



**HISTORIC PRESERVATION
INTERIM MEETING
MEETING MINUTES
April 15, 2026**

1. **Declaration of Quorum/Voting Members**
Meeting brought to order at 4:30 PM
Wesley Painter, Julie Larry, Erin Ware
2. **Approval of Meeting Minutes**
Approval of minutes from April 8, 2026
MOTIONS: 4:30
Motion- Ware- Motion to approve minutes as presented
Second- Larry
Vote-Motion passed unanimously
3. **New Business**
 - 3.a. **2025.11 HPC Review of construction of an unattached accessory dwelling unit for T & T Leasing at 74 Summer Street, Tax Map 39, Lot 14, in the MSRD-2 Zone.**
 - Favreau introduced the project and why the applicant has changed his request.
 - Ware is concerned about the dimensions stated on the first floor.
 - The dimensions were discussed at length for clarification
 - Larry will have a hard time approving something that doesn't meet the dimensional standards
 - Painter agreed
 - The applicant did not attend the meeting.
 - Favreau would like to know what will happen with a large second house on the lot.
 - Fenestration's unusualness was a concern.
 - Larry suggests the applicant flip a portion of the house with the window in question
 - Applicant arrived
 - ADU placement is because of parking issues, building is in the back.
 - Originally, new building was to be attached to the original structure but found that it was on granite blocks. This would be very hard to attach so they changed plans.

- Applicant explained reasoning with changes and changes of Maine State ADU rules.
- Favreau told applicant of reservations of the Commission
 - a. The fact that the dimensions of the ADU in relation to the existing building. The ADU should be subordinate to the existing structure
 - b. Placement of the windows
- Larry & Ware explained situation with the windows in more detail asking him to consider flipping the plan.

MOTIONS: 4:41 PM

Motion- Larry -Motion to approve applicant's request to create an accessory dwelling unit at 74 Summer Street, Tax Map 39, Lot 14 as presented based on the following conditions:

- All permits be acquired prior to construction begins
- The project will meet all City and State Ordinances
- The windows on the Birch Street side will be arranged in a symmetrical, regular pattern and be of a similar vertical orientation and size

Second-Ware

Vote-Motion passed unanimously

4. Old Business

Favreau sent a draft report to the state based on the statements Jeremie Berube stated. Please look at it and make any adjustments you would like to see.

5. Adjourn

Motion-Ware-Motion to adjourn

Second-Larry

Vote 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