



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 May 14, 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: Erin Ware (Vice Chair), Allison Tobey & Shannon Chisholm (We have a quorum with Ware voting)

- 1. Adjustments to the Agenda-None**
- 2. Approval of Meeting Minutes-Approval of Meeting Minutes from April 9, 2025**

MOTIONS: 4: 01PM

Motion- Chisholm- Approval of Meeting Minutes as presented

Second-Tobey

Vote-Unanimous

- 3. New Business**

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

- **Daniel Novick & Megan Shippee represented the application**
- **Applicants wish to replace cedar clapboard with vinyl siding; trim will be replaced with vinyl as well with the exception of the window trim.**
- **Entire house needs to be re-sided**
- **Everlast composite too expensive**
- **No quote on replacing in kind with cedar**
- **All cedar will be removed with vinyl siding put up**
- **The board feels this is a highly visible house although there would be a loss of integrity to replace all with vinyl**
- **Vinyl is not for historical structures and poor for the environment.**
- **Applicants are encouraged to get quotes from more historic integral products.**
- **Corner Boards should be kept**
- **Applicant asked about rotted corner boards**
- **Cut street for new product would be required**
- **Applicants were referred to Greater Portland Landmarks for a list of contractors who specialize in historic properties.**
- **The board decided to postpone the vote so that the applicant can explore other options.**
- **Applicant is concerned quotes will be too high**
- **Favreau told the applicant about economic hardship**

MOTION 4:25 PM

Motion-Chisholm-Motion to postpone vote until applicant can provide additional information to the Board as requested, next meeting is June 11, 2025

Second-Tobey

Vote-Unanimous

3.b. 2025.11 HPC Review for Kevin Beaulieu of T&T Leasing to renovate the two-family residential structure at 74 Summer Street, Tax Map 39, Lot 14, in the MSRD-2 Zone.

- Kevin Beaulieu of T & T Leasing representing the application
- Applicant wants to bring the building back to life
- Applicant would like to tear down ADU that is rotting and add another unit on the top floor using bonus density
- He would like to replace the siding, windows and doors
- Chisholm-is the addition closer to the road than the cape? Yes by a couple of feet
- Ware, are the windows on the addition smaller than the cape? Yes, due to the kitchen sink but they will all match
- Tobey, the right top elevation, it looks like that window is bigger than the others. Technically that would be the same size as the others and will make a note of it. Bigger, egress windows will go on the back over the deck.
- The applicant will flip the kitchen floor plan so that the sink is not in the front and it will work.
- Ware, the other concerning element is that the ADU is closer to the road than the main house. The addition should either be level with the house or set back a few feet is preferable. Applicant will talk to CEO about changing the footprint
- The original addition was considered insensitive to the historical significance of the main house.
- The board prefers all windows to be the same, historically appropriate grids would be 4 over 4 or 6 over 6. Applicants prefer 4 over 4.

MOTIONS 4:47

Motion-Tobey-Motion to approve Certificate of Appropriateness for Kevin Beaulieu of T & T Leasing to build second story over existing addition and replace exterior materials throughout at 74 Summer Street, based on materials and assertions submitted, and conditioned on the following:

The 2 front windows are the same size.

The top right window is the same size

The proposed addition is set back

The reconfigured drawings are sent back in for approval

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

Second-Chisholm

Vote-Unanimous

3.c. Historic New England is here on May 28, 2025

- Favreau-on the 28th Historic New England will be here speaking and there is a \$200 speaking fee. It will be held here in this room; Saco's Commission is invited as well as the public.

3.d. Design Guidelines

- Favreau-he forwarded the Design Guidelines to the State, and they asked for a number of revisions. Samantha is putting together a quote to correct the problem
- The voice and terminology were more midwestern than New England
- Chapter on driveways & parking lots the state had a problem with that
- The chapter on forms & styles was not appropriate for New England.
- A Cape Cod is not a form it is a style
- As soon as Favreau gets the quote we have to get on it
- Chisholm would like to see the mark-ups
- Ware can see a bit of what they mean by mid-western but does not feel it was that skewed.
- The commission can do some of the correcting themselves.

3.e. Budget \$556.29

- Historic NE will leave us with \$356.29; we have a month to spend the rest. Name plates for commissioners would be \$140.00 leaving \$216.29.
- The Board discussed how it may be a waste of money buying a plaque for members who consistently do not show up.
- This will be decided once we get the quote on the repair of the Design Guidelines
- Chisholm suggested magnetic name tags and to table things like the Art Walk and bring a copy of the design guidelines also a QR code going straight to design guidelines.

4. Other Business

5. Adjourn 5:06 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.