

CITY OF BIDDEFORD

PLANNING DEPARTMENT

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PLANNING BOARD MINUTES

Date: Wednesday, November 16, 2016
Time: 6:00 PM
Location: Council Chambers, City Hall

1. PLEDGE OF ALLEGIANCE

2. DECLARATION OF QUORUM/VOTING MEMBERS

A. Quorum Present: Richard Potvin II, Matthew Boutet, Jennifer Burke (alt voting member), Clement Fleurent (alt voting member).

Greg Tansley, City Planner: Without the Chair and Co-Chair here tonight the Board must appoint a Chair to proceed with the meeting.

MOTION:

- **Fleurent**
- Motion: to appoint Richard Potvin Chair.
- **Boutet**
- Second.
- **Potvin – call for vote**
- Unanimous Approval (3-0) passed.

3. ADJUSTMENTS TO THE AGENDA

4. PLANNER'S BUSINESS

Greg Tansley, City Planner: I recommend removing the item from the table, allowing the public to speak again on the Public Hearing and recommend the Board one way or another to make a recommendation to the Council.

5. CONSENT AGENDA

6. UNFINISHED BUSINESS

MOTION:

- **Boutet**
- Motion: to remove the item from table.
- **Burke**
- Second.
- **Chair elect Potvin – Call for vote**
- Unanimous Approval (3-0) passed.

Greg Tansley, City Planner: Gave a brief report on the two concerns the public has a the access to Summit Street and commercial creeping into residential areas. Went into detail

explaining the rezoning process.

Remove from Table

2016.26 Public Hearing Zone Amendment: Five Star Holdings, LLC to rezone two parcels that are at 360 Alfred Street and 4 Summit Street from R1-A zone to B-2 zone (Tax Map 27, Lots 166 and 167).

Bill Thompson, B2HM Engineers: Gave a presentation going over the changes that were made. Mentioned that they are still waiting on the traffic report and also mentioned the scoping meeting.

Marc Lessard, lives in ward 6: Traffic and future development.

Steve Gendron, 8 Summit Street: Buffer zone.

Greg Tansley, City Planner: Explained the Buffer zone and mentioned the Board has a Public Hearing on Buffer zones coming up.

Suzanne Bourque, 6 Summit Street: Buffers and what they'll do to property value.

Chris Lessard, Roberts Street: Traffic

Jennifer Harnish, 3 Summit Street: Buffers and traffic. Infavor of rezoning 360 Alfred Street not 4 Summit Street.

Stephanie Coleman, Yale Street: Traffic

Jeremy Bourque, 6 Summit Street: How can a property get re-zoned by someone who does not own it?

Greg Tansley, City Planner: Explained if they had a purchase and sale agreement then yes they could ask it be rezoned.

Mike Ready, Councilor Ward 7, lives on 6 Kennedy Drive: Will recommend tabling until we get the traffic study. Has a problem with re-zoning without knowing what's going to be there and the Buffers need to be better.

Richard Potvin, Board: Traffic not entering and exiting on Summit Street.

Mike Ready, Councilor Ward 7, lives on 6 Kennedy Drive: Spoke with the Police Chief on traffic and it's going to be a real issue.

Sharon Danis, 2 Pare Street: Traffic.

Julie Gagne, 368 Alfred Street: Traffic.

Tony Curro, 182 May Street: Traffic, trash and noise. Why was it an R1-A zone to begin with?

Greg Tansley, City Planner: Addressed some of the Public's concerns.

Bill Thompson, B2HM Engineers: We're here for the re-zoning.

Discussion between the Board, Staff and Applicant.

MOTION:

- **Burke**
- Motion: to recommend that the City Council rezone 360 Alfred Street from R1-A to B-2 and not rezone 4 Summit Street leaving it in the R1-A zone.
- **Fleurent**
- Second.
- **Chair elect Potvin- Call for vote**
- Unanimous Approval (3-0) passed.

7. NEW BUSINESS

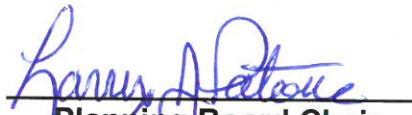
8. OTHER BUSINESS

Greg Tansley, City Planner: We will be meeting on December 7th. We have two Public Hearings 1) Buffers 2) Hotels, Motels and Inns

9. **ADJOURN**

MOTION:

- **Potvin**
- Motion: to Adjourn.
- **Fleurent**
- Second.
- **Chair elect Potvin – Call for vote**
- Unanimous Approval (3-0) passed.



Planning Board Chair

12/7/2016
Date

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