



CITY OF BIDDEFORD

Planning and Development Department

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9115

HPC MEETING
April 12, 2023
4:00

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

Flint voted in place of Schaffer & Tobey voted in place of Mayo

Staff Members: Brad Favreau & Nan Whitten

Schaffer called the meeting to order at 4:00 PM

Roll Call/Declaration of Quorum/Voting Members

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

Approval of Meeting Minutes from March 8, 2023

MOTIONS:

Larry: Motion-to approve the Meeting Minutes from March 8, 2023

Ware: Second

Motion passed unanimously

- 3. Unfinished Business**

3.1 2023.06 HPC Public Meeting to continue review of a project by True Storage, LLC to make exterior alterations at 32-40 Main Street, Building 36. (Tax Map 71, Lot 10-5) in the MSRD-1 Zone.

- Matt Rabasco of Gorrill Palmer represented True Storage**
- The engineering team had taken and implemented all comments and suggestions from the previous meeting.**
- The doors on the side, will remain with painted wooden frames but the fire escape has been removed.**
- The signage has been changed to fit in with Main Street and is much more pedestrian friendly (18' high).**
- The loading door is now an 8' wide automatic sliding door.**
- The WWII plaque and hook will remain.**
- All windows are to be repaired consistently according to the window maintenance plan.**
- Mr. Rabasco passed out the window and Brick & Mortar maintenance plans.**
- There is another loading dock and ramp being added.**
- Windows will remain the same, as discussed.**

MOTIONS: 4:25 PM

Ware-Motion-to approve Certificate of Appropriateness for True Storage, LLC to make alterations as described to the building at 32 – 40 Main Street, based on materials and assertions submitted, and conditioned on the following:

The doors on the west elevations are retained, the applicant provides the Commission with a more detailed and specific Window Maintenance & Preservation Plan within 2 weeks, to obtain Planning Board Final Approval & to obtain all necessary permits from Code Enforcement prior to beginning any work.

Larry-Second

Motion passed unanimously.

4. New Business

4.1 2023.08 HPC Public Meeting to review of a project by My Place Teen Center to make exterior alterations at 75 Bacon Street, (Tax Map 39, Lot 130) in the MSRD-2 Zone (formerly St. Andre's Church).

- Guy Gagnon of the Biddeford Housing Authority & Jim Godbout represented the application.
- The team is in the middle of repairing brick work & windows
- The original lead glass was sold off therefore the single panes have been replaced with a clear polycarbonate.
- The committee has retained Nate Libby's Masonry to repair the bricks that are in a state of severe disrepair.
- The committee has hired out to have the copper & slate to be repaired.
- They have had approvals from the Fire Marshal & Planning Board
- The original doors are to be saved.
- The completion of this project has been and will continue to be a community effort.

MOTIONS: 4:48 PM

Larry-Motion-To approve Certificate of Appropriateness for Biddeford Housing Authority to make exterior alterations to the building at 75 Bacon Street, based on materials and assertions submitted, and conditioned on the following:

1. Brick repair: New bricks shall match the existing brick in color, size and texture strength. Piece in new brick to match existing wall and bond pattern.
2. Mortar Repair: Replacement mortar shall be compatible with historic masonry and original mortar mix, match historic mortar joints in color, texture, joint size, profile & hardness.
3. All permits must be obtained from Code Enforcement prior to beginning any work.

Ware-Second

Motion passed unanimously

4.2. 2023.09 HPC Public Meeting to review of a project by Jacob Gould to make exterior alterations to 50 Laconia Street, Building 11, (Tax Map 71, Lot 10) in the MSRD-3 Zone.

- Jeff Spitzer of Chinburg represented the applicant.
- Mr. Spitzer gave a brief introduction of the Chinburg Company to the Board.
- They will be replacing the front doors with either restored doors found in the building or by replicating the found doors.
- Historical wooden windows have been found and reconfigured.
- The windows that have been bricked in will be opened up.

- The bricks and mortar will be matched perfectly.
- The team is working with Christine Beard, a historic preservation specialist from Essex Preservation Consulting to maintain and attain historic accuracy.
- There will be 3 additional windows added to the east side with will mean there will be 8 openings instead of 5.
- All mechanicals will be on the roof.

MOTIONS: 5:25 pm

Larry-Motion-To approve Certificate of Appropriateness for Chinburg Properties to make exterior alterations to the building at 50 Laconia 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. Brick Repair: New bricks shall match the existing brick in color, size, texture & strength. Piece in new brick to match existing wall/bond pattern
3. Mortar Repair: Replacement mortar shall be compatible with historic masonry and original mortar mix, match historic mortar joints in color, texture, joint size, profile & hardness.

Ware-Second

Motion passed unanimously

5 Other Business

- Historic Survey consultant said we came up short. We need 900 and only 797 we found. The consultant will be down to discuss this and how to move forward with the Commission.
- There is CLG Grant money to develop design guidelines but unfortunately there is no matching money.
- Mr. Favreau floated the idea of more historical accuracy enforcement and to impose a fee and fine in after the fact circumstances.
- Next month the Riverwalk and Pedestrian Easements will come to the Commission
- Keep History Above Water will be presented the first weekend in May in Portsmouth.

MOTIONS: 5:43 PM

Larry-Motion-to adjourn

Ware-Second

Motion passed unanimously

Chair: Historic Preservation Commission

Date

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