



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Minutes

Date: November 8, 2022
Time: 4:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
 2. Declaration of Quorum/Voting Members
Quorum Present: Bill Southwick (Chair), Roch Angers, Sean Tarpey, Alexa Plotkin & Larry Patoine (Alternate)
Patoine is voting this evening.
Staff Present: Matt Grooms, & Eric Freeman
Chair Southwick opened the meeting at 4:00 PM
 3. Adjustments to the Agenda
 4. Planner's Business
 5. Unfinished Business
 6. New Business
 6. A. 2022.30 Public Hearing and take comments to review a Final Subdivision Plan for Shawn Brown to create a 5-lot subdivision in the Residential 2 Zone at 355 Pool Street (Tax Map 44, Lot 21).
 - Matt Grooms introduced the project, stating that notes have been added to the plan explaining that lots 4 & 5 are unbuildable.
 - The litigation between the applicant and the abutter continues. The City Attorney has added a note to the file saying the Planning Board is within their rights to take action.
 - This project is technically a lot split but was obligated to get Planning Board approval.
 - Bill Thompson from BH2M represented the applicant.
 - Mr. Thompson reminded the Board that this is an Amendment to the Tarte Subdivision.
 - The applicant eliminated frontage on lots 4 & 5.
 - There were no public comments
 - An easement noted on the plan for a discharge pipe will be removed as the pipe has been removed.
 - There is an existing small structure on lot 2
- MOTIONS: 4:10PM**
Angers: Motion to find the application 'complete' for review purposes
Patoine-Second

Chair Southwick-roll call for vote-Motion Passed Unanimously (Angers, Tarpey, Plotkin & Patoine)

Angers-Motion- To approve the Final Subdivision application for a 5-lot residential subdivision at 355 Pool Street (Tax Map 44, Lot 21) with conditions of approval as presented by staff.

Patoine-Second

Chair Southwick-roll call for vote-Motion Passed Unanimously (Angers, Tarpey, Plotkin & Patoine)

6. B. 2022.43 Public Meeting and take comments to review a Shoreland Zoning Permit Application for The Engineering Department of the City of Biddeford to install an under soil drain filter. Property is located in the Industrial Zone and within the Shoreland Zone at 26 Morin Street (Tax Map 11, Lot 8).

- Matt Grooms introduced the project
- Mr. Grooms explained that this is part 3 of a grant from 2019.
- Craig Chekan-City of Biddeford Engineer & Chris McDonald of BH2M represented the applicant.
- As Mr. Grooms said this is the third phase of a 3-phase grant in cleaning up Thatcher Brook, which has been declared an urban impaired stream.
- Phase I was to install a soil filter on Morin Street
- Phase II was to install soil filters in front of Sterling Rope & FMI
- Phase III is to install filters on Drapeau and Morin Streets.
- There were no public comments
- The Board talked about the project and impervious surfaces

MOTIONS: 4:32PM

Angers-Motion- To waive full site plan review

Patoine-Second

Chair Southwick-roll call for vote-Motion Passed Unanimously (Angers, Tarpey, Plotkin & Patoine)

Angers-Motion- To find the application 'complete' for review purposes

Patoine-Second

Chair Southwick-roll call for vote-Motion Passed Unanimously (Angers, Tarpey, Plotkin & Patoine)

Angers-Motion- To approve the shoreland zone permit at 26 Morin Street (Tax Map 11, Lot 8) with conditions of approval as presented by staff.

Patoine-Second

Chair Southwick-roll call for vote-Motion Passed Unanimously (Angers, Tarpey, Plotkin & Patoine)

7. Other Business

8. Adjourn

Meeting adjourned at 4:34 PM

Planning Board Chair/Vice Chair

Date

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