

CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Minutes

Date: December 20, 2023
Time: 6:00 PM
Location: Council Chambers & Zoom

Executive Session at 5:00 Pursuant to M.R.S. §405 (6) (E), to discuss and receive legal advice from the City Attorney

1. Pledge of Allegiance

2. Declaration of Quorum/Voting Members

Quorum Present: Larry Patoine (Chair), Susan Deschambault, Roch Angers, Alexa Plotkin, Steve Beaudette & Dylan Doughty (Alternate Member)

Staff Present: David Galbraith, Jeff Demers, Craig Chekan & Nan Whitten

Guest Speakers: City Attorney-Harry Center

Chair Patoine opened the meeting at 5:06 PM

3. Adjustments to the Agenda-Executive Session:

MOTION 5:07 PM

Deschambault-MOTION-To go into Executive Session for the purpose of speaking with the City Attorney

Anger-SECOND Motion passed unanimously

MOTION: 6:06 PM

Anger-MOTION-To come out of Executive Session

Plotkin-SECOND Motion passed Unanimous

4. Planner's Business-None

5. Consent Agenda

Approval of Meeting Minutes from December 6, 2023

MOTIONS: 6:07 PM

Plotkin-MOTION-To approve the Meeting Minutes from 12-6-23 as presented

Anger-SECOND Motion approved unanimously

6. Unfinished Business

7. New Business

7. A. 2023.44 Preliminary Subdivision Review - Subdivision Review for Everybody Loves Raymond St, LP / Proposed Construction of a 10-unit residential structure on Raymond Street (Tax Map 29, Lot 108), within the Berry Park Apartments located in the R-2 zone.

- **Team representation: Michael Tadema-Wielandt from Terradyn Consultants, & Katherine Lermond from Archetype Architects spoke on behalf of the applicants**
- **Aerial Map presented for logistical purposes**
- **Applicant discussed site plans**

- Applicant explained waiver requests
- Screening between parking & Raymond Street
- Utilities will be underground from Raymond Street
- Electric will be underground with a new transformer
- Heat pumps will be installed, propane for hot water
- Two Story 10 unit , broken up for visual appeal
- Classic residential materials to match existing buildings
- Color palette pacific blue and gray
- End unit is laundry and a community room
- Public-James Phinney-Hubert Street
- Angers-Planner's Report-2 waivers, only sees 1 for parking aisle, wants to make sure waivers are good with the City.
- Patoine-clarification on subdivision/site plan approval
- Lower income project 60% LMI
- Not a lot of changes coming back on final plan
- Angers-2 waivers to be approved, shouldn't there be motions for both waivers? Yes, it was picked up and will need a motion for each waiver.
- Deschambault questioned lighting being used; applicant will look at what CMP will be using.

MOTIONS: 6:29 PM

Plotkin-MOTION to approve a waiver from Article VI, Section 49-c-3-f parking aisle width requirement reduction from 24' to 22'.

Deschambault SECOND Motion passed unanimously

Plotkin-MOTION-to approve waiver for parking within 25' feet of Raymond Street

Beaudette-SECOND Motion Passed Unanimously

Deschambault-MOTION To approve the Preliminary Site Plan application for Everybody Loves Raymond St, LP / Proposed Construction of a 10-unit residential structure within the Berry Park Apartments, on Raymond Street (Tax Map 29, Lot 108).

Angers-SECOND Motion passed unanimously

8. Open Public Hearing

8. A. 2023.51 SECOND READING of a proposal to Re-Zone some of the R-2 & R1A lots To MSRD-2.

- Galbraith introduced proposal
- In compliance with LD2003

MOTIONS: 6:35

Plotkin-MOTION-To approve the proposed Map Amendments to Rezoning Areas from R-2 and R-1-A to MSRD-2, as proposed and illustrated.

Angers-SECOND Motion passed unanimously

8. B. 2023.54 SECOND READING of a Proposal to Amend Part III, Article VI, Section 58, B1, 2 & 3 entitled Subsurface Wastewater Disposal and Sludge Spreading, to correspond with the Maine State Plumbing Code.

- Galbraith introduced proposed amendment
- Bringing ordinance into compliance with State Regulations
- Sludge spreading is not allowed in the State and we will eliminate it.

MOTIONS: 6:37 PM

Plotkin-MOTION-To approve the proposed Amendments to Code of Ordinances, Part II: Code of Ordinances / Subdivisions – Article I, Section 66-21 Soil evaluations, as proposed and written.

Angers-SECOND Motion passed unanimously

Plotkin-MOTION-To approve the proposed amendment to the City's Code of Ordinances, Part III: Code of Ordinances, Article VI – Performance Standards Section 58 Subsurface wastewater disposal and sludge spreading as written and proposed.

Anger-SECOND Motion passed unanimously

8. C. 2023.58 FIRST READING to review and possibly update Table A of the Table of Land Use Codes to include Bottle Clubs in MSRD-1, 2 & 3

- Galbraith introduced proposed changes to Table A
- We have licensing standards but omitted bottle clubs in the land use table

MOTION: 6:40 PM

Deschambault-MOTION-To approve the proposed Amendments to Code of Ordinances, Part III: Land Development Regulations, Amendment to Table A "Table of Land Uses" allow bottle clubs within the MSRD1 zoning district, as a "Permitted Use" and forward a positive recommendation for Council adoption.

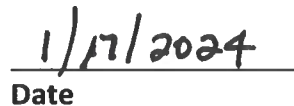
Angers-SECOND Motion passed unanimously

9. Close Public Hearing

10. Adjourn

Meeting adjourned at 6:40 PM


Planning Board Chair/Vice Chair


Date

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