



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Planning Board Meeting Minutes

Date: November 16, 2022
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Bill Southwick (Chair), Roch Angers, Sean Tarpey (via Zoom), Alexa Plotkin & Michael Cantara
Staff Present: Matt Grooms, Eric Freeman, Greg Mitchell & Nan Whitten
Chair Southwick opened the meeting at 6:04 PM
3. Adjustments to the Agenda
4. Planner's Business
Greg Mitchell gave an update of operation after the departure of Matt Grooms. The Planner position is open and has been advertised. In the meantime, there will be an interim Planner by the name of David C.M. Galbraith. Mr. Galbraith will be in the office beginning November 28, 2022 and will be attending the December 7th Planning Board Meeting. There will be no interruption in business of the Planning Department.
Chair Southwick thanked Mr. Mitchell for his work with the Planning Board & the Planning Department.
5. Consent Agenda
5. A. Consideration of Minutes of Site Walk of 11-2-22, South Street Village, Hidden Hills Subdivision.
MOTIONS: 6:09 PM
Angers-Motion-Approve Consent Agenda as presented
Tarpey-Second
Chair Southwick did a roll call for vote-Motion passed (Angers, Tarpey & Plotkin in favor, Cantara abstained)
6. Old Business
7. New Business
7. A. 2022.32 Public Hearing, take comments, and make a recommendation to the City Council regarding a zoning amendment to revise the Shoreland Zoning Ordinance. This change would establish a new shoreland sub-district called the 'Waterfront Renaissance' District, under Maine DEP's special local condition designation process, for a portion of the Downtown between the Saco Industrial Railroad Bridge and Pearl Street, to allow for new mixed-use development within the shoreland zone.
 - Mr. Grooms presented this proposed zone change.

- The staff has been working on these changes with DEP & local developers.
- There was 1 issue west of Route 1, which has been rectified and well received by DEP.
- These proposed amendments should move along quickly as they are crucial to the revitalization of the Mill District and future projects.
- There will be more green space. These changes are to mirror the GD1 zone.
- Pearl Point Park has not been parceled out yet and there is an area of Diamond Street that is in question, according to the proposed changes.
- The Board wants to make sure that these two areas are excluded so that there is no chance of these lands being sold for development down the road.
- The City does not have clean geography to make these exclusions yet. However, there is a JDA in place to make sure that there is green space at the end of Diamond Street.
- The Board proposes to exclude Pearl Point Park in these changes (in order to protect it) and keep the end of Diamond Street as green space as a Condition of Approval.
- The map of the Waterfront Renaissance District will be updated in order to present it to the Council.

MOTIONS: 6:26 PM

Cantara-Motion-To recommend the zoning text and map amendment to Article XIV Shoreland Zoning Ordinance to the City Council as drafted with the slight change to exclude lot 4, Pearl Point Park and for the western end of Diamond Street to be subject to a conservation easement.

Angers-Second

During the discussion, Mr. Cantara withdrew his original motion.

Cantara-Motion-To recommend the zoning text and map amendment to Article XIV Shoreland Zoning Ordinance to the City Council with the exclusion of Lot 4 and having a Conservation Easement of the end of Diamond Street as a Condition of Approval.

Angers-Second

Chair Southwick did a roll call for votes-the motion passed unanimously (Angers, Tarpey, Plotkin & Cantara)

8. Other Business

8. A. Comp Plan Workshop to discuss the Vision Statement & the Future Land Use Plan

- Eric Freeman did a Power Point presentation on the Comp Plan Vision Statement
- He discussed the timeline for the Comp Plan. The timeline has been adjusted due to the departure of Matt Grooms but not significantly.
- His plan going forward is to provide less info and larger text on each slide for the ease of people watching the meeting through zoom or on live TV.

9. Adjourn

Chair thanked Mr. Grooms on behalf of the Board for his work during his time in Biddeford.

Meeting adjourned at 6:50 PM

Planning Board Chair/Vice Chair

Date

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