



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING April 10, 2024 Meeting Minutes 4:00

In attendance: Leah Schaffer (Chair), Julie Larry, Erin Ware, & Allie Tobey
Staff Members: Brad Favreau & Nan Whitten

1. Adjustments to the Agenda

Favreau announced that if no members of the public attends the Public Hearing will move to the end of the agenda.

2. Consent Agenda

Approval of Meeting Minutes from March 13, 2024

MOTIONS: 4:03 PM

Larry-MOTION-To approve Meeting Minutes as presented

Ware-SECOND Motion passed unanimously

3. Open Public Hearing 4:30 PM

3.1 The Historic Preservation Commission will discuss and vote on whether to endorse the nomination of 1-11 Summer Street to the National Register of Historic Places.

- Favreau reminded the committee that they have looked at this structure prior
- Favreau has drafted a letter to send to the state in favor of the endorsement
- Committee is in favor of the project.

4. Close Public Hearing 4:33 PM

MOTIONS

Ware-Motion-to endorse the Summer Street Block as described

Larry-Second

Vote-Unanimous

5. New Business

5.1 2024.19 HPC Review for Nicholas Laverriere to install vinyl siding at 124 Alfred Street, Tax Map 38, Lot 303/02, in the MSRD-2 Zone

- Nicholas Laverriere represented himself showing samples of the aluminum siding being replaced in kind
- Larry-are you touching any of the porches or trim-No
- Larry- around the windows-J Trim
- Schaffer-asked about the roof-decorative wood with rubber membrane over it
- Schaffer-mechanical work-no mechanical work

MOTION: 4:08 PM

Ware-Motion: To approve Certificate of Appropriateness for Nicholas Laverriere to install vinyl siding at 124 Alfred Street, based on materials and assertions submitted, and conditioned on the following:

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

Tobey-SECOND

Motion Passed Unanimously

5.2 2024.22 HPC Review for YD Properties to install heat pumps at 128 Alfred Street, Tax Map 38, Lot 300, in the MSRD-2 Zone

- Steve Cheung represented the applicant
- Spoke of installing heat pumps with a platform
- 2 front units will show from the street due to how they have to be installed. Line set is going up between front door and bay window, it will poke out and shoot straight up one to first floor one to second, and one to third floors.
- They are trying to be as least intrusive to the tenants as possible.
- Cheung an alternative would be to go up the side, cannot go to the other side due to a lack of setbacks.
- Committee feels having the line set on the front of the building is troublesome to them.
- Schaffer is this to replace the main heating system or provide AC
- Cheung this is part of Maine Energy Program
- Schaffer what about doing a chase inside
- Cheung that would mean more drywall work and exposed lines in the units
- Larry-do you have a deadline on this
- Cheung-no but we want to get this ordered as soon as possible while the program still has funds.
- Larry how high is the deck going to be
- Cheung up to the highest point then levelled out 6-8" off the ground.
- Schaffer put in motion due to this not being contributing and the complexity of the project so that we don't set a precedent.

MOTION: 4:28 PM

Larry-MOTION: Motion to approve Certificate of Appropriateness for YD Properties, LLC to install heat pump HVAC units to the exterior of the building at 128 Alfred Street, based on materials and assertions submitted, and conditioned on the following:

The vertical line set be in the corner, no horizontal connections to the heads this motion is due to the site constraints, the building conditions and the status of this building being classified as a non-contributing structure.

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

Ware-SECOND

Motion passed unanimously

6. Discussion

- 6.1 Discussion:** June Lecture – possible topics are
Incorporating Solar Panels into Historic Buildings,
Retrofitting Historic Windows to be Energy Efficient,
My personal favorite: Economic Benefits of Following SOI Preservation Standards
Others?

- Favreau we will know after the 26th if we get money for design guidelines.
- Portland is sponsoring a camp in May, Favreau, & Ware are attending. We have money in the budget if others want to go (May 10, 2024 9-6)
- Lecture in June-would the Board be interested-yes
- Topics may be for solar panels or heating pumps on historic structures
- Favreau talked about the grant they are applying for intending to user for EV charging stations from the Department of Energy
- Favreau introduced the updated HPC brochure
- Tobey suggested a “meet your town night”
- Ware asked about addressing the council about fees
- Favreau answered this is a particularly difficult year and in the budget process now, other towns have no fees so charging a fee may be a disincentive
- Tobey suggested charging a percentage of the value of the project.
- Favreau will do some research on making the fees tiered.
- Larry feels that a charge makes the applicant takes the commission more seriously

6. Adjourn 5:06 PM

Chair: Historic Preservation Commission

Date

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