



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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Planning Board Minutes

Date: Wednesday, December 5, 2018
Time: 6:00 PM
Location: Council Chambers, City Hall

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members

A. Quorum Present: Chair Larry Patoine, William Southwick, Roch Angers, Clement Fleurent, Sean Tarpey.

3. Adjustments to the Agenda
4. Planner's Business
5. Consent Agenda

A. Consideration of Minutes: November 7, 2018

MOTION:

- Angers – Motion: to Approve Consent Agenda.
- Fleurent – Second.
- Chair Patoine – **Call for Vote** – Unanimous Approval (4-0) all in favor.

6. Unfinished Business
7. New Business

A. **2017.41 Public Hearing, take comments, and make recommendations to the City Council** regarding a proposed amendment to the Zoning Ordinance as follows to provide density bonuses in the MSRD-2 District for above-median quality housing redevelopments, condominium redevelopment/conversion projects, and/or affordable housing projects.

Mathew Eddy, Planning & Development Director: Gave a brief statement. He's main thing is trying to preserve the current units.

Guy Gagnon, Director of Biddeford Housing Authority: Giving Assessing and Codes more work. What does this mean for existing units?

Phil Burke: In favor.

Doug and Ciel Durby: In favor.

Discussion between Board and Staff: Staff will do more research and bring it back to the Board from Council recommendation.

Ursula Weisser: Is against a case by case basis.

- B. 2017.43 Release/Reduction of the Performance Guarantee** for 15 Bridge Road, LLC for a 3-lot Subdivision and associated road at 15 Bridge Road (Tax Map 69, Lot 8) in the CR and RP zones.

John Malloy, Staff Engineer: Inspected the site and feels that a Performance Guarantee of \$16,620.00 is best.

Discussion between Board and Staff.

MOTION:

- **Southwick – Motion:** to reduce the Performance Guarantee for 15 Bridge Road, LLC to \$16,620.00 and to charge further reductions/releases with Staff.
- **Angers – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (4-0) all in favor.

- C. 2018.28 Determination of Greatest Practical Extent** for Sam Ngourn to tear down an old section of the home and replace the foundation and framing on the same footprint located at 2 Lafayette Street (Tax Map 42, Lot 47) in the R2 and LR zones.

Sam Ngourn, Owner: Introduced his builder.

Tim Swanton, Builder: Spoke briefly about the project.

Discussion between Board and Staff.

MOTION:

- **Southwick – Motion:** to approve the Determination of Greatest Practical Extent for Samnang Ngourn and Nichole Fortin based on the approved plans for 2 Lafayette Street (Tax Map 42, Lot 47), approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated November 29, 2018.
- **Angers – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (4-0) all in favor.

- D. 2018.27 Conditional Use Permit** for LaundryYup, LLC to turn the Old Majestic Flower shop into a Laundromat/Café located at 77 Hill Street (Tax Map 39, Lot 141) in the MSRD-2 zone.

Ciel Caldwell, Owner: Spoke briefly.

Discussion between Board, Staff and Applicant: Parking is the main concern.

MOTION:

- **Southwick – Motion:** to waive Full Site Plan Review.
- **Angers – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (4-0) all in favor.

MOTION:

- **Southwick – Motion:** to approve the Conditional Use Permit for the LaundryUp! At Tax Map 39, Lot 141 and approve the findings of fact based on the conditions recommended by Staff in its report dated November 29, 2018.

- **Angers – Second.**
- **Chair Patoine – Call for Vote – Unanimous Approval (4-0) all in favor.**

E. 2007.04 Second Amendment to a Previously Approved Subdivision/Private Way at Kenzie Way, Tax Map 7, Lot 18-13 in the R-1-A Zone

Bill Thompson, Project Manager, BH2M: Gave a brief presentation.

Clement Fleurent: Driveway off lot 1? Angle of the lots?

Sean Tarpey: Has issues with not seeing the same plans, Deed restrictions and Thacher Brook.

Discussion between Board, Staff and Applicant.

MOTION:

- **Roch – Motion:** to table this item until next meeting.
- **Tarpey – Second.**
- **Chair Patoine – Call for Vote – Unanimous (4-0) all in favor.**

F. 2017.43 Release/Reduction of the Performance Guarantee for RSN Properties for Rapid Falls Subdivision for an 8-lot residential cluster subdivision on Whitewater Drive (Tax Map 6, Lot 26) in the RF zone.

John Malloy, Staff Engineer: This reduction is long overdue. We're in support of the reduction.

MOTION:

- **Southwick – Motion:** to reduce the Performance Guarantee for RSN Properties to \$97,458.00 and to charge further reductions/releases with Staff.
- **Angers – Second.**
- **Chair Patoine -**

8. Other Business

Mathew Eddy, Planning & Development Director: Discussed the time line for the Comprehensive Plan.

Guy Gagnon, BHA: I would like you all to consider looking into changing the zone at Mission Hill to allow more uses.

Discussion between the Board and Staff: Regarding a possible Site walk.

9. Adjourn

MOTION:

- **Southwick – Motion:** to Adjourn.
- **Angers – Second.**
- **Chair Patoine – Call for Vote – Unanimous Approval (4-0) all in favor.**

Harry F. Stone

1/16/2019

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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.