



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Minutes

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

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Larry Patoine (Chair), Susan Deschambault, Roch Angers, Alexa Plotkin & Stephen Beaudette
Staff Present: David Galbraith, Eric Freeman & Nan Whitten
Chair Patoine opened the meeting at 6:01 PM
3. Adjustments to the Agenda
Applicant has removed item 6B from the agenda.
4. Planner's Business
4. A. Amendment to Table A Bottle Clubs, in the MSRD 1, 2 & 3.
First reading will be 12-20-23
Eric Freeman gave an update on the Comprehensive Plan and thanked the Board for their hard work and kindness while he worked at the City of Biddeford. The Board thanked Eric and wished him well.
5. Consent Agenda
Approval of Meeting Minutes from November 15, 2023
MOTIONS: 6:16 PM
Plotkin-MOTION-To approve the Meeting Minutes from 11-15-23 as submitted
Angers-SECOND Motion approved unanimously
6. New Business
6. A. 2023.55 Discuss and take questions regarding a Greatest Practical Extent Application submitted by the City of Biddeford, to repair the retaining wall on the Riverwalk.
 - Tom Strike of Weston Sampson and Roby Fecteau Codes Enforcement Office for the City of Biddeford presented the information for the application.
 - Mr. Strike presented a Power Point presentation explaining how the wall was damaged and what needs to be done to repair it.
 - Mr. Angers was concerned about traffic disruptions. Mr. Fecteau replied that constant traffic would not be happening. There will be deliveries of material periodically.
 - The drop off spot will be behind the gazebo at Mechanic's Park.
 - Ms. Deschambault asked about how the particular wall was chosen for replacement. She was told the City chose based on what would work best. This was approved by National Historic Preservation.

- Mr. Galbraith commented that this project does not require local Historic Preservation approval.
- Mr. Fecteau told the Board that this project still has to go back to the City Council, DEP and out to bid.
- The portion of land that fell into the river during the storm that destroyed the sea wall will be replaced in kind.

MOTIONS: 6:44 PM

Deschambault-MOTION-To approve the Shoreland Zoning application for the proposed retaining wall repair located at 2 Main St. as presented.

Angers-SECOND Motion passed unanimously

6. B. 2023.36 Discuss and take questions regarding a Sketch Plan Review Application submitted by Riverbend Reserve, LLC for Homestead by the River. The proposal is to open a 3,168 square foot restaurant at Homestead by the River Campground located at 608-610 New County Road further described as Tax Map 6, Lot 35-2 in the Rural Farm District (RF) and Shoreland Overlay. **ITEM REMOVED FROM AGENDA BY APPLICANT**
6. C. 2023.20 Discuss and take questions regarding a Preliminary Subdivision Application request for Lisa & Travis Wing. The proposed subdivision and private road are located at 1 Moxie Lane, further described as Tax Map 77, Lot 22 in the Suburban Residential 1, Rural Farm and Shoreland Overlay Zones. The plan is to re-construct a private road for 4 residential lots, 3 of which being new lots.
 - Paul Gadbois represented the applicants
 - Submitting Permit By Rule
 - The Fire Department been over with their ladder truck over and are satisfied with the 10 foot radius.
 - Iron rods have been set as road monumentation as this is a private road.
 - The 12'culvert set by the City in '04 was discussed.

MOTIONS: 6:54 PM

Plotkin-MOTION-to approve the Preliminary Plan application for the proposal located 1 Moxie Lane (Tax Map 77, Lot 22), within the Suburban Residential & Rural Farm (SR 1 & RF) zones, as well as shoreland overlay zone.

Angers-SECOND Motion passed unanimously

7. Workshop

7. A. 2021.42 Workshop for South Street Village, LLC for the Hidden Hills Manufactured Housing Park located at 413 South Street, further described as Tax Map 7, Lot 8. This parcel is in the Suburban Residential 1, Rural Farm and Mobile Home Overlay Districts. The purpose of a Workshop if for Board discussion, input from the general public is not permitted.
 - Matthew Chamberlain represented himself as applicant
 - The discussion centered around sidewalks inside the development and on South Street.
 - There is the possibility of the applicant paying a fee in lieu of constructing sidewalks on South Street. If this becomes the case of dollar amount of the fee must be determined.

- It was decided that the Planning Board would hold an Executive Session with the City Attorney to discuss the issues. The Board would like to know (a) who determines how much the fee should be (b) where in the ordinance does it say the applicant must construct sidewalks on South Street and Water Works Way (c) They want to know who has been assessed this fee in the past and what the fee was as they wasn't the fee to be fair (d) what about the fact that this project has been in the pipeline since 2021 and was never spoken to about sidewalks until he applied for final approval.
8. Open Public Hearing
8. A. 2023.51 FIRST READING of a proposal to Re-Zone some of the R-2 & R1A lots to MSRD-2.
 MOTIONS: 8:11 PM
 Deschambault-MOTION-To approve the proposed Map Amendments to Rezoning Areas from R-2 and R-1-A to MSRD-2, as proposed and illustrated.
8. B. 2023.52 FIRST 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.
 MOTIONS: 8:14 PM
 Deschambault-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.
 Angers-SECOND Motion Passed Unanimously
9. Close Public Hearing
10. Adjourn

Meeting adjourned at 8:21 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.