



**HISTORIC PRESERVATION
MEETING MINUTES
September 10, 2025**

1. Declaration of Quorum/Voting Members

Julie Larry, Erin Ware, Leah Schaffer via Zoom

2. Adjustment to Agenda

Item 4b will appear before 4a due to an error in the agenda

3. Approval of Meeting Minutes

Approval of minutes from August 13, 2025

MOTIONS:

Motion- Lary -Motion to approve the minutes as presented

Second- Ware

Vote-Motion passed unanimously

4. New Business

4.a. 2025.25 HPC Review Fathom Companies to redevelop a portion of the former Maine Energy Recovery Company (MERC) site of Pearl Street, Tax Map 71, Lot 2, in the MSRD-3 Zone.

- Marieke Thorman from Fathom and Cara Bionde from KTA represented the project
- Little to no changes progressed to permit phase
- NOD requires they come before the Board at each phase
- Creating a sense of place
- This is the old MERC site
- Representing Building B along the railroad tracks
- Describe the windows and siding corten or weathering , thermally modified wood, windows and doors all frames will match, bottom will be aluminum to match corten
- Going to Planning Board next week hoping for final review
- Metal will be pre-weathered and will continue to weather over time.
- Entry portico constructed out of timber with metal trim
- Window details on the storefront, currently exploring options on the CM will match the trim or the siding.
- They are creating a mockup for sales purposes which will be on Lot 1
- No roof top mechanicals all ventilation, heating, cooling will be in the units

- There will be 2 elevators
- Potential for solar but none at this time
- Larry feels this meets the standards as this is divergent in materials and design from the mill buildings, but it does meet the standards because it does have the features of the mill buildings, reminiscent of the character defining features of the mill buildings. It is set back from the mill buildings so that it compliments it.
- Ware feels it meets standards also as it uses industrial materials by complementing it and not emulating it.
- Schaffer echoes what they said but her main concern is that the landscaping is reviewed as not sitting in fields. She wants to make sure the landscaping does not get VE'd at the end of the project.
- Larry wants to know if the other lots would remain field like if they don't roll right into the next building. They will be loaming and seeding but not doing anything extravagant.

MOTIONS 5:07 PM

Motion-Ware- Motion to approve Certificate of Appropriateness for Fathom Companies to construct Building 3 B on Pearl Street as presented, 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-Lary

Vote-Motion passed unanimously

4.b. 2025.24 HPC Review for Rand Clark to make exterior alterations at 140 Elm Street, Tax Map 38, Lot 110, in the MSRD-1 Zone.

- Favreau introduced the project
- Mark Saint Onge represented the applicant
- Door on last page of the cut sheet should not be a storm door but an insulated exterior door.
- New front door is needed owner prefers door on right of garage door up against steel column should be a 3086 door for wheelchairs
- Windows are chosen to match what is in there now
- 3 versions for the commission to look at
- Builder prefers version 1; owner is good with whichever is chosen
- Structure will be a Tai Restaurant
- Schaffer asked about differences in version drawings and top foundation at the base of the overhead doors
- This area in the building was discussed at length
- Metal flashing is needed first and foremost, this is a make-or-break detail to make sure this area is sealed right
- Fiber cement board will hold up better than plywood (MDF)
- Confirmed there is only 1 door being added, there is already 1 there (on St. Mary's Street)
- This will work provided there is under 50 people



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- Favreau to talk to Codes about this
- It's not perfectly symmetrical but close enough
- Glass will remain in the door as a decorative element
- Codes may ask them to do something to disable the door as it is not going to be used.
- New door will be a metal insulated door with half light
- Flat surface for dividers, hardy board close to the ground but not on the ground with a flashing on the bottom.

MOTIONS: 4:40 PM

Motion-Larry- Motion to approve Certificate of Appropriateness for Rand Clark to infill existing overhead doors with windows and a swing door at 140 Elm Street, based on materials and assertions submitted, and conditioned on the following:

1. All permits must be obtained from Code Enforcement prior to beginning any work.
2. The sill & baseboard submitted must be similar height above the concrete base.
3. The applicant is to use Option C

Second-Erin

Motion passed unanimously

5. Other Business

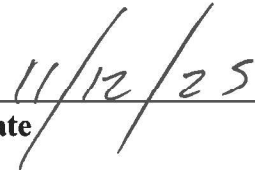
- Favreau talked about the historic map and the contradiction in the ordinance resulting in an error in the map.
- He pointed out the loss of historical area he showed the area that is the correct area with the original area overlaid.
- Kleinfelder surveyed certain parts in order to encompass Spring Tavern and Trull Hospital.
- Schaffer confirmed that this is based on a map from 2011, but we have been using an older interpretation of an ordinance that included the larger area.
- Changes in zoning have impacted the HPC area
- Anything that is added to MSRD 1 & 2 from zone R1 or SR would not fall under HPC review. If a structure leaves MSRD1 or 2 but is still within the red line they would still need to be reviewed.
- Updating the HPC Ordinance is an option. Different options were discussed.
- Everything inside the red line and a little outside have been surveyed.
- Favreau asked if there is a benefit to surveying areas outside of the red lines. It is a benefit of information gathering.

- It was suggested do the 100 oldest buildings MHPC grant proposal will be applied for by Favreau
- Favreau will send everyone a blank map members mark down the areas and get it back next week as the grant application is due.
- Ware went to all of the outreach seminars she found helpful.
- The tabling at River Jam went well, they talked to a variety of people. Ware found the table placement for HPC was disadvantageous. They were tucked away off the beaten path. Favreau and Ware felt it was a very good start.
- Larry suggested the Farmers Market some night next year when they have music.
- Ware will reach out to the Heart of Biddeford.

6. Adjourn 5:50 PM



Chair: Historic Preservation Commission



Date

These minutes are a summary and are not intended to be verbatim. Archived meetings are viewable at the City's website: www.biddefordmaine.org