



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207)-282-7119 or (207)-284-9115
Brad.Favreau@biddefordmaine.org

HPC MEETING June 11, 2025 Meeting Minutes 4:00

Staff Members in attendance: Brad Favreau & Nan Whitten

Meeting brought to order 4:00 PM

Quorum/Voting Members in attendance: Leah Schaffer, (Chair), Erin Ware (Vice Chair), Julie Larry, & Scott Josslyn (Voting tonight in place of Chisholm)

Chair called to order at 4:02 PM

- 1. Adjustments to the Agenda- will begin with 3B because applicants of 3A are not here at 4:00**
- 2. Approval of Meeting Minutes-Approval of Meeting Minutes from May 14, 2025**

MOTIONS: 4:00PM

Motion- Ware- Approval of Meeting Minutes as presented

Second-Larry

Vote-Unanimous

- 3. New Business**

3.a 2025.15 HPC Review for Reveler Development to rehabilitate the 2-1/2 story structure at 2 York Street, Tax Map 71, Lot 6/2, in the MSRD-3 Zone for residential use.

- Josslyn will recuse himself, Schaffer will vote in place**
- Mike Barton represented the application**
- Ryan Senatore, Christine Beard, Acorn Engineering remainder of team, not in attendance**
- Planning Board & Site Plan approval from Planning Board**
- SMPDC approval**
- Minimal contamination in some window openings**
- Part 1 & 2 approvals of National Park Service**
- ADA railing is a handrail not a guard rail according to NPS/ADA rules**
- Salvaging bricks from bricked up windows reusing them to replace bad bricks, repointing the entire building**
- 3 out of 4 doors can be repaired last door to be rebuilt**
- Reducing the amount of pavement around the building**
- Pump house will be trash storage**
- Favreau- how many original windows are left/10-15 are original**
- Larry- what is the material of the floor on the ADA ramp-pressure treated decking material**
- Condensers will be in the attic**

MOTION 4:25 PM

Motion-Ware - Motion to approve the Certificate of Appropriateness for Reveler Development to rehabilitate the building at 2 York Street into 11 housing units, based on materials and assertions submitted, and conditioned on the following: All permits must be obtained from Code Enforcement prior to beginning any work.

Second-Larry

Vote-Unanimous

3.b 2025.18 HPC Review for Ken Desrosiers rebuild the front porch and stairs at 15 Mt Vernon Street, Tax Map 38, Lot 441/1 in the MSRD-2 Zone.

- **Mr. Desrosiers represented himself. He is replacing posts, railings and floor of porch.**
- **Current material will be using pressure treated wood**
- **Columns will be replaced from top to ground, hollow columns**
- **Lattice will be PVC or Pressure Treated Wood**
- **Railing must be 42" high, currently at 24"**
- **Handrails are metal will be going with pressure treated**
- **Discussion of whether the columns can be repaired and reinstalled**
- **Schaffer recommends PVC post with cap**
- **Larry-Changing the spacing of the posts because they are only doing one set of stairs and put a header up top**
- **Josslyn-Non-contributing structure**
- **Ware-Other than vinyl siding, the house is historically accurate**
- **Ware-Columns can be retained, repaired & reused, these reused columns may not be good for supporting structure, better to be used as decoration.**
- **Larry-Lattice on skirting would be good with a board on the bottom to frame it and look finished.**
- **Larry & Ware porch is probably not original**

MOTIONS 4:47 PM

Motion- - Motion to approve Certificate of Appropriateness for Ken Desrosiers to rebuild front porch at 15 Mt Vernon Street, based on materials and assertions submitted, and conditioned on the following:

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

A 1 X Board will be added to the base of the skirting/lattice

A PVC wrap at each new proposed post from ceiling to floor

Columns should maintain the profiles as best as possible

Second-Ware

Vote-Unanimous

4. Unfinished Business

4.a 2025.10 HPC Continued Review for Daniel Novick to install new siding at 35 State Street, Tax Map 37, Lot 75, in the MSRD-2 Zone.

- **Favreau reminded the Commission of previous appearance before the Planning Board**
- **Applicant has requested a Certificate of Hardship**
- **Favreau read requirements for Certificate of Hardship, all 3 conditions must be met.**
- **The building retains a high degree of integrity**
- **Schaffer wants to know what will happen with the trim; it depends on what they get approved for**
- **Josslyn-preservation of the trim is important**

- Schaffer agrees and feels wood would be best
- Applicants' opposition to the wood is upkeep and maintenance
- Schaffer does not see how B is ever going to be met
- Favreau A is nonexistent
- Josslyn sees no hardship in A,B or C
- Ware asked about what drew the applicant to their house
- Schaffer explained that wood will stay for 100 years, and you refinish it, vinyl must be removed and replaced in 30 years
- Josslyn recommended cedar planks
- Applicants will do selective places replacement by cedar
- This will be replacement in kind
- No changes to the fascia along trim

MOTIONS: 5:01 PM

HARDSHIP

Motion-Larry Motion to deny the hardship request based on the failure to meet the exceptional unique circumstances in A

Second-Ware

Vote Unanimous

Motion-Larry-Motion to approve a certificate of appropriateness

Second-Ware

Vote-Unanimous

5. Other Business

Tomorrow Favreau has a ZOOM call with Samantha Smith to correct some of the information submitted to the Design Standards, Julie Larry will attend to lend her expertise.

6. Adjourn 5:23 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.