CITY OF BIDDEFORD
PLANNING DEPARTMENT

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PLANNING BOARD
MINUTES

Date: **Wednesday, December 7, 2016**
Time: **6:00 PM**
Location: **Council Chambers, City Hall**

1. **PLEDGE OF ALLEGIANCE**
2. **DECLARATION OF QUORUM/VOTING MEMBERS**
   - **A.** Quorum Present: Larry Patoine co-Chair (acting Chair), Richard Potvin II, William Southwick, Matthew Boutet, Clement Fleurent (alt Voting member).
3. **ADJUSTMENTS TO THE AGENDA**
4. **PLANNER'S BUSINESS**
5. **CONSENT AGENDA**
   - **A.** Consideration of Minutes: November 2, 2016 and November 16, 2016
   - **B.** **2013.11 The Release/Reduction in the Performance Guarantee for:** The Lofts at Saco Falls for the 80-unit residential living complex located on Saco Falls Way (Tax Map 71, Lot 9) in the MSRD-3 zone.

   MOTION:
   - **Southwick**
   - Motion: to approve the Consent Agenda.
   - **Potvin**
   - Second.
   - **Patoine** (acting) Chair- Call for Vote
   - Unanimous Approval (4-0) passed.
6. **UNFINISHED BUSINESS**
7. **NEW BUSINESS**
   - **A.** **2016.32 Public Hearing Zoning Ordinance Amendment related to Hotels, Motels and Inns:** To clarify in Part III (Land Development Regulations), Article II (Definitions) that a "Dwelling Unit" is "designed for and used or held ready for use as a permanent residence by one family" and to delete all of the Performance Standards related to "Hotels/motels and inns" (Part III (Land Development Regulations), Article VI (Performance Standards), Section 40 (Hotels/motels and inns).

     Greg Tansley, City Planner: Spoke briefly and recommended the language regarding this ordinance be removed.

     Discussion: Between Board and Staff.

     MOTION:
     - **Southwick**

- Motion: to send the above-presented Zoning Amendments to the City Council with a positive recommendation.
  - **Boutet**
- Second.
  - **Patoine** (acting) Chair – Call for Vote
- Unanimous Approval (4-0) passed.

B. 2016.33 Public Hearing Zoning Ordinance Amendment related to Buffers: To provide a waiver provision to Part III (Land Development Regulations), Article VI (Performance Standards), Section 12 (Buffers) allowing the Planning Board to waive the requirement for a vegetated buffer strip of at least 30 feet wide between nonresidential districts which abut residential districts where 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.

Greg Tansley, City Planner: Spoke briefly

Pat Boston, Hills Beach: I has no issues with the wording. I would like you to consider that the Institutional Zone is considered a non residential district. I think the language will be confusing.

Greg Tansley, City Planner: Addressed Pat Boston's concern.

Discussion: Between the Board and Staff.

MOTION:

- **Southwick**
- Motion: to send the above-presented Zoning Amendments to the City Council with a positive recommendation with the additional language at the end of Section D that the above conditions may not be waived by the Planning Board.
  - **Potvin**
- Second.
  - **Patoine** (acting) Chair – Call for Vote
- Unanimous Approval (4-0) passed.

C. Workshop: Accessory Dwelling Units

Discussion: Between the Staff and Board.

8. OTHER BUSINESS

9. ADJOURN

MOTION:

- **Potvin**
- Motion: to Adjourn.
  - **Southwick**
- Second.
  - **Patoine** (acting) Chair – Call for Vote
- Unanimous Approval (4-0) passed.

Lisa Sanderbault — Jan 4, 2017

- **Planning Board 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.**