



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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PLANNING BOARD MINUTES

Date: Wednesday, November 2, 2016
Time: 6:00 PM
Location: Council Chambers, City Hall

1. **PLEDGE OF ALLEGIANCE**
2. **DECLARATION OF QUORUM/VOTING MEMBERS**
 - A. Quorum Present: Chair Susan Deschambault, Larry Patoine, Richard Potvin II, William Southwick, Matthew Boutet, Jennifer Burke (alt non-voting member), Clement Fleurent (alt non-voting member).
3. **ADJUSTMENTS TO THE AGENDA**
4. **PLANNER'S BUSINESS**
5. **CONSENT AGENDA**
 - A. Consideration of Minutes October 19, 2016
 - B. **2015.10 The Release/Reduction in the Performance Guarantee for:** Gervais Dube Properties, Inc an 18-Unit Condominium Project with (9) 2-Unit Duplexes off Chicopee Ln (Tax Map 7, Lot 14-1) in the R3 zone.
MOTION:
 - **Potvin**
 - Motion: to approve the Consent Agenda as posted with the extension of the existing Performance Guarantee for Stonehill Condominiums to cover remaining site improvement including Erosion and Sediment Control and Site Stabilization and that further releases/reductions be given to the charge of the Planning Department.
 - **Southwick**
 - Second.
 - **Chair Deschambault – Call for Vote**
 - Unanimous Approval (4-0) passed.
6. **UNFINISHED BUSINESS**
7. **NEW BUSINESS**
 - A. **2016.29 Determination of Greatest Practical Extent:** for James Lowell to move his home 25' back from an embankment that is failing. The property is located at 499 South Street (Tax Map 2, Lot 82-2) in the SR-1 and RP-1 zone.
Tom Milligan, Engineer: Gave a brief report.
Mike Lowell, South Street: Went over in detail what needs to be done to correct the foundation.

James Lowell, South Street: Talked about the variance he has but it was never used and the foundation is junk at only 8 inches and they're going to make it 10 inches.

Discussion between Board and Staff:

MOTION:

- **Southwick**
- Motion: to approve the Determination of Greatest Practical Extent for James Lowell based on the approved plans for 499 South Street (Tax Map 2, Lot 82-2), approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated October 26, 2016.
- **Potvin**
- Second.
- **Chair Deschambault – Call for Vote**
- Unanimous Approval (4-0) passed.
- B. 2015.30 Final Subdivision/Conditional Use Plan Review:** for RSN Properties for Rapid Falls Subdivision for an 8-lot residential cluster subdivision on Whitewater Drive (Tax Map 6, Lot 26) in the RF zone.

Mike Roy, SGC Engineering, LLC: Gave a presentation.

Discussion between the Board.

MOTION:

- **Patoine**
- Motion: to grant the waiver to providing well locations on the plan.
- **Southwick**
- Second.
- **Chair Deschambault – Call for Vote**
- Unanimous Approval (4-0) passed.

MOTION:

- **Southwick**
- Motion: to approve the Final Subdivision and Conditional Use Permit for RSN Properties for an 8-Lot Cluster Subdivision off the existing Whitewater Drive (Tax Map 6, Lot 26) in the RF zone, approve the findings of fact, and sign the mylars based on the conditions recommended by Staff in its report dated October 26, 2016.
- **Potvin**
- Second.
- **Chair Deschambault – Call for Vote**
- Unanimous Approval (4-0) passed.
- C. 2016.26 Public Hearing Zone Amendment:** for 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).

Daniel Stevenson, EIC Director: Brief Report.

Tom Milligan, City Engineer: Went over the process.

Bill Thompson, B2HM, Engineering: Gave a presentation.

Jennifer Harnish, 3 Summit St: Will not support the rezoning of 4 Summit Street. It will add more traffic to our neighborhood. I recommend having them use the light.

Richard Potvin, Board member: Can I recommend we keep comments to just the zone change. That's what we're reviewing.

Jeremy Bourque, 6 Summit Street: Opposes the zone change.

Stephanie Coleman, 20 Yale Street: Too many accidents at Five Points all ready.

Jim Valliere, 11 Summit Street: Not in favor of the zone change.

Melinda Lessard, 7 Summit Street: Directly opposed against the zone change. Please consider the traffic.

Susan Bourque, 6 Summit Street: Our street is very narrow, so narrow we don't have room for sidewalks. My son rides his bike in the street. I concern is more traffic.

Steve Genderon, 8 Summit Street: Considered about the noise and lights.

Mona Genderon, 8 Summit Street: to keep building in a residential area is not acceptable to me. People use our area to bypass the lights at Five Points and they don't care how fast their going. It's not feasible to put a business on Summit Street.

Mimi Bean, Union Street: We have to preserve our community. How would you feel to have that outside your window everyday?

Mike Ready, 6 Kennedy Drive, 7 Ward Councilor: Any change that gets made to 4 Summit Street is going to create an entrance/exit no matter what goes there. It's not just about Summit Street, it's about Roundhill, Roberts, Yale, Harvard and all streets between 111 and May Street. These streets are not meant for the traffic they have now. From what I've heard tonight the people aren't really against the project but the traffic at 4 Summit Street. The applicant has completed a traffic study application and I spoke with Mr. Tansley about sitting in on the scoping meeting. Traffic is the main issue here and I'm asking the Board to table this until we have a chance to review the traffic study report.

Discussion between Board and Councilor Ready: Ready traffic study.

Jim Valliere, 11 Summit Street: I want to you to consider how this will impact our neighborhood.

Bill Thompson, B2HM Engineering: Addressed some concerns about traffic.

Richard Potvin: I can support a zone change but not traffic coming out onto Summit Street.

Jennifer Burke: I do support redevelopment. I do not support the zone change. What impact will it have a property values?

William Southwick: I know traffic and the hazards in that area are the most concerning thing. At this time I can't approve or deny the request. I feel we need to review all matters.

Clement Fleurent: Why is the Applicant asking for a Zone change instead of a Contract Zone?

Tom Milligan, City Engineer: I believe it was because of setbacks but Mr. Tansley can confirm.

Daniel Stevenson, EIC Director: We looked at a Contract Zone and felt a Zone change was a more appropriate way to go.

Clement Fleurent: Is that a public road between McDonald's and Prompto?

Tom Milligan, City Engineer: Yes.

Discussion between Board, Staff and Engineer for Applicant:

MOTION:

- Southwick

- Motion: to table the zoning and rezone amendment until we have a traffic study done for the next Planning Board meeting.

○ **Boutet**

- Second.

Discussion between Board.

Motion: Removed

MOTION:

○ **Boutet**

- Motion: to table to the next meeting.

○ **Southwick**

- Second.

○ **Chair Deschambault – Call for Vote**

○ Potvin, Southwick and Boutet (In favor), Patoine (opposed) (3-1) passed.

Chair Deschambault calls for a short recess.

Chair Deschambault calls for meeting back in order.

8. **OTHER BUSINESS**

Daniel Stevenson, EIC Director: Greg Tansley asked me to hand out performance standards for hotel/motels for you to look at in the hopes that you will be willing to hold a Public Hearing regarding it.

Discussion between Board and Staff.

9. **ADJOURN**

MOTION:

○ **Patoine**

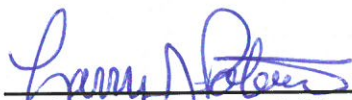
- Motion: to Adjourn.

○ **Potvin**

- Second.

○ **Chair Deschambault – Call for Vote**

- Unanimous Approval (4-0) passed.


Planning Board Chair

12/7/2016
Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.