CITY OF BIDDEFORD
PLANNING DEPARTMENT

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PLANNING BOARD
MINUTES

Date: **Wednesday, November 1, 2017**
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, Richard Potvin II, William Southwick, Matthew Boutet

3. ADJUSTMENTS TO THE AGENDA

4. PLANNER'S BUSINESS

Greg Tansley, City Planner: Mentioned to the Board he will be discussing five zoning amendments under Other Business.

5. CONSENT AGENDA

6.

A. Consideration of Minutes: October 4, 2017
MOTION:

- **Southwick –** Motion: to approve Consent Agenda.
- **Boutet –** Second.
- **Chair Patoine – Call for Vote –** Unanimous Approval (3-0) all in favor.

7. UNFINISHED BUSINESS

8. NEW BUSINESS

A. 2017.38 Determination of Greatest Practical Extent for 4 Ocean Edge Realty Trust (William Duplisea) to replace an existing house and upgrade the septic system at 4 Ocean Edge Lane (Tax Map 55, lot 11) in the CR & LR zones.
Greg Tansley, City Planner: Brief statement.
Bill Walsh, Walsh Engineering: Gave a presentation.
Discussion between Board, Staff and Applicant.

MOTION:

- **Boutet –** Motion: to approve the Determination of Greatest Practical Extent for William Duplisea based on the approved plans for Ocean Edge Lane (Tax Map 55, Lot 11) approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated October 21, 2017.

- **Southwick** – Second.
- **Chair Patoine – Call for Vote** – Unanimous Approval (3-0) all in favor.

B. **2017.39 Amendment to a Previously Approved Subdivision** for Donald Dube to create two lots located at 6, 8 and 10 Pomerleau Street (Tax Map 2, Lot 86-3, 86-4, and 86-5) in the I-3 zone.
Greg Tansley, City Planner: Brief statement.
Mike Coulombe, Dow & Coulombe Inc.: Here to answer any questions.

MOTION:
- **Southwick** – Motion: to approve the amendment to a previously approved subdivision for Donald Dube to re-divide 6, 8, and 10 Pomerleau Street into 2-lots, approve the Findings of Fact, and sign the plans based on the conditions recommended by Staff in its report dated October 25, 2017.
- **Potvin** – Second.
- **Chair Patoine – Call for Vote** – Unanimous approval (3-0) all in favor.

C. **2017.40 Conceptual Subdivision/Amendment to a Previously Approved Subdivision** for Donald Dube to create three lots located at 6, 8 and 10 Pomerleau Street (Tax Map 2, Lots 86-3, 86-4 and 86-5) in the I-3 zone.
Greg Tansley, City Planner: nothing more to add.
Mike Coulombe, Dow & Coulombe Inc.: nothing further to add.

MOTION:
- **Southwick** – Motion: to waive the full Subdivision Review process to allow Preliminary and Final Approval of the Amended Subdivision at a subsequent meeting given there are no site improvements involved and that the Board determines that such variation will not adversely affect public convenience, safety, health and welfare.
- **Potvin** – Second.
- **Chair Patoine – Call for Vote** – Unanimous Approval (3-0) all in favor.

MOTION:
- **Boutet** – Motion: to determine the proposed subdivision is a minor subdivision.
- **Potvin** – Second.
- **Chair Patoine – Call for Vote** – Unanimous Approval (3-0) all in favor.

D. **2017.42 Site Plan Review/Subdivision** for North Dam Mill, LLC to convert the top three floors of Building #15 into 51 residential apartments located at 2 Main Street (Tax Map 71, lot 11) in the MSRD-3 zone.
Greg Tansley, City Planner: Handed out an amended report and gave a brief statement.
Scott Joslin, Pepperell Mill Campus: Gave a presentation.
Discussion between Board, Staff and Applicant.

MOTION'S A, B, C and D:
- **Southwick** – Motion: to determine the proposed subdivision is a major subdivision.
  Motion: to waive full Subdivision Review process at allow Final Approval of Subdivision/Site Plan given there is no site disturbance involved and that the Board determines that such variation will not adversely affect public convenience, safety, health and welfare.

Motion: to grant the waiver to Full Subdivision/Site Plan Review upon a determination that the information provided is sufficient to allow the Board to consider the application as complete for review purposes.

Motion: to approve the Final Subdivision and Site Plan for North Dam Mill, LLC for 51-units of housing at 2 Main Street, Building #15 (Tax Map 71, Lot 11) in the MSRD-3 zone and approve the Findings of Fact based on the conditions recommended by Staff in its amended report dated November 1, 2017.

- **Boutet –** Second.
- **Chair Patoine – Call for Vote –** Unanimous Approval (3-0) all in favor.

E. **2017.43 Conceptual Subdivision** for 15 Bridge Road, LLC to create a 3-lot Subdivision located at 15 Bridge Road (Tax Map 69, Lot 8) in the CR and RP zones.
Greg Tansley, City Planner: Brief statement.
Jayson Haskell, P.E., DM Roma Consulting Engineers: Gave a presentation.
Precille Beebe, 17 Bridge Road: How close is the road to her property and water.
Jayson Haskell, P.E., DM Roma Consulting Engineers: Addressed her concerns.
Bill Murray: Runoff into the clam flats.
Philip Curtis, 125 Old Pool Road: Objects to the size of the buildings.
Jayson Haskell, P.E., DM Roma Consulting Engineers: The applicants will build to Codes standards.
Discussion between Board, Staff and Applicant.

MOTION:

- **Southwick –** Motion: to determine the proposed subdivision is a major subdivision.
- **Potvin –** Second.
- **Chair Patoine – Call for Vote –** Unanimous Approval (3-0) all in favor.

8. OTHER BUSINESS

Greg Tansley, City Planner: Handed out material and a discussion took place between the Board and staff regarding all the zone amendments that will be coming forward. They also discussed the possibly of no longer placing the Planning Board Agenda AD's in the local paper.

9. ADJOURN

MOTION:

- **Southwick –** Motion: to Adjourn.
- **Potvin –** Second.
- **Chair Patoine – Call for Vote –** Unanimous Approval (3-0) all in favor.

Planning Board Chair 12/6/2017 **Date**

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