



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING March 13, 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-none**
- 2. Consent Agenda**

Approval of Meeting Minutes from February 14, 2024

MOTIONS: 4:03PM

**Ware-MOTION-To approve Meeting Minutes as amended by
Larry-SECOND Motion passed unanimously**

- 3. Unfinished Business-none**
- 4. New Business**

4.1 2024.17 The Historic Preservation Commission will review the application from Rachel Smith to make exterior alterations at 6 Wentworth Court further described as Map 38, Lot 204 in the MSRD-2 Zone

- Rachel Smith represented the application
- House built 1800's or 1930's, very plain Cape
- Asphalt shingles no longer made would like to replace with vinyl siding.
- Add a fence to yard
- Heat pump to be added
- One side has wood clapboard that may be rotting wants to replace with vinyl siding
- Eventually garage will be covered in vinyl
- Larry-which side of house has clapboards-Wentworth Court side
- Larry-question to staff, have we ever done a vinyl fence? Yes in the past.
- Heat pump not to be on the side facing the street.
- Schaffer-is there any original trim remaining, are you covering it all? Vinyl all the way up, the original freeze-board not even
- Schaffer-when you do the fence you would have to come back for a separate approval.

MOTIONS: 4:15 PM

Ware-MOTION: To approve Certificate of Appropriateness for Rachel Smith to make exterior alterations at 6 Wentworth Court, based on materials and assertions submitted, and conditioned on the following:

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

Larry-SECOND

Motion Passed Unanimously

4.2 2024.31 The Historic Preservation Commission will review an application from Marieke Thormann of Fathom Companies to redevelop a portion of the former Maine Energy Recovery Company site on Pearl Street, further described as Map 71, Lot 2. The proposed project is to construct four distinct buildings into mixed use structures, this project is located in the MSRD-3 zone.

- Marieke Thormann VP of Development of Fathom Companies represented the application
- Only permitting lot 3 this evening.
- Jesse Thompson Principal of PTA assisted in the presentation
- The architect is Shay Design of Minneapolis
- Marieke explained the plans of the property.
- Split into 3 blocks for visual purposes
- They are not part of the Mill District but are associated with them in design and in theory.
- Schaffer for staff how is this going to be integrated with the park at the end, is it still Richardson-RFP going out tomorrow, she would like it to be a landscape architect.
- Larry-what is the relationship between your retail space, the sidewalk and the parking garage? The intent is that the end of Pearl Street would be closed to traffic other than delivery vehicles to the retail space. This area will be completely walkable. There is supposed to be no parking in this area but people do park there.
- Materials were passed and discussed.
- Discussed the status of each of the proposed buildings.
- Will the balconies be cantilevered as shown or mounted-mounted
- What is the plan for roof top mechanicals there will be some but screened from the sightline.
- Schaffer check the sightlines from Saco as this area has odd sightlines due to the terrain.
- Ware-One of the buildings in tall and flat, taller than the parking garage. She would like to see more of a rhythm and massing. Larry liked this best because it fits in with the Mill Buildings.
- We need a level of detail especially around the windows. It is difficult to create a design with this level of detail to fit in.
- This building is being built like this because there is parking behind it and due to the grades of Pearl Street.
- Core 10 was appreciated by a few members of the commission.

MOTION: 5:22 PM

Ware-MOTION: To approve Certificate of Appropriateness for Fathom Companies to redevelop Pearl Street comprising four distinct buildings, conceptually based on materials and assertions submitted, and conditioned on the following:

1. As each building is designed, the applicant come back to HPC for review and final site plan approval.

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

Larry-SECOND Motion passed unanimously

5. Other Business

- Favreau announced that the owners of the Summer Block have applied for National Registry. He will be making a report, presenting to the Commission on April 10. This is for historic tax credits. This property will be restricted housing for income in some way.
- Favreau is submitting a CLG grant application for design guidelines.

6. Adjourn 5:35 PM

Chair: Historic Preservation Commission

Date

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