



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207)-282-7119 or (207)-284-9115
Brad.Favreau@biddefordmaine.org

HPC MEETING December 11, 2024 Meeting Minutes 4:00

Staff Members in attendance: Brad Favreau & Nan Whitten
Meeting brought to order 4:02 PM

1. Quorum/Voting Members in attendance: Julie Larry, Erin Ware, Leah Schaffer
2. Adjustments to the Agenda-Two Items to mention under other business
3. Consent Agenda

Approval of Meeting Minutes from October 9, & 17, 2024 & November 20, 2024

MOTIONS: 4:02 PM

MOTION-Ware-To approve Meeting Minutes as presented

SECOND -Larry

Vote- Motion passed unanimously

4. Unfinished Business
5. New Business

5.a. 2024.48 HPC Review for Seeds of Hope and the City of Biddeford to install new windows and one new door at 35 South Street (18 Crescent St) Tax Map 38, Lot 196, in the MSRD-2 Zone.

- Jessica Jolin with Mobile Studio Design represented the applicant
- Correct some errors made over the summer with no HPC approval
- Jolin discussed windows being replaced, new to match original 10/10 or 15/15 in black
- Some will be double hung in black that have no grills according to historical photos
- Ornamental windows to be replaced as per Secretary of the Interior Guidelines.
- Triangular windows will remain untouched
- New Fire Door will be installed specs to be sent at a later date.

Questions:

Larry-Specifications of door to be sent later, flush steel door, second point of egress needed, no adjustments to the stone over door. Working with the fire marshal to determine the exact location of the door.

Ware-Basement windows in decent shape why replacement? Efficiency. Do they have storms? Yes in poor condition but they may not replace them at this time. She would like all windows to have traditional matching grill pattern. It is a recommendation not a requirement.

Schaffer-Is the door needed and may this change? The windows with no panes will be black also. The proposal is for all windows to be black, but the trim will not be painted. Why not keep the maroon? She thinks it is odd to not have the window and trim match it will look out of place. Strong suggestion to do them all as red.

Will any of the swing windows change to egress? NO.

MOTIONS:

Motion- Larry-Motion to approve Certificate of Appropriateness for Seeds of Hope to replace and refinish windows and door at 35 South Street, based on materials and assertions submitted, and conditioned on the following: Any changes to the exterior plan will come back before the Board for approval and all permits must be obtained from Code Enforcement prior to beginning any work.

Second-Ware

Vote: Motion passed unanimously

- 5.b. 2024.45 HPC Review of Westbrook Development to construct new residential buildings at 15 Pearl Street, Tax Map 71, Lot 2, in the MSRD-3 Zone.

- Tyler Norod of WDC represented the applicant
- Sam Bell-Hart of Kaplan Thompson represented the applicant
- Bell-Hart presented the architectural drawings of the proposed buildings for 45 residential units.
- Parking will be done in phase I
- The landscape plan has been completed
- Railroad runs behind the buildings, downtown is surrounding the buildings
- Buildings are focusing on creating calming courtyard for the residents.
- Attempted to recreate the rhythm of the mill buildings and the area

Questions:

Larry-Elevator overrun or parapet, there is a parapet

Larry-Mechanicals on it roof-not at that process until they get funding from Maine Housing and their requirements, hoping for direct vent heat pumps but they may have to go on the roof. Larry may use this as a condition that they come back if the mechanicals go on the roof. If they could do it in one meeting it may not affect their funding and closing.

Schaffer can we use a screening option?

Staff member from WDC asked if this could be staff review. It is a possibility.

Schaffer will ask for a screening option, Larry agrees.

Larry would like the detailed plan for the eaves submitted.

Larry-states for the record the Mill district is predominantly brick, they are adhering to other character defining standards. For this reason, she feels it does meet the standards.

Schaffer wants to see a window detail

MOTIONS: 4:52 PM

Motion- Larry-Motion to approve a Certificate of Appropriateness for concept design for Westbrook Development Corporation to construct two residential buildings at 15 Pearl Street, based on materials submitted and assertions made, and conditioned on the following: 1.Applicant must submit completed design drawings, including site plan, and materials list (siding, windows, doors, lighting) when available for final approval. 2. All permits must be obtained from Code Enforcement prior to beginning any work. 3. Applicant must submit window detail showing location of the window, any through wall vents that the applicant may use will be coated or painted to match the siding and

arranged in a symmetrical detail, cornice detail and door cut sheet will be submitted, and a screening system will be submitted.

6. Past Projects

6.a. Review of Past Project 195 Elm Street

This project was discussed, determined to be an odd condition but successful result.

7. Other Business

- Asking Joie Grandbois to speak, but JMT has a draft of the design guidelines, and we will have Joie speak in February.
- Favreau presented Leah with a copper rose from the dome from the refurbishment.

8. Adjourn 5:17 PM

Chair: Historic Preservation Commission

Date

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