

CITY OF BIDDEFORD

PLANNING DEPARTMENT

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

gtansley@biddefordmaine.org

PLANNING BOARD MINUTES

Date: Wednesday, October 19, 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, Jennifer Burke (Alt. Voting Member), Clement Fleurent (Alt. Voting Member) and William Southwick (came into the meeting late).

3. ADJUSTMENTS TO THE AGENDA

4. PLANNER'S BUSINESS

Greg Tansley, Planner: Under other business we have one item to discuss tonight Accessory Dwelling Units. I would like to add one item before that it's related to buffers in our performance standards which is why Daniel Stevenson is here.

5. CONSENT AGENDA

A. Consideration of Minutes September 7, 2016

MOTION:

- Patoine
- Motion: to approve Consent Agenda item A.
- Fleurent
- Second.
- Chair Deschambault – Call for Vote
- Unanimous Approval (4-0) passed.

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. **2015.10** Amendment to a previously approved Subdivision/Conditional Use Permit/Site Plan: to allow for a 6'x12' shed in the rear of each duplex building to be shared by two units in an 18-Unit Condominium Project with (9) 2-Unit Duplexes off Chicopee Ln (Tax Map 7, Lot 14-1) in the R3 zone.

Greg Tansley, Planner: Brief report.

Gervais Dube, Builder: These units do not have basements so we wanted to give people a place for storage and it will also act as a buffers between the units.

Discussion between: Board, Staff and Applicant

MOTION:

- **Potvin**
- Motion: to approve the Amendment to the previously approved Subdivision, Conditional Use Permit, and Site Plan for Stonehill Condominiums for nine (9) 2-Unit Duplexes off Chicopee Lane (Tax Map 7, Lot 14-1) in the R3 zone, approve the findings of fact, and sign the mylar based on the conditions recommended by Staff in its report dated October 12, 2016.
- **Patoine**
- Second.
- **Chair Deschambault – Call for Vote**
- Unanimous Approval (4-0) passed.
- B. **2016.23** Final Site Plan Review: for UNE to construct a new 7,000 sf. Office Building with additional proposed parking spaces at 588 Pool Street (Tax Map 51, Lot 18) in the IN zone.
Greg Tansley, Planner: Brief report.
Alan Thibault, UNE: Gave a brief presentation.
Discussion between: Board, Staff and Applicant.

MOTION:

- **Potvin**
- Motion: to approve the Site Plan Application for the University of New England new Business Office at tax Map 51, Lot 18, approve the findings of fact, and sign the mylar based on the conditions recommended by Staff in its report dated October 12, 2016.
- **Burke**
- Second.
- **Chair Deschambault – Call for Vote**
- Unanimous Approval (4-0) passed.

8. OTHER BUSINESS

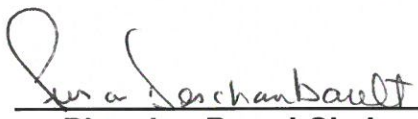
- A. Buffers
- B. Discussion/Workshop: Accessory Dwelling Units

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

11/2/16
Date

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