



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: November 17, 2021
Time: 6:00 PM
Location: City Hall Council Chambers & REMOTE ACCESS MEETING (1MRSA § 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Bill Southwick (chair), Roch Angers, Sean Tarpey, Spiros Droggitis, Alexa Plotkin (alternate) and Michael Cantara (voting alternate)
Chair Southwick opened the meeting at 6:01 PM
3. Adjustments to the Agenda
4. Planner's Business
Planner, Greg Tansley announced that the Board would be discussing the survey results at the end of the meeting.
5. Consent Agenda
5. A. Approval of Planning Board Meeting Minutes from November 3, 2021
MOTIONS: 6:03 PM
Tarpey-Motion- to approve the Meeting Minutes for November 3, 2021
Droggitis-Second
Chair Southwick-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Angers Tarpey, Droggitis & Cantara)
6. Unfinished Business
7. New Business
7. A. 2021.55 Review of Amended Subdivision for Indian Cliff Development to add Lot 6 as a house lot off McKenney Drive (Tax Map 7, Lots 18-13 & 15-2) in the R1A Zone.
 - Consulting Planner, Chris Di Matteo briefed the Board on the project.
 - Mike Eon (applicant/President of Indian Cliff Development) represented himself
 - Bill Thompson from BH2M was on hand as part of the applicant's team.
 - Mr. Eon spoke of the trail system he has had in mind for years, the existing trails and plans for future trails as well as conservation land.
 - Mr. Eon requested some of the Conditions of Approval by waived as he considers them moot.
 - There were no comments from the public
 - The issue was brought back to the Board

- Planner Tansley was asked to comment on the requested waivers, his opinion was to leave them in, Mr. Di Matteo concurred.

MOTIONS: 6:32 PM

Cantara-Motion- to approve the amendment to the previously approved subdivision for Indian Cliff Development at the end of McKenney Drive, approve the Findings of Fact with the Conditions presented therein,(provided no moot point be a stumbling block) and authorize the City Planner to sign the final plan on behalf of the Planning Board
Angers-Second

Chair Southwick-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Angers, Tarpey, Droggitis & Cantara)

7B. 2021.48 Review of the Setback to the Greatest Practical Extent (Shoreland Zone) for Eric Ewald & Stephenie Lenzi at 1 Edgewater Place (Tax Map 55, Lot 23) in the CR Zone.

- Mr. Di Matteo described the project to the Board
- Tony Covino of Saco Bay Builders represented the applicant.
- There were no comments from the public

MOTIONS: 6:37 PM

Cantara-Motion- To approve the Setback to the Greatest Practical Extent for Eric Ewald and Stephanie Lenzi, approve the Findings of Fact and the Conditions presented therein, and authorize the City Planner to sign the plan on behalf of the Planning Board.

Angers- Second

Chair Southwick-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Angers, Tarpey, Droggitis & Cantara)

7C. 2021.51 Sketch Plan Review for Lord & Harrington, LLC on Diamond Street (Tax Map 40, Lots 25-1

- Planner Tansley introduced the project to the Board
- Phil Chaney from Barrett Made & David Latham from Trillium represented the applicant.
- The fact that the JDA was an outline and not a full Agreement was discussed.
- The presentation of this project was described as conceptual at this point.
- The residential focus with an urban overlay and ground floor amenities were discussed.
- Robert Demello of 10 Horrigan CT spoke from the public
- Mr. Tansley will speak with Mr. Demello tomorrow.
- The Board discussed several points with the applicants including the following:
The fact that this is the gateway to Biddeford, the developers should incorporate the access to the river in the plans and set a sign inviting people to use the park, riverwalk and river. A neighborhood meeting was suggested. Affordable housing, handicap accessible units, parking, traffic counts, other projects in the area in the pipeline, the traffic survey looking at Main Street as well. Incorporating the access road with the railroad line, Fee ownership (condominiums) vs rentals, distribution of buildings, public transportation friendly. Using solar panels and planting vegetation on the flat roofs. High water of river and the impact on proposed subgrade parking. Enclosure of the railroad trestle.

8. Other Business

- Assistant City Planner Hannah Bonine went over the survey results with the Board.
- The next Board meeting will be December 1, 2021.
- There will be Comp Plan events (Open Charrette) on December 10 from 5-8 PM and December 11 in the morning at the Community Center.
- Consultants will attend the Saturday session rotating through
- Board members are asked to attend floating through the groups.
- Emailed information to follow

9. Adjourn

MOTIONS: 8:10

Cantara-Motion-to adjourn

Angers-Second

Vice Chair Angers-Roll Call for Vote- Motion Passed, Unanimous Approval 4-0 (Angers, Tarpey, Droggitis & Cantara)

Meeting adjourned at 8:10 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.