



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING January 10, 2024 Meeting Minutes 4:00

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

1. Roll Call/Declaration of Quorum/Voting Members

(Chair opened meeting at 4:00 PM)

Favreau introduced the newest member of the committee, Shannon Chisholm.

2 vacancies, both alternate members

2. Adjustment to the Agenda-None

3. Consent Agenda

Approval of Meeting Minutes from December 13, 2023

MOTIONS: 4:03 PM

Ware-MOTION-To approve Meeting Minutes as submitted

Larry-SECOND Motion passed unanimously

4. Unfinished Business

4.1 2024.01 YD Properties LLC to continue exterior alterations at 227 Elm Street (Tax Map 38, Lot 205) in the MSRD-2 zone.

- Steve Cheung represented the application. Front entrance door & the front porch will be amended. Door will remain in the same location; stairs will be reconstructed as is. Lattice below will be omitted.
- Larry asked about the headers and molding, those will be saved or recreated with wood.
- Chisholm, new door same width or will it shrink, it will shrink by a foot.
- Schaffer glass on door frosted no clear.

MOTION: 4:08 PM

Larry-MOTION-To approve a Certificate of Appropriateness for YD Properties, LLC, for alterations at 227 Elm Street, based on the materials submitted and conditioned on the following:

Obtain all permits from Code Enforcement prior to beginning any work

Ware-SECOND Motion passed unanimously

4.2 2024.02 HPC Review for Rand Clark to make exterior alterations at 140 Elm Street, Tax Map 38, Lot 110, in the MSRD-1 Zone.

- Mark St. Onge-Architectural Planner represented the applicant
- Convert 1950's wood shed into residential unit
- Widen dormer in order to create living space.
- Must do it on both sides to make it symmetrical

- Foundation is sound but framing needs to be repaired
- Double Hung window will be added to second floor
- All windows will be replaced same
- Dormer is 10' long windows up there are awning windows
- Siding is degraded asphalt with fake brick impressions. Vinyl siding is up next to the house and will be continued.
- Lighting will be added to the front
- Can briefly be seen from the road
- Schaffer commented on the fact that we saw this in July
- Chisholm-building 3 different sections, is vinyl siding on all 3 sections, it will all have matching vinyl, which looks like clapboard.
- Door is now a poor quality door; it will be replaced with stronger, more practical door. One fixed door, 1 hinged using same opening.
- Larry likes filling in door using existing openings.
- Schaffer huge improvement from prior presentation.
- Will the interior create changes down the road? The floor plan has not been created, but he does not believe so.
- Window material will be vinyl windows.
- No public comments

MOTIONS 4:21 PM

Ware-MOTION-To approve Certificate of Appropriateness for Rand Clark to make exterior alterations to the building at 140 Elm Street, based on materials and assertions submitted, and conditioned on the following:

Obtain all permits from Code Enforcement prior to beginning any work.

Larry-SECOND

Motion passed unanimously

5. New Business

5.1 2024.04 Public Hearing to discuss and ask questions about exterior improvements on the Property owned by Holden Real Estate Enterprises. The property for such project is Located at 129 Main Street further known as Tax Map 39, Lot 386 in the MSRD-1 Zone.

- Bryan Holden of Holden Real Estate represented applicant
- Historic Tax Credit Project
- Bowling alley on ground floor apartments on upper floors
- Phase project, outside, bowling alley, then apartments
- Has conditional approval from National Parks Service
- All new windows, storefront will be replaced, elevator shaft will be moved to the rear of building, repoint brick, re-anchor marble, replace some of the marble.
- Rear is cinder blocks
- Ware-do you have images of original storefront? Yes, always simple pushed back to original spot.
- Would like to start construction early this spring.
- Larry asked about side elevation, what will be done with the door. He is not sure but believes a new one will be installed.
- Larry asked about mechanicals for the apartments. Heat pumps installed on back of building. Bowling alley RTUs, centrally located so they cannot be seen from road.
- Larry, graffiti on North Side, anything being done to prevent it? He will look into it.

- Chisholm asked if the 3 steel beams, faux columns or steel beams? Wrapped in weather resistant trim.
- Schaffer-covering the header steel beam? Steel beam will be cleaned up and painted to match the rest.
- Are the windows on east side, operable windows or fake double hung windows? He will look into it.
- Universal is doing all the windows.
- Will skylights remain? The skylights will not be done in Phase I, they are deferring expense to later Phase. The plan is to keep the skylight.
- Is there a need for another exterior door? Staircase will be egress.
- Rear where damaged will it be repainted? Entire wall will be repainted.
- Will the storefront have metal panels below the windows? Below the windows are painted aluminum bases.
- Do you plan to repair broken marble features? The repair is with pre-cast in order to repair as much as possible.
- Why does the plan says the second floor door is “defunked? It is a functional door but needs a lot of work, so it will be locked into place.

MOTIONS: 4:55 PM

Larry-MOTION: To approve Certificate of Appropriateness for Holden Real Estate Enterprises to make exterior alterations to the building at 129 Main Street based on materials and assertions submitted, and conditioned on the following:

1. Submit updated drawings of the project to the Planning Office for City files.
2. Submit a detail sheet on the wrap for columns to the City.
3. Obtain all permits from Code Enforcement prior to beginning any work.

Ware-SECOND

Motion Passed Unanimously

6. Other Business

6.1 Election of Officers: Chair and Vice Chair

Nominations for Chair-Leah Motion Passed Unanimously

Nominations for Vice Chair-Erin Motion Passed Unanimously

Open discussion about the future of the committee’s future focus and structure.

7. Adjourn 5:45 PM

Chair: Historic Preservation Commission

Date

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