



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING
October 9, 2024
Meeting Minutes
4:00

Staff Members in attendance: Nan Whitten

Meeting brought to order 4:03 PM

1. Quorum/Voting Members in attendance:

Julie Larry, Erin Ware (Vice Chair), Allie Tobey,

2. Adjustments to the Agenda-Items 5B, 5C & 5D will be discussed in November

3. Consent Agenda

Approval of Meeting Minutes from September 11, 2024

MOTIONS: 4:03 PM

Larry-MOTION-To approve Meeting Minutes as presented

Tobey-SECOND

Vote- Motion passed unanimously

4. Unfinished Business-none

5. New Business

5.a. 2024.44 HPC Review for Reveler Development to revise previously approved new construction at 10 Upper Falls Road, Tax Map 40, Lot 56-1 in the MSRD 3 Zone.

- **Mike Barton of Reveler represented the applicant**
- **This is for 10 Upper Falls only**
- **Approved by Planning Board 9-18-24**
- **Facing economic challenges make changes from 56-51 units, no under story parking, veneer changing from veneer system to veneer panel**
- **No longer restaurant in ground floor no longer adding floor to top**
- **Barton presented a Power Point presentation**
- **Ground level aesthetics unchanged with removal of retail**
- **Second, third and fourth floors remain unchanged**
- **Considered an 18' x 6'-10' panel**
- **Changes nothing around the window jams**
- **No public comments**
- **Larry-Did you consider changing the first-floor windows with the change of use**
- **Barton-no we were respecting the original design and approvals**
- **Larry-this is a rain screen correct?**
- **Barton-yes**
- **Ware-prefers to stay with the red modern**
- **Tobey agrees with the Board members**

- Larry-we do not dictate colors; the colors will pop but do look modern
- No issues with losing the floor or no retail

MOTIONS:

Motion-Tobey-Approval of project #2024.44 HPC for Reveler Development to revise the previously approved construction at 10 Upper Falls Road with the Condition that all permits be obtained prior to construction.

Second-Tobey

Vote: Motion passed unanimously

- 5.b. Past Project Review**
- 5.c. Budget**
- 5.d. Design Guidelines Project**
- 6. Other Business**
 - **Larry will be focusing on getting the surveys done of Tattler Corner.**
- 7. Adjourn 4:25PM**

Chair: Historic Preservation Commission

Date

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