



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING
January 11, 2023
4:00

In attendance: Jeff Cabral (Chair), Leah Schaffer, Erin Ware (via Zoom), & Julie Larry
Staff Members: Brad Favreau & Nan Whitten

Roll Call/Declaration of Quorum/Voting Members

Voting Members: Schaffer, Ware & Larry

(Chair opened meeting at 4:06 PM)

- 1. Adjustment to the Agenda**
- 2. Consent Agenda**

Approval of Meeting Minutes from October 12, 2022

MOTIONS: 4:07 PM

Schaffer: Motion to approve the Meeting Minutes from October 12, 2022

Larry: Second

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

- 3. New Business**

3.1 1 & 30 Upper Falls Road listed on the National Register

Mr. Favreau announced that Tom Watson & Co. succeeded in having two of their Biddeford properties listed on the National Register of Historic Places.

3.2 2023.01 HPC-Public Hearing for John Laliberte-Bush Watson to construct mixed use Buildings and remodel commercial building at 30 Upper Falls Road.

- Michael Barton of Bush Watson & Ryan Senatore of RSAA represented the applicant.**
- Mr. Senatore gave a power point presentation of the buildings built and or remodeled. He passed around samples of the material used.**
- 10 Upper Falls will be 6 stories and is designed to play off the existing historic structure of the existing buildings.**
- 20 Upper Falls will be market rate for sale units. This building ties the historic and modern together.**
- 26 Upper Falls is town houses.**
- The applicants are working to retain as much of the historic details as possible.**
- The Commissioners asked about the materials presented.**
- There was a concern as to why the balconies are facing the road and not the river.**
- The applicant answered that these balconies are an 18-hour experience. They are utilizing the natural light, the beautiful view of the sun and people watching.**
- The Commissioners were concerned that the L off #10 looks like an appendage.**

- Designing the building, this way preserves the original footprint of the structure.
- The Commissioners do not like the thought of the backs of the buildings facing Route 1, which is the Gateway to the City.
- They would like to see the landscape plan to ensure that a big parking lot is not the gateway to the City.
- Some of the designs feel suburban in an urban setting. There is concern of industrial windows on the first floor used for residential living.
- The Commission would like to see more green space.
- The Commission is concerned about the banding on the town houses. They look more stacked than a Row House.
- The Commissioners would like to see a Site Plan and Landscape Plan in order to make the decision.

MOTIONS: 5:01PM

Schaffer-Motion- To approve the demolition of 10, & 20 Upper Falls and the addition to 30 Upper Falls Road.

Larry-Second

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

Larry-Motion-to postpone deciding on project #2023.01 HPC until the next meeting, February 8, 2023 in order to give the Commission time to look at the plans requested.

Schaffer-Second

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

4. Other Business

- Mr. Favreau gave an update on the Architectural survey by Kleinfelder, N.E. The survey is on track, all photos have been completed and the remainder of the process is going smoothly.
- Mr. Favreau talked about conducting a community-based survey of Tattle Corner and other areas of Biddeford the HUD Grant could not cover.
- The Commission to recruit volunteers and or apply for a CLG Grant in the spring.
- In the Meeting House area, there are houses from the 18th & 19th century.
- Mr. Favreau will provide Ms. Larry with a street list.
- Ms. Larry & Ms. Ware will conduct windshield surveys of the City for Historic Preservation. They will also be looking at the houses compared to the characteristics of the neighborhood for compatibility with the historic zone.
- Mr. Favreau talked about the expenses for 2023 and the 4 memberships.

MOTION:

Larry-Motion-to approve spending \$290.00 to join the following:

Maine Preservation, Maine Historical Society, Maine Downtown Foundation, & National Alliance of Preservation Commissions

Schaffer-Second

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

Meeting adjourned at 5:47 PM

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.