

CITY OF BIDDEFORD

PLANNING DEPARTMENT

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PLANNING BOARD MINUTES

Date: Wednesday October 4, 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, Matthew Boutet, Jennifer Burke, Clement Fleurent (Alt voting member), Roch Angers (

3. ADJUSTMENTS TO THE AGENDA

4. PLANNER'S BUSINESS

5. CONSENT AGENDA

A. Consideration of Minutes: September 6, 2017

MOTION:

- **Boutet** – Motion: to approve Consent Agenda.
- **Burke** – Second.
- **Chair Patoine** – **Call for Vote** – Unanimous Approval (4-0) all in favor.

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. 2017.34 Public Hearing, take comments, and make recommendations to City Council:

regarding proposed amendments to the Land Development Regulations (Part III), Article VI (Performance Standards), Section 59 (Signs). The amendments would allow gas stations in any zone, except for the Institutional (IN) Zone, to have Electronic Message Centers (EMCs) to advertise fuel prices no larger than 9 square feet in size in the aggregate.

Greg Tansley, City Planner: Brief Statement.

Discussion between Board and Staff.

Mike Swanton: Spoke on behalf of Sea Star Market.

Discussion between Board and Staff.

MOTION:

- **Boutet** – Motion: to move to Council with a favorable recommendation.
- **Burke** - Second.
- **Chair Patoine** – **Call for Vote** – Unanimous Approval (4-0) all in favor.

- B. 2017.33 Determination of Greatest Practical Extent:** for Sara Zipp to raise her home, porch and deck by 3 feet located at 16 Breakwater Ave (Tax Map 54, Map 3) in the CR and LR Shoreland zone.

Greg Tansley, City Planner: Brief Statement.

Sara Zipp, 16 Breakwater Ave: Would like to keep her home safe and secure.

MOTION:

- **Boutet – Motion:** to approve the Determination of Greatest Practical Extent for Sara Zipp based on the materials presented for 16 Breakwater Avenue (Tax Map 54, Lot 3) and approve the findings of fact based on the conditions recommended by Staff in its report dated September 27, 2017.
- **Burke – Second.**
- **Chair Patoine – Call for Vote – Unanimous Approval (4-0) all in favor.**

- C. 2017.35 Determination of Greatest Practical Extent:** for Chris Cronkhite to raise his home by 3 feet located at 13 Sea Breeze Ave (Tax Map 54, Lot 7) in the CR and LR Shoreland zone.

Greg Tansley, City Planner: Brief Statement.

Chris Cronkhite, 13 Sea Breeze Ave: Spoke briefly

Discussion between Board, Staff and Applicant.

MOTION:

- **Boutet – Motion:** to approve the Determination of Greatest Practical Extent for Chris Cronkhite based on the materials presented for 13 Sea Breeze (Tax Map 54, Lot 7) and approve the findings of fact based on the conditions recommended by Staff in its report dated September 27, 2017.
- **Burke – Second.**
- **Chair Patoine – Call for Vote – Unanimous Approval (4-0) all in favor.**

- D. 2017.32 Re-approval of Site Plan:** for LHL Holdings, LLC for 181 residential units, 107 seat restaurant, 10,000 sq. ft. gym and 18,000 sq. ft. commercial space located at 17 Lincoln Street (Tax Map 71, lot 5) in the MSRD-3 zone.

Greg Tansley, City Planner: Brief Statement.

Steve Dow, Sebago Technic: Everything on this project is the same.

John Tarbox, Pearl Street: Parking

Denis Angel, Ward 2: In favor of the project.

Discussion between Board, Staff and Applicant.

MOTION:

- **Boutet – Motion:** to approve the Site Plan for LHL holdings, LLC at Tax Map 71, Lot 5, approve the findings of fact, and sign the mylars based on the conditions recommended by Staff in its report dated September 27, 2017.
- **Burke – Second.**
- **Chair Patoine – Call for Vote – Unanimous Approval (4-0) all in favor.**

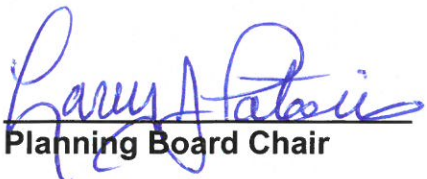
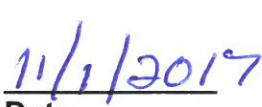
8. OTHER BUSINESS

Greg Tansley, City Planner: let the Board know November is going to be a busy month as well and it look like we'll have a few more Public Hearings too.

9. ADJOURN

MOTION:

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

○ 
○ **Planning Board 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.

