

**HISTORIC PRESERVATION
MEETING MINUTES
June 10, 2026**

1. Declaration of Quorum/Voting Members

Meeting brought to order at 4:40 PM

Wesley Painter, Erin Ware, Daniel Boucher

2. Approval of Meeting Minutes

Approval of minutes from April 15 & May 13, 2026

MOTIONS: 4:41

Motion- Ware- Motion to approve minutes as presented

Second- Boucher

Vote-Motion passed unanimously

3. New Business

3.a. 2026.11 HPC Review of a request to demolish the existing structure on 41 Main Street (Tax Map 41, Lot 138) in the MSRD-1 Zone.

- Will Hopkins from Archetype Architects represented the applicants
- The plan is to demolish the building to add 54 parking spaces for buildings 19 & 20 of the Pepperell Mill
- Boucher is very familiar building is no longer what it originally was, building is ugly. Building is a self-storage building. Boucher talked about the bowling alley and pins in the building.
- Larry asked about renderings with differences in the packet. Hopkins talked about the false façade.
- Planning wants a false façade which applicants are against. Favreau reminded the Board we are talking about demolition
- Ware asked about the quality of the existing structure.
- Nathan Bateman answered that the structure is in poor condition therefore they would like to demolish it.
- Boucher is there steel in there yes.
- Ware, can you turn it into a parking garage, cannot fit cars in
- Favreau how many units in 19 & 20, 63 units with 7 spots behind the campus, 9 internally then 54 across the street. Wouldn't it need 126 parking spots? Supposed to use the Pearl Street Parking Garage, parking study showed parking is needed closer to the structure.

- There will be 1-bedroom units where only 1 car will be needed Biddeford is more of a walking community.
- Balance of the parking will be in the garage
- Boucher thinks this building is an eye sore. This is a win win situation.
- Ware reminded the Board that we look at the historic value of the structure. We can't make decisions on whether we like a building or not.
- Favreau, have you looked at the lots on Water Street? Our tenants may use them if they don't want to walk from the garage.
- Larry will always be hesitant to approve demolition especially on Main Street. She doesn't like the thought of the demo materials going into the land fill. She does not want to approve of something the Planning Board will deny.
- Favreau suggested it be tabled until the Board can see the Market Feasibility Study and Condition of the structure.
- Favreau asked the application about Phase II
- Bateman talked about the financing being contingent on the parking.
- Phase II would be condominiums with structured parking
- The Bateman's just completed the Summer Street Block
- Larry clarified the parking; the main vehicular entrance would be on Emery Street. The pedestrian entrance is yet to be determined.
- Larry, not a fan of a false façade would rather see a new building.
- Ware agrees that tearing down a Main Street building is not wonderful but to create more housing in 19 & 20

MOTIONS: 5:15 PM

Motion-Larry-Motion to approve a Certificate of Appropriateness for the demolition of the building located at 41 Main Street, Tax Map 41, Lot 138 as presented, based on materials and assertions submitted and conditioned on the following:

- a. A review of the Historic Preservationist Report
- b. All permits must be obtaining before beginning work.

Second-Ware

Vote-Motion passed unanimously

4. Old Business

- Board needs to respond to the state about 29 Ferry, we did receive a letter about demolishing this structure
- Favreau will send out possible dates
- Larry cannot do the 23rd
- Everyone is available on the 24th and 22nd both at 5:00

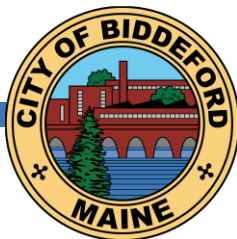
5. Adjourn 5:20 PM

Motion-Larry-Motion to adjourn

Second-Ware

Vote Motion passed unanimously

NAME & TITLE (or DEPARTMENT)



EMAIL ADDRESS (optional)

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 City of Biddeford Government

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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