

CITY OF BIDDEFORD

PLANNING DEPARTMENT

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Planning Board Minutes

Date: Wednesday, October 3, 2018
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, William Southwick, Clement Fleurent and Sean Tarpey (Alt voting member).

3. Adjustments to the Agenda
4. Planner's Business
5. Consent Agenda

A. Consideration of Minutes: September 5, 2018

MOTION:

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

6. Unfinished Business
7. New Business

A. **2018.25 Public Hearing, take comments, and make recommendations to the City Council** regarding a proposed amendment to allow the Building Inspector to approve decreased setbacks of down to 10 feet for utility buildings and structures construction in Industrial Zones.

Greg Tansley, City Planner: Brief report.
Discussion between Board and Staff.

MOTION:

- Southwick – Motion: to recommend the Zoning Change pass at the City Council.
- Tarpey – Second.
- Chair Patoine – **Call for Vote** – Unanimous Approval (3-0) all in favor.

B. **2018.24 Conceptual Subdivision Review** for South Street Village, LLC to divide the property into 4 lots (3 new building lots) located at 26 Old Hollis Road (Tax Map 7, Lot

7-3) in the SR-1 zone.

Greg Tansley, City Planner: Brief report.

Matthew Chamberlain: Spoke briefly.

Robert Thibodeau, 422 South Street: Has an issue with hours of operation.

Matthew Chamberlain: Believes they are City trucks.

Joel Nevers, 420 South Street: Has issues with noise, traffic and sewer

Linda Brown, 420 South Street: Has an issue with people walking through her property to the river.

Discussion between Board and Staff.

MOTION:

- **Southwick – Motion:** to determine that the proposed project is a Minor Subdivision.
- **Fleurent – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (3-0) all in favor.

8. Other Business

- A. Remove from Table Item 2018.21 “Dog Day Care” as a land use, allow them as a Conditional Use in the MSRD-3 Zone west of Route 1 (Elm Street), and consider Performance Standards related to them.**

MOTION:

- **Southwick – Motion:** to remove from table.
- **Fleurent – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (3-0) all in favor.

Greg Tansley, City Planner: Brief report.

Discussion between Board and Staff.

Tim Seigny: Answered questions.

MOTION:

- **Southwick – Motion:** to table pending a workshop.
- **Fleurent – Second.**
- **Chair Patoine – Call for Vote –** Unanimous approval (3-0) all in favor.

B. Discussion of MSRD-2

Discussion between Board and Staff.

C. Comprehensive Plan

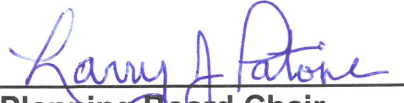
Discussion between Board and Staff.

9. Adjourn

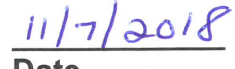
MOTION:

- **Southwick – Motion:** to Adjourn.

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



Planning Board Chair



Date

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www.biddefordmaine.org.

