City of Biddeford
Planning Board
December 07, 2016 6:00 PM City Hall
Council Chambers,

1. **PLEDGE OF ALLEGIANCE**
2. **DECLARATION OF QUORUM/VOTING MEMBERS**
3. **ADJUSTMENTS TO THE AGENDA**
4. **PLANNER'S BUSINESS**
5. **CONSENT AGENDA**
6. **UNFINISHED BUSINESS**
7. **NEW BUSINESS**
   - 7.A. Public Hearing # 1 - Hotels....
     Hotels Amendments to Public Hearing.docx
   - 7.B. Public Hearing # 2 - Buffers
     Buffers Amendments for Public Hearing.docx
8. **OTHER BUSINESS**
9. **ADJOURN**

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at tonight's meeting shall be rescheduled to the next meeting of the Board. All materials pertaining to items on the agenda are available for public review at the Biddeford Planning Department, second floor, Biddeford City Hall during normal business hours.

Planning Board Agenda Item Report

Agenda Item No. 2016-238
Submitted by: Shannon Hall
Submitting Department: Planning
Meeting Date: December 7, 2016

SUBJECT
Public Hearing # 1 - Hotels....

Recommendation:

ATTACHMENTS
- Hotels Amendments to Public Hearing.docx

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
205 Main Street
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gtansley@biddefordmaine.org

Amendments Notes:

- ~~Strikethroughs~~ represent deletions.
- Underlines represent additions.

Part III (Land Development Regulations), Article II (Definitions) as follows:

DWELLING

5. DWELLING UNIT
A room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one family at a time, and containing cooking, sleeping and toilet facilities, and be designed for and used or held ready for use as a permanent residence by one family. The term shall include mobile homes and residential rental units that contain cooking, sleeping and toilet facilities regardless of the time-period rented. Recreational vehicles are not residential dwelling units.

Part III (Land Development Regulations), Article VI (Performance Standards), Section 40 (Hotels/motels and inns) as follows:

~~A. Design requirements.~~

~~1. For traffic safety on and immediately adjoining each motel, hotel or inn and to assure the health, safety and welfare of the occupants and of the neighborhood generally, the following land, space, building, traffic, utility, and service design requirements shall be complied with. For the purposes of this section, the terms hotel, motel and inn, and rental cabins, cottages and housekeeping units are used interchangeably.~~

~~(a) The minimum lot size for any hotel, motel, or inn shall contain not less than one acre of total area and not less than 200 feet lot width at the street and throughout the first 200 feet of depth of said lot back from the street.~~

~~(b) No part of any building on a motel lot shall be closer than 40 feet to the front lot line, rear lot line or either side line of such lot. A green space, not less than 20 feet wide, shall be maintained open~~

and green with grass, bushes, flowers or trees all along each side lot line, the rear lot line, and the front line of such lot, except for entrance and exit driveways. The green space shall not be used for automobile parking.

(c) Buildings on a hotel lot shall not cover more than 15% of the area of the lot.

(d) If cooking or eating facilities are provided in hotel rental units, each rental unit shall be considered a dwelling unit and the hotel shall be required to meet all the standards for multifamily developments in this ordinance including the residential density requirements of the appropriate district.

(e) Each motel rental unit shall contain not less than 250 square feet of habitable floor area enclosed by walls and roof, exclusive of any adjoining portions of roofed or covered walkways. Each motel rental sleeping room shall not be less than 12 feet by 15 feet horizontal dimensions, exclusive of baths. Each rental unit shall include private bathroom facilities.

(f) On each hotel lot, one apartment may be provided for a resident owner, manager, or other responsible staff person, provided that it shall meet the standards for a unit in a multifamily dwelling unit.

(g) Hotel building construction plans shall be reviewed and approved by the State Fire Marshal's office.

(h) Each motel structure shall contain not less than five, nor more than 10 individual motel rental units, unless each section of 10 units is separated from any additional sections by an unbroken firewall. Each motel structure may be connected with other similar structures by a covered walkway, if the walkway is constructed of fire resistive materials. Whether or not so connected, the nearest parts of the walls or corners of such structure shall be separated by an open, undeveloped land area, of not less than 30 feet, and in which there shall be no automobile parking or loading.

(i) All hotels shall be connected to the public sewer and water systems.

(j) All hotels shall be subject to the parking standards of this ordinance.

Planning Board Agenda Item Report

Agenda Item No. 2016-239
Submitted by: Shannon Hall
Submitting Department: Planning
Meeting Date: December 7, 2016

SUBJECT
Public Hearing # 2 - Buffers

Recommendation:

ATTACHMENTS

- Buffers Amendments for Public Hearing.docx

CITY OF BIDDEFORD
PLANNING DEPARTMENT

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Amendments Notes:

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Part III (Land Development Regulations), Article VI (Performance Standards), Section 12 (Buffers) as follows:

A. No structure shall be erected or any use permitted in nonresidential districts, which abut residential districts, unless a buffer strip at least 30 feet wide is provided and maintained between any adjoining residential district or use and the nonresidential structure or use. Such buffer area shall be for the purpose of eliminating or minimizing any adverse effects upon the environmental or esthetic qualities of abutting properties or any type of nuisance affecting the health, safety, welfare and property values of the residents of Biddeford. This requirement may be waived by the Planning Board upon request of the applicant if it can be demonstrated that the waiver is warranted or necessary due to existing conditions and/or if other means of eliminating or minimizing any adverse impacts on residential structures or uses can achieve the same purpose, such as, but not limited to, the installation of stockade fencing or noise barriers.

B. No building, structure, or parking shall be erected, provided, or enlarged or use permitted within the institutional zone which abuts or is adjacent to a Suburban Residential (SR-1), Coastal Residential (CR), or Rural-Farm (R-F) Zone unless a buffer at least 50 feet wide is provided and maintained between the adjoining zone and the building, structure, parking, or use in the institutional zone. Such buffer area shall be for the purpose of eliminating or minimizing any adverse effects upon the environmental or aesthetic qualities of abutting properties or any type of nuisance affecting the health, safety, welfare and property values of the residents of Biddeford, especially the residents of the surrounding neighborhoods.

C. *Required b~~B~~uffer areas shall not include parking or loading areas, and shall consist of coniferous or deciduous trees.*

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