



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: November 18, 2020
Time: 6:00 PM
Location: REMOTE ACCESS MEETING (1MRSA § 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

1. Declaration of Quorum/Voting Members
 - Quorum Present: Chair William Southwick, Roch Angers, Sean Tarpey, Spiros Droggitis, Bruce Benway, Alexa Plotkin (Alternate Voting Member), Michael Cantara.
2. Adjustments to the Agenda
3. Planner's Business-Planner Tansley explained the first of the meeting is a Public Hearing regarding the proposed changes to the I-3/B-2 zones the next two items are workshop discussions regarding the Marijuana Ordinance and proposed VMU zone.
4. Public Hearing-Multi-Family Residential Uses in the I-3 and B-2 Zones-This Zoning Amendment would allow multi-family residential uses in the I-3 and B-2 Zones. This amendment would not allow residential uses to be on the first floor or the ground floor of any structure or building located within 300 feet either Alfred Street (Route 111) or Elm Street (Route 1). Further, this amendment would not allow residential uses above off-street parking lots or facilities.
 - Planner Greg Tansley presented proposed changes to the ordinance for the I-3 and B-2 Zones.
 - Mr. Droggitis asked for the difference between Ground and First Floor to be explained.
 - Setbacks were discussed, Planner Tansley showed the map of the setbacks and explained the differences in setbacks.
 - Mr. Tarpey has showed any interest in this change
 - Planner Tansley answered yes and there will be others who will find it appealing.
 - The Board discussed the pros and cons of making a motion and sending this to council after discussion and public comments.
 - Chairman Southwick opened the floor to the public:
 - Ken Buechs-Ward 1-asked for clarification of mixed use, is this a "super set or a sub set?"

- Richard Rhames-Ward 3- stated that he is against rezoning outside of the comp plan. He compared Biddeford to the state of affairs at the Maine Mall where the developers come in and make changes without the public being heard. The changes in the Maine Mall area impaired Long Creek and the pavement and changes will ruin Thatcher Brook. He would like the Board to take a holistic look before making a decision. He asked if affordable housing is a priority and part of the comp plan. He does not want the City of Biddeford to become a “sunk asset” like the Maine Mall and is making a “humble plea” to wait that it is too soon.
- Sterling Roop-Ward 7- Echo’s what Mr. Rhames says, we need a comp plan with a vision and strategic systems.
- Ken Buechs spoke again to remind the Board that the Biddeford Conservation Commission has made a request to the City Council to put a Moratorium on all zone changes until the comp plan has been completed and accepted. The BCC has received no comments from the council but other City Boards want to join in the efforts of the BCC. He requests the Planning Board wait until the moratorium is settled to make a decision.
- Comments were then closed to the public.
- Discussion surrounding the unfinished comp plan began and everyone was reminded that the Planning Board has a big workload and the pandemic has caused the Board to fall behind, it was informally decided that the more focus will go to finishing the comp plan.
- Planner Tansley mentioned that in a perfect world the comp plan would be completed but this is not the case. He reminded the Board that the proposal is not a new zone but an amendment to the current zone integrating residential in with the business zone to help the City with housing issues. It is planned to reduce vehicle miles travelled and redevelop some properties to bring them up to code with new stormwater plans improving the quality of the water not quantity.

Motions:

- Mr. Benway-Motion send the amended ordinance to the council
- No second
- Mr. Benway-Motion Table the item until the 12-2-20 meeting
- Mr. Tarpey-Second
- Chair Southwick-Roll Call for Vote-Unanimous Approval (4-0) all in favor (Angers, Tarpey, Droggitis, Benway)

5. Discussion Workshop-Marijuana Establishment Ordinance

- Mathew Eddy, Director of Planning and Development made a brief presentation saying that the proposed changes in this part of the ordinance are to keep the City of Biddeford consistent with the state statutes.
- After discussion by the entire Board, it was decided that there will be a Public Hearing on this agenda item on December 16, 2020.

6. Discussion Workshop- Village Mixed Use Ordinance

- VMU was discussed-no action taken. Outline to be discussed at meeting on December 2, 2020.
- Comp Plan will be worked on at the meeting on December 9, 2020.

7. Adjourn

Angers-Motion to adjourn

Benway-Second

Chair Southwick-Roll Call for Vote-Unanimous Approval (4-0) all in favor
(Angers, Tarpey, Droggitis, Benway)

Meeting Adjourned at 9:09 PM

Planning Board Chair/Vice Chair

Date

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