators in the building, the parking spaces and the rest of the parking lot going onto Gooch Street.**
- **Ms. Schaffer asked about the scale of the panels being added on the side facing the railroad tracks, she asked if they are 4x8.**
- **Mr. Senatore answered that yes they are relatively large there.**
- **Chair Cabral asked if there were any more questions or a motion.**
- **Ms. Glynn asked about the doors on the part that used to be the auto repair garage asked if that was self-storage.**
- **Mr. Senatore said it would be a large area for working out with nice glass.**
- **Ms. Larry asked about lighting and signage.**
- **Mr. Senatore said they have not worked on signage but the lighting is in the works.**
- **Mr. Laliberte said all signage would be free standing.**
- **MOTIONS**

Glynn: Motion- to approve the Certificate of Appropriateness for Tom Watson & Company to remodel and renovate 1 Gooch Street in the MSRD-3 zone based on materials presented and conditioned on the following:

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

Schaffer: Second

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

4.2 2021 HPC.13 Commission Review for Jonathan Denton for Installing a New Store Front at 128 Main Street (Tax Map 38, Lot 379) in the MSRD-3 Zone.

- Jon Denton (applicant) introduced the project.
- Ms. Schaffer said that she is on the second floor of the building and has seen firsthand the painstaking work the applicant and his family have done. She mentioned the plan for the front of the building and told the applicant that below the windows on the storefront should be wood panels not brick.
- Mr. Denton replied that is their intent, they are also restoring the tin ceiling and bringing the building back to its original classic roots.
- Ms. Glynn commented that the entryway with the glassed in area is an example of its time and asked if the applicant had a picture of the structure before the faux marble.
- Mr. Denton replied that they could not find any photos of the exact building so they utilized area buildings with like storefronts.
- Ms. Schaffer commented that the basement of Roger's Barber Shop indicates that the front of the store was originally out further.
- Mr. Favreau asked how deep the door recesses.
- Mr. Denton does not know but will check the plans and get back to Mr. Favreau. The doors will be wood or aluminum clad, the same as upstairs.
- Ms. Schaffer answered that they are aluminum clad with a vinyl frame and wood interior.
- Ms. McGuire asked about the layout of the doors.
- Mr. Denton told Ms. McGuire the doors would be centrally located.
- She then asked if the lettering on the second floor would stay.
- The answer was yes.
- Ms. Schaffer asked how they plan to stop the replacement when the building turns into Ahoy Printing.
- Mr. Denton answered that the building is for sale, he is hoping to work something out with the buyers otherwise, he will get creative.
- **MOTIONS:**
McGuire: Motion- Motion to approve the Certificate of Appropriateness for Jonathan Denton to install new storefront at 128 Main Street in the MSRD-1 zone based on materials presented and conditioned on the following:

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

Schaffer: Second

Glynn: Motion- The lower portion under the windows must be wood panels.

Schaffer: Second

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

5. Other Business:

- Mr. Favreau told the Commission that there are already 5 projects lined up for the May meeting and asked the Commission if they would like to meet twice in May or have 1 long meeting to get through all the items.
- Chair Cabral and Ms. Schaffer said they both prefer two meetings.
- Mr. Favreau to get back to the Commission on which dates are chosen.
- Ms. Glynn asked the opinion on the items from the 60's that has historical significance in itself. The National Park Service guidelines are that if the building has its own historical significance it should not be removed.
- Ms. Ware said it could go either way.
- Mr. Favreau read out of the ordinance section 11 paragraph E regarding what Ms. Glynn said. He said it does not mean that the commission made the wrong decision but it is something to consider.
- Ms. Schaffer agreed but said in this case it is not being modernized, going back historically.
- Mr. Favreau read on that in order to go back further is discouraged. He said it is not that they made an incorrect approval but it is something to be mindful of in the future.
- Ms. McGuire said to bring a project back to original is not a problem.
- Ms. Glynn said it is something she wrestles with and wanted to discuss it.
 - Mr. Favreau issued a certificate for 9 Clark's Court car shop (Marc's Motors) now Johnny's Motors, not readily visible from the street so he issued a Certificate of Certificate of Non-Applicability.

6. Adjourn Meeting adjourned at 5:03 PM

Chair: Historic Preservation Commission

Date

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