

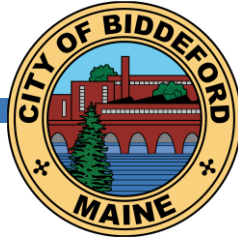
City of Biddeford
Historic Preservation Commission

April 8, 2026 at 4:30 PM

City Hall Council Chambers & Teams

[Join Teams Online](#)

1. Declaration of Quorum
2. Approval of Meeting Minutes
 - 2.a Approval of Meeting Minutes from March 11, 2027
3. New Business
 - 3.a 2026.04 HPC The Historic Preservation Commission will review a request to install rooftop solar panels for Ionut Cioban. The location of the project is 1 Wentworth Street (Tax Map 38, Lot 222) in the MSRD-2 Zone.
 - 3.b 2026.03 HPC the Historic Preservation Commission will review a request by the New Life Church to construct an accessory structure to house a refrigerator and shelves holding food for donation at 118 Alfred Street (Tax Map 38, Lot 303-1) in the MSRD-2 Zone.
 - 3.c Section 106, Highway Improvements for Elm Street. No adverse effects?
4. Old Business
 - 4.a 2026.01a HPC The Historic Preservation Commission will continue their discussion of removal from the National Register of Historic Places.



**HISTORIC PRESERVATION
MEETING MINUTES**

March 11, 2016

DRAFT

1. **Declaration of Quorum/Voting Members**
Meeting brought to order at 4:00 PM
Julie Larry, Erin Ware, Catherine Mayo, Daniel Boucher
2. **Introduction of New Member-Wesley Painter & Daniel Boucher**
3. **Approval of Meeting Minutes**
Approval of minutes from December 10, 2025
MOTIONS:
Motion- Ware- Motion to approve minutes as presented
Second- Larry
Vote-Motion passed unanimously
4. **Election of New Officers for 2026**
 - 4.a. a. **Chair-formerly Leah Schaffer**
 - b. **Vice Chair-currently Erin Ware**
 - **Motion by Boucher to have Wesley Painter as Chair**
 - **Second by Mayo**
 - **Motion passed unanimously**
 - **Motion by Ware for Julie Larry to be Vice Chair**
 - **Second by Boucher**
 - **Motion passed unanimously**
5. **Discussion**
 - 5.a. **Removal of the John Tarr House (29 Ferry Lane) from the National Register of Historic Places.**
 - **Favreau talked about the house 1730, one of the oldest houses in the country, woodwork and wainscotting has been stripped**
 - **The house has lost its historical integrity**
 - **The only reason home can be removed is if it has lost its integrity, this has lost its integrity**
 - **House was deconstructed using same materials but in a different manner.**

- Mayo asked if we as Historic Preservation Commission work with the new owners to retain the material and see what is left for Historic purposes to preserve local history. Brad will follow up
- Mayo-Can we ask Kleinfelder to include this area as a historic designation and/or historic area? Brad, yes
- Mayo-Do we make this a teachable moment for the community?
- The Commission talked about the damage that has been done to this structure.
- This lot could potentially be divided into 3 lots with 3 houses with ADUs.
- The Commission discussed ways to preserve the history of the structure.
- Mayo-Historic New England & Maine Preservation have historic easement programs.
- Boucher-what would happen if we voted not to endorse having the house removed from the registry. We would send our report and why and NPHC will vote on the structure, the structure still may be removed.
- Ware mentioned that the people who reconstructed the structure differently may have done it this new way because in deconstructed it they saw ghosts of the way the house was originally.
- Larry mentioned that if the new owners want to raze it they still have to come to the Commission, answer, not if the house has been removed from the National Register.
- Mayo to contact the Biddeford Historic Society to see what they have of this property.
- Commission would like to do a site walk and talk with the owner to ask about the reason for the changes and the evidence they found for historic relevance.

MOTIONS: 4:37 PM

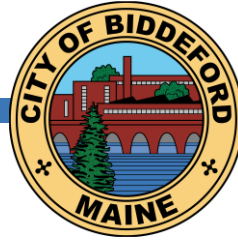
Boucher-Motion-Motion to postpone this issue until the next meeting

Second-Mayo

Vote-Motion passed unanimously

5.b. Award of Contract to Kleinfelder, Northeast, for services to conduct Historic Resource Survey. All proposals received are included in the agenda packet.

- Kleinfelder, Northeast, Augusta, ME**
- Hartgen-Renssalaer, NY**
- E2PM-Rockaway, NJ**
- Trileaf-St. Louis, MO**
- Vantage Point-Mitchell, SD**
 - All proposals reviewed by Favreau, Larry & Mayo
 - Contract has been signed and returned.
 - Boucher-did the Council vote to approve this? The Council did not have to vote; we had a grant and there is a small 20% matching of the grant.
 - Favreau has all proposals if anyone wants to see them, Painter would like to see them.



205 Main Street / PO Box 586 • Biddeford, ME

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 City of Biddeford Government

 @CityofBiddeford

5.c. Favreau has 5 memberships

MOTION:

Boucher-Motion to pay all memberships

Larry-Second

Vote-Motion passed unanimously

Boucher asked if going forward the Commission can meet at 4:30, all agreed but if there is a full agenda, they will meet at 4:00

Adjourn 4:50 PM

MOTION

Motion-Larry-Motion to adjourn

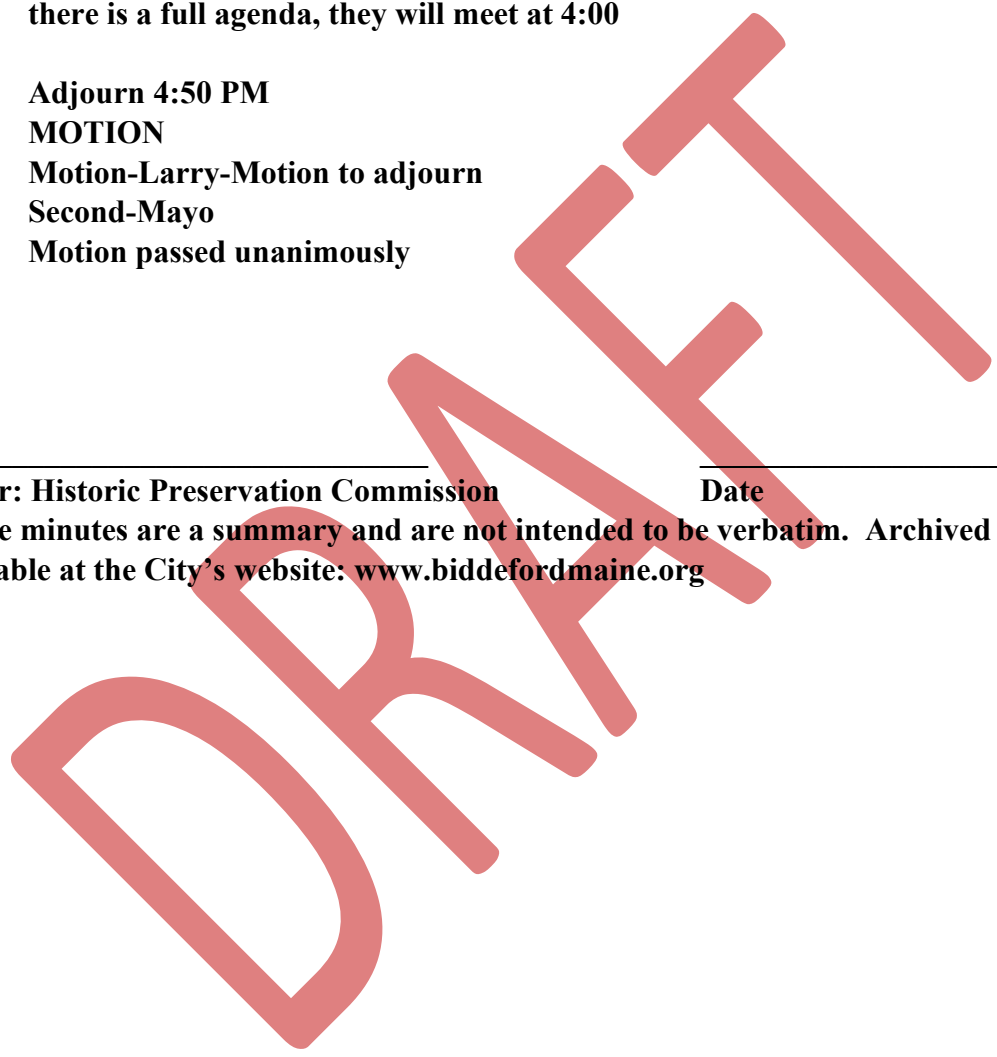
Second-Mayo

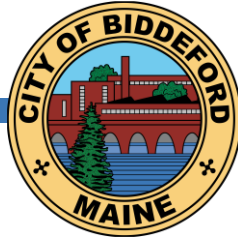
Motion passed unanimously

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





HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

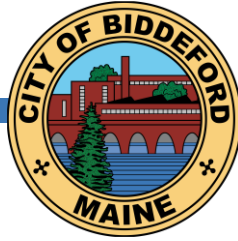
FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday April 8, 2026; 4:30 PM

RE: **Item 3.a: 2026.04 HPC Review for Ionut Cioban to install rooftop solar panels at 1 Wentworth Street, Tax Map 38, Lot 222, in the MSRD-2 Zone.**

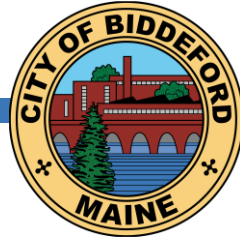
INTRODUCTION

The applicant proposes to install 24 panels on the roof of 1 Wentworth Street, a three-unit multi-family building.



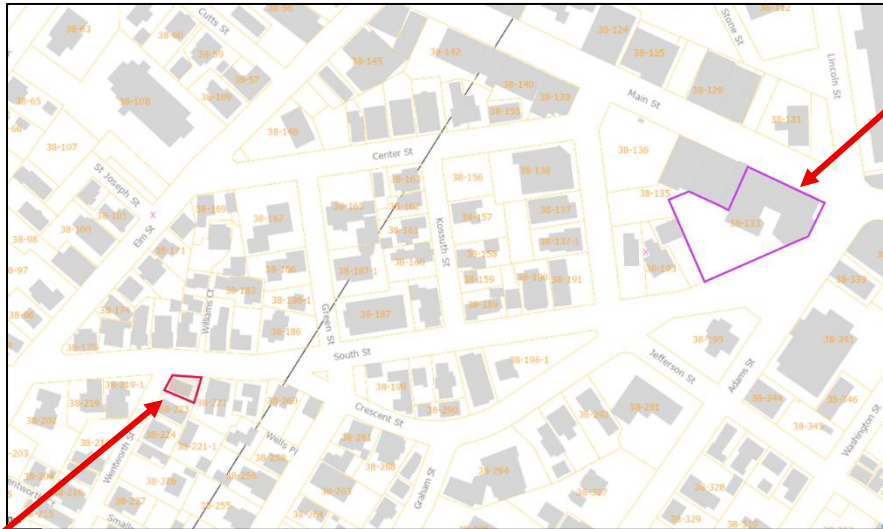
PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Ionut Cioban 1 Wentworth St 101 Biddeford ME 04005
2.	Owner of Property:	Ionut Cioban
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	1 Wentworth Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 222
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Overlay Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1900
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Residential
15.	Parcel Size:	0.06 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Max 3 stories or 35 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date April 8, 2026. Posted April 2, 2026; Mail Notices to all abutters within 100'. 12 notices sent April 2, 2026.



EXISTING CONDITIONS

The property is located southwest of City Hall on the corner of South Street and Wentworth Street:

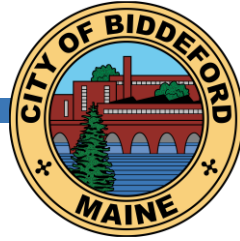


City Hall

1 Wentworth St.

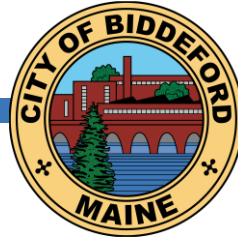


The house as it appeared circa 2000.



Above and below, The house as it appears on Google Street View November 2024

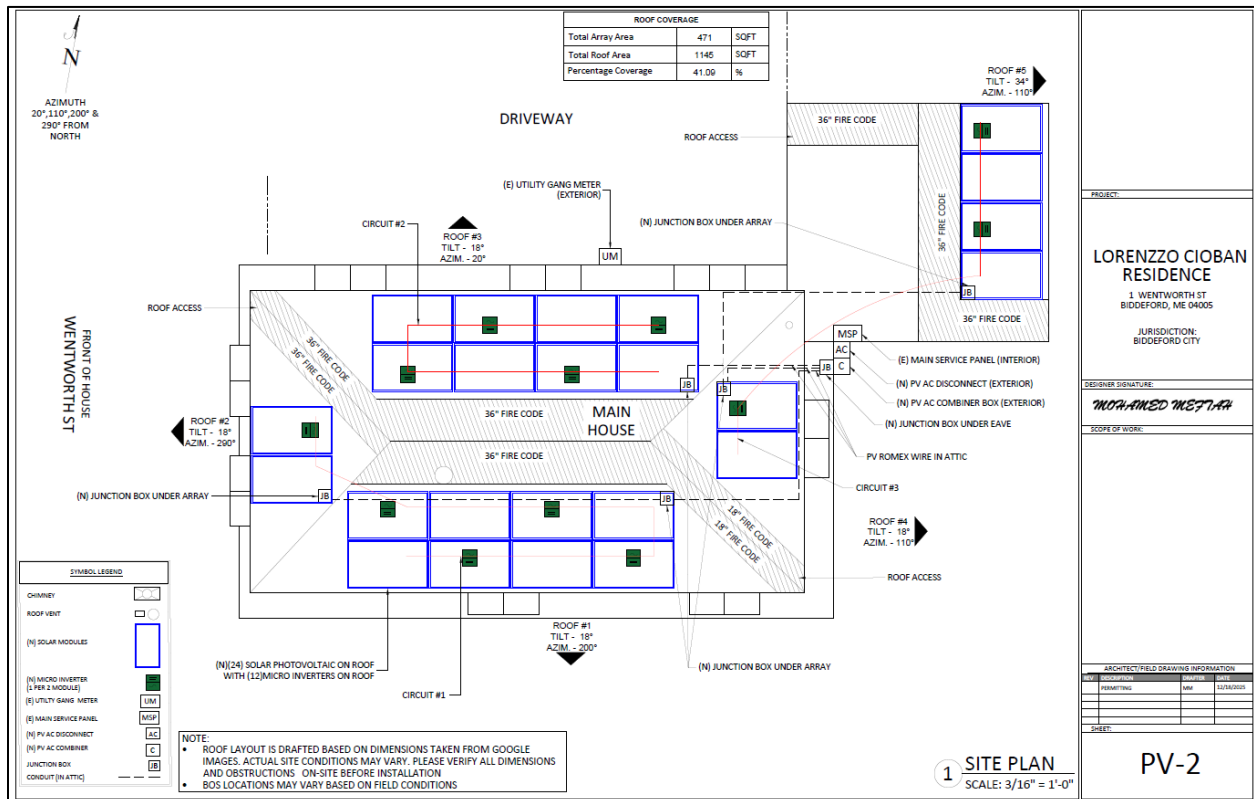


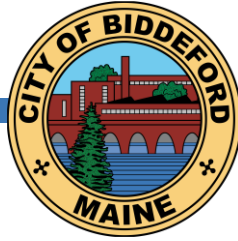


The building is Second Empire style with a double-pitched roof. As seen in the images above, the house has undergone extensive changes to its appearance. Windows, siding, and doors have been replaced, and the shutters and trim removed. In the process, the house has lost much of its historic integrity.

PROJECT

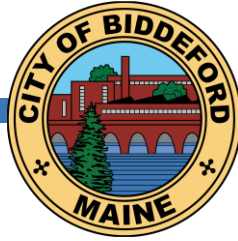
The applicant proposes to install solar panels on each side of the upper sloping roof of the main house, plus on the east side of the gabled roof of the ell. In total, 24 panels are proposed. Because of the height of the building and the pitch of the upper slopes, the panels will be visible from pedestrian heights, but not especially noticeable. The panels will remain relatively unintrusive. In plan, the panels are proposed as depicted below:





As seen from the street, panels will be visible but unobtrusive:





PUBLIC COMMENT

On April 2, 2026, 12 abutter notices were sent. As of this writing, no public comment has been received.

STANDARDS

A. Reconstruction and alterations.

1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:

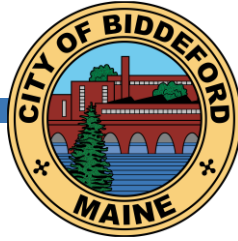
- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;

The building will continue as residential.

- b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;

No distinguishing qualities will be destroyed, and because of alterations made over the past ten or 20 years, the character of the house will largely be unaffected.

- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features



should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;

N/A

- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;

No examples of skilled craftsmanship will be compromised by this project.

- e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;

N/A

- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;

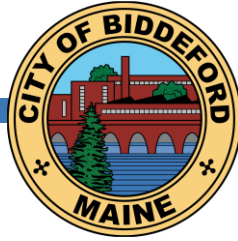
N/A

- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and,

N/A

- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

N/A



STAFF RECOMMENDATION

The house’s height, style and orientation make this a good candidate for solar panel installation in a historic setting. Staff recommends approval of a Certificate of Appropriateness for this project.

SAMPLE MOTIONS

1. Motion to approve a Certificate of Appropriateness for Ionut Cioban to install 24 solar panels at 1 Wentworth Street, Tax Map 38, Lot 222, as presented, based on materials and assertions submitted, and conditioned on the following:

a. _____

b. _____

Motion to deny a Certificate of Appropriateness for Ionut Cioban to install 24 solar panels at 1 Wentworth Street, Tax Map 38, Lot 222, as presented, based on the following objections:

a. _____

b. _____

2. Motion to postpone approval of a Certificate of Appropriateness for Ionut Cioban to install 24 solar panels at 1 Wentworth Street, Tax Map 38, Lot 222, based on the following:

a. _____

b. _____

SHEET INDEX

- PV-1 PLOT PLAN
- PV-2 SITE PLAN
- PV-3 ATTACHMENT DETAILS
- PV-4 ELECTRICAL LINE DIAGRAM
- PV-5 WARNING LABELS
- PV-6 PLACARD
- PV-7 PHOTOS
- SPECS

GENERAL NOTES:

-SOLAR PHOTOVOLTAIC SYSTEM TO BE INSTALLED ON RESIDENTIAL PROPERTY.

-DESIGN COMPLYING WITH THE LATEST EDITION OF INTERNATIONAL ELECTRICAL CODE, NEC AND ALL LOCAL ORDINANCES AND POLICIES.

-PER SECTIONS R314 & R315 WITHIN THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), IT'S REQUIRED THAT SMOKE ALARM AND CARBON MONOXIDE DETECTORS ARE RETROFITTED INTO THE EXISTING DWELLING FOR PERMITS WITH REPAIRS OR ADDITIONS EXCEEDING \$1,000.

-WORKING DISTANCES AROUND THE EXISTING ELECTRICAL EQUIPMENT AS WELL AS THE NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26

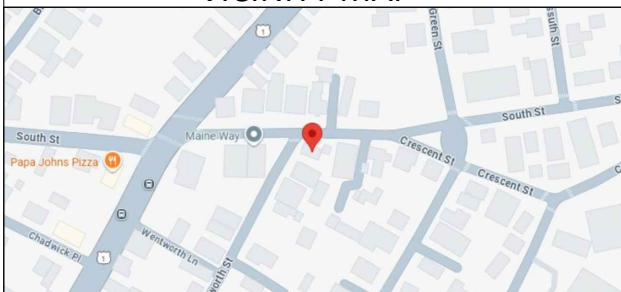
-THIS SYSTEM WILL NOT BE INTERCONNECTED UNTIL APPROVAL FROM THE LOCAL JURISDICTION AND THE UTILITY IS OBTAINED.

-WHEN A BACKFED BREAKER IS THE METHOD OF UTILITY INTERCONNECTION, BREAKER SHALL NOT READ LINE AND LOAD.

-NOTIFY SERVING UTILITY BEFORE PV SYSTEM ACTIVATION.

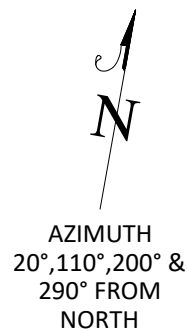
-110.2 APPROVAL: ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.

VICINITY MAP



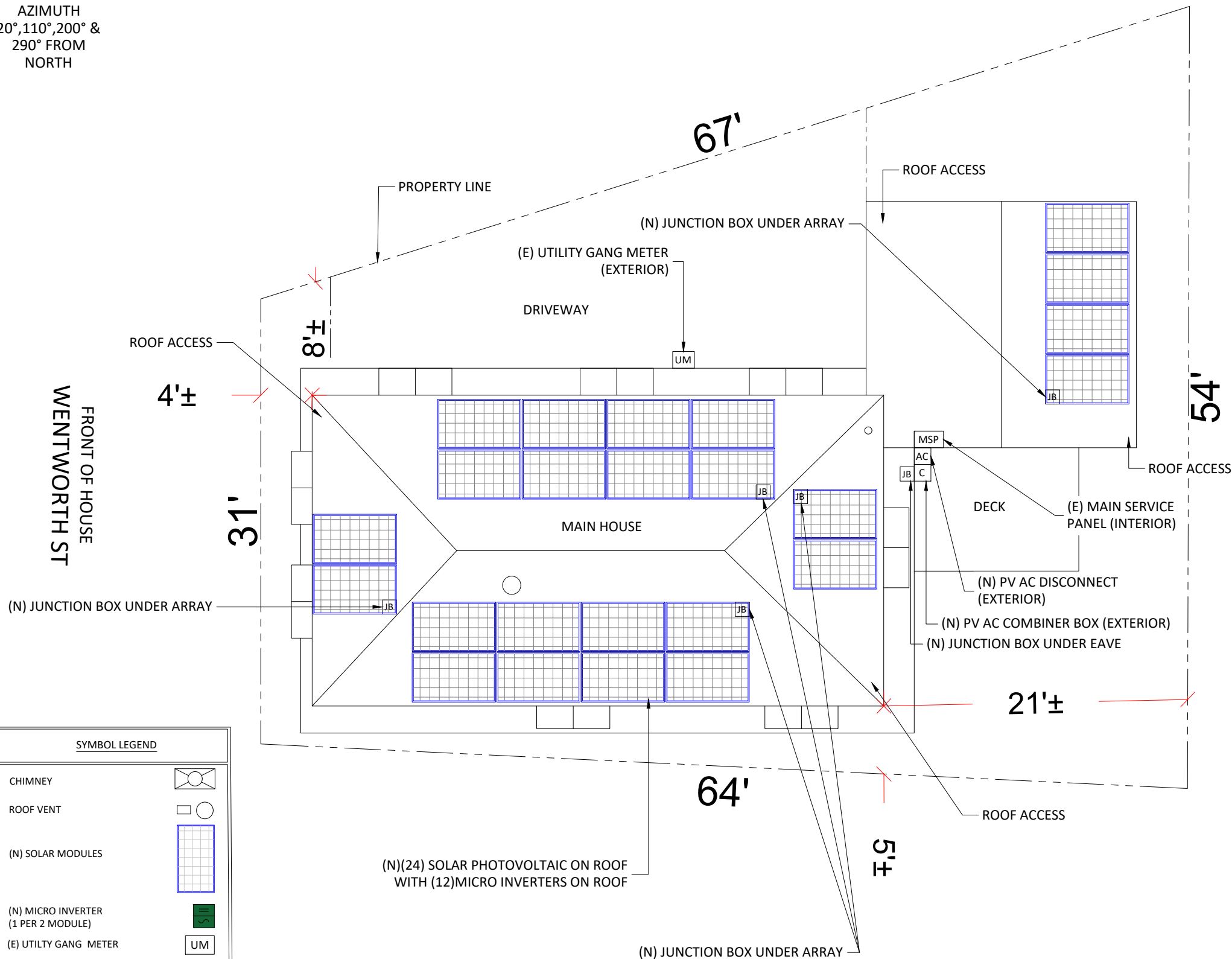
CODE COMPLIANCE

PROJECT DESIGNED BASED ON 2023 NEC
 ALL SUPPLIED EQUIPMENT IS UL LISTED
 2021 INTERNATIONAL BUILDING CODE
 2021 INTERNATIONAL RESIDENTIAL CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2023 NATIONAL ELECTRIC CODE



NOTE:

- ROOF LAYOUT IS DRAFTED BASED ON DIMENSIONS TAKEN FROM GOOGLE IMAGES. ACTUAL SITE CONDITIONS MAY VARY. PLEASE VERIFY ALL DIMENSIONS AND OBSTRUCTIONS ON-SITE BEFORE INSTALLATION
- BOS LOCATIONS MAY VARY BASED ON FIELD CONDITIONS



SYMBOL LEGEND	
CHIMNEY	
ROOF VENT	
(N) SOLAR MODULES	
(N) MICRO INVERTER (1 PER 2 MODULE)	
(E) UTILITY GANG METER	UM
(E) MAIN SERVICE PANEL	MSP
(N) PV AC DISCONNECT	AC
(N) PV AC COMBINER	C
JUNCTION BOX	JB
CONDUIT (IN ATTIC)	

PROJECT:

LORENZO CIOBAN RESIDENCE

1 WENTWORTH ST
 BIDDEFORD, ME 04005

JURISDICTION:
 BIDDEFORD CITY

DESIGNER SIGNATURE:

MUHAMMAD MEZIAN

SCOPE OF WORK:

EQUIPMENT:
 INSTALL (24) NEXT ENERGY USNEA-SR-M660370HLP MODULE
 INSTALL (12) AP SYSTEMS DS3-L MICRO-INVERTER (240V)
 INSTALL (01) 125A PV AC COMBINER PANEL SQUARE D (HOM1224M125PRBVP)
 INSTALL (01) 60A RATED FUSED AC DISCONNECT SIEMENS (GF222NR)

NEW SYSTEM SIZE : 8.88 KW DC / 9.22 KW AC

PV SYSTEM CHARACTERISTICS:

WIND SPEED: 112 MPH
 SNOW LOAD: 50 PSF
 PARCEL #: 38-222
 MODULE RATED AT: 370W
 SYSTEM AZIMUTH: 20°, 110°, 200° & 290°
 ARRAY PITCH: 18° & 34°
 NO. OF STOREY: 2

ARCHITECT/FIELD DRAWING INFORMATION

REV	DESCRIPTION	DRAFTER	DATE
	PERMITTING	MM	12/18/2025

SHEET:

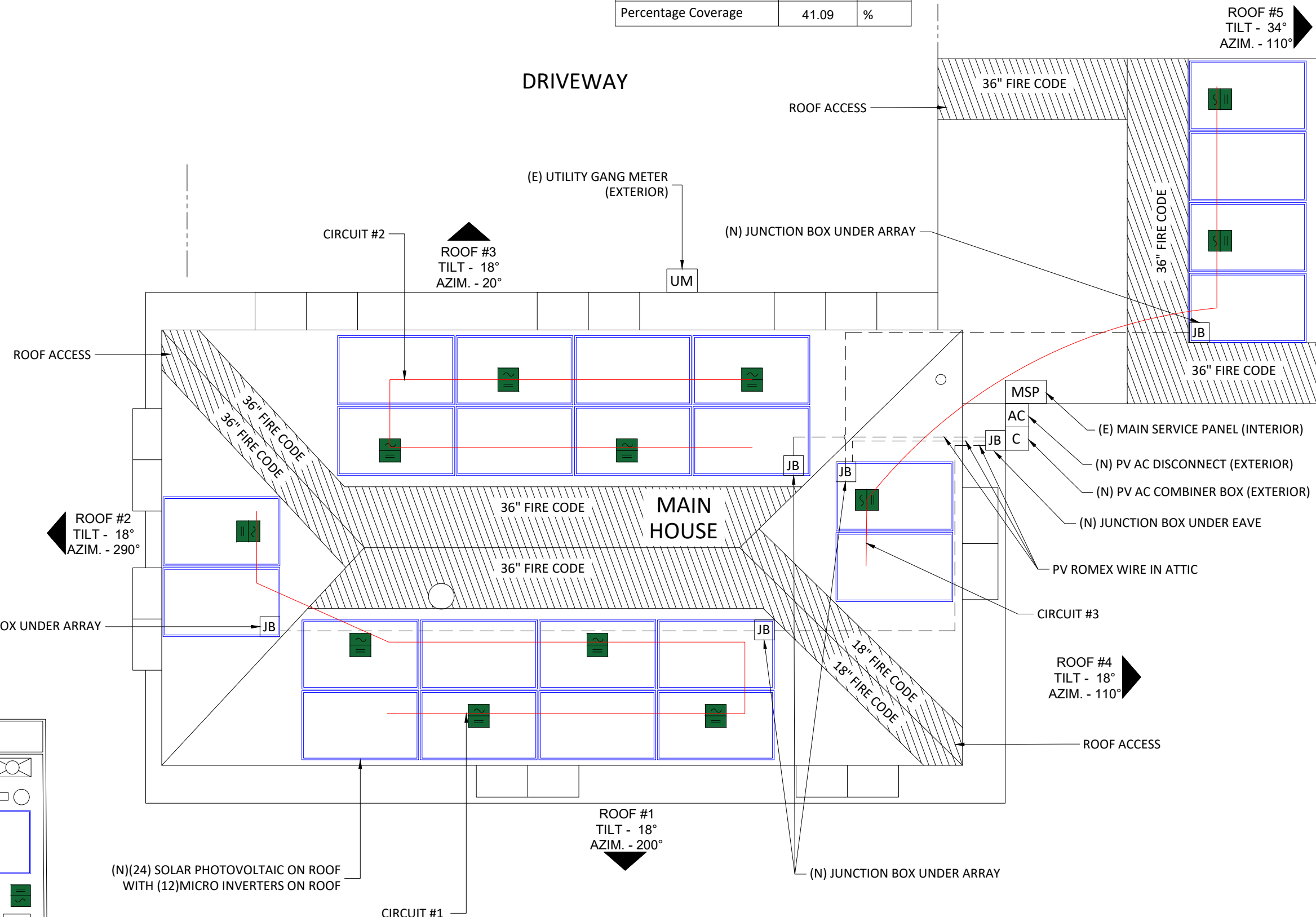
1 PLOT PLAN
 SCALE: 1/8"=1'-0"

PV-1



AZIMUTH
20°, 110°, 200° &
290° FROM
NORTH

ROOF COVERAGE		
Total Array Area	471	SQFT
Total Roof Area	1145	SQFT
Percentage Coverage	41.09	%



SYMBOL LEGEND	
CHIMNEY	
ROOF VENT	
(N) SOLAR MODULES	
(N) MICRO INVERTER (1 PER 2 MODULE)	
(E) UTILITY GANG METER	UM
(E) MAIN SERVICE PANEL	MSP
(N) PV AC DISCONNECT	AC
(N) PV AC COMBINER	C
JUNCTION BOX	JB
CONDUIT (IN ATTIC)	

NOTE:

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- BOS LOCATIONS MAY VARY BASED ON FIELD CONDITIONS

PROJECT:

LORENZO CIOBAN RESIDENCE

1 WENTWORTH ST
BIDDEFORD, ME 04005

JURISDICTION:
BIDDEFORD CITY

DESIGNER SIGNATURE:

MOHAMED MEFLAH

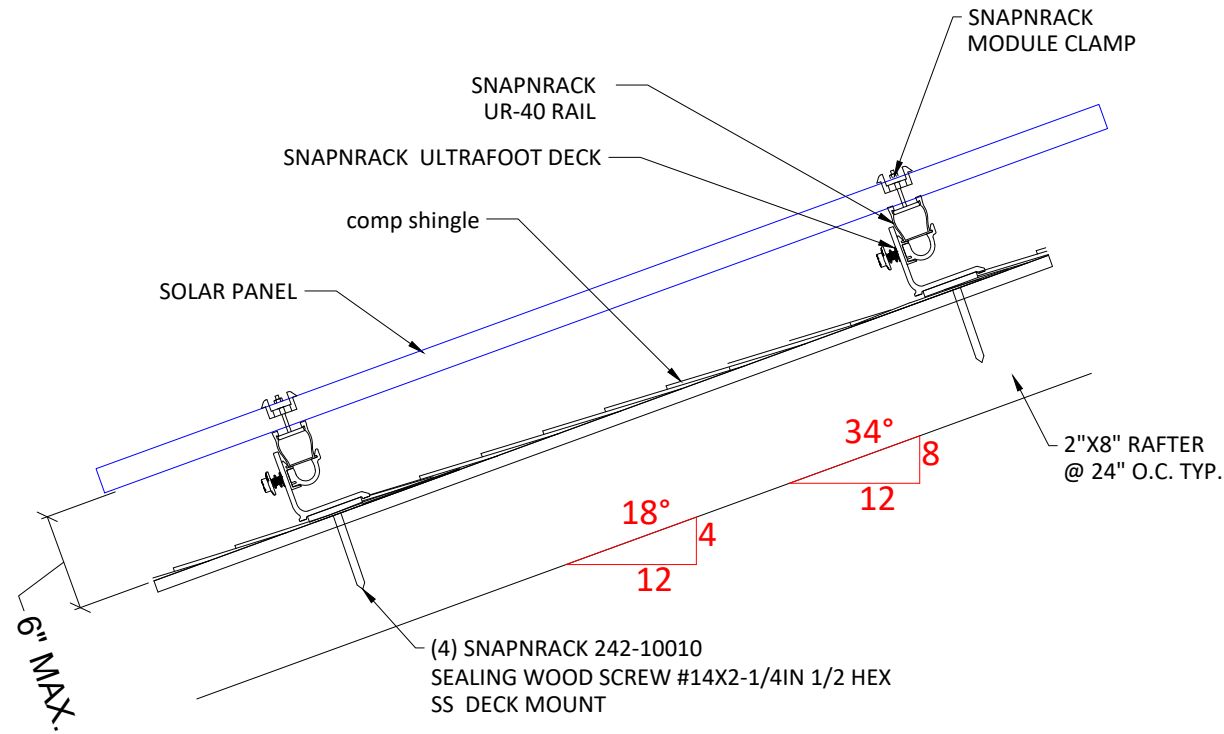
SCOPE OF WORK:

ARCHITECT/FIELD DRAWING INFORMATION			
REV	DESCRIPTION	DRAFTER	DATE
	PERMITTING	MM	12/18/2025

SHEET:

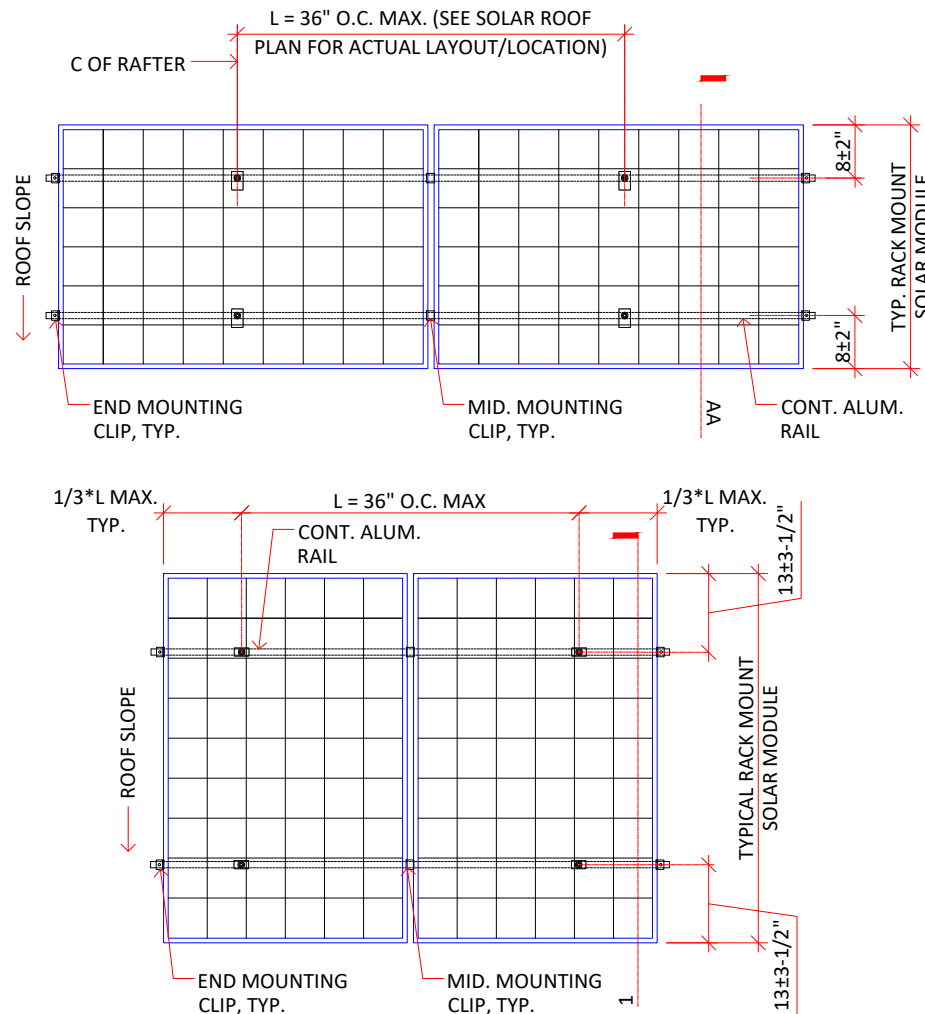
1 SITE PLAN
SCALE: 3/16" = 1'-0"

PV-2

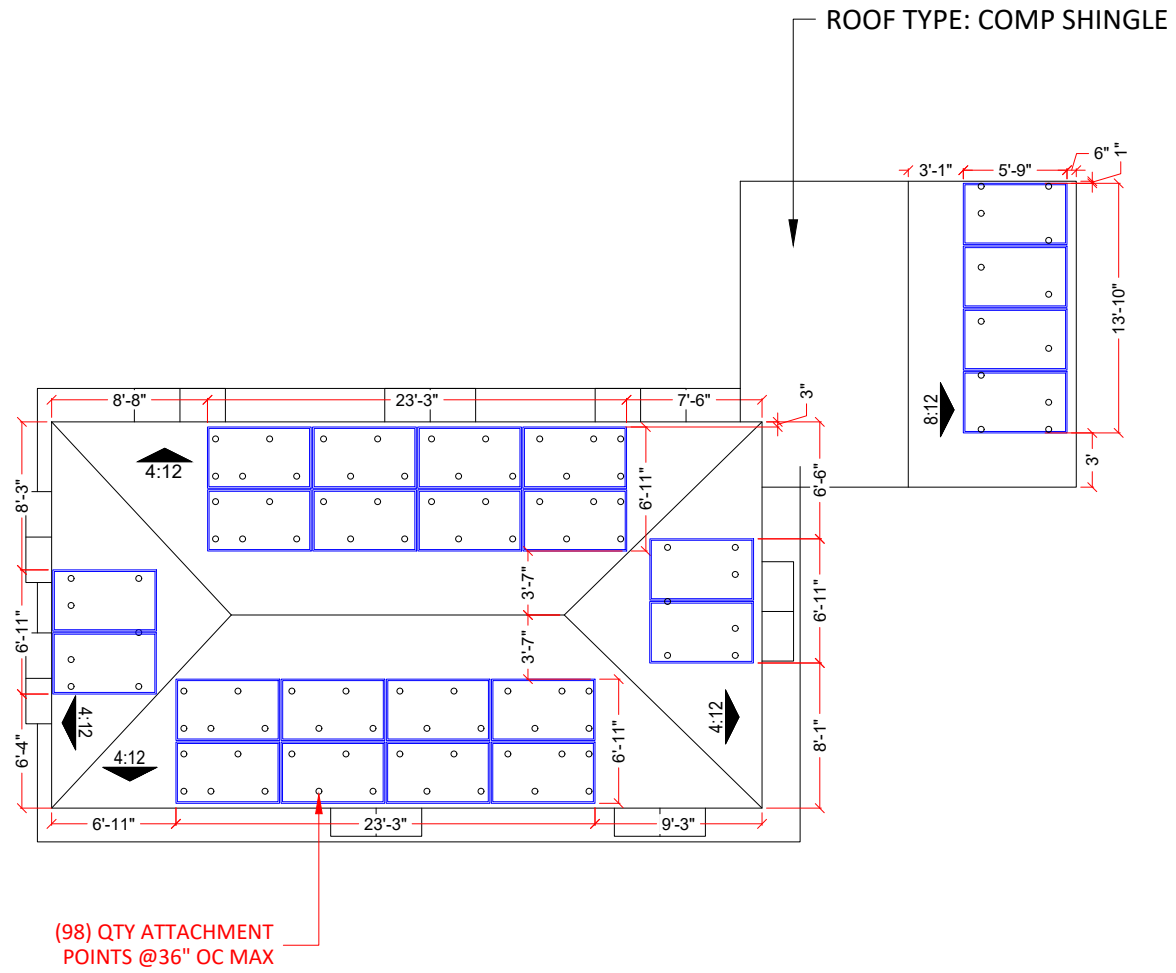


ROOF LOADS	
Maximum roof load:	2.61 lbs/ft ²
Maximum point load:	12.51 lbs/attachment
Model:	NEXT ENERGY USNEA-SR-M660370HLP
Weight:	44.09 Lbs
Width:	40.86 Inches
Length:	69.09 Inches

1 COMP SHINGLE - SNAPRACK RAILS W/ ULTRAFooter DECK
SCALE: NTS



2 TYPICAL RACK MOUNT LAYOUT
SCALE: NTS



3 PARTIAL ROOF FRAMING PLAN
SCALE: 3/32" = 1'-0"

PROJECT:
LORENZO CIOBAN RESIDENCE
1 WENTWORTH ST
BIDDEFORD, ME 04005
JURISDICTION:
BIDDEFORD CITY

DESIGNER SIGNATURE:
MOHAMED METLAH

ARCHITECT/FIELD DRAWING INFORMATION			
REV	DESCRIPTION	DRAFTER	DATE
	PERMITTING	MM	12/18/2025

SHEET:

PV-3

PHOTOVOLTAIC MODULE	
NEXT ENERGY USNEA-SR-M660370HLP UL1703 Power 370 W 41.32 Voc, 34.09 Vmp, 20 Vnom 11.39 Isc, 70.86 Imp	
JUNCTION BOX	
600 V, UL E42728, NEMA 3,4,4x,6,12,13	
MICRO-INVERTER	
AP SYSTEMS DS3-L UL 1741, NEMA 3R, IEEE 1547	
Nom Voltage	240 V
Max Current	3.2 A
Max Power	768 W

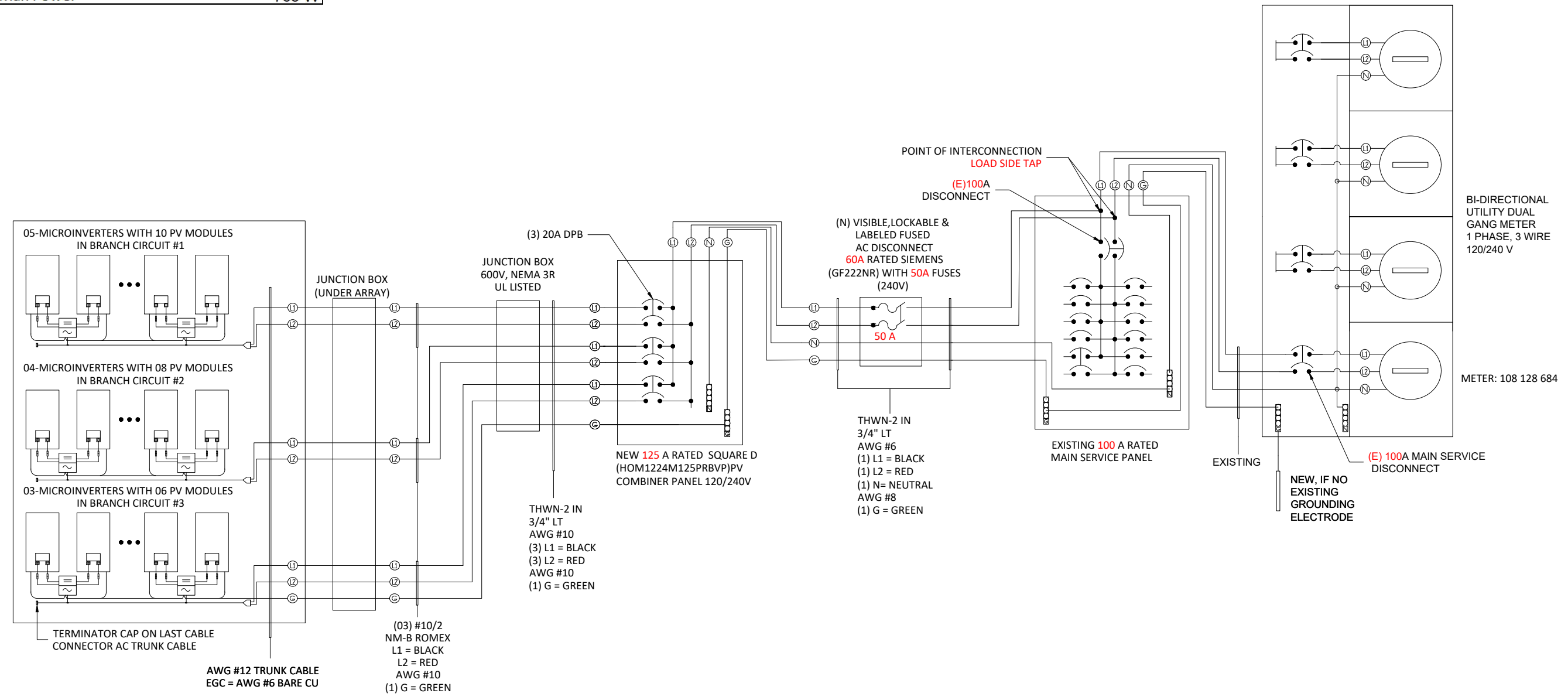
CONFIGURATION	
Branch Circuits	3
Modules per Branch	10,8,6
Number of Micro Inverters	12
Record low temp	-9.4°F
AC SYSTEM SPECIFICATIONS	
Max AC Output Current	38.4 A
Operating AC Voltage	240 V
Operating AC Power	9216 W
Operating AC Frequency	60 Hz
MIN OCPD Rating	50A

Current Carrying Conductors:	
Max Branch AC required conductor ampacity $(3.2)(5)(1.25) = 20A$ AWG #10, derated ampacity: $(40)(0.76)(0.8) = 24.32A$	24.32A > 20A , therefore AC wire size is valid.
Combined System AC required conductor ampacity $(3.2)(12)(1.25) = 48A$ AWG #6, derated ampacity: $(75)(0.96)(1) = 72A$	72A > 48A , therefore AC wire size is valid.

- VERIFY EXISTING FACILITY GROUNDING ELECTRODES ARE COMPLIANT WITH 250.52 AND 250.53.
- IF NO VISIBLE GROUNDING IS AVAILABLE, TWO STAINLESS STEEL AND COPPER OR ZINC COATED STEEL GROUND RODS (5/8" X 8FT) TO BE INSTALLED AT MINIMUM 6 FT APART WITH 8 FT MINIMUM EMBEDMENT TO GROUND COMPLIANT WITH 250.52 AND 250.53.
- AFCI PROTECTIONS IS NEEDED WHEN LOADS ARE RELOCATED MORE THAN 6 FT FROM THEIR INITIAL LOCATION PER 210.12 (D).

PROJECT:
LORENZO CIOBAN RESIDENCE
1 WENTWORTH ST
BIDDEFORD, ME 04005
JURISDICTION:
BIDDEFORD CITY

DESIGNER SIGNATURE:
MOHAMED METALLAH



MEANS OF DISCONNECTION FOR THE LOAD SIDE TAP POINT OF CONNECTION

DISCONNECT SHALL BE A VISIBLE BREAK TYPE IN A METAL ENCLOSURE LOCKABLE IN AN OPEN (DIS-ENERGIZED) POSITION BY A PADLOCK

(N) UTILITY AC DISCONNECT (DS1)
60A RATED, 1-Φ, 3-WIRE, 2-POLE EQUIP WITH (2) X 50A FUSES, 240VAC GENERAL DUTY SWITCH UNIT, NEMA 3R RATED

ARCHITECT/FIELD DRAWING INFORMATION			
REV	DESCRIPTION	DRAFTER	DATE
	PERMITTING	MM	12/18/2025

SHEET:

PV-4

⚠ WARNING
ELECTRICAL SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION: COMBINER PANEL, AC DISCONNECT, POINT OF INTERCONNECTION
PER CODE: NEC 705.20(7), NEC 690.13(B)

⚠ WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

LABEL LOCATION: COMBINER PANEL(S), MAIN SERVICE DISCONNECT
PER CODE: NEC 110.27(C), OSHA 1910.145(f)(7)

⚠ WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION: MAIN SERVICE DISCONNECT, PRODUCTION/NET METER
PER CODE: NEC 690.59, 705.30(C)

⚠ WARNING

THIS EQUIPMENT FED BY MULTIPLE SOURCES: TOTAL RATING OF ALL OVERCURRENT DEVICES EXCLUDING MAIN POWER SUPPLY SHALL NOT EXCEED AMPACITY OF BUSBAR

LABEL LOCATION: POINT OF INTERCONNECTION, COMBINER PANEL
PER CODE: NEC 705.12(B)(3)

PV SYSTEM

DISCONNECT

LABEL LOCATION: AC DISCONNECT
PER CODE: NEC 690.13(B)

⚠ WARNING

POWER SOURCE OUTPUT CONNECTION. DO NOT RELOCATE THIS OVERCURRENT DEVICE.

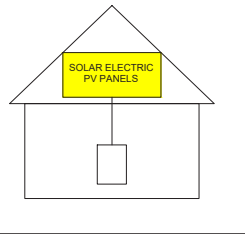
LABEL LOCATION: POINT OF INTERCONNECTION
PER CODE: NEC 705.12(B)(2)

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

LABEL LOCATION: MAIN SERVICE DISCONNECT, UTILITY METER
PER CODE: NEC 690.13(B)

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 690.12(D)

RAPID SHUTDOWN FOR SOLAR PV SYSTEM

LABEL LOCATION: RSD INITIATION DEVICE, AC DISCONNECT
PER CODE: NEC 690.12(D)(2)

⚠ CAUTION
PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 705.30(D), NEC 690.59

DO NOT DISCONNECT UNDER LOAD

LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 690.15(B) & NEC 690.33(D)(2)

SOLAR PV DC CIRCUIT

LABEL LOCATION: DC CONDUIT, DC JUNCTION BOX
PER CODE: NEC 690.31(D)(2)

PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION: DC CONDUIT, DC JUNCTION BOX
PER CODE: NEC 690.31(D)(2)

EMERGENCY CONTACT

FOR IMMEDIATE ASSISTANCE CALL 911

LABEL LOCATION: POINT OF INTERCONNECTION
PER CODE: NEC 705.10

PARALLEL GENERATION ON SITE

LABEL LOCATION: POINT OF INTERCONNECTION
PER CODE: 705.12(D)(2)(3)(b)

RAPID SHUTDOWN FOR SOLAR PV SYSTEM

LABEL LOCATION: POINT OF INTERCONNECTION
PER CODE: 705.12(D)(2)(3)(b)

PROJECT:

LORENZO CIOBAN RESIDENCE

1 WENTWORTH ST
BIDDEFORD, ME 04005

JURISDICTION:
BIDDEFORD CITY

DESIGNER SIGNATURE:

MOHAMED METLAH

ARCHITECT/FIELD DRAWING INFORMATION

REV	DESCRIPTION	DRAFTER	DATE
	PERMITTING	MM	12/18/2025

SHEET:

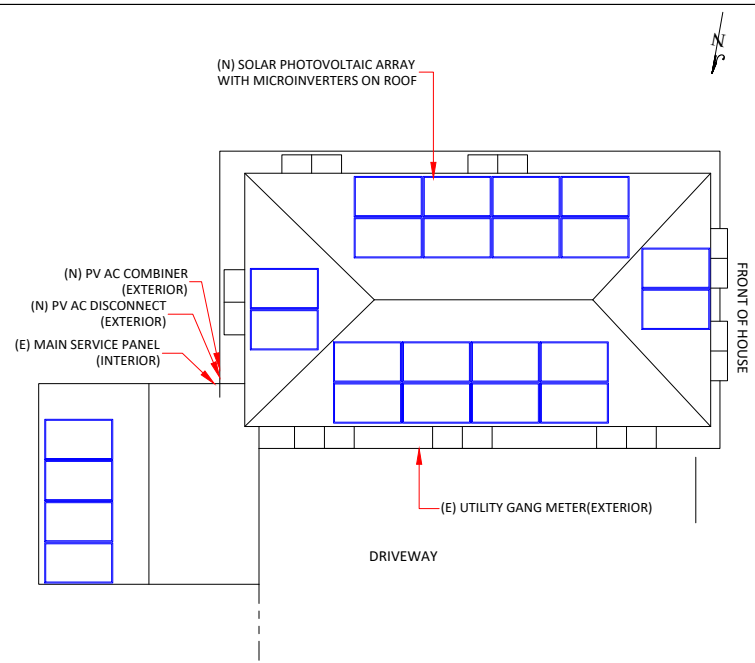
PV-5

SIGNAGE REQUIREMENTS:

- YELLOW BACKGROUND
- RED LETTERING
- MINIMUM 3/8" LETTER HEIGHT
- ALL CAPITAL LETTERS
- ARIAL OR SIMILAR FONT
- REFLECTIVE WEATHER RESISTANT MATERIAL, UL969
- MINIMUM 2-INCH BY 3.5-INCH

CAUTION

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN:



ADDRESS: 1 WENTWORTH ST BIDDEFORD, ME 04005

1 MAP PLACARD
NTS

PROJECT:

LORENZO CIOBAN RESIDENCE

1 WENTWORTH ST
BIDDEFORD, ME 04005

JURISDICTION:
BIDDEFORD CITY

DESIGNER SIGNATURE:

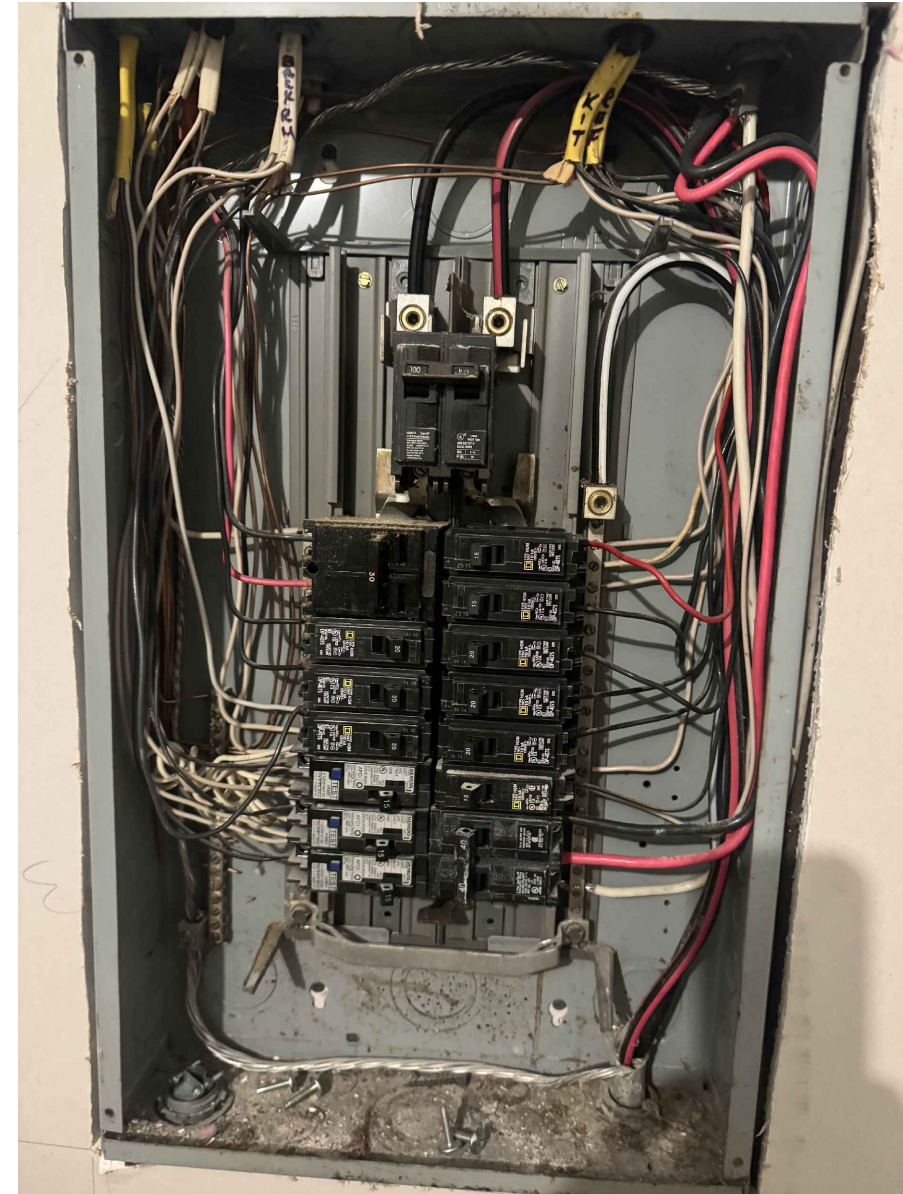
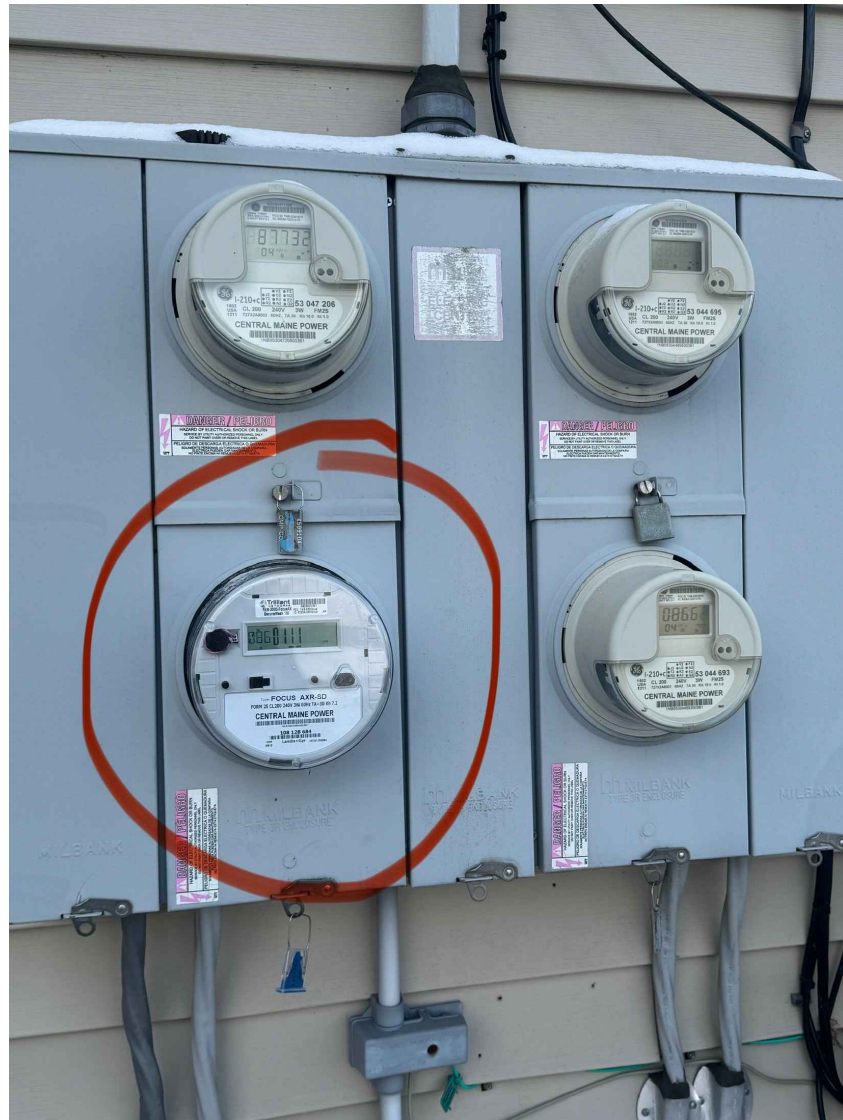
MOHAMED METLAH

ARCHITECT/FIELD DRAWING INFORMATION

REV	DESCRIPTION	DRAFTER	DATE
	PERMITTING	MM	12/18/2025

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PV-6



PROJECT:

LORENZO CIOBAN RESIDENCE

1 WENTWORTH ST
BIDDEFORD, ME 04005

JURISDICTION:
BIDDEFORD CITY

DESIGNER SIGNATURE:

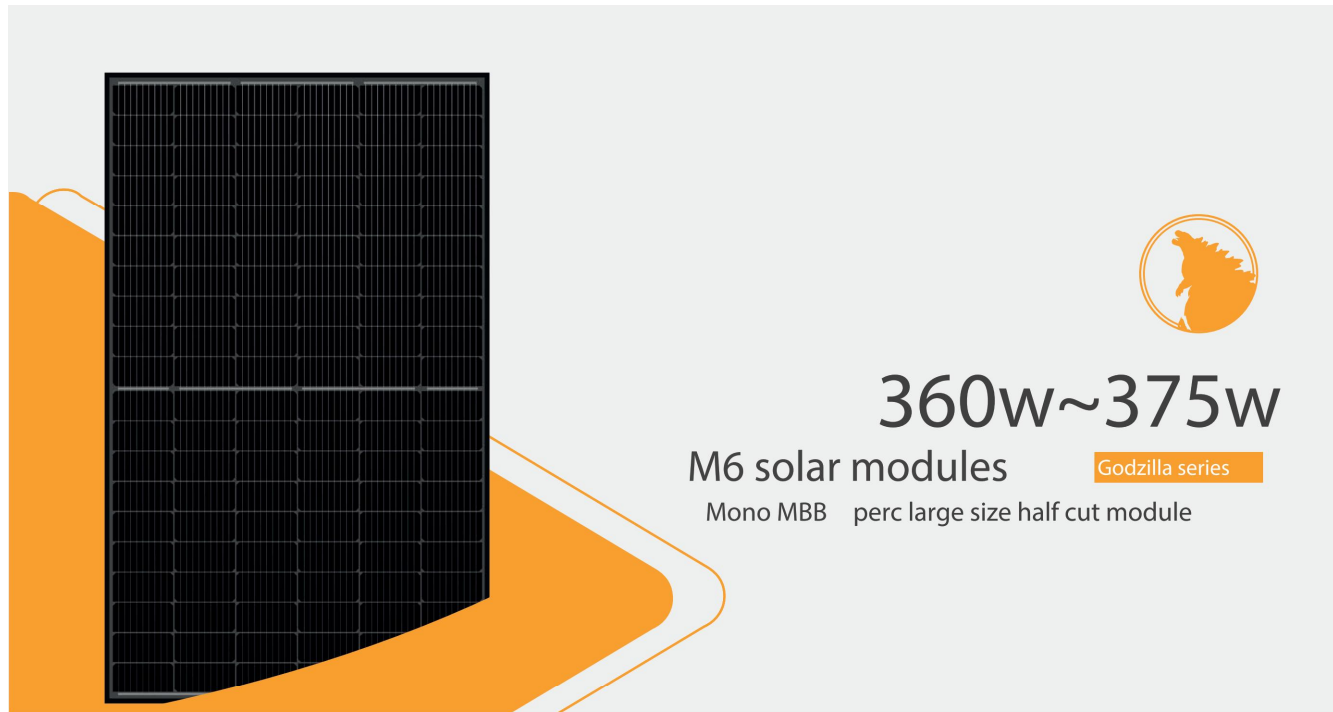
MOHAMMED METTAH

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	PERMITTING	MM	12/18/2025

SHEET:

PV-7



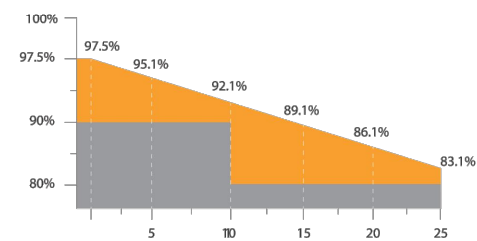
The product adopts MBB high efficiency PERC cell combined with half cut. It can cope with the rising efficiency and diversification demand of residential roofs, industrial and commercial roofs, and large ground power stations.

MODULE CHARACTER

- PID Resistance
- Salt mist resistance
Ammonia resistance
dust and hail resistance
- Production process reliability test
- 0~+5W Positive Tolerance
- Mono MBB half cut
- Reduce BOS cost increase ROI
- Non-destructive cutting
- All black BIPV

CERTIFICATION

IEC61215/IEC61730
 ISO9001:Quality Management System
 ISO14001:Environmental Management System
 ISO45001:Occupational Health and Safety Management System



Linear performance warranty Product warranty

USNEA-SR-M660HLP 360w-375w Godzilla Series

Module Type	USNEA-SR-M660360HLP		USNEA-SR-M660365HLP		USNEA-SR-M660370HLP		USNEA-SR-M660375HLP	
Module Efficiency (%)	19.77		20.04		20.32		20.59	
Tolerance (W)	0~+5		0~+5		0~+5		0~+5	
Test Environment	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power Pmax(W)	360	266.59	365	270.29	370	273.99	375	277.69
Open Circuit Voltage Voc(V)	40.92	38.18	41.12	38.38	41.32	38.48	41.56	38.7
Short Circuit Current Isc(A)	11.22	9.01	11.3	9.07	11.39	9.15	11.46	9.21
Maximum Power Voltage Vm(V)	33.69	31.08	33.89	31.28	34.09	31.48	34.29	31.66
Maximum Power Current Im(A)	10.69	8.55	10.78	8.62	10.86	8.69	10.94	8.75
Cell Type (mm)	166x83(98B Mono-Crystalline Silicon)							
Number of Cells (Pcs)	120(6x20)							
Maximum System Voltage (V)	DC1500							
Temp.Coeff.of Voc (%/°C)	-0.285							
Temp.Coeff.of Isc (%/°C)	0.055							
Temp.Coeff.of Pm (%/°C)	-0.365							
Operating Temperature(°C)	-40 to 85							
Nominal Operating Cell Temperature(NOCT) (°C)	45±2							
Max.Series Fuse (A)	20							
Pressure Bearing (Pa)	5400							
Wind Bearing (Pa)	2400							

STC: Irradiance 1000W/m2, Cell temperature 25°C, AM1.5
 NOCT: Irradiance 800W/m2, Ambient temperature 20°C, Wind speed 1m/s

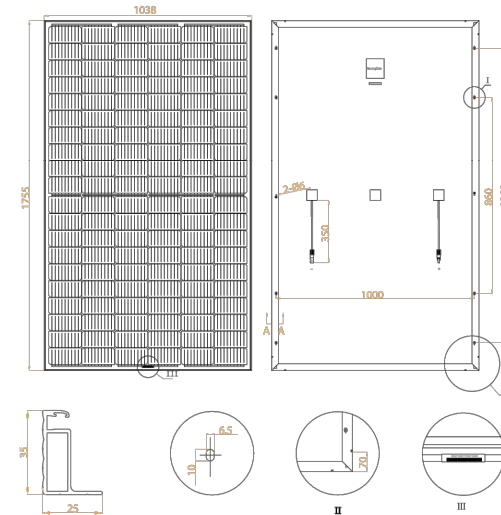
MATERIAL DETAILS

Frame	Anodized aluminum	Glass	3.2mm low-iron tempered suede glass
Cell	6x20pcs 166x83mm mono solar cell	Junction Box	IP≥68,TÜV & UL
Diode quantity	3	Cable&Connector	4mm ² , EVO2 or EVO2 compatible
Cable length	350mm or as customer's requirements		

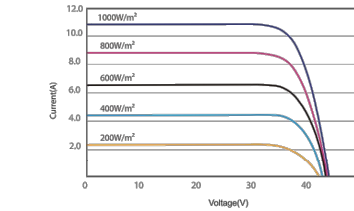
PACKING DETAILS

Dimension	1755x1038x35mm	Weight	20kg
Loading Capacity	360 pcs / 20'GP 858 pcs / 40'HC	Packing	31pcs/pallet

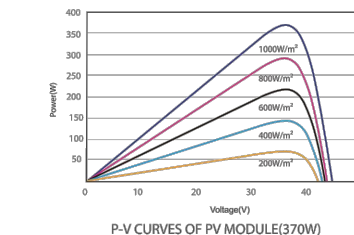
ENGINEERING DRAWINGS



IV CURVES



I-V CURVES OF PV MODULE(370W)



P-V CURVES OF PV MODULE(370W)

PROJECT:
LORENZO CIOBAN RESIDENCE
 1 WENTWORTH ST
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SPECS



Leading the Industry in
Solar Microinverter Technology



DS3 Series The most powerful Dual Microinverter

- One microinverter connects to two solar modules
- Max output power reaching 640VA, 768VA or 880VA
- Two independent input channels (MPPT)
- CA Rule 21 (UL 1741 SB) compliant
- NEC 2020 690.12 Rapid Shutdown Compliant
- Encrypted Wireless ZigBee Communication
- Phase Monitored and Phase Balanced

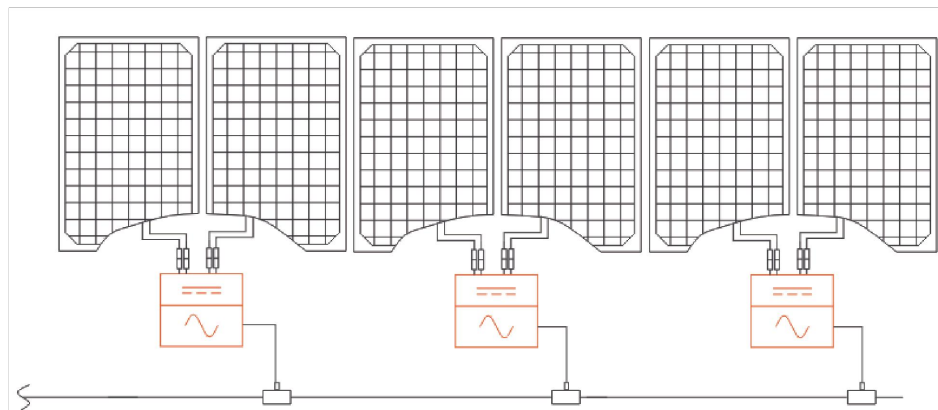
PRODUCT FEATURES

APsystems' 3rd generation of dual-module microinverters, the DS3 product family represents the culmination of years of power conversion expertise and innovation in high-efficiency, high-density power conversion to maximize the peak performance of today's high-capacity PV modules.

The DS3 series reaches unprecedented levels of power output. It features 2 input channels, each with independent MPPT, and encrypted wireless ZigBee communication. An innovative and compact design makes the product lighter while maximizing power production, and silicone-encapsulated components reduce stress on electronics, facilitate thermal dissipation, and enhance weatherproofing. Reliability is significantly increased thanks to 20% fewer components than previous generations. A 24/7 energy access through apps or web based portal facilitate remote diagnosis and maintenance.

The DS3 series is grid-interactive and fully compliant with CA Rule 21 requirements. With an excellent performance and high conversion efficiency, a unique integration with less components, the APsystems DS3 series is a gamechanger for residential and commercial solar.

WIRING SCHEMATIC



2024/02/22 Rev2.0

Datasheet | DS3 Microinverter Series

Model	DS3-S	DS3-L	DS3
Region		USA / Canada	
Input Data (DC)			
Recommended PV Module Power (STC) Range	250Wp-480Wp+	265Wp-570Wp+	300Wp-660Wp+
Peak Power Tracking Voltage	28V-45V		
Operating Voltage Range	26V-60V		
Maximum Input Voltage	60V		
Maximum Input Current	16A x 2	18A x 2	20A x 2
Maximum input short circuit current	20A per input	22.5A per input	25A per input
Output Data (AC)			
Maximum Continuous Output Power	640VA	768VA	880VA
Nominal Output Voltage/Range ⁽¹⁾	240V / 211V-264V		
Nominal Output Current	2.66A	3.2A	3.7A
Maximum Output Fault Current (ac) And Duration	5.691Apk, 26.75ms of duration; 3.307Arms		
Nominal Output Frequency/ Range ⁽¹⁾	60Hz/58.8Hz-61.2Hz(HECO:57Hz-63Hz)		
Power Factor (Default/Adjustable)	0.99/0.8 leading...0.8 lagging		
Maximum Units per 12AWG Branch ⁽²⁾	6 (20A breaker)	5 (20A breaker)	4 (20A breaker)
Maximum Units per 10AWG Branch ⁽²⁾	9 (30A breaker)	7 (30A breaker)	6 (30A breaker)

Efficiency

Peak Efficiency	97.3%
CEC Efficiency	97%
Nominal MPPT Efficiency	99.5%
Night Power Consumption	20mW

Mechanical Data

Operating Ambient Temperature Range ⁽³⁾	-40°F to +149°F (-40°C to +65°C)	
Storage Temperature Range	-40°F to +185°F (-40°C to +85°C)	
Dimensions (W x H x D)	10.3" x 8.6" x 1.6" (263mm x 218mm x 41.2mm)	10.3" x 8.6" x 1.7" (263mm x 218mm x 42.5mm)
Weight	5.7lbs(2.7kg)	6.8lbs(3.1kg)
DC Connector Type	Stäubli MC4 PV-ADBP4-S2&ADSP4-S2	
Cooling	Natural Convection - No Fans	
Enclosure Environmental Rating	Type 6	

Features

Communication (Inverter To ECU) ⁽⁴⁾	Encrypted ZigBee
Isolation Design	High Frequency Transformers, Galvanically Isolated
Energy Management	Energy Management Analysis (EMA) system
Warranty ⁽⁵⁾	10 Years Standard ; 25 Years Optional

Compliance

Safety and EMC Compliance	UL1741; CSA C22.2 No. 107.1-16; UL1741SA; UL1741SB; IEEE1547; Rule 21; SRD-V2.0; FCC Part15; ICES-003; NEC2014&NEC2017&NEC2020 Section 690.11 DC Arc-Fault circuit Protection; NEC2014&NEC2017&NEC2020 Section 690.12 Rapid Shutdown of PV systems on Buildings
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⁽¹⁾ Nominal voltage/frequency range can be extended beyond nominal if required by the utility.
⁽²⁾ Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.
⁽³⁾ The inverter may enter to power de-grade mode under poor ventilation and heat dissipation installation environment.
⁽⁴⁾ Recommend no more than 80 inverters register to one ECU for stable communication.
⁽⁵⁾ To be eligible for the warranty, APsystems microinverters need to be monitored via the EMA portal. Please refer to our warranty T&Cs available on usa.APsystems.com.

© All Rights Reserved
 Specifications subject to change without notice please ensure you are using the most recent update found at web : usa.APsystems.com

APsystems
 8627 N. Mopac Expy, Suite 150, Austin, TX 78759
apsystems.com



PROJECT:

**LORENZO CIOBAN
RESIDENCE**

1 WENTWORTH ST
BIDDEFORD, ME 04005

JURISDICTION:
BIDDEFORD CITY

DESIGNER SIGNATURE:

MOHAMED METLAH

ARCHITECT/FIELD DRAWING INFORMATION

REV	DESCRIPTION	DRAFTER	DATE
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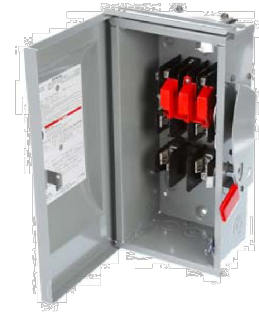
SHEET:

SPECS

SIEMENS

Data sheet

US2:GF222NR



Siemens Low Voltage Circuit Protection General Duty Safety Switch. 2-Pole 2-Fuse and solid neutral Fused in a type 3R enclosure (outdoor). Rated 240VAC (60A). Horse power (Std, Time delay) fused: 1-PH 2-W (3, 10), 3-PH 3-W (7-1/2, 15), 250VDC (10). Special features: service entrance labeled suitable for 3-PH motor loads.

General technical data	
mechanical service life (operating cycles) typical	10000
fastening method	SURFACE
number of poles	2
suitability for operation	DISCONNECTING MEAN FOR SERVICE ENTRANCE / LOADS
Electricity	
ampacity	60 A
Environmental conditions	
ambient temperature during operation maximum	85 °C
ambient temperature during operation minimum	-29 °C
Model	
product brand name	SIEMENS
product sub brand name	VBII
product type designation	GENERAL DUTY SWITCH
type of electrical connection	MECHANICAL LUGS
Mechanical Design	
design of the housing	TYPE 3R
design of the actuating element	SINGLE THROW
material	STEEL
General product approval	
certificate of suitability	UL98

last modified: 9/15/2021 

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SHEET:

SPECS

Product data sheet

Specifications



Load center, Homeline, 1 phase, 12 spaces, 24 circuits, 125A convertible main breaker, PoN, NEMA3R, value pack

HOM1224M125PRBVP

Product availability: Stock - Normally stocked in distribution facility

Main

Product Type	Load Center
Marketing Trade Name	Homeline
Load Center Type	PoN Convertible Mains (breaker)
Rated Current	125 A
Number of Spaces	12
Maximum Number of Single Pole Circuits	24
Enclosure Rating	NEMA 3R weatherproof enclosure
Cover Type	Surface cover
Electrical Connection	Lugs
Provided Equipment	Circuit-breaker 3) 1P 20 A 120/240 V AC Circuit-breaker 2) 2P 30 A 120/240 V AC Circuit-breaker 1) 2P 125 A 120/240 V AC main supply ready assembled

Complementary

Max Short Circuit Current Rating	22 kA
Maximum Number of Tandem Breakers	12
Number of Phases	1 phase 3 wires
Voltage Rating	120/240 V AC
Wire Size	AWG 6...AWG 2/0 aluminium AWG 6...AWG 1 copper
Ground Bar	Grounding bar (ordered separately)
Busbar Material	Tin plated aluminium: busbar
Enclosure Material	Welded galvanized steel
Surface Finish	Baked enamel Gray
Box Number	3R
Bus Rated Current	125.0 A
Height	18.9 in (481 mm)
Width	14.8 in (375 mm)
Depth	4.5 in (115 mm)

Environment

Price is "List Price" and may be subject to a trade discount – check with your local distributor or retailer for actual price.

Ambient Air Temperature for Operation	23 °F (-5 °C) 104 °F (40 °C)
Product Certifications	UL listed file E-6294

Ordering and shipping details

Category	US1DE3C00185
Discount Schedule	DE3C
GTIN	785901861133
Returnability	Yes
Country of origin	US

Packing Units

Unit Type of Package 1	PCE
Nbr. of units in pkg.	1
Package 1 Height	4.800 in (12.192 cm)
Package 1 Width	15.300 in (38.862 cm)
Package 1 Length	20.600 in (52.324 cm)
Package weight(Lbs)	24.879 lb(US) (11.285 kg)
Unit Type of Package 2	PAL
Number of Units in Package 2	39
Package 2 Height	40.000 in (101.600 cm)
Package 2 Width	40.000 in (101.600 cm)
Package 2 Length	45.000 in (114.300 cm)
Package 2 Weight	936.000 lb(US) (424.562 kg)

Disclaimer: This documentation is not intended as a substitute for and is not to be used for determining suitability or reliability of these products for specific user applications.

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SPECS

SnapNrack Ultra Rail System

A sleek, straightforward rail solution for mounting solar modules on all roof types. Ultra Rail features two rail profiles; UR-40 is a lightweight rail profile that is suitable for most geographic regions and maintains all the great features of SnapNrack rail, while UR-60 is a heavier duty rail profile that provides a larger rail channel and increased span capabilities. Both are compatible with all existing mounts, module clamps, and accessories for ease of install.

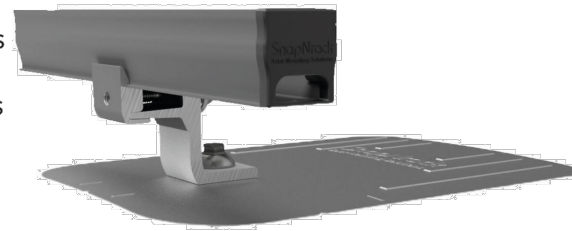


UR-40
UR-60

Ultra Rail

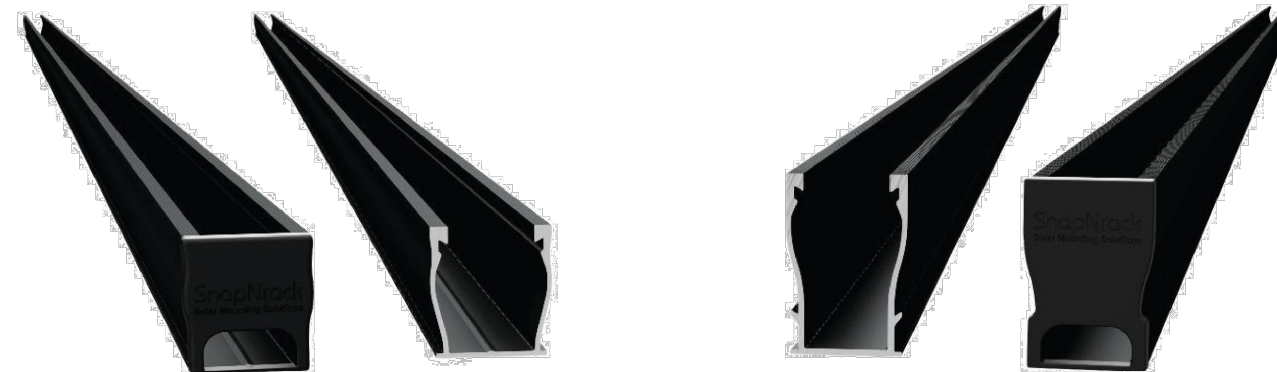
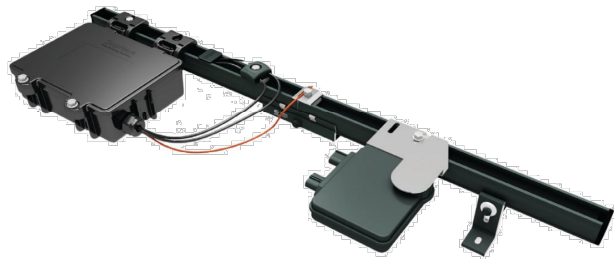
The Entire System is a Snap to Install

- New Ultra Rail Mounts include snap-in brackets for attaching rail
- Compatible with all the SnapNrack Mid Clamps and End Clamps customers love
- Universal End Clamps and snap-in End Caps provide a clean look to the array edge



Unparalleled Wire Management

- Open rail channel provides room for running wires resulting in a long-lasting quality install
- Industry best wire management offering includes Junction Boxes, Universal Wire Clamps, MLPE Attachment Kits, and Conduit Clamps
- System is fully bonded and listed to UL 2703 Standard



Heavy Duty UR-60 Rail

- UR-60 rail profile provides increased span capabilities for high wind speeds and snow loads
- Taller, stronger rail profile includes profile-specific rail splice and end cap
- All existing mounts, module clamps, and accessories are retained for the same great install experience



The Ultimate Value in Rooftop Solar



Industry leading Wire Management Solutions



Mounts available for all roof types



Single Tool Installation



All SnapNrack Module Clamps & Accessories are compatible with both rail profiles

Start Installing Ultra Rail Today

Quality. Innovative. Superior.

SnapNrack Solar Mounting Solutions are engineered to optimize material use and labor resources and improve overall installation quality and safety.

877-732-2860

www.snapnrack.com

contact@snapnrack.com

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RESOURCES
DESIGN
WHERE TO BUY

snapnrack.com/resources
snapnrack.com/configurator
snapnrack.com/where-to-buy

PROJECT:

LORENZO CIOBAN
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MOHAMMED MEZFAH

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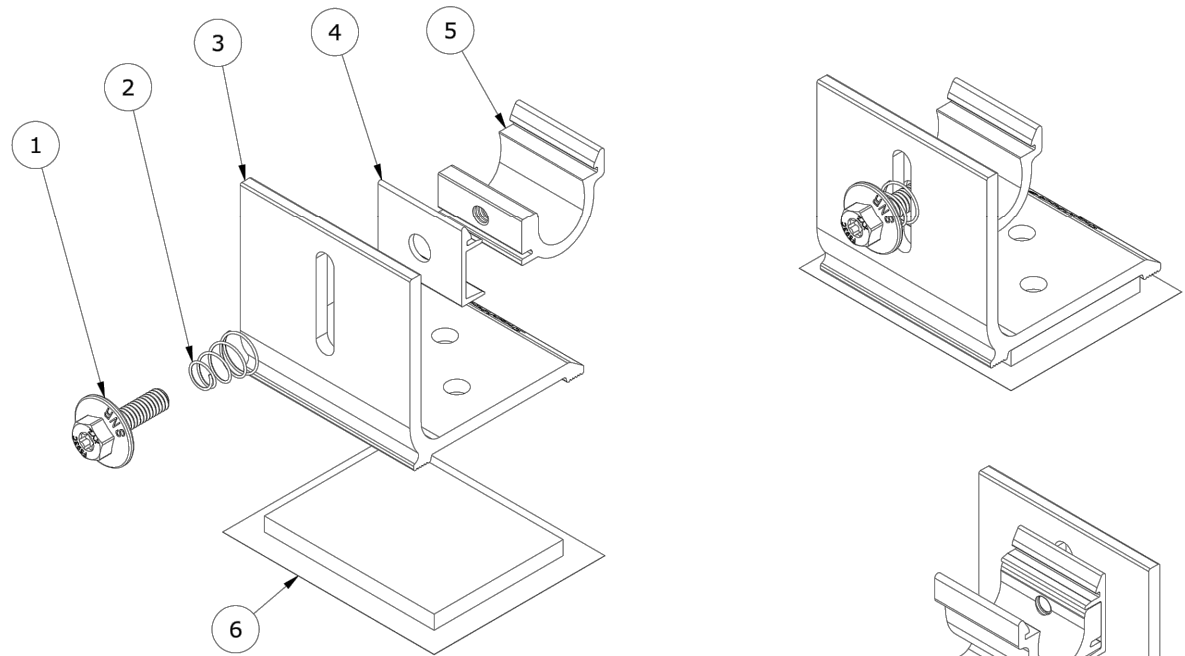
SPECS

DESCRIPTION: SNAPNRACK, TDS, ULTRAFOOT DECK		DOC NUMBER: SNR-DC-01437		
PART NUMBER(S): 242-10057		DRAWN BY: M.AFFENTRANGER		
UNITS: IN, LB, DEG [MM, KG, DEG]	SHEET: 1:2	REV: B	DATE: 2/6/2025	

SNR SOLAR LLC
775 FIERO LANE, SUITE 200
SAN LUIS OBISPO, CA 93401 USA
EMAIL: CONTACT@SNAPNRACK.COM
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DESIGN REACTIONS, ALLOWABLE

FASTENER	SUBSTRATE	EMBEDMENT	UPLIFT (LB)	DOWNFORCE (LB)	SIDE (LB)	LATERAL (LB)
(2) #14 WOOD SCREW	WOOD FRAMING	1-1/4" EACH	1325	2500	702	853
(4) #14 WOOD SCREW	WOOD DECKING, 1/2" TRADE THICKNESS	FULL	285	350	180	245

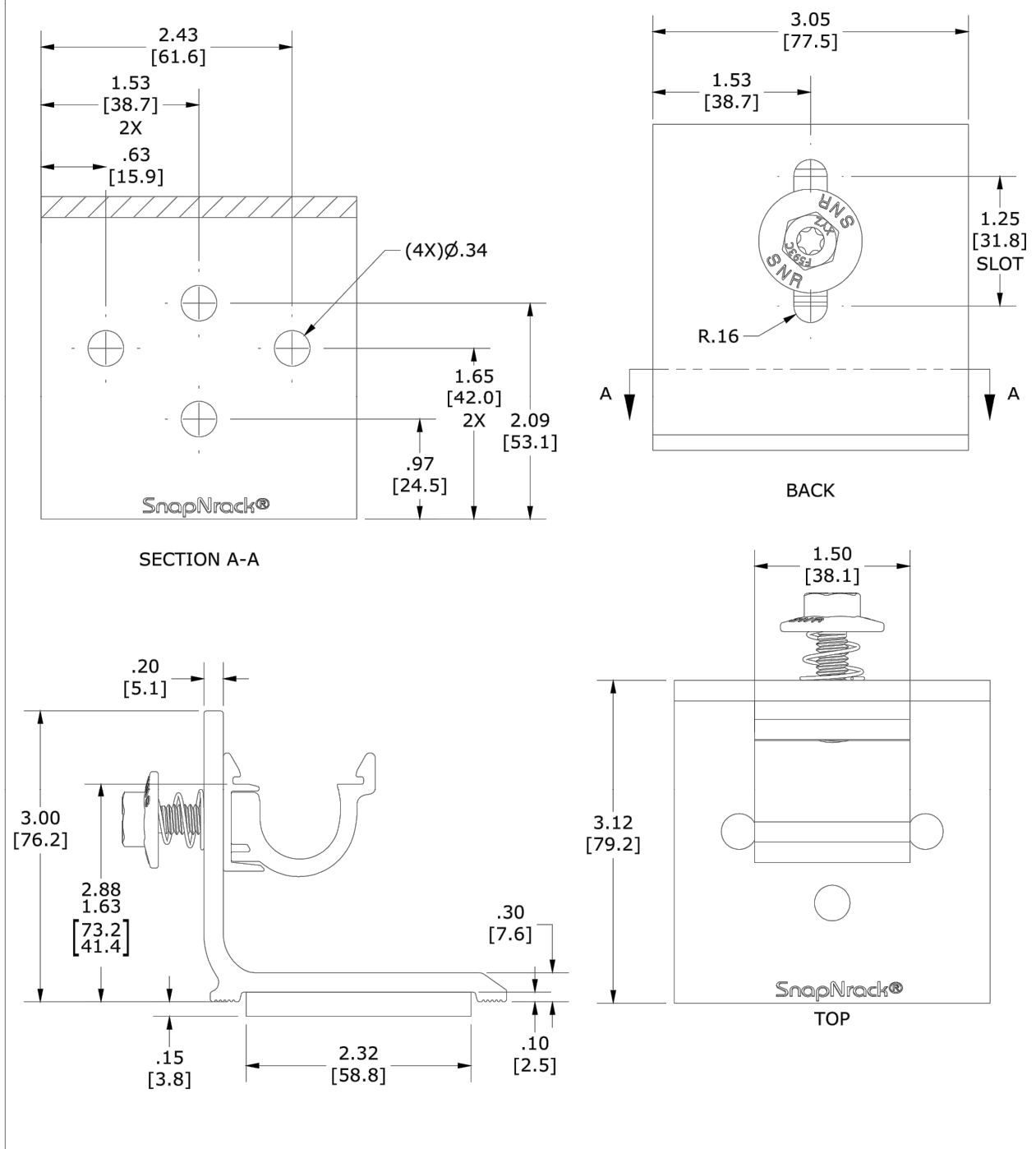


PARTS LIST		
ITEM	QTY	DESCRIPTION
1	1	BOLT, WIDE FLANGE, RECESSED, 5-16IN-18 X 1IN, SS
2	1	SNAPNRACK, ULTRA RAIL MOUNT SPRING, SS
3	1	SNAPNRACK, ULTRAFOOT BASE, DECK, BLACK
4	1	SNAPNRACK, UR FLIP CLAMP, THRU, SILVER
5	1	SNAPNRACK, UR FLIP CLAMP, TAP, BLACK
6	1	SNAPNRACK, BUTYL PAD, 2.00IN X 1.44IN X .25IN

MATERIALS:	6000 SERIES ALUMINUM & 300 SERIES STAINLESS STEEL
TORQUE SPECIFICATION:	16 FT-LBS FT-LBS
CERTIFICATION:	UL 2703, FILE E359313
WEIGHT (LBS):	0.551

DESCRIPTION: SNAPNRACK, TDS, ULTRAFOOT DECK		DOC NUMBER: SNR-DC-01437		
PART NUMBER(S): 242-10057		DRAWN BY: M.AFFENTRANGER		
UNITS: IN, LB, DEG [MM, KG, DEG]	SHEET: 2:2	REV: B	DATE: 2/6/2025	

SNR SOLAR LLC
775 FIERO LANE, SUITE 200
SAN LUIS OBISPO, CA 93401 USA
EMAIL: CONTACT@SNAPNRACK.COM
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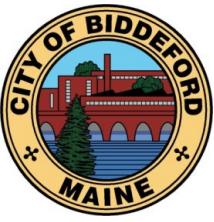
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MOHAMED METTAH

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SHEET:

SPECS



CITY OF BIDDEFORD
PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Ionut Cioban
Applicant's Address: 1 WENTWORTH ST., #101, Biddeford ME 04005
Applicant's Phone(s): (207) 523-0869
Applicant's E-mail: ionut087@gmail.com

Applicant's Legal Interest in the Property:

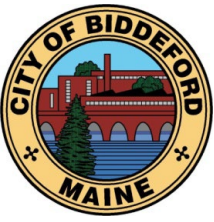
Owner Purchase and Sale Tenant - Lease/Rental Agreement

Owner's Name: Ionut Cioban
Owner's Address: 1 WENTWORTH ST., #101, Biddeford ME 04005
Owner's Phone(s): (207) 523-0869
Owner's E-mail: ionut087@gmail.com

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: _____
Agent's Address: _____
Agent's Phone(s): _____
Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 1 WENTWORTH ST., #101, Biddeford ME 04005

Project Zone: Property Map & Lot Number(s):

Existing Use of Property:

- Residential Commercial Mixed Use Industrial Institutional

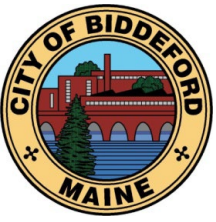
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- Removal and/or replacement of architectural detailing... Installation or replacement of siding... Porch replacement... Installation or replacement of either roofing or gutters... Alteration of accessory structures such as garages... Other:

Additions and New Construction

- New Construction Building additions, including rooftop additions, dormers or decks Construction of accessory structures Installation of exterior access stairs or fire escapes Installation of antennas and satellite receiving dishes Installation of solar collectors Rooftop mechanicals (e.g., HVAC) Other:



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

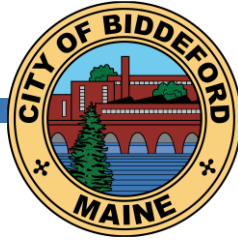
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Other: _____

Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.



HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

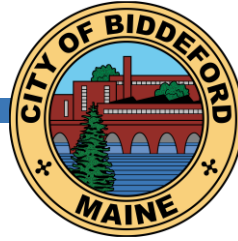
FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday April 8, 2026; 4:30 PM

RE: **Item 3.b: 2026.03 HPC Review of construction of an accessory structure to house a refrigerator and shelves holding food for donation at 118 Alfred Street, Tax Map 38, Lot 303 / 1, in the MSRD-2 Zone.**

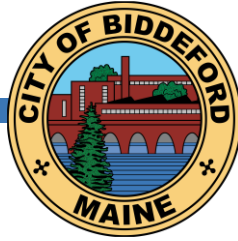
INTRODUCTION

The applicant proposes to construct an accessory structure adjacent to the existing building to act as a donation point for food.



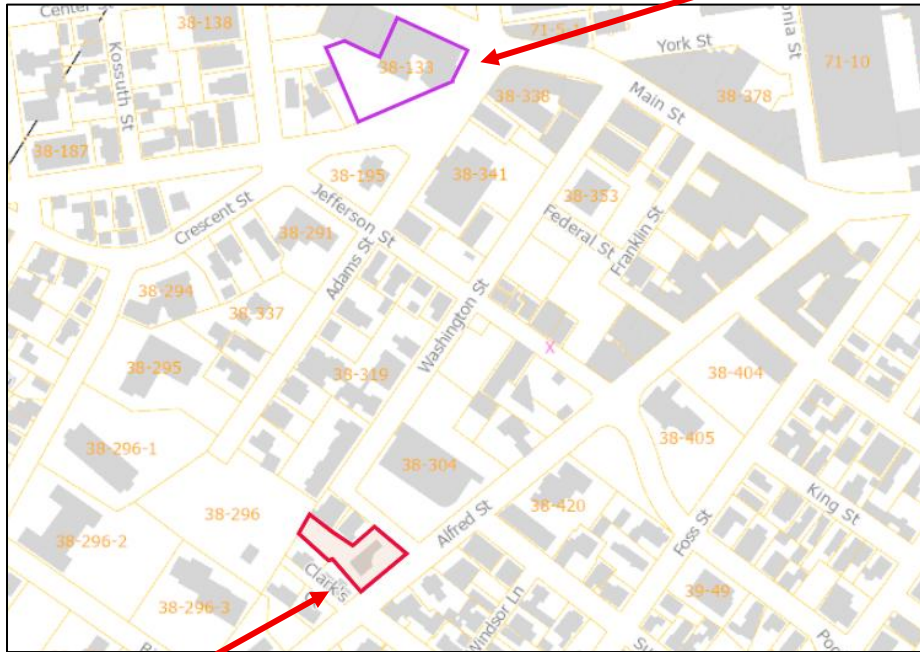
PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Justin Sweeney 551 Alfred Street Biddeford ME 04005
2.	Owner of Property:	New Life Christian Fellowship
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	118 Alfred Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 303 / 1
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Overlay Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1976
12.	Existing Use:	Commercial
13.	Proposed Use:	Commercial
14.	Uses in the Vicinity:	Mixed Use
15.	Parcel Size:	0.37 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Max 3 stories or 35 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date April 8, 2026. Posted April 2, 2026; Mail Notices to all abutters within 100'. 14 notices sent April 2, 2026.

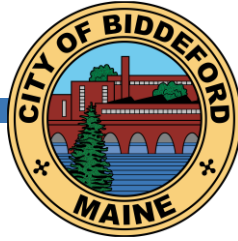


EXISTING CONDITIONS

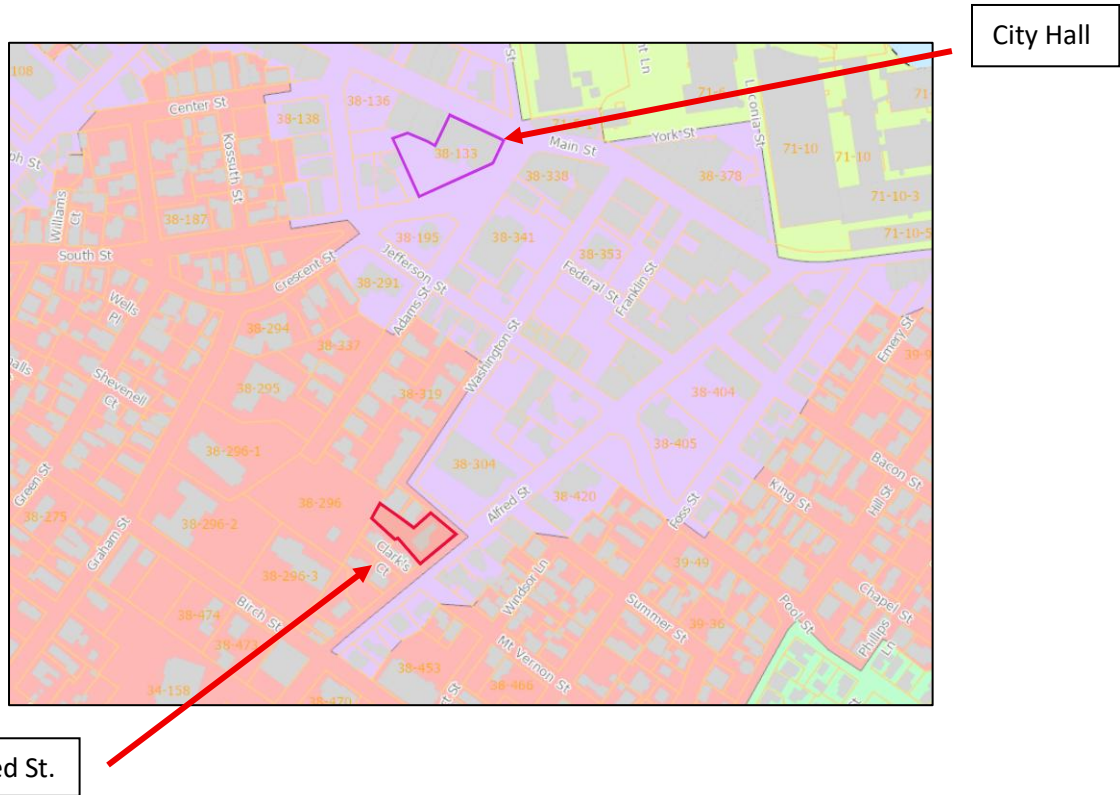
City Hall



118 Alfred St.

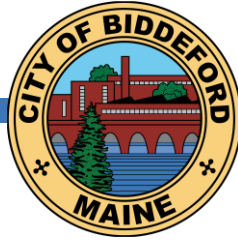


The subject property is located at the corner of Alfred Street and Washington Street in the MSRD-2 zone. This property abuts the MSRD-1 zone:



The existing building on site is modern vernacular with a brick and glass exterior:

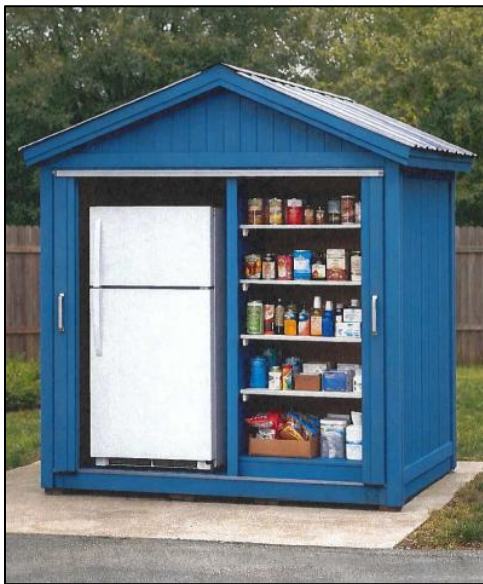




PROJECT PROPOSAL

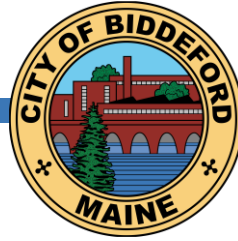
The applicant proposes, “to install a small outdoor structure on our property to house a small refrigerator and non-perishable food pantry.”

The structure will be 84” wide by 48” deep. Overall height will be 80”. This will be a wood framed structure with exterior grade plywood siding and a corrugated metal pitched roof. Access to the interior will be by sliding plywood doors. Final appearance will be similar to the following except the proposal will have solid plywood doors:



The structure will be sited to the right of the building as seen from Alfred Street, on an existing concrete pad:





PUBLIC COMMENT

On April 2, 2026, 14 abutter notices were sent. As of April 2, 2026, no public comment has been received.

STAFF REVIEW

Per the Code of Ordinances: *Construction of new buildings or structures. The construction of a new building or structure within an historic district shall be generally of such a design, form, proportion, mass, configuration, building material, texture, color and location on a lot as will be compatible with buildings, structures and open spaces where it is visually related and in keeping with the area.*

With regard to accessory structures and outbuildings, the following should also be considered:

Subordination and Scale - New structures should be smaller and subordinate in both size and design to the primary historic building. They must be compatible with the historic property's existing massing, scale, and proportion.

Location and Siting - New construction should be placed in a non-intrusive location, typically at the rear or side of the historic building. It must avoid blocking primary elevations or destroying character-defining site features.

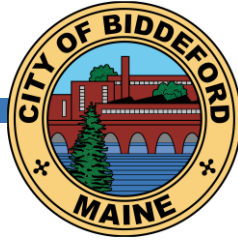
Differentiation - While the new structure must be compatible, it must also be **clearly differentiated** from the historic building. It should not create a "false sense of historical development" by using conjectural period details.

Material Compatibility - Materials and colors should be **harmonious** with the historic building. While they do not need to be identical, highly contrasting materials should be avoided.

Reversibility - The structure should be built so that, if it were removed in the future, the essential form and integrity of the historic property and its environment would remain unimpaired

STAFF RECOMMENDATION

The proposed structure is subordinate to the primary building on site. The proposed location is to the side of the existing building and will partially block a primary elevation of the existing building. The proposed structure will be *highly visible* from Alfred Street and Washington Street, and proposed materials (plywood and corrugated metal) are not harmonious with the existing building or the surrounding neighborhood. However, the proposal is very reversible and easily removed in the future.



SAMPLE MOTIONS

1. Motion to approve a Certificate of Appropriateness for Justin Sweeney to construct an accessory outbuilding at 118 Alfred Street, Tax Map 38, Lot 303-1, based on materials and assertions submitted, and conditioned on the following:

a. _____

b. _____

2. Motion to deny a Certificate of Appropriateness for Justin Sweeney to construct an accessory outbuilding at 118 Alfred Street, Tax Map 38, Lot 303-1, based on the following:

a. _____

b. _____

3. Motion to postpone a Certificate of Appropriateness for Justin Sweeney to construct an accessory outbuilding at 118 Alfred Street, Tax Map 38, Lot 303-1, based on the following:

a. _____

b. _____

I am writing on behalf of The Reach, located at 118 Alfred Street, to request approval to install a small outdoor structure on our property to house a refrigerator and a non-perishable food pantry. This would serve as a no-barrier, community-accessible resource to help address food insecurity in our city.

The structure would be modest in size, well-maintained, and located on our property in a manner that does not obstruct sidewalks, parking, or neighboring properties. The refrigerator and pantry would be monitored daily by staff and volunteers to ensure cleanliness, food safety, and appropriate use. Clear guidelines would be posted regarding acceptable food items, and we would follow all applicable health and safety standards.

According to the 2024 United Way ALICE Report for York County, which breaks data down by town and city, Biddeford has 9,575 total households. Of those, 53% of them are below the ALICE Threshold. This includes households in poverty and ALICE households (working but unable to afford basic necessities). What that means in real numbers: approximately 5,075 households in Biddeford are struggling to meet basic needs, even if they are employed. That's *more than half of all households in the city*. This makes Biddeford one of the higher-need communities in York County, and the Community Fridge would offer a low-barrier, neighborhood-based resource to help supplement a significant portion of Biddeford households facing food insecurity.

This initiative is intended to complement existing food access efforts by providing a no-barrier, dignified way for neighbors to both give and receive food as needed. Similar community fridges and pantries in other municipalities have proven to be effective, community-building resources. We have established a relationship with Red's Good Vibes, a non-profit in the Seacoast Area, and they would like to fully fund the structure, as well as provide the refrigerator. We also have a well known local contractor who is willing to build the structure and is well aware of city code guidelines.

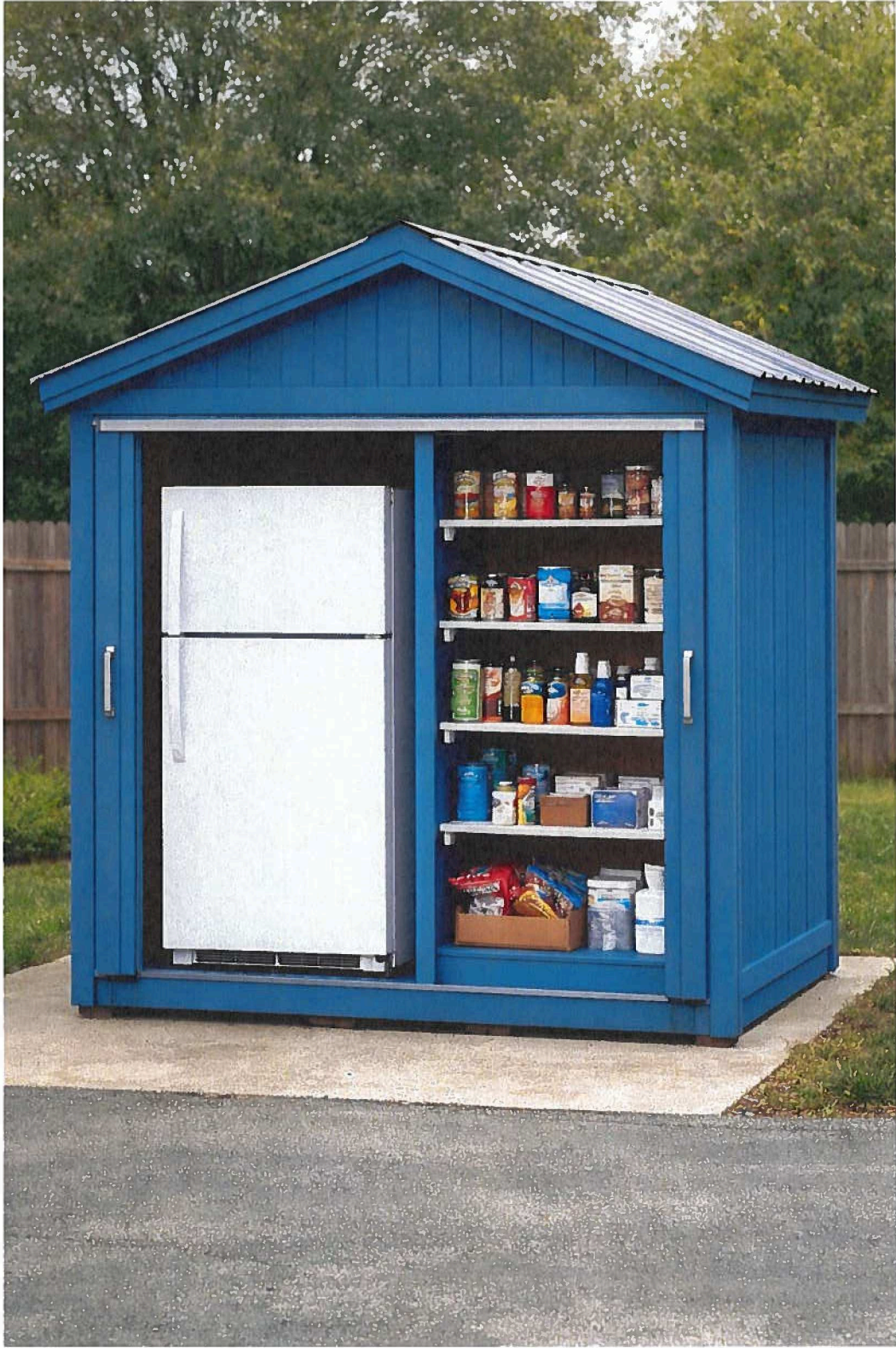
Thank you for your time and for your continued partnership in supporting the well-being of our community.

Sincerely,

Kate Frank

Kate Frank
The Reach
Executive Director
207-699-7300
kate.frank@newlifemaine.org





Sample photo of similar to proposed structure

COMMUNITY FRIDGE STRUCTURE MATERIAL LIST

Dimensions: 7' W x 4' D x 80" H

FRAMING (Pressure-Treated where it touches ground)

Base Frame

- (2) 2x4x8' — front & back (cut to 84")
- (2) 2x4x8' — sides (cut to 48")
- (2) 2x4x8' — interior support joists

Vertical Posts (Height: 80")

- (6) 2x4x8' — corners + mid supports
(cut to 80")

Top Frame

- (2) 2x4x8' — front/back
- (2) 2x4x8' — sides

Roof Slope Supports

- (2) 2x4x8' — cut to create slope (front higher than back)
 - Example: front = 80", back = ~74–76"

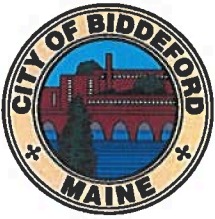
WALLS (3 solid sides)

Sheathing (Exterior Grade Plywood)

- (5–6) ½" or ¾" plywood sheets (4x8)
 - Back wall (7' wide)
 - Two side walls (4' deep)

FRONT (Bypass Sliding Doors)

- (2–3) ½" plywood sheets (cut into sliding panels) or standard outside doors
- Sliding door track kit (top-mounted preferred)
- (4–6) rollers/hangers



CITY OF BIDDEFORD
PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Justin Sweeney

Applicant's Address: 551 Alfred Street, Biddeford, ME 04005

Applicant's Phone(s): 207-284-4840

Applicant's E-mail: justin.sweeney@newlifemaine.org

Applicant's Legal Interest in the Property:

Owner Purchase and Sale Tenant - Lease/Rental Agreement

Owner's Name: New Life Christian Fellowship

Owner's Address: 551 Alfred Street, Biddeford, ME 04005

Owner's Phone(s): 207-284-4840

Owner's E-mail: justin.sweeney@newlifemaine.org

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

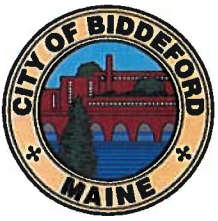
Agent's Name: _____

Agent's Address: _____

Agent's Phone(s): _____

Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 118 Alfred Street, Biddeford, ME 04005

Project Zone: _____ Property Map & Lot Number(s): _____

Existing Use of Property:

Residential Commercial Mixed Use Industrial Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- Installation or replacement of siding
- Porch replacement or construction of new porches
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages
- Other: _____

Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals (e.g., HVAC)
- Other: structure with doors to hold refrigerator and dry goods pantry



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- Moving of structures or objects on the same site or to another site

- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

- Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted

- Other: _____

Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.

Supplemental Supporting Information for a Finding of Effect

DRAFT – PUBLIC COMMENT COPY

Project: Biddeford 25653.00

Scope: Highway Improvements

Finding of Effect: No Adverse Effect

This report describes the Maine Department of Transportation's compliance with Section 106 of the National Historic Preservation Act (36 CFR Part 800). It details the finding of effect to historic properties listed in or eligible for listing in the National Register of Historic Places (NRHP) that are located in the subject project's Area of Potential Effect (APE). This report also assesses how the proposed project may directly or indirectly affect and/or diminish those characteristics and aspects of integrity that qualify a historic property for inclusion in the NRHP. This report is specific to the Section 106 assessment of effects, as opposed to general environmental impacts. Consultation with coordinating agencies and the public is ongoing.

Project Scope

The proposed project consists of highway improvements along Elm Street/U.S. Route 1 in Biddeford, beginning just southerly of the Upper Falls Road/Diamond Street intersection and extending northerly .30 mile to terminate at the Main Street Intersection.

Purpose and Need

The purpose of this project is to improve safety for all users along Elm Street/U.S. Route 1 in Biddeford.

The need is due to the deteriorated and outdated pedestrian facilities and roadway along the project corridor. Additionally, the project area lacks adequate shared-use paths for both pedestrians and cyclists.

Proposed Action

The proposed action includes the following:

- Milling and overlay of the existing roadway pavement.
- A continuous center lane along Elm Street comprised of a combination of dedicated left turn lanes segments and two-way left turn lane segments. The proposed intersection geometry will closely resemble existing conditions to minimize impacts to adjacent properties.
- New granite curb and concrete sidewalk on both sides of Elm Street and along the side streets in the limit of work.
- Adjustments to existing drainage infrastructure.
- Access management improvements, including ADA compliant tip-downs and detectable warning fields.
- Upgrades to signage and pavement markings.
- New traffic signals at the following intersections:
 - Elm Street / Lincoln Street
 - Elm Street / Upper Falls Road / Diamond Street

Federal Action

Federal funding.

Definition of Area of Potential Effect (APE)

The proposed project is located in Biddeford, York County, Maine. The map below shows the APE.



Figure 1. Biddeford 25653.00 Area of Potential Effect

Historic Properties

The proposed project is located in Biddeford. The description is based on a Maine Historic Preservation Commission (MHPC) form.

Biddeford-Saco Mills Historic District (Various Owners: Sta. 10+25 to Sta. 17+25 Left)

National Register-Listed

Criteria A & C, Architecture and Industry

The Biddeford-Saco Mills Historic District is significant for its association with the development of the Biddeford-Saco region from a remote seventeenth-century maritime settlement to a major industrial center in the nineteenth century. The district is a cohesive collection of 40 well-preserved industrial buildings spread out over 38 acres that represent the development of industrial architecture in the nineteenth and early twentieth centuries. The Italianate style was most widely used for building designs. Other architectural styles represented include Greek Revival, Industrial Vernacular, Colonial Revival, and Modern Industrial. The period of significance is 1832-1958. Contributing properties located within the project area are the Pepperell Store House #5 (81 Elm Street) and the Saco-Lowell Shops Building 30 (1 Gooch Street).



Figure 2. Pepperell Store House #5

Biddeford Main Street Historic District (Various Owners: Sta. 23+00 to 24+00 Right, Sta. 501+00 to Sta. 601+00 Left)

National Register-Listed

Criteria A & C, Architecture, Commerce, Entertainment/Recreation, Industry, and Social History

The portion of the Biddeford Main Street Historic District that lies between Elm and Water Streets in the downtown primarily served as a commercial business district from mid-nineteenth to the mid-twentieth century. The development of the district reflects local industrial history and commercial trends and represents an important era in social clubs and fraternal organizations. The mostly brick-clad buildings tend to be vernacular, but design styles include Greek Revival, Italianate, Romanesque Revival, Classical Revival, and Egyptian Revival. The period of significance is 1846-1952. Contributing properties located within the project area are the Societe St. Jean Baptise De Beinfaisance Building (316 Main Street) and the Hannaway Building (311 Main Street).



Figure 3. Societe St. Jean Baptise De Beinfaisance Building

Boston and Maine Railroad Historic District (CSX Transportation: Sta. 12+90 to Sta. 13+30 Right and Left)

National Register-Eligible

Criteria A & C, Engineering and Transportation

The Boston and Maine Railroad Historic District is significant for the role it played in the transportation and economic development of Maine and connected Maine with the national economy. The Main Line was the dominant mode of transportation in the state until the 1920s when competition from motorized vehicles resulted in the abandonment of many lines. The section of the railroad in the project area remains active and retains all aspects of integrity and includes tracks, appurtenances, and Baltimore truss bridge. Its period of significance is 1843-1965, when the railroad ceased long distance passenger service. The National Register-eligible Elm Street Railroad Bridge is also present within the project area. It is significant as a later example of a Baltimore truss bridge, particularly a heavily built example made to withstand the substantial load bearings of the railroad. The bridge is individually eligible and also contributes to the Boston and Maine Railroad Historic District. Its period of significance is 1929.



Figure 4. Elm Street Railroad Bridge

U.S. Route 1 Historic District (Maine Department of Transportation)

National Register-Eligible

Criterion A, Transportation

U.S. Route 1 was the first federally designated highway, and it ran the length of the eastern United States from Fort Kent, Maine, to Key West, Florida. In Biddeford, U.S. Route 1 was first designated in 1926 along Elm Street, a road that was originally part of the King's Highway laid out c.1760. The Maine State Highway Commission made numerous upgrades to U.S. Route 1 prior to and after World War II to accommodate increased vehicle traffic and improve safety. The roadway remains an important regional thoroughfare for local and tourist traffic. The period of significance is 1926, the year U.S. Route 1 was designated, to 1975.



Figure 5. U.S. Route 1

Archaeological Resources

There are no archaeological resources in the project area.

Impacts to Property

The following addresses potential impacts to properties as a result of the proposed action.

Biddeford-Saco Mills Historic District (Various Owners: Sta. 10+25 to Sta. 17+25 Left)

National Register-Listed

Criteria A & C, Architecture and Industry

The proposed action would result in **No Adverse Effect** to the Biddeford-Saco Mills Historic District. The introduction of mast arms at the intersection of Upper Mills Road/Elm Street/Diamon Street would not alter the characteristics of the district in a way that would diminish the setting, materials, feeling or association of the resource. Sidewalk reconstruction and curb replacement would not affect the integrity of the property because work would be done within the existing footprint. Granite curbs would be replaced in-kind. The replacement of bituminous sidewalks with cast-in-place concrete would not constitute a significant change to the setting of the district. Access management improvements, including the installation of ADA compliant tip-downs and detectable warning fields, are considered minor and unobtrusive. Permanent rights would be required at the northern end of the Pepperell Store House lot in order to adjust the turning radius to meet safety standards. This work would not adversely affect the Pepperell Store Houses' aspects of integrity.

Biddeford Main Street Historic District (Various Owners: Sta. 23+00 to 24+00 Right, Sta. 501+00 to Sta. 601+00 Left)

National Register-Listed

Criteria A & C, Architecture, Commerce, Entertainment/Recreation, Industry, and Social History

The proposed action would result in **No Adverse Effect** to the Biddeford Main Street Historic District. No new mast arms would be installed at the intersection of Main Street and Elm Street. Sidewalk reconstruction and curb replacement at the location would match the existing materials within the larger district. Access management improvements, including the installation of ADA compliant tip-downs and detectable warning fields, are considered minor and unobtrusive.

Boston and Maine Railroad Historic District (CSX Transportation: Sta. 12+90 to Sta. 13+30 Right and Left)

National Register-Eligible

Criteria A & C, Engineering and Transportation

The proposed action would result in **No Adverse Effect** to the Boston and Maine Railroad Historic District. The proposed action avoids impacts to the Boston and Maine railroad track and the Elm Street Railroad Bridge because they are elevated over Elm Street. The sidewalk reconstruction and additional work items would not significantly impact the historic district's aspect of integrity.

U.S. Route 1 Historic District (Maine Department of Transportation)

National Register-Eligible

Criterion A, Transportation

The proposed action would result in **No Adverse Effect** to the U.S. Route 1 Historic District. The overall scope of work (mast arm installation, sidewalk reconstruction, ADA improvements) does not represent a significant change to the district, as the roadside features and setting are maintained. Additionally, the travel way would maintain its original alignment and continue to convey its original use at the project location.

Archaeological Resources

There are no archaeological resources in the project area.

Avoidance and Minimization Efforts

The proposed action minimizes direct impacts to the historic properties to the greatest extent possible while still meeting the project's purpose and need. Sidewalk reconstruction and ADA improvements are within the current footprint, and the addition of mast arms represents an insignificant change to the setting. The proposed action avoids the use of decorative landscaping materials, planting, and street amenities that could potentially impact the integrity of the resources.

Dismissed Alternatives

One additional alternative was analyzed as part of the preliminary engineering of this project:

- **No Build**
The No Build alternative would take no action and does not meet the purpose and need of the project and was, therefore, removed from further consideration.

Public Involvement

MaineDOT contacted the four federally recognized tribes in Maine regarding this project. The Passamaquoddy Tribe, Mi'kmaq Nation, Houlton Band of Maliseet Indians, the Penobscot Nation replied with no concerns.

The City of Biddeford, Biddeford Historic Preservation Commission, and the Biddeford Historical Society were contacted by email and asked to comment on knowledge of, or concerns with, historic properties in the area, and any issues with the undertakings effect on historic properties. No replies were received.

The public process is ongoing.

Plans

Biddeford, York County, Elm Street, U.S. Route 1, Federal Project No. 2565300

Attachments

J.N. Leith Smith, MHPC, to Julie Senk, MaineDOT, January 24, 2022

Kirk Mohny, MHPC, to Julie Senk, MaineDOT, March 18, 2025

STATE OF MAINE DEPARTMENT OF TRANSPORTATION



BIDDEFORD

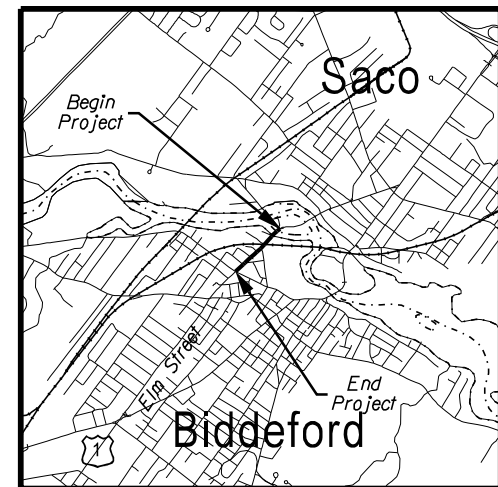
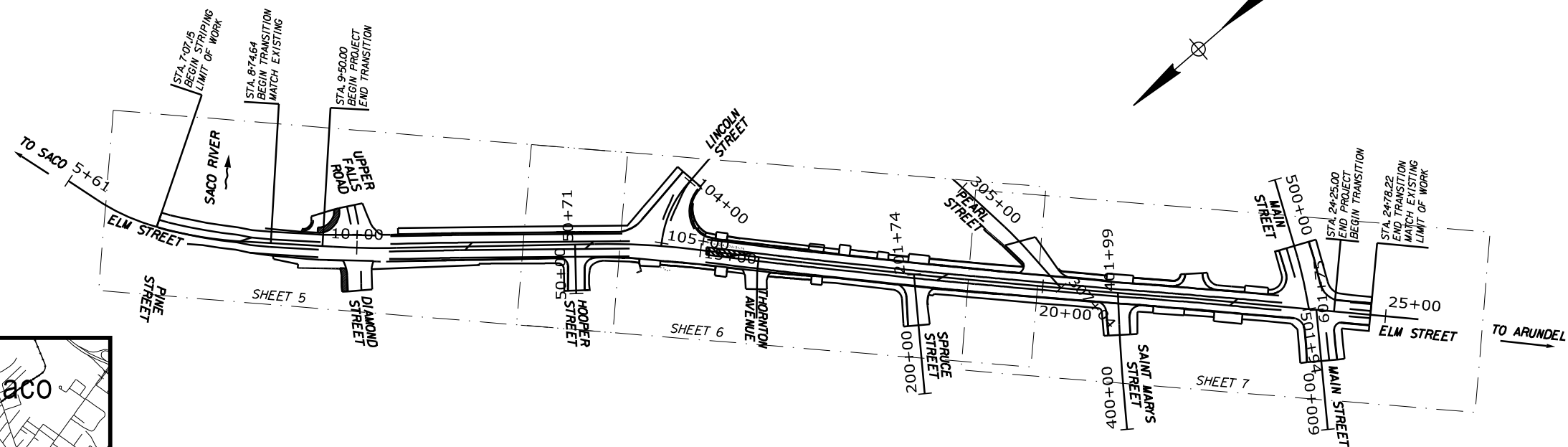
YORK COUNTY
ELM STREET
U.S. ROUTE 1

FEDERAL PROJECT NO. 2565300
PROJECT LENGTH : 0.30 MILES

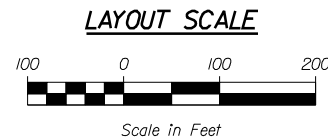
INDEX OF SHEETS	
Description	Sheet No.
Title Sheet	1
Typical Sections	2-4
Mainline Plan and Profile	5-7
Side Road Profiles	8
Preliminary Cross Sections	9-47

DRAFT PDR
2/23/2026

PLAN LEGEND			
Town, County, State	-----	Catch Basins	Existing ■ Proposed
Property Lines	-----	Manholes	Existing ○ Proposed ●
R/W Lines-Existing	-----	Proposed Underdrain	-----
R/W Lines-Proposed	-----	Proposed Ditch	-----
Culvert-Existing	-----	Existing Ditch	-----
Culvert Proposed	-----	Utility Poles	Existing ◇ Proposed ◆
Curbing	Existing ▬ Proposed ▬	Fire Hydrants	Existing ⊕ Proposed ⊕
Type 1	-----	Existing Water Line	-----
Type 3	-----	Existing San. Sewer	-----
Type 5	-----	Existing San. Sewer Manhole	⊙
Outline of Bodies of Water	-----	Guardrail-Existing	-----
Exposed Bedrock	-----	Guardrail-Proposed	-----
Buildings	-----	Guardrail-Cable, Other	-----
Trees	Conifer ⊕ Deciduous ⊕	Centerline-Existing	-----
Tree Line	-----	Centerline-Proposed	-----
Clearing Limit Line	CL	Travelway-Existing	-----
Railroad	-----	Travelway-Proposed	-----
Boring	HB-XXX-###	Probe	P-#. #X
Pavement Core	● PC-#		#. # - Depth
Test Pit	TP-XXX-###		X = W (Weathered Rock)
			R (Refusal)
			NR (No Refusal)



TRAFFIC DATA	
	Elm Street
Current (2026) AADT	20230
Future (2046) AADT	22250
DHV - % of AADT	10%
Design Hour Volume	2225
% Heavy Trucks (AADT)	4%
Directional Distribution (DHV)	58%
Design Speed (mph)	25
Functional Class	Minor Arterial
Corridor Priority	2



PROJECT LOCATION:	BEGINNING JUST NORTHERLY OF THE UPPER FALLS / ONE DIAMOND INTERSECTION AND EXTENDING SOUTHERLY 0.30 MILES TO JUST SOUTHERLY OF THE MAIN STREET INTERSECTION
PROGRAM AREA:	HIGHWAY PROGRAM
SCOPE OF WORK:	MILL & FILL WITH NEW CURB & SIDEWALK

WIN 25653.00 FEDERAL PROJECT NO. 2565300

BIDDEFORD
U.S. RTE. 1 ELM STREET

SHEET NUMBER

1

OF 47

STATE OF MAINE	DEPARTMENT OF TRANSPORTATION	APPROVED	DATE
COMMISSIONER:	CHIEF ENGINEER:		

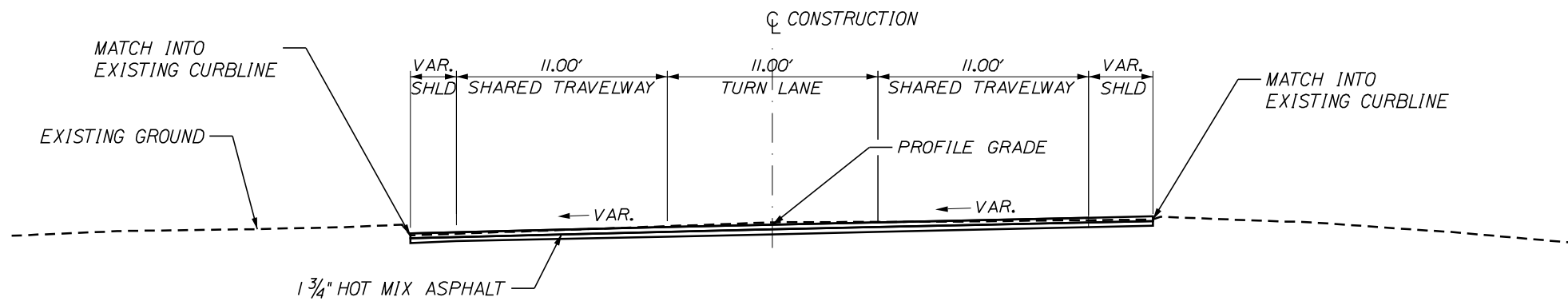
PROGRAM	PROJECT MANAGER	DESIGNER	CONSULTANT	PROJECT RESIDENT	CONTRACTOR	PROJECT COMPLETION DATE
	ERNEST MARTIN	LUCAS SOO	TYLIN			
SIGNATURE	P.E. NUMBER	DATE				

Date: 2/23/2026

Username:

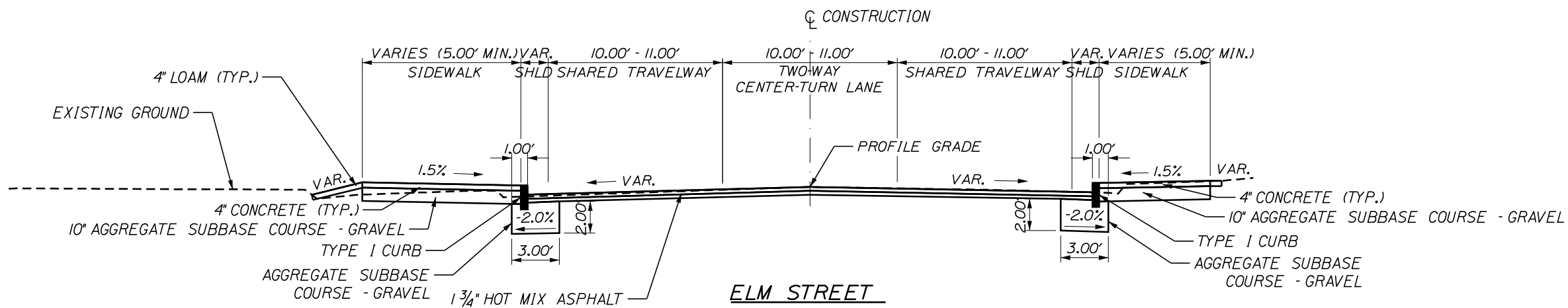
Division: HIGHWAY

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ELM STREET BRIDGE APPROACH

APPROX. STATIONS 8+75 TO 9+50
MILL & FILL



ELM STREET

APPROX. STATIONS 9+50 TO 24+75
MILL & FILL

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
2565300
WIN
25653.00

PROJ. MANAGER	DATE
CHECKED/REVIEWED	BY
DESIGNS DET/TAILED	DATE
REVISIONS 1	SIGNATURE
REVISIONS 2	P.E. NUMBER
REVISIONS 3	DATE
REVISIONS 4	
FIELD CHANGES	

BIDDEFORD
ELM STREET
TYPICALS

SHEET NUMBER
2

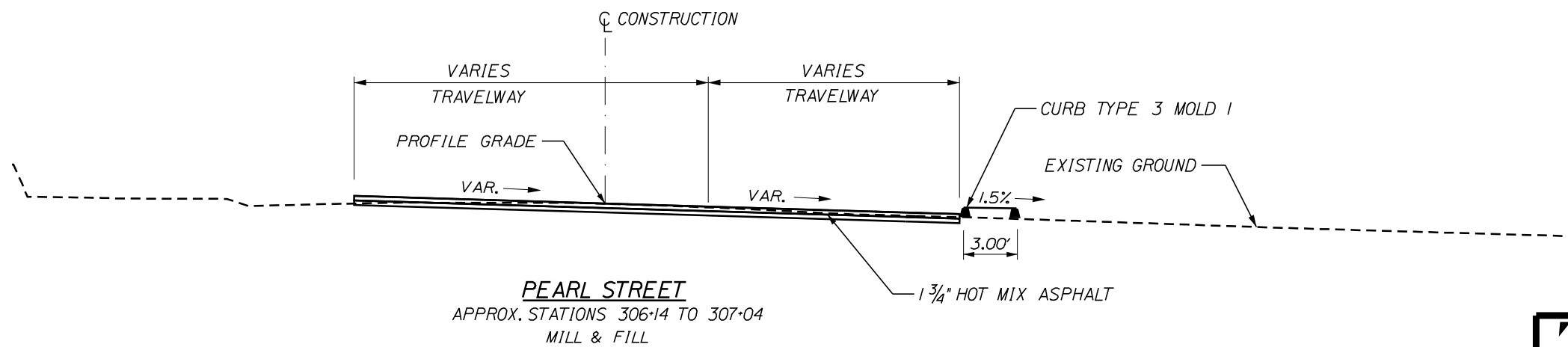
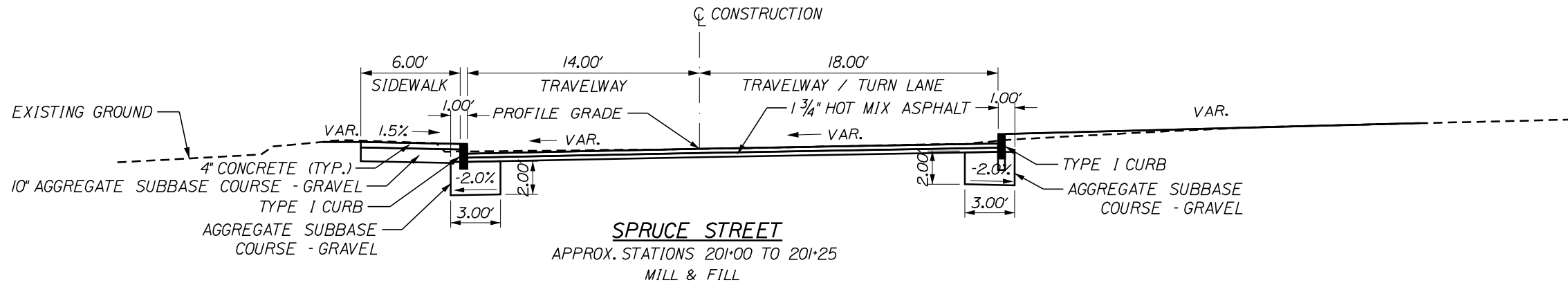
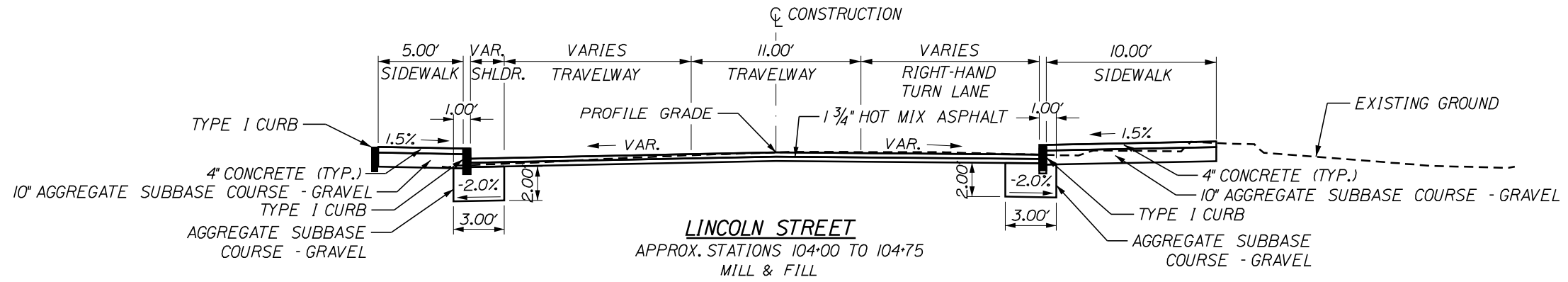
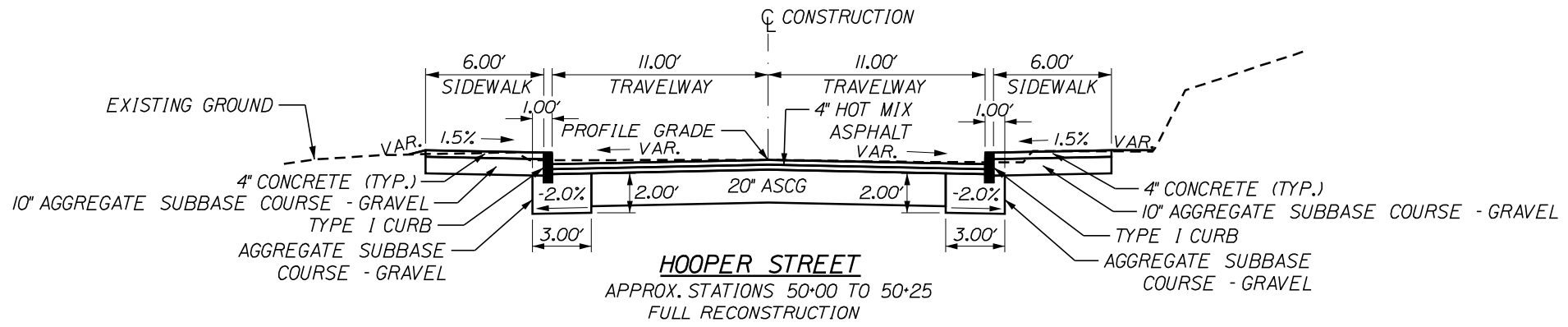


Date: 2/23/2026

Username:

Division: HIGHWAY

Filename: ... \MSTAXXX_Typicals_02.dgn



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION

2565300

WIN
25653.00

PROJ. MANAGER	DATE	BY	DATE	SIGNATURE	P.E. NUMBER	DATE
DESIGN DETAILED						
CHECKED-REVIEWED						
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DESIGNS DETAILED 03						
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REVISIONS 3						
REVISIONS 4						
FIELD CHANGES						

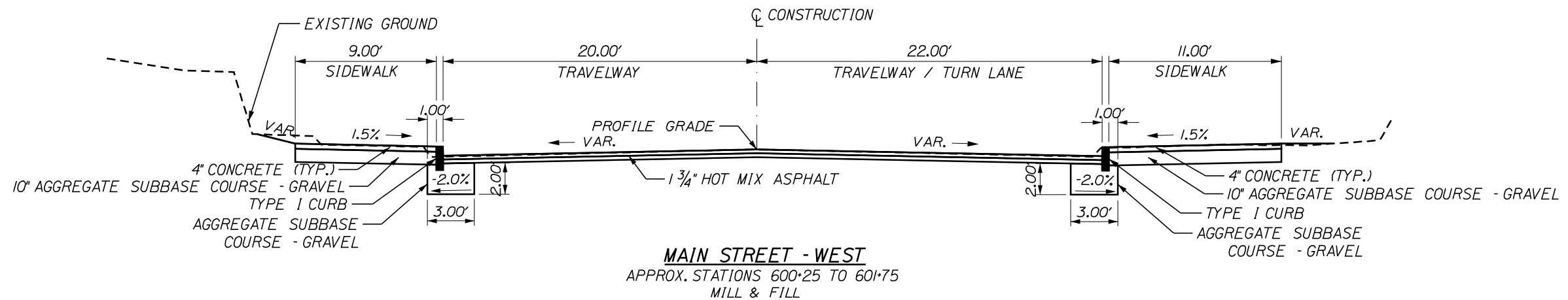
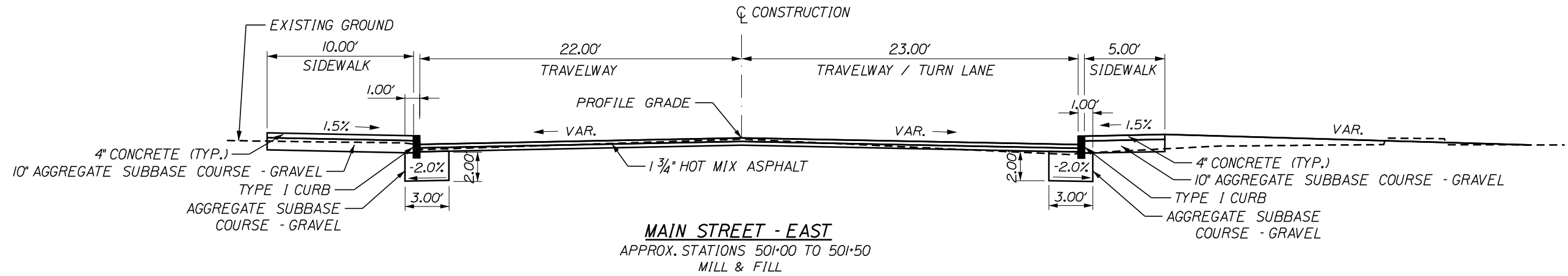
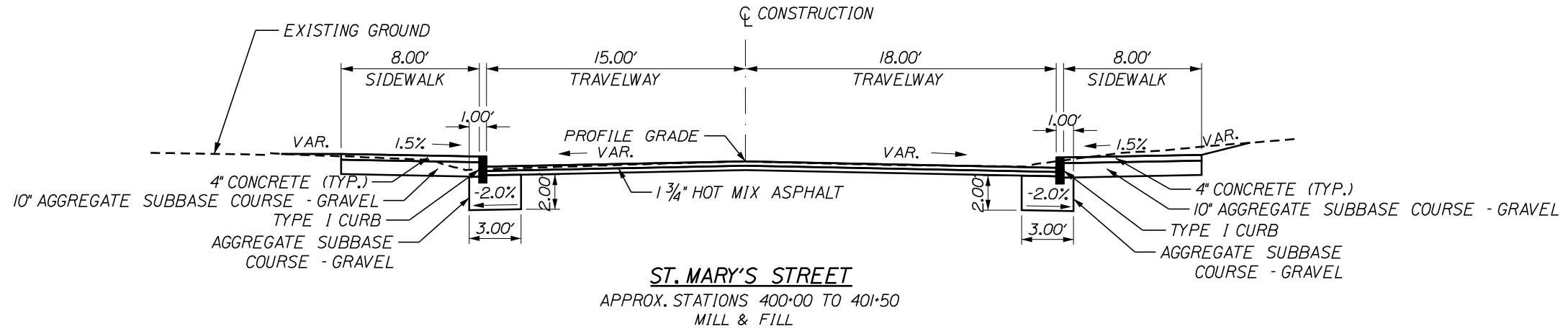
**BIDDEFORD
ELM STREET**
TYPICAL SECTIONS

SHEET NUMBER

3

OF 47





STATE OF MAINE
DEPARTMENT OF TRANSPORTATION

2565300

WIN
25653.00

PROJ. MANAGER	BY	DATE	SIGNATURE	P.E. NUMBER	DATE
DESIGN DETAILED					
CHECKED-REVIEWED					
DESIGN DETAILED					
DESIGN DETAILED					
REVISIONS 1					
REVISIONS 2					
REVISIONS 3					
REVISIONS 4					
FIELD CHANGES					

**BIDDEFORD
ELM STREET**
TYPICAL SECTIONS

SHEET NUMBER

4

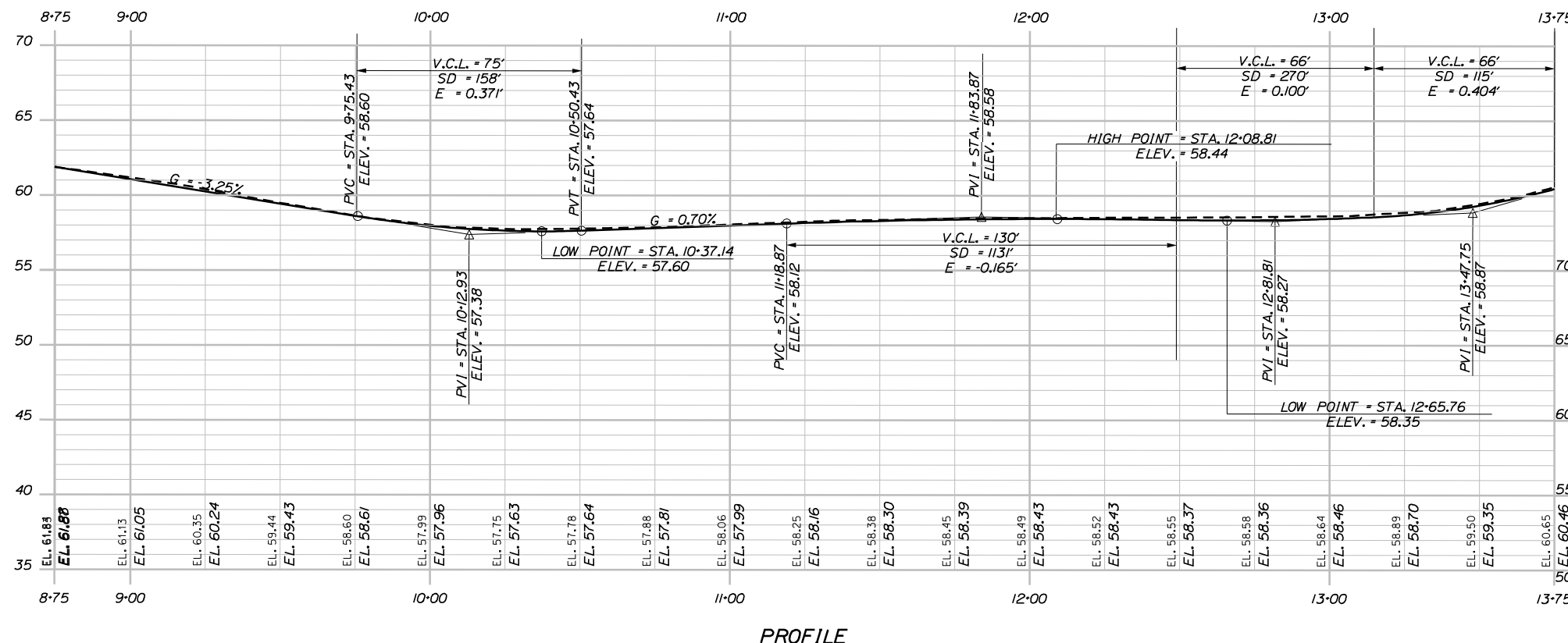
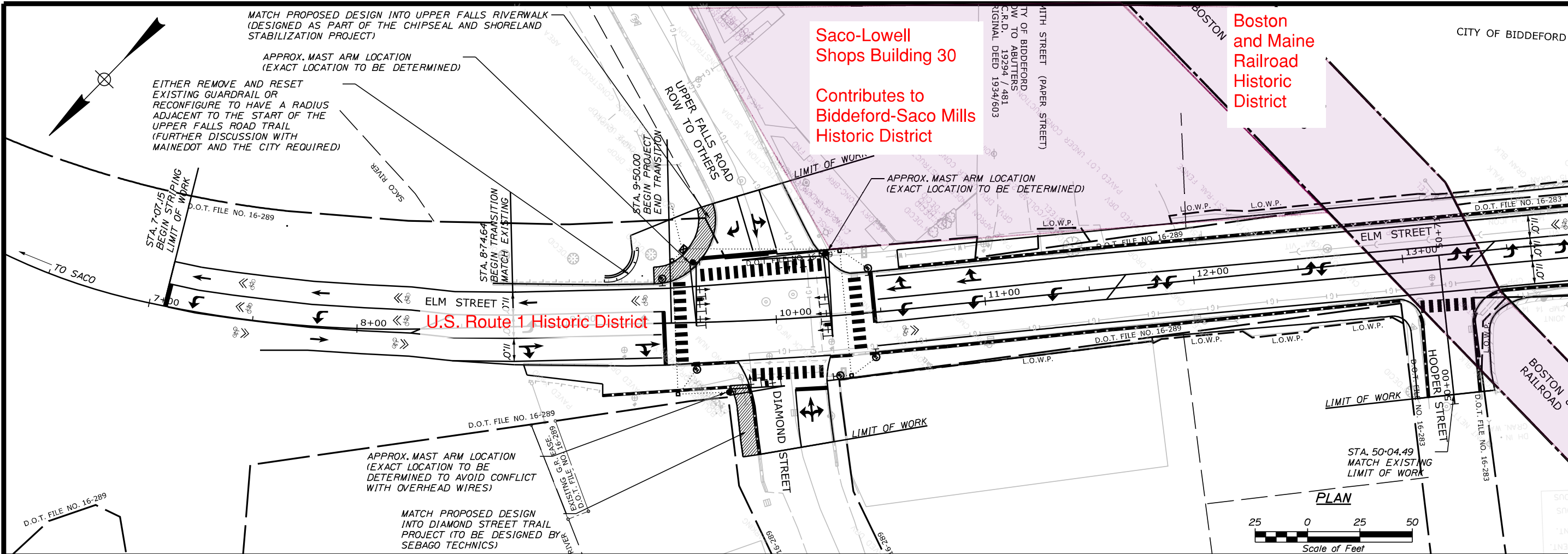
OF 47



Date: 2/23/2026

Username:

Filename: ... \HIGHWAY\MSTA\..._HDP\plan02.dgn Division: HIGHWAY



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
2565300
WIN
25653.00

PROJ. MANAGER	DATE

DESIGN-DETAILED	CHECKED-REVIEWED	DESIGN-DETAILED	DESIGN-DETAILED	REVISIONS 1	REVISIONS 2	REVISIONS 3	REVISIONS 4	FIELD CHANGES

**BIDDEFORD
ELM STREET**

PLAN AND PROFILE

SHEET NUMBER

5

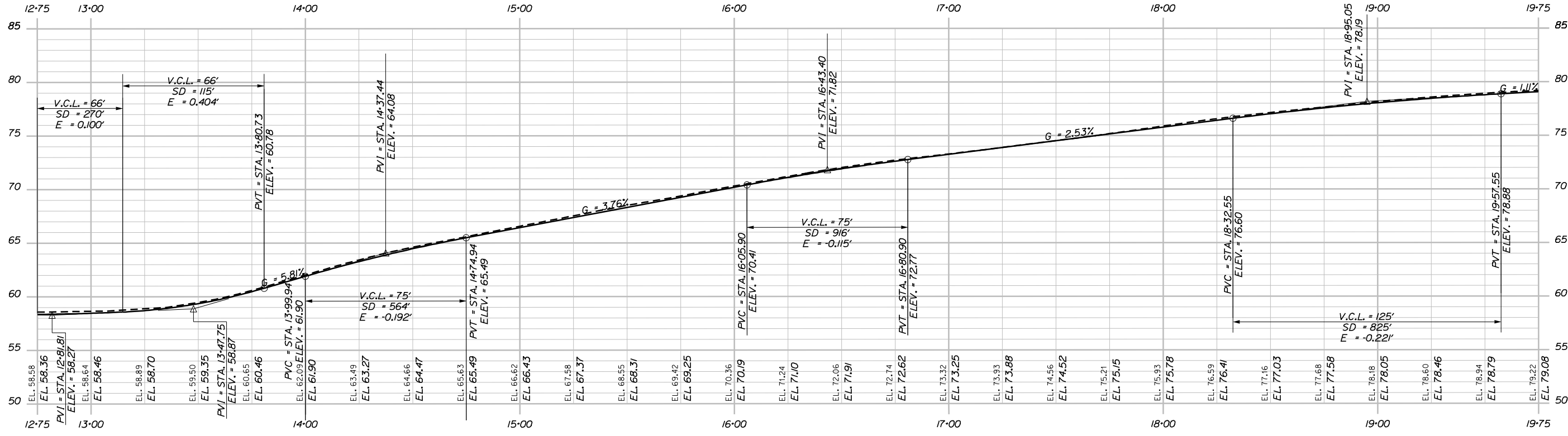
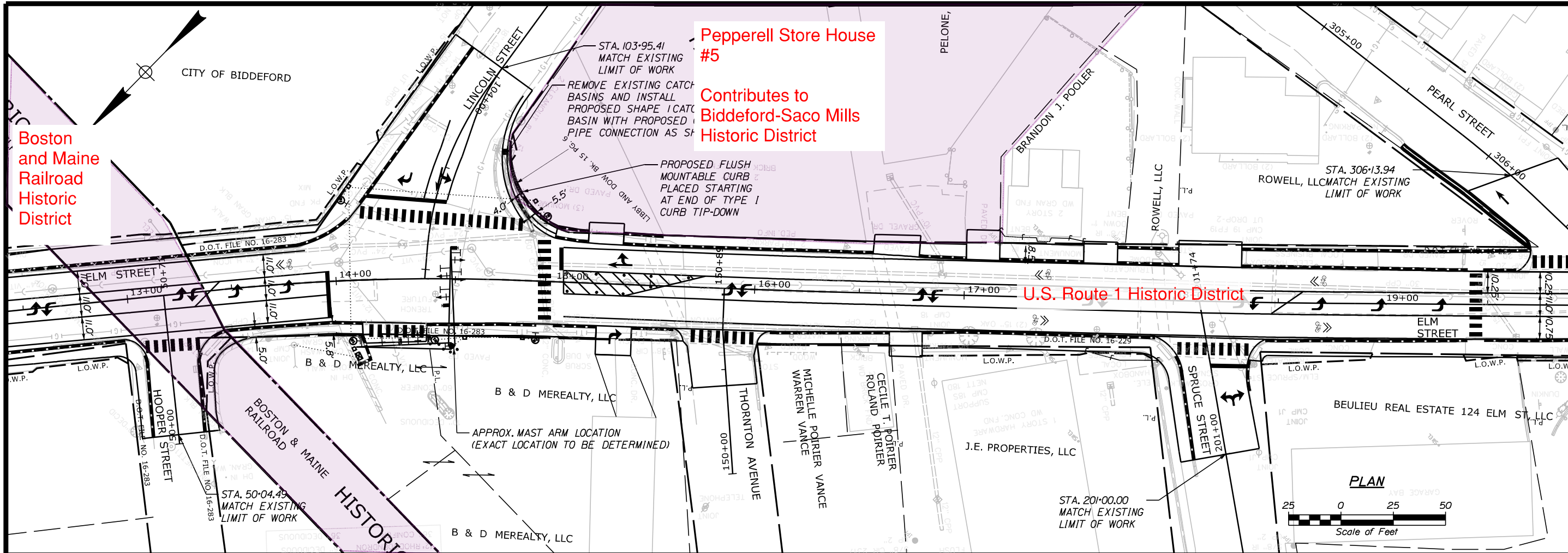
OF 47



Date: 2/23/2026

Username:

Filename: ... \HIGHWAY\MSTA\..._HDP\plan03.dgn Division: HIGHWAY



STATE OF MAINE
 DEPARTMENT OF TRANSPORTATION
 2565300
 WIN 25653.00

PROJ. MANAGER	DATE	BY	DATE
DESIGN-DETAILED			
CHECKED-REVIEWED			
DESIGN-DETAILED			
DESIGN-DETAILED			
REVISIONS 1			
REVISIONS 2			
REVISIONS 3			
REVISIONS 4			
FIELD CHANGES			

SIGNATURE _____ P.E. NUMBER _____ DATE _____

BIDDEFORD ELM STREET

PPLAN AND PROFILE

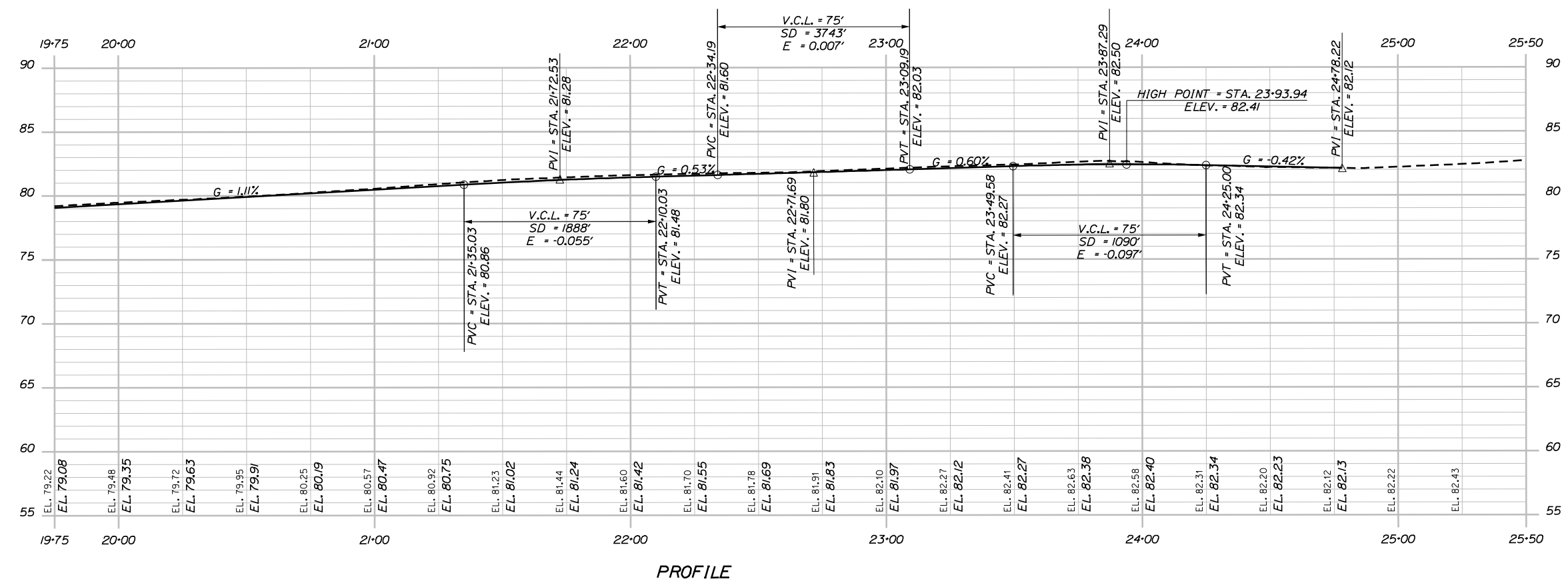
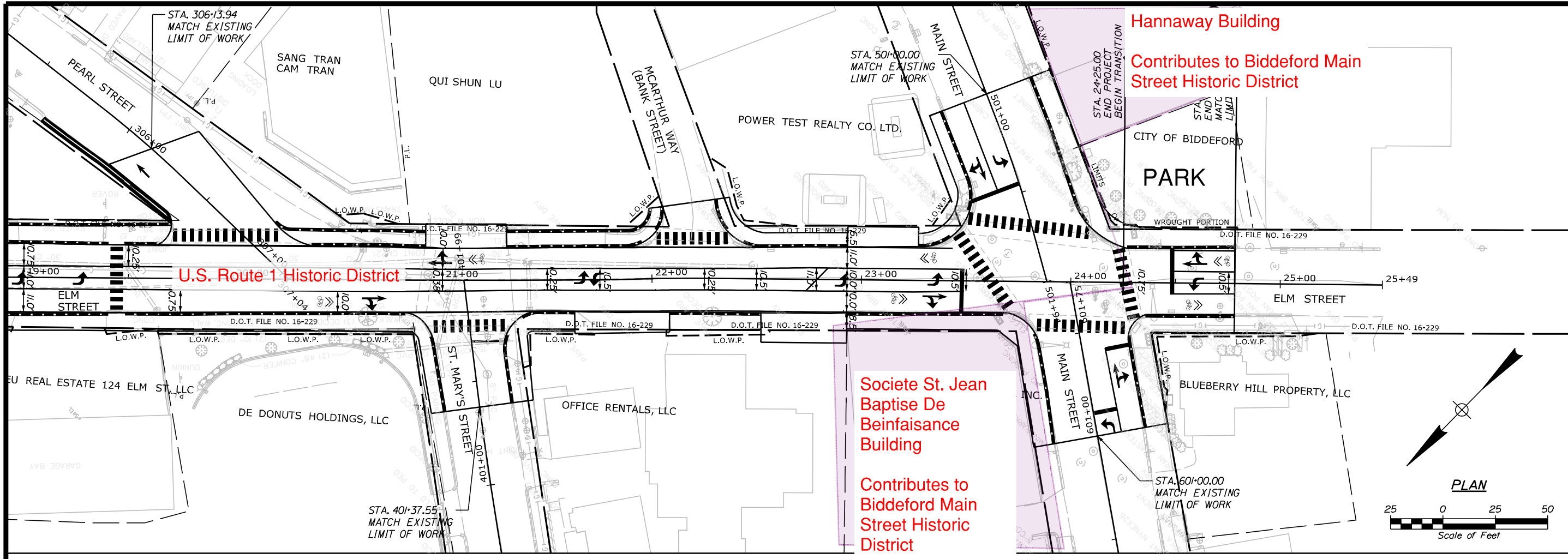
SHEET NUMBER **6**

OF 47

Date: 2/23/2026

Username:

Filename: ... \HIGHWAY\MSTA\..._HDP\plan04.dgn Division: HIGHWAY



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
2565300
WIN 25653.00

PROJ. MANAGER	DATE	BY	DATE
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DESIGN-DETAILED			
DESIGN-DETAILED			
REVISIONS 1			
REVISIONS 2			
REVISIONS 3			
REVISIONS 4			
FIELD CHANGES			

**BIDDEFORD
ELM STREET**

PLAN AND PROFILE

SHEET NUMBER

7

OF 47



STATE OF MAINE
Memorandum

Date: January 24, 2022

To: Julie Senk, Historic Preservation Coordinator, Maine DOT/ENV

From: J. N. Leith Smith, MHPC

Subject: Initial Archaeology Review

Project: WIN 25653.00, MHPC #0051-22; Biddeford
Intersection reconstruction on Elm Street (Route 1) beginning at St. Mary Street and extending
northeast 0.12 of a mile to Lincoln Street.

Dear Julie,

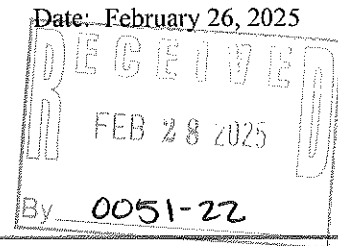
After reviewing our archaeological survey records and maps, including historic maps and surficial geology maps, and comparing this information with a predictive model of archaeological site locations, we find that no archaeological fieldwork is necessary for the project listed above, based on the project location and general project description information provided January 11, 2022. It is extremely unlikely that an archaeological site would be affected by this project, in our opinion.

In following the procedures specified in the Federal Highway/MHPC/MDOT programmatic agreement, we **recommend a finding that there will be no archaeological properties affected by the proposed undertaking.**

STATE OF MAINE

Memorandum

To: Kirk F. Mohney, MHPC
From: Julie Senk, Maine DOT/ENV
Subject: Section 106 request for concurrence
Project: Biddeford 25653.00, MHPC #0051-22
Scope: Intersection Reconstruction



The Maine DOT has reviewed this project pursuant to the Maine Programmatic Agreement (PA) and Section 106 of the National Historic Preservation Act of 1966, as amended.

This is a continuing project. The proposed project consists of intersection improvements to Elm Street/U.S. Route 1 between Main Street and the Saco River in Biddeford.

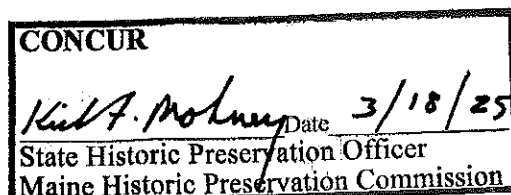
In accordance with 36 CFR Part 800.4, the following identification efforts of historic properties were made:

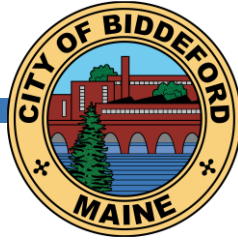
- 800.4(a) (1) – The Area of Potential Effect (APE) includes properties/structures adjacent to the intersections and within the project limits. The project limits are defined by the intersections and the immediately adjacent area. Properties/structures adjacent to this project limit are considered to be within the APE. The APE is shown as a red polygon on the attached map.
- 800.4(a) (2) – Review of existing information consisted of researching the National Register and MHPC survey databases. The Maine Historic Preservation Commission Archaeological staff has reviewed this undertaking.
- 800.4(a) (3) – The City of Biddeford was contacted via letter and asked to comment on knowledge of, or concerns with, historic properties in the area, and any issues with the undertaking's effect on historic properties. The City was also requested to provide information regarding local historic societies or groups. The City has not replied to date.
- 800.4(a) (4) – Letters outlining project location and scope were sent to the 4 federally recognized Tribes in Maine. The Houlton Band of Maliseets and Mi'kmaq Nation have replied with no concerns about the undertaking.
- 800.4(c) – The Maine DOT conducted historic architectural surveys within the APE to determine if properties met National Register criteria. Maine Historic Preservation Commission Archaeological staff has reviewed the undertaking and recommended "a finding that there will be no archaeological properties affected by the proposed undertaking." **The MaineDOT has determined that 4 architectural properties are listed and 3 are eligible for listing in the National Register of Historic Places.**

In accordance with the PA and 36 CFR Part 800, please reply with your concurrence or objection to the determination of eligibility for listing in the National Register of Historic Places within 30 days. If more information is deemed necessary, please supply a list of the specific resources in question.

Please contact me at Julie.Senk@maine.gov or 592-3486 if you have any questions. Thank you.

cc: CPD e-file
enc: Architectural survey package; J. N. Leith, MHPC to Julie Senk, MaineDOT, January 24, 2022





HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday April 8, 2026; 4:30 PM

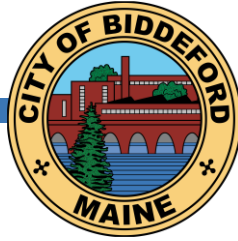
RE: **Item 4.a: 2026.1 HPC Review of the Removal of John Tarr House from the National Register of Historic Places, Ferry Lane, Tax Map 49, Lot 4, in the SR-1 Zone. REVISED**

INTRODUCTION

The John Tarr House at 29 Ferry Lane was nominated and listed to the National Register of Historic Places in 1980. This circa 1730 house was one of the oldest surviving dwellings in Maine, but due to drastic changes to the structure over the past ten years, it no longer possesses the integrity that made it eligible for listing. The Maine Historic Preservation Commission recommends removing it from the NRHP.

PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
2.	Owner of Property:	Mary C. Guinard 1317 Churchill Downs Dr Waxhaw NC 28173
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	29 Ferry Lane
6.	Project Tax Map #/Lot #:	Tax Map 49, Lot 4
7.	Existing Zoning:	SR-1
8.	Overlay Zoning:	Biddeford Historic Overlay District
9.	Contributing?	Yes
10.	National Register of Historic Places?	Yes
11.	Approximate Date of Construction	Circa 1730
12.	Existing Use:	Residential
13.	Proposed Use:	Residential



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 City of Biddeford Government

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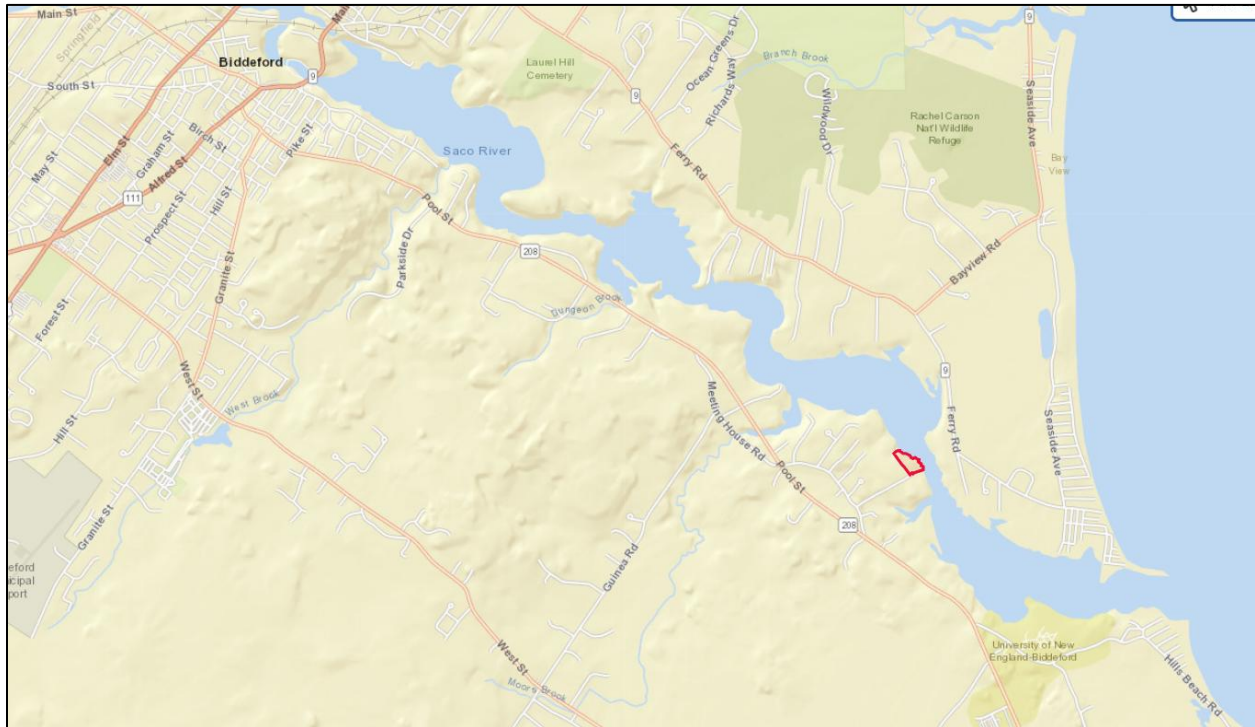
 @CityofBiddeford

14.	Uses in the Vicinity:	Residential
15.	Parcel Size:	3.5 acres
16.	Front Setback Required:	40 ft.
17.	Side Setbacks Required:	10 ft.
18.	Rear Setback Requires:	10 ft.
19.	Height Requirements:	Max 3 stories or 35 feet
20.	LDR Attachment A: Fess Paid:	N/A
21.	Historic Preservation Commission Review History:	Meeting Date March 11, 2026. Posted March 5, 2026; Mail Notices to all abutters within 100'. six notices sent March 5, 2026.

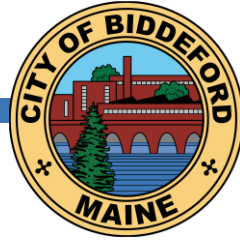
EXISTING CONDITIONS

The John Tarr House is located on Ferry Lane approximately 2 ½ miles from downtown Biddeford. It is situated on a 3.5-acre lot which fronts the Saco River. It is Cape Cod style with a center chimney and an ell on the north end of the house.

The important architectural feature of the house is internal. The interior walls were wood paneled and wainscoted, including the ceiling in the kitchen, consisting of wide, hand-planed panels.



The property is located on the Saco River about 2-1/2 Miles from downtown Biddeford



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The Tarr House as it appeared in 2014:



“John Tarr House,” Wikipedia, [John Tarr House - Wikipedia](https://en.wikipedia.org/wiki/John_Tarr_House), Accessed March 9, 2026.

PROJECT

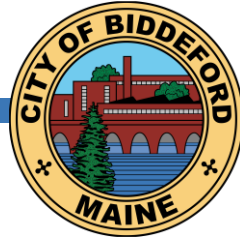
From November 2017 and December 2021, the following permits were issued by the Biddeford Code Enforcement Department:

Nov 2017. Permit # 18-11-278: “Document, label, and disassemble circa 1740 cape. Ell to remain in place. Phase 1.”

Jun 2018. Permit # 18-06-570: “Repair original foundation.”

Feb 2019. Permit # 19-02-328: “Repair, Restore, and Re-raise original timber frame, board in exterior walls and roof. Apply ice & water shield to roof. Poly in window openings.”

Jul 2019. Permit # 40-20-07-031: “To be constructed: An authentic center-chimney fireplace structure with three authentic fireplaces to the presently called John Tarr House at 29 Ferry Lane, Biddeford, ME. This chimney will be created using rare 1st period bricks, lintel iron and cranes. The kitchen/cook fireplace will be large (walk-in) and will include a beehive-type bake oven. The three fireplaces will be cobbled to a single, large center chimney. Included will be 8” x 12” flues (for maximum safety), as well as iron dampers. The large and tall exterior chimney will be constructed with new water struck brick.”



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 City of Biddeford Government

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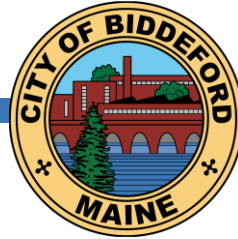
 @CityofBiddeford

Dec 2021. Permit # 22-11-185: “Cedar Clapboard exterior of historic cape style building. Additionally, installation of 2 exterior doors.”

According to the report “Request for Removal from the National Register of Historic Places,” the house was reassembled on a new foundation and is no longer connected to the ell. Also, the interior paneling and wainscoting, while having been saved, was not re-installed on the interior. Because of this work, the loss of integrity justifies removal from the Register.



Per a letter dated March 10, 2026, the estate of property owner Mary Guinard anticipates completing the project and requests a 24-month permit extension. Code Enforcement is currently addressing this request.



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 City of Biddeford Government

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PUBLIC COMMENT

The agenda packet was posted on April 2, 2026; six abutter cards were sent the same day. No public comment has been received at the time of this report.

STAFF REVIEW

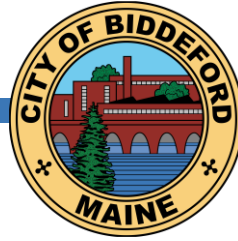
The property was placed on the market for sale during late 2025, when a prospective buyer requested city staff visit the house to determine if it could be removed from the NRHP. Based on photographic documentation made November 13, 2025, staff contacted Michael Gobiel Bain in January 2026 to discuss this matter. The prospective buyer also contacted Maine Historic Preservation Commission. Based on the findings of MHPC, the request for removal has been formally made with the Keeper of the National Register.

It is important to note that properties listed before December 13, 1980 may only be removed from the Register for the reason of Loss of Integrity. The Tarr House meets this criterion. The MHPC will consider this matter at a meeting to be held on April 24, 2026 in Hollowell, Maine.

Staff have spoken with Brad Miller at Maine Preservation. He recommends against placing a preservation easement on this property for the following reasons:

- **Easement requires an expressed public good**
- **A high degree of Integrity has been lost**
- **This property is not a “certified historic structure”**

Staff have also spoken with the contractor who performed the work to date. Jeremie Berube, of Arundel Maine will attend the April 8 meeting of the HPC to describe the project from his perspective.



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STAFF RECOMMENDATION

Staff recommends endorsing the removal of this property from the National Register of Historic Places, based on the loss of integrity and character that made this house eligible for listing on the Register in April, 1980.

SAMPLE MOTIONS

1. Motion to endorse the removal of the John Tarr House, 29 Ferry Lane, Tax Map 49, Lot 4, from the National Register of Historic Places, based on findings made documents presented.

2. Motion to deny the removal of the John Tarr House, 29 Ferry Lane, Tax Map 49, Lot 4, from the National Register of Historic Places, based on the following:
 - a. _____
 - b. _____

3. Motion to postpone the endorsement of the removal of the John Tarr House, 29 Ferry Lane, Tax Map 49 Lot 4, from the National Register of Historic Places pending receipt of the following data or information:
 - a. _____
 - b. _____



MAINE HISTORIC PRESERVATION COMMISSION
10 WATER STREET
65 STATE HOUSE STATION
HALLOWELL, MAINE
04347

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

February 11, 2026

Biddeford Historic Preservation Commission
PO Box 586
Biddeford, Maine 04005

RE: John Tarr House, parcel 49-4

Dear Commissioners:

The Maine Historic Preservation Commission has concluded that the John Tarr House has lost the integrity which qualified it for inclusion in the National Register of Historic Places. Therefore, it is our responsibility to notify the National Park Service of this matter and request its removal from the National Register of Historic Places.

Federal regulations that guide the National Register program, 36 CFR 60.15 (d), dictate that the chief elected local official and the owner of the property be given an opportunity to comment on the proposed action. If you choose to comment, please send your comments to the S.H.P.O. before the Maine Historic Preservation Commission considers this action at its meeting to be held on April 24, 2026. You are cordially invited to attend this meeting, which will be held at the Maine Historic Preservation Commission office at 10 Water Street, Hallowell, Maine 04347, beginning at 10:30 a.m. If you cannot attend the meeting in-person and would like to attend remotely, please email lauren.swain@maine.gov or call (207) 287-2132 x0 to receive video or phone access links.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Tarr, John, House
Name of Property
York County, Maine
County and State
80000263
NR Reference Number

State Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ additional documentation X additional documentation: name
change ___ move X removal ___ other
meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

Signature of Certifying Official/Title

Date of Action

Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ additional documentation ___ additional documentation: name change
___ move ___ removal ___ other
meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

Signature of Certifying Official/Title

Date of Action

National Park Service Certification

I hereby certify that this property is:
___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ additional documentation accepted
___ other (explain:) _____

Signature of the Keeper

Date of Action

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Tarr, John, House
Name of Property
York County, Maine
County and State
80000263
NR Reference Number

Request for Removal from the National Register of Historic Places

Name of Property: Tarr, John, House (NR 80000263)

Legal Description: Biddeford tax map 049, lot 4. UTM's NAD27 Zone 19 easting 386899 northing 4813634.

Address: 29 Ferry Lane, Biddeford, York County, Maine

Reason for Removal: The property was moved and altered. The property has ceased to meet the criteria for listing because the qualities which caused it to be listed have been lost or destroyed (36 CFR 60.15 (a)).

Dates and Nature of Change: The building was dismantled and removed from its original location between May 2016 and May 2018. Between May 2018 and October 2021 the exterior of the building was reassembled on a new foundation on the same location. The interior paneling, one of the most prominent character defining features noted in the original nomination documents, has not been reinstalled. The interior is exposed framing with no interior partitions or finishes. The central chimney was demolished during demolition. A new larger central chimney has been rebuilt. A door on the south elevation that was present in 1980 has been replaced with a window, and a window on the west elevation has been replaced by a door. The six-over-six and two-over-two windows present in 1980 have been replaced with nine-over-six windows. The basis for these alterations is unknown.

Comments: The property was listed on April 23, 1980, under Criterion C for Architecture with a period of significance of ca. 1730, the approximate construction date. The property was moved from its original location through disassembly. A building moved without prior approval from the Keeper must be removed from the National Register per 36 CFR 60.14(b). After the move, the building was partially reassembled on the original location; however, the historic interior was not reconstructed. In the National Register documentation for the property, the interior wall and ceiling paneling is repeatedly stressed as the most important feature of the house. The house no longer retains the seven aspects of integrity (location, setting, design, materials, workmanship, feeling and association). As a result of the disassembly of the house, the removal of the paneling and all interior finishes, and other alterations, the property no longer has integrity or the qualities that caused it to be listed originally and should be removed from the National Register.

References:

Frank A. Beard and Robert L. Bradley. "Tarr, John, House," National Register of Historic Places Registration Form, 1980. Maine Historic Preservation Commission. NR 80000263

Google Earth aerial photos, May 2016, May 2018, October 2021.

Photographs of the building taken on November 13, 2025.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Tarr, John, House
Name of Property
York County, Maine
County and State
80000263
NR Reference Number



Figure 1 John Tarr House in a May 2016 aerial photograph.



Figure 2 Location of the John Tarr House in a May 2018 aerial photograph with the ell present but the house moved.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Tarr, John, House

Name of Property

York County, Maine

County and State

80000263

NR Reference Number



Figure 3 John Tarr House in a October 2021 aerial photograph.



Figure 4 Biddeford tax photo ca. 2018 showing the house moved from the lot.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Tarr, John, House
Name of Property York County, Maine
County and State 80000263
NR Reference Number



Figure 5 John Tarr House November 13, 2025 with door on the gable side replaced with a window.

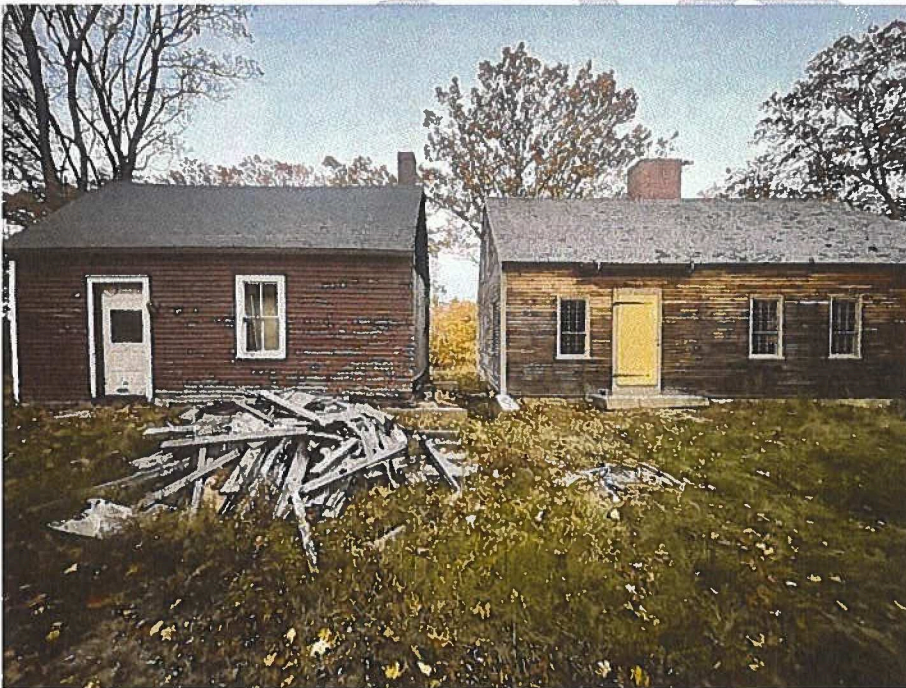


Figure 6 John Tarr House November 13, 2025, with ell no longer attached and altered door/window.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Tarr, John, House

Name of Property

York County, Maine

County and State

80000263

NR Reference Number



Figure 7 Interior of John Tarr House November 13, 2025, no interior finishes or partitions



Figure 8 Interior of John Tarr House November 13, 2025

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Tarr, John, House
Name of Property
York County, Maine
County and State
80000263
NR Reference Number



Figure 9 New central chimney John Tarr House November 13, 2025



Figure 10 Attic of John Tarr House November 13, 2025

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form



280

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic John Tarr House
and/or common _____

2. Location

street & number 29 Ferry Lane _____ not for publication
city, town Biddeford _____ vicinity of _____ congressional district First
state Maine code 23 county York code 031

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other

4. Owner of Property

name Richard and Mary Guignard
street & number 280 Alfred Street
city, town Biddeford, _____ vicinity of _____ state Maine

5. Location of Legal Description

courthouse, registry of deeds, etc. York County Registry of Deeds
street & number _____
city, town Alfred, _____ state Maine

6. Representation in Existing Surveys

title _____ has this property been determined eligible? yes no
date _____ federal state county local
depository for survey records _____
city, town _____ state _____

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The John Tarr House of Biddeford, Maine, dating from c.1730, is among the State's earliest surviving dwellings. Its exterior displays characteristics typical of the low-posted Cape Cod style house, with central chimney, central entrance, and five-bay facade (which faces east). Another entrance of later indeterminate date faces south.

A one-story ell extends from the north end of the house. Except for the facade's northern two bays (which are 6/6), fenestration throughout is 2/2. Originally this would have been 9/6 or possibly of casement form.

Architecturally, the important features of the Tarr House are internal. Two principal first-floor rooms feature fully panelled walls typical of the 18th century. Most significant of all, however, is the kitchen which has completely wainscotted walls and ceiling and internal sliding wooden shutters. The wainscoting consists of wide hand-planed panel and stile boarding.

The only other example of a northern New England wainscotted ceiling which the Commission has been able to trace is in a room on display at the Museum of the Concord Antiquarian Society (Concord, Massachusetts). This room was originally from the second floor of an early 18th-century dwelling in Hampton, New Hampshire.

Given its early date and unique internal features, the John Tarr House of Biddeford is a rare survival. That its exterior has been modified through the centuries should not militate against its entry into the National Register of Historic Places.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c.1730

Builder/Architect

Statement of Significance (in one paragraph)

The earliest deed to this property is one of 1654 from the original proprietor, Richard Vines, to Jane Andrews. Subsequent deeds carry the ownership to 1686 with William Dicer, father-in-law of Richard Tarr. Here a lapse occurs which coincides with the depopulation of the area during the early French and Indian wars. The next deed to appear is that from Richard Tarr to John Tarr in 1728, from which point the chain of title extends to the present.

Evidence indicates that this house was built by John Tarr shortly after his acquisition of the property, since it is mentioned in the next deed, dated 1730. Although alterations and additions have taken place, the most significant feature, a very rare panel and stile fully wainscotted (wall and ceiling) room remains. Preliminary research indicates few other examples. One exists with panelled ceiling only in the Museum of the Concord Antiquarian Society, transplanted from Hampton, New Hampshire, and one is said to exist in the American Wing of the Metropolitan Museum in New York, originally in a house in Kensington, New Hampshire. The panel and stile system and random width boards suggest an early date for the house.

9. Major Bibliographical References

York Deeds, Book XIII, Fol. 183; Book XIV, Fol. 86

10. Geographical Data UTM NOT VERIFIED

Acreege of nominated property 1/2
 Quadrangle name Biddeford ACREAGE NOT VERIFIED Quadrangle scale 1:24000

UMT References

A	1 9	3 8 6 8 9 5	4 8 1 3 6 4 0	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

Assessor's Map 49, Lot 4

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

name/title Frank A. Beard, Historian/Robert L. Bradley, Architectural Historian

organization Maine Historic Preservation Commission date January, 1980

street & number 242 State Street telephone 207/289-2133

city or town Augusta, state Maine 04333

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *Carle S. Feltworth*
 title S.H.P.O. date 2/27/80

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u><i>Annha Dwyer</i></u>	date <u>4/23/80</u>
Keeper of the National Register	
Attest: <u><i>Patrick Andrews</i></u>	date <u>4/22/80</u>
Chief of Registration	



Tarr, John, House

John Tarr House

29 Ferry Lane

Biddeford, York, Maine

Frank A. Beard

12/79

Me. Historic Preservation Comm.

FEB 29 1980

York Co.

APR 23 1980

View from E

(1 of 7)



Tarr, John, House

John Tarr House

29 Ferry Lane

Biddeford, York, Maine

Frank A. Beard

12/79

Me. Historic Preservation Comm.

FEB 29 1980

York Co

View from SW

APR 23 1980

(2 of 7)



Jarr, John, House
John Tarr House

FEB 29 1980

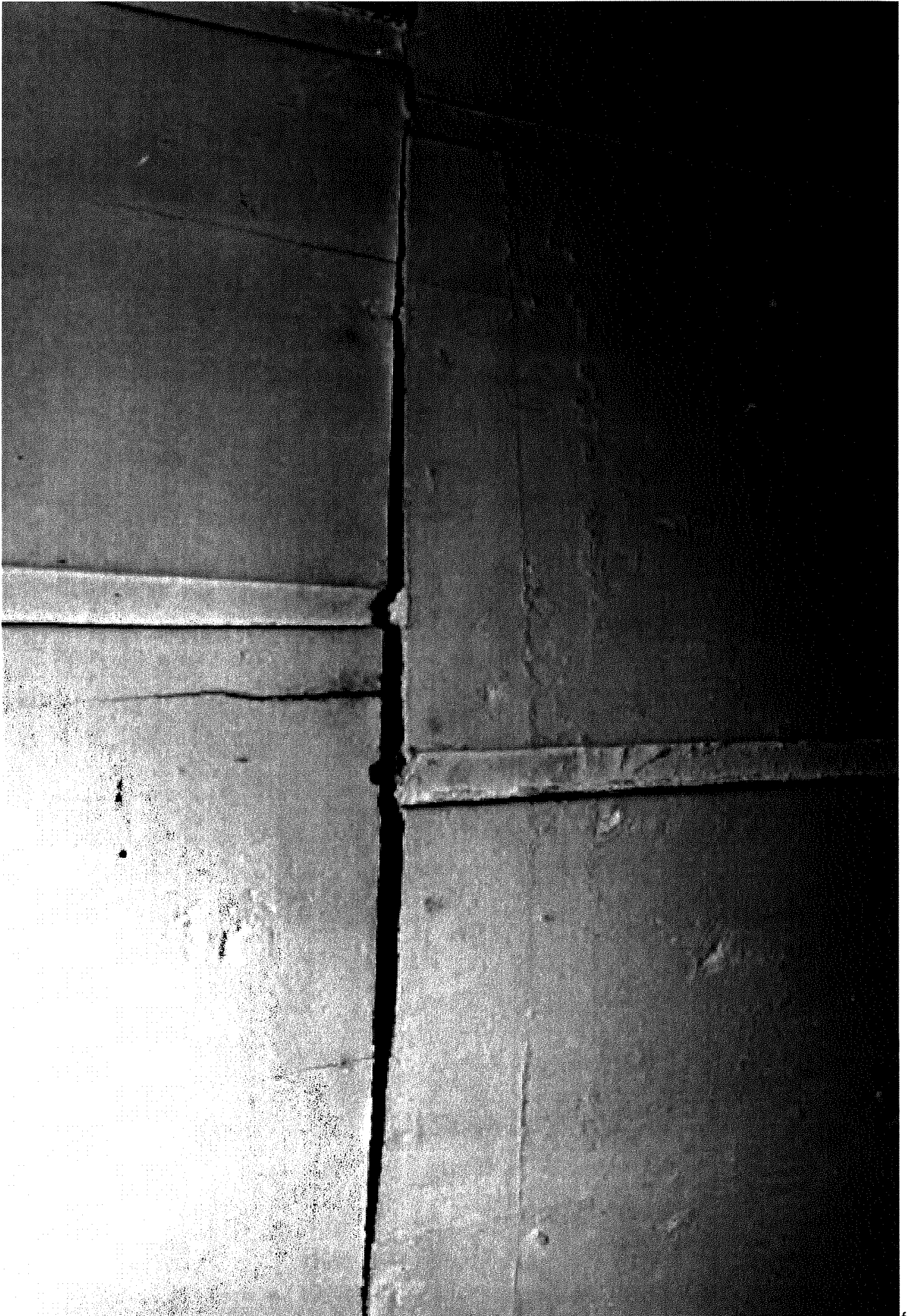
29 Ferry Lane

Biddeford, York, Maine *York Co.*

Frank A. Beard 12/79

Me: ~~Historic~~ Preservation Comm.

Kitchen Ceiling Panelling
(3 of 7)



Mrs. John Howard
John Tarr House

FEB 29 1980

29 Ferry Lane

Biddeford, York, Maine *York Co*

Frank A. Beard 12/79

Me. Historic Preservation Comm.

APR 23 1980

Detail of Stille and Panel

(4 of 7)



Turr, John, House

John Tarr House

FEB 29 1980

29 Ferry Lane

York Co.

Biddeford, York, Maine

Frank A. Beard

12/79

Me, HIAPRR & 3 Preservation Comm.

Kitchen Wall Panelling

(5 of 7)



Mr. John Howard

John Tarr House

29 Ferry Lane

Biddeford, York, Maine

Frank A. Beard

12/79

Me. Historic Preservation Comm.

APR 23 1980

SE Chamber Panneling

(6 of 7)

FEB 29 1980

Yodke Co



Lure, John Howard
John Tarr House

FEB 29 1980

29 Ferry Lane

York Co,

Biddeford, York, Maine

12/79.

Frank A. Beard

Me. Historical Preservation Comm.

NE Chamber Panelling

(7 of 7)

John Tarr House

The **John Tarr House** was an historic house at 29 Ferry Lane in Biddeford, Maine. Built about 1730, it is one of the oldest houses in the state of Maine, with a well-preserved interior that has unusual features. The house was listed on the National Register of Historic Places in 1980.^[1]

Description and history

The John Tarr House stands facing east toward the Saco River at the end of Ferry Lane, roughly midway between downtown Biddeford and the Biddeford Pool area at the river mouth. It is a 1½-story Cape style timber-frame structure, five bays wide, with a side gable roof, large central chimney, and clapboard siding. The original front entrance is in the center of the east facade, with a secondary entrance (probably a 19th or 20th-century addition) on the south side. The rear facade, facing the street, has five windows. A 1½-story ell extends to the north.^[2]

The house is estimated to have been built about 1730, making it one of Maine's oldest surviving structures. In addition to its great age, its significance lies in the original condition of its interior. This includes complete original wall paneling in the parlor spaces, and an unusually finished kitchen space in the rear. The kitchen features completely wainscoted walls and ceiling, something that is only known from two other chambers from New England (one is now in a museum in Concord, Massachusetts, and the other is at the Metropolitan Museum of Art in New York City). The wainscoting panels are hand-planed.^[2]

John Tarr House, circa 1730

Listed on the
National Register of Historic
Places

April 23, 1980

**John Tarr House,
2014**

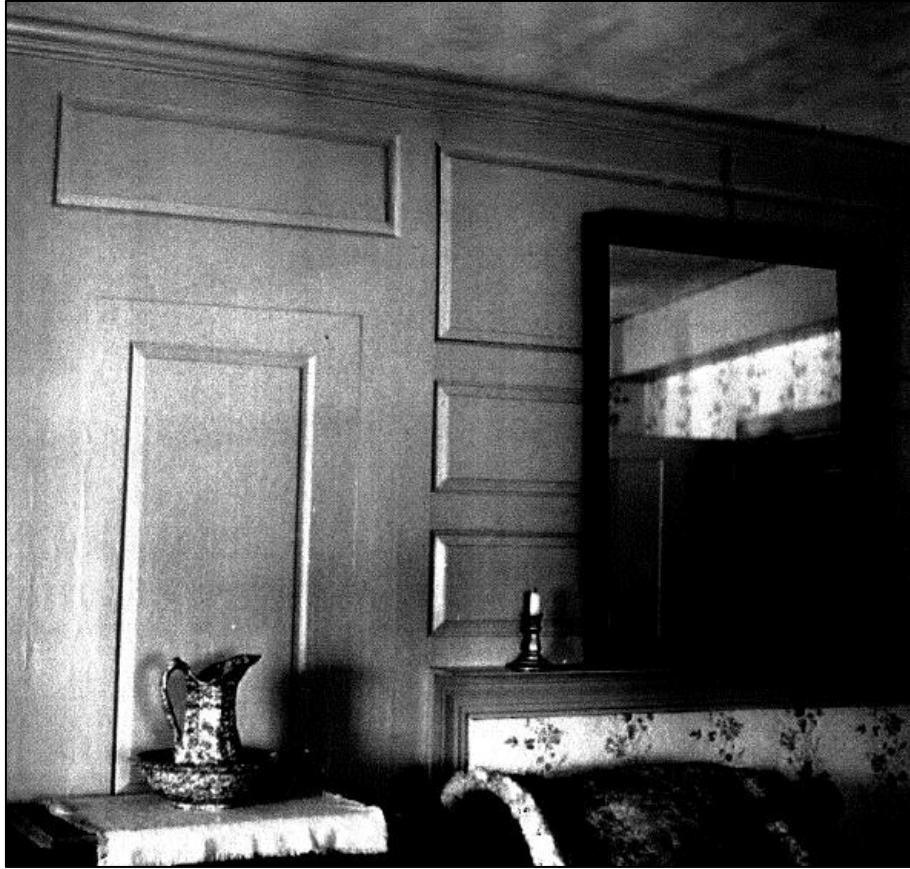


**John Tarr House,
Circa 2018**



**John Tarr House,
2025**





Original Interior Wood Paneling



Wood Paneling Removed from Interior

John Tarr House - 29 Ferry Lane

Things to Consider:

1. Applicability

Does the property meet the legal, technical, and procedural grounds to justify removal from the National Register?

2. Impacts to:

- a. Local preservation
- b. Educational programs
- c. Planning (Zone SR-1)
- d. Economic development

3. Public Comment

Justine Tanguay
1317 Churchill Downs Drive
Waxhaw, NC 28173
justinetanguay@gmail.com
(207)730-2267

March 10, 2026

To:
City of Biddeford Planning Board
City of Biddeford
P.O. Box 586
Biddeford, ME 04005

Cc: John McCurry – Chair; Roch Angers – Member; Matthew Dubois – Member; Leah Schaffer – Member; and Kayla Lewis – Associate Member

Dear Mr. Chair and Members of the Board,

I am submitting this letter to express my intention to renew a permit for restoration work at the property located at 29 Ferry Lane, Biddeford, Maine. My sister (Renee Guignard) and I respectfully request a 24-month extension to complete this restoration project. Our mother, (Mary Guignard), who initiated and deeply cared about this project as part of her vision for preserving the property, passed away. As co-executors of my mother's estate, we have been navigating the complex process of settling her affairs and administering her estate, which has taken considerable time and attention. Despite these challenges, we remain fully committed to carrying forward our mother's legacy to complete the restoration of this home, in accordance with approved plans. The additional time will allow us to properly manage the estate matters, coordinate necessary resources and ensure the project is completed thoughtfully and responsibly. We are respectfully seeking a 24-month extension so that we may honor our mother's intentions and see through restoration through to completion.

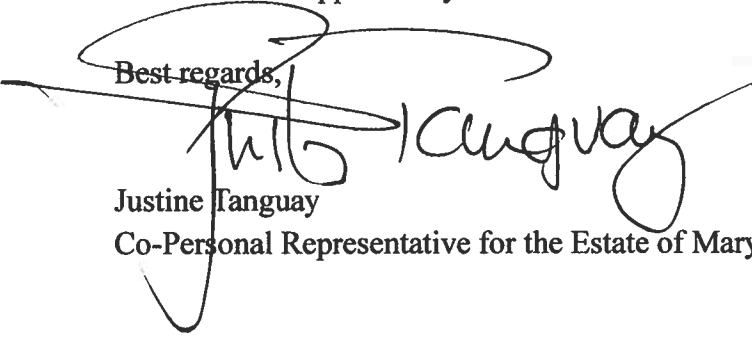
Enclosed with this letter, you will find the following materials as part of this renewal submission:

1. **Applicant's Notice of Intent to File an Application** – a copy for your records
2. **Municipal Tax Maps 49 and 50** – with the relevant lots highlighted, representing each landowner who will receive notification in accordance with the Saco River Corridor Commission's requirements.

The restoration project will continue to follow the previously approved scope of work. Should this renewal permit be approved, we will also be seeking additional approvals for the remaining portions of the project, including plumbing and electrical work, to ensure the full restoration complies with all applicable regulations.

Please feel free to contact me if you have any questions or need further information or clarification. I appreciate your time and consideration.

Best regards,



Justine Tanguay
Co-Personal Representative for the Estate of Mary Guignard