CITY OF BIDDEFORD
PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115
Greg.Tansley@Biddefordmaine.org

Planning Board
Minutes

Date: **Wednesday, November 7, 2018**
Time: **6:00 PM**
Location: **Council Chambers, City Hall**

1. **Pledge of Allegiance**
2. **Declaration of Quorum/Voting Members**

   A. Quorum Present: Chair Larry Patoine, Clement Fleurent, Roch Angers, Bruce Benway (Alt voting member), Spiros Droggitis (Alt voting member).

3. **Adjustments to the Agenda**
4. **Planner's Business**

   Greg Tansley, City Planner: We are still having our November 28th meeting. The City Council would like to have a joint meeting to discuss the laws and process.

5. **Consent Agenda**
   A. Consideration of Minutes: October 3, 2018

   MOTION:
   - **Angers –** Motion: to Approve Consent Agenda.
   - **Fleurent –** Second.
   - **Chair Patoine – Call for Vote –** Unanimous Approval (4-0) all in favor.

6. **Unfinished Business**
7. **New Business**
   A. **2017.17 The Release/Reduction of the Performance Guarantee** for Water Lofts, LLC (11 apartments) located at the old Water Company building at 181 Elm Street (Tax Map 38, Lot 148) in the MSRD-1 zone.

   Greg Tansley, City Planner: Brief report.
   Discussion between Board and Staff.

   MOTION:
   - **Angers –** Motion: to reduce the Performance Guarantee for Water Lofts, LLC to $1,000 for grass growth/site stabilization and to charge further reductions/releases with Staff.

B. **2018.24 Preliminary and Final Subdivision Review** for South Street Village, LLC to divide the property into 4 lots (3 new building lots) located at 26 Old Hollis Road (Tax Map 7, Lot 7-3) in the SR-1 zone.

Greg Tansley, City Planner: Brief report.
Matthew Chamberlain, for South Street Village, LLC: Here to answer questions.
Discussion between Board, Staff and Applicant.

MOTION:

- **Angers** – Motion: to waive the full subdivision process and allow for a joint Preliminary and Final review given that public convenience, safety, health and welfare will not be affected adversely.
- **Benway** – Second.
- **Chair Patoine – Call for Vote** – Unanimous Approval (4-0) all in favor.

MOTION:

- **Angers** – Motion: to approve the minor subdivision for South Street Village, LLC to create 4-Lot Subdivision at 26 Old Hollis Road, approve the Findings of Fact, and sign the plans based on the conditions recommended by Staff in its report dated October 31, 2018.
- **Benway** – Second.
- **Chair Patoine – Call for Vote** – Unanimous Approval (4-0) all in favor.

C. **2018.26 Shoreland Zoning Permit** for Christine Spadafor to carry-out shoreline stabilization at 5 Bayberry road (Tax Map 68, Lot 25) in the CR and SR zones.
REMOVED FROM AGENDA

8. **Other Business**

Greg Tansley, City Planner: Item C was remove from the agenda. Upon futher review we determined it need to go to the Codes Office.

9. **Adjourn**

MOTION:

- **Angers** – Motion: to Adjourn.
- **Fleurent** – Second.
- **Chair Patoine – Call for Vote** – Unanimous Approval (4-0) all in favor.

Larry Patoine — 12/5/2018

Planning Board Chair — **Date**

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