



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING
January 13, 2021

In attendance:

Jeff Cabral
Carina Walter
Julie Larry

Erin Ware
Catherine Glynn
Leah Schaffer

John Ritzo

1. Adjustment to the Agenda
2. Consent Agenda-Approval of Historic Preservation Committee Minutes from December 9 & 16, 2020.

Motions:

Shaffer-MOTION: To approve Minutes from December 9 & 16, 2020

Glynn-SECOND

Unanimous Approval (Schaffer, Glynn, Ware)

3. Unfinished Business

3.1 2020HPC35 Committee Review

Emir Raees aka Shai Tax Map 38 Lot 44; 316 Main Street to install kitchen exhaust duct work.

Ms. Schaffer talked about her observations site walk with Economic Development Director Favreau:

- All walls are brick with 3 being load bearing.
- Currently there is no vent because it is a pizza oven which is to be replaced with fryers therefore vent and grease trap will be needed.
- Duct work could go through 2 floors (wooded) would not be difficult but would be costly.
- Installing the ductwork internally horizontally would go through brick which is very cost prohibitive.
- No representatives for the owner appeared at the meeting.

Motions:

Schaffer-MOTION: To Table the item until the next meeting when a representative for the applicant can appear.

Glynn-SECOND

Unanimous approval (Schaffer, Glynn, Ware)

4. New Business

4.1 2021HPC 01 Committee Review

John Ritzo-50 Washington Street-Tax Map 38 Lot 346-Change Windows & Doors

- Mr. Ritzo made a brief summary of his project, he and his father in law purchased the property 1.5 years ago at that time it was leased by Hoglands.
- The Hoglands have moved out and the owners are refurbishing the building to original standard as much as possible.
- The structure has been gutted, owners are working with CEO and Fire Department with improvements.
- Doors and windows will be replaced, building to be painted gray with black awning.
- There has been trouble getting a rental contract due to COVID-19.
- Adding a second stairwell and glass overhead doors for the possibility of indoor/outdoor dining and or deliveries.
- There is the possibility of a lease contract in summer 2021.
- Chair Cabral opened the meeting to the members for questions.
- Glynn stated that the building was built in 1945 as a mercantile business
- Favreau interjected that it was opened as a service station
- Ritzo stated that it started as a service station, then auto parts store, hardware store, meat market to now.
- Glynn commented that although color is not in the HPC realm, she likes the owner's choices, she confirmed that it is not a contributing building but it fits the downtown use and she likes the project.
- Favreau commented that the goal of the owners is to bring the character back to the original 1945 structure.
- Schaffer agrees with the statements of Glynn. She asked if there is a window on the second floor behind the sign and confirmed that he is making the windows bigger.
- Ritzo said yes there is a window behind the sign you can see it from the inside. All windows are being replaced with double hung windows all will be the same.
- Larry commented that the project makes a noncontributing structure more contributing.
- Cabral asked about the parking lot when there will be outside dining.
- Ritzo says he has no details yet it will be up to the tenant.

MOTIONS:

- Glynn: **MOTION:** to approve the Certificate of Appropriateness for 50 Washington Street to replace doors and windows based on the materials submitted and

conditioned that all permits must be obtained from Code Enforcement prior to beginning any work.

- Ware: SECOND
- Unanimous approval (Schaffer, Glynn, Ware)
- Ritzo then mentioned he gave 2 versions of doors so would it be ok if he chose option B instead based on his tenant and was told because it was submitted that way the approval covers both versions (Cabral, Favreau & Schaffer)

4. Other Business

- Favreau mentioned that the changes in the HPC ordinance were to have gone to the Planning Board public meeting last week but was cancelled due to the City Hall being closed.
- Public Meeting has been rescheduled to February 3, 2021.
- Schaffer asked if there will be a special meeting for the HPC portion of the comp plan
- Favreau no
- Cabral asked about news on City budgets
- Favreau will look into it and get back to him.

5. Adjourn Meeting adjourned at 4:42 pm.



Chair: Historic Preservation Commission

4/14/21

Date

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