



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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Planning Board Minutes

Date: Wednesday, December 4, 2019
Time: 6:00 PM
Location: Council Chambers, City Hall

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

A. Quorum present: Chair William Southwick, Bruce Benway, Sean Tarpey, Spiros Droggitis, Michael Cantara (alt-voting member).

3. Adjustments to the Agenda
4. Planner's Business
5. Consent Agenda
- A. Consideration of Minutes: November 20, 2019

MOTION:

Benway- Motion: I move adoption of Consent Agenda.

Cantara- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

6. Unfinished Business
7. New Business
- A. 2019.36 CONCEPTUAL Site Plan Review/Contract Zone for Maine Governmental Facilities Authority for the construction of a courthouse with an approximate 34,545 sf building footprint, parking facilities, and the construction of a gravel road to connect Elm Street to Hill Street located at 511-515 Elm Street (Tax Maps 88 & 3, Lots 5 & 66-1) in the B2 and R1A zones.

Clair Colburn, Project Engineer with Finegold Alexander Architects: Update on the neighborhood meeting regarding building height, buffering, sound (traffic and building) and lighting.

Chris DiMatteo, Gorrill-Palmer: Gave an overview with other agencies.

Greg Tansley, City Planner: I did receive five emails over the weekend. The Board and Applicant have copies.

Sterling Roop, 16 Pinewood Circle: Sent a detailed email to the Planning Board highlighting where he believes the Biddeford code conflicts with what the contract zoning code provides. Has issues with codes, buffers, fencing and water.

Clair Colburn, Project Manager with Finegold Alexander Architects: Clarified the setbacks and buffering.

Judy Jurevic, 9 Pinewood Circle: Has issues with water.

Margen Soliman, 507 Elm Street: Who is going to take care of the vegetation maintenance? Has issues with water and the characteristics of the building.

Judy Jurevic, 9 Pinewood Circle: Has issues with noise, lighting, the way the building will sit on the property and blasting.

Clair Colburn, Project Manager with Finegold Alexander Architects: Addressed the concerns regarding sound, blasting and concerns about the Fire Department not being able to reach.

Jon Hall, 14 Travers Street: Has concerns with water pressure and safety.

Chair Southwick: Talked about where the Courthouse is currently located there has never been a safety issue and talked about the water pressure.

Meaghan Daly, 16 Pinewood Circle: Would like to request a full scoping of the sewer system done prior to blasting and a professional assessment done regarding the Contract Zone. All views shown have been from the summer, would like to see views from wintertime as well. Has issues with blasting and fencing.

Clair Colburn, Project Manager with Finegold Alexander Architects: We are in the process of having a tree survey done. We be willing to do some views from winter.

Sterling Roop, 16 Pinewood Circle: It is very clear that in section 9F 4C determination of adequacy of visual screening shall be based on line of sight observations from existing structures. This should be done from every abutter. It is important that we do our diligence.

Discussion between Board, Staff and Applicant: Regarding blasting, traffic study and water pressure.

Discussion between Board, Staff and Public: Regarding keeping the public better informed with any/all materials on the project.

8. Other Business

9. Adjourn

MOTION:

Benway- Motion: to Adjourn.

Cantara- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.



Planning Board Chair

2-19-2020
Date

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These minutes are summary and are not intended to be verbatim.
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www.biddefordmaine.org.