



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: October 19 2022
Time: 6:00 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, Michael Cantara, Larry Patoine (Alternate) & Susan Deschambault (Alternate)
Staff Present: Matt Grooms, & Nan Whitten
Chair Southwick opened the meeting at 6:00 PM
3. Adjustments to the Agenda
Mr. Grooms announced that item #7.A 2022.30 77 Fortunes Rocks Road will not be heard tonight. The applicant requested this item to be tabled.
4. Planner's Business
5. Consent Agenda
6. Unfinished Business
6. A. 2022.30 Public Hearing and take comments as a continuation of this item appearing before the Planning Board, on October 5, 2022, to review a Preliminary 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).
 - Mr. Grooms introduced this item as a continuation from the last Planning Board.
 - Two non-conforming lots will be created in order to comply with the Saco River Corridor Commission. This continuation gave the applicant time to re-draft the plans.
 - The attorney for the City gave his opinion that the Planning Board can take action on the Preliminary request. He would like to look further into the subdivision to give more information after this meeting.
 - Bill Thompson from BH2M represented the applicant.
 - The applicant's team feel they have complied with all Planning Board requests: the deeds have been submitted, driveways adjusted, Maine Water has approved the new lots, lots 4 & 5 are nonconforming, they will be held until an eventual ordinance change making them conforming.
 - Public Commenters:
Jim Monteleone of Bernstein, Shur represented Mr. Tarte
Richard Rhames-10 West Loop Road

Sandra Guay of Archipelago Law represented the applicant

- Public session closed, back to the Board
- The members of the Board appreciate the opinions from attorneys and for the Planner meeting with the City attorney to get his opinion.
- The Planner does deem this application is complete

MOTIONS: 6:27 PM

Cantara-Motion-to determine the application is “complete” for review purposes.

Angers-Second

Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey, Plotkin & Cantara)

Cantara-Motion-to grant Preliminary Subdivision Approval for the proposed 5-lot subdivision at 355 Pool Street (Tax Map 44, Lot 21) conditioned on the Final Application and Plan Set not being submitted to the Planning Board until:

- A. Applicant obtains written opinion or approval from Saco River Corridor Commission identifying all proposed lots as buildable: OR
- B. Applicant identifies on the subdivision plan that that Lots 4 and 5 are unbuildable lots.

Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey, Plotkin & Cantara)

7. New Business

7. A. THIS ITEM HAS BEEN TABLED PER APPLICANT REQUEST

2022.30 Public Hearing and take comments to review a Greatest Practical Extent Application for Lynn Wright construct a 3 story, 2 bedroom residence, raised on a flow-thru foundation. This structure will be relocated on the property to be more conforming within property setbacks at 77 Fortunes Rocks Road in the Coastal Residential Zone with a Limited Residential Shoreland Overlay. (Tax Map 66, Lot 48).

7. B. 2022.39 Public Hearing, take comments, and make a recommendation to the City Council regarding a zoning amendment to revise the Shoreland Zoning Ordinance. This change would establish a new shoreland sub-district called the ‘Waterfront Renaissance’ District, under Maine DEP’s special local condition designation process, for a portion of the Downtown between the Saco Industrial Railroad Bridge and Pearl Street, to allow for new mixed-use development within the shoreland zone.

- Mr. Grooms introduced the proposed zone change noting the following:
- The Shoreland restrictions currently in place are hampering development downtown
- DEP requested the City go the route of changing the zone
- The City is waiting on final approval on a couple of points of this proposed change.
- Currently this area is 100% impervious, which has a poor effect on water quality. These changes are important to revitalize this part of the City.
- These changes are to mirror the GD1 requirements
- This area is now called the Waterfront Renaissance District
- This is important for the continuation of the River Walk.
- Eventually, the plan is for the River Walk to connect with the Eastern Trail.

8. Other Business

- In determining the date for the Hidden Hills Site Walk, it appears the 29th is not good for most of the Board. It was agreed November 2nd at 4:30 will be the time of the Site Walk.
- The Chair discussed the issue of late paperwork coming in for the Board Members to read and digest before the meeting. His suggestion is for the cut-off to be noon on the Thursday prior.
- This issue of late submittals was discussed by the Board.
- Staff will communicate this cut-off time through abutter cards, agendas, etc.

9. Adjourn

Meeting adjourned at 7:30 PM

Planning Board Chair/Vice Chair

Date

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