



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
March 8, 2023
4:00

In attendance: Jeff Cabral (Chair), Katherine Mayo, Erin Ware, Julie Larry & Alison Tobey (Associate Member)

Staff Members: Brad Favreau

Roll Call/Declaration of Quorum/Voting Members

Voting Members: Mayo, Ware & Larry

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

Approval of Meeting Minutes from February 8, 2023

MOTIONS:

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

Mayo: Second

Motion passed unanimously 3-0 (Mayo, Ware, & Larry in favor)

- 3. New Business**

3.1. 2023.05 Public Hearing to review a request by Seth & Rachel Harkness to make exterior repairs and alterations to the building located at 5 Alfred Street (Tax Map 38, Lot 400) in the MSRD-1 Zone

- Seth & Rachel Harkness represented themselves**
- The proposal is for a façade renovation of 4 storefronts, and second floor windows using historic tax credits.**
- The Harknesses would like to preserve what they have found such as marble along the bottom of commercial glass to sidewalk.**
- There will be semi-opaque glass above the clear glass.**
- This building was completed in 1926**
- The proposed plans have been approved by the National Park Service**
- There are no plans for any outside signage, it is dependent upon future commercial tenants.**
- Tile flooring and portraits have been uncovered in the interior.**

MOTIONS:

Larry-Motion-to approve Certificate of Appropriateness for Seth and Rachael Harkness to make exterior alterations to the building at 5 Alfred Street, 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 3-0 (Mayo, Ware & Larry in favor).

3.2. 2023.06 HPC Public Hearing to review 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-3 Zone.

- Matt Rabasco of Gorrill Palmer represented the applicants
- The proposal is for an indoor, climate controlled, storage building.
- The fire escape will be removed on the west side
- The loading docks will be expanded
- There is proposed signage
- The primary entrance will remain but the door will change and HVAC will be added.
- The façade facing Main Street will remain as-is with minor repointing as needed.
- On the North elevation, the loading dock will be extended and an additional dock added.
- Pedestrian bridges will remain
- The corner door on the 2nd floor will be covered up
- Signage will be on the East and West with no proposed illumination
- The importance of the historic value of the building to the community was discussed
- The WWII Pepperell Mill plaque will remain.
- One member of the committee was concerned that removing the fire escape and doors, then adding aluminum would not only remove historic character, but the aluminum would be covering up more historic character.
- The signage is also a concern
- The representative will talk to the applicants about solving those two issues and is open to a future discussion about how signs are fixed to the building.
- A committee member noted that the signage proposed may not be approved by City standards. She also felt that there are key details missing for fabricated lettering and affixing to the building. She would also like the site plan to indicate how the loading docks will impact the parking lot.
- They would like to see infill detail on the second floor door.
- The site plan looks fine as presented with the loading dock, canopy and hand rail but the committee would like to see more information before doing the final vote.
- The committee would like to see how the western elevation would look without the aluminum panel.
- The design process to cover doors with aluminum was discussed. The consultant said it would be a different stylistic view of elevation after the fire escape is removed.
- Covering the brick would be covering historic material in a prominent location.
- The community would take issue with some changes and new signage.
- The applicant was asked if there will be a mortar study for repointing the windows. The consultant feels the windows will be fixed as needed.
- All windows should be repaired consistently especially with repairs in the future.
- The committee discussed postponing the approval until some items are updated. They feel that signage on the East side wouldn't be appropriate given the size shown tonight.

MOTIONS:

Larry-Motion-to postpone voting until some items are clarified and additional information has been presented to the committee that is agreeable to the HPC.

Ware-Second

Motion Passed unanimously 3-0 (Mayo, Ware & Larry in favor).

- The applicant is submitting for preliminary site plan approval next week for the April 19th Planning Board meeting
- Estimated final Planning Board approval is May 17th.
- The HPC asked the applicant to hold off sending the HPC a new Site Plan application until after the applicant has met with the Planning Board.

4. Other Business

- There was a discussion about the application of the COG Grant to create design guide lines.
- Fee Structure for permits was discussed. Chair to draft a letter, staff to look at neighboring municipalities fee structures.

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.