



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING
January 8, 2025
Meeting Minutes
4:00

Staff Members in attendance: Brad Favreau & Nan Whitten

Meeting brought to order 4:03 PM

- 1. Quorum/Voting Members in attendance: Julie Larry, Erin Ware, Leah Schaffer, Shannon Chisholm**
- 2. Adjustments to the Agenda-No Meeting Minutes to Approve**
- 3. Approval of Meeting Minutes-none**
- 4. New Business**
 - 4.a 20246.46 HPC Review for Josh Cushman to rehabilitate 6 & 14 Main Street (Buildings 19 & 20, respectively) for residential use, Tax Map 71, Lots 10-1 & 10-4.**
 - Josh Cushman (owner's Rep) along with Marieke Thormann & Will Hopkins represented the application
 - Convert the building into 64 units of residential housing
 - The majority of renovations are internal
 - Seeking federal tax credits
 - Adding new canopy and stair exit, new windows, new store front, ADA ramp where the loading dock was
 - Roof top apparatus discussed including screening
 - Bulkheads & Elevator over run discussed
 - Cushman shared the detail sheet with the commission
 - They are in the process of working with National Park Service, new windows have been approved already
 - Plumbing penetrations inquiries, they will be at a minimum, 1 for every 2 bathrooms, no dryer vents, no kitchen vents
 - Existing elevator overrun going away? Yes the new one is fairly close but further away from the site line closer to Building 20
 - Frosted glass on the 2 units is it truly frosted glass? They are just frosted not opaque staddle glass.
 - Thank you for including masonry restoration specs
 - Salvaging the green doors, we are hoping they are repairable, other existing doors will remain but not used for ingress and egress they will be pinned back.
 - Building signage: code required wayfinding signs and name of building but nothing beyond that
 - Windows 12 over 12 dividers outside? They are in between the glass.

- The Commission went through the standards, no issues, attention to details have been noticed and appreciated
- Can find no pictures of the original building
- No commercial component of the first floor, correct

MOTIONS: 4:39 PM

Motion- Motion to approve Certificate of Appropriateness for Josh Cushman to rehabilitate Buildings 19 and 20, at 14 and 6 Main Street respectively, for residential use, based on materials and assertions submitted, and conditioned on the following: All permits must be obtained from Code Enforcement prior to beginning any work

Second- Ware

Vote: Motion passed unanimously

4.b. Design Guidelines-Review of Formatting Template-Discussion with Samantha Smith of JMT, Inc.

- Favreau introduced the presenter and what has been done
- Smith works with the engineering team of the Cultural Resource Group for JMT, Inc.
- Smith talked about JMT and how they created the design template
- Any changes wanted are easy to make
- Smith explained what is in the document and how to use it.
- She went through the design guidelines by chapters
- Smith was given input by the Commission. They will remain in communication.

5. Past Projects

5.a Review of 146 Alfred Street-Approved June 2024

- Favreau brought up the project before and now
- The Commission is not happy with the windows installed but the work had already been started
- It was a difficult project due to the change of use.
- They feel it was a good compromise, and future owners can repair the windows that were installed, it could have been better
- Favreau asked the Commission if they could have made it better if they insisted on different windows
- They are not sure where this is an odd building
- The final verdict it did protect Biddeford's Historic Value*

6. Other Business

6.a Election of New Officers: Chair, Vice Chair & Secretary

- Motion: Ware to keep Leah Schaffer as Chair
- Second: Chisholm
- Vote: Unanimous
- Motion: Larry to keep Ware as Vice Chair
- Second: Chisholm
- Vote Unanimous

Adjourn 5:36 PM

Chair: Historic Preservation Commission

Date

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