



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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Planning Board Minutes

Date: Wednesday, October 2, 2019
Time: 6:00 PM
Location: Council Chambers, City Hall

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
 - A. Quorum Present: Chair William Southwick, Roch Angers, Bruce Benway, Sean Tarpey, Spiros Droggitis, Michael Cantara (alt non-voting member).
3. Adjustments to the Agenda
4. Planner's Business
5. Consent Agenda
 - A. Consideration of Minutes: September 4, 2019

MOTION:
Benway – Motion: to approve Consent Agenda.
Angers – Second.
Discussion: Michael Cantara pointed out a misspelling for correction.
Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.
6. Unfinished Business
7. New Business
 - A. 2017.30 Extension of a previously approved subdivision for Lisa Curro for Tide Water Estates (Tax Map 47, Lots 35-46) in the SR-1 zone.

Greg Tansley, City Planner: Recommend the two-year extension.

MOTION:
Benway – Motion: to approve a 2-Year extension for the subdivision approval to December 6, 2021 for Tide Water Estates for a 12-Lot Subdivision off Sokokis Road (Tax Map 47, Lots 35-46) in the SR-1 zone, approve the findings of fact, and sign the mylars

based on the conditions recommended by Staff in its report dated September 26, 2019.
Angers – Second.

Chair Southwick – Call for Vote – Unanimous Approval (4-0) all in favor.

- B. 2019.36 Conceptual Site Plan Review/Contract Zone for Maine Governmental Facilities Authority for the construction of a courthouse with an approximate 34,545 sf building footprint, two parking lots and construction of a gravel road to connect Elm Street to Hill Street located at 511-515 Elm Street (Tax Maps 88 & 3, Lots 5 & 66-1) in the B2 and R1A zones.

Greg Tansley, City Planner: Spoke Briefly.

Claire Colburn, Project Manager with Finegold Alexander Architects: Gave an over view of the project.

Chris DiMatteo, Gorrill-Palmer: Gave a brief presentation.

Claire Colburn, Project Manager with Finegold Alexander Architects: Talked about what the building would look like.

Margen Soliman, abutter: Concern with the view from the back that will be visible by neighbors.

David Bastarache, abutter: Concerns with fencing, prisoners.

Claire Colburn, Project Manager with Finegold Alexander Architects: Addressed the concerns.

Phil Johnston, Consultant to the Courts: Clarified that this project it not a jail.

Alicia Soliman, former abutter: Concern with reflected noise.

Phil Johnston, Consultant to the Courts: Front of the building will be facing south so noise should be minimal.

Alicia Soliman, former abutter: Landscaping?

Claire Colburn, Project Manager with Finegold Alexander Architects: Will be adding to what is already there and that should help with noise.

Margen Soliman, Abutter: Concerns with 30-foot setback, are the trees being kept and maintained, is there going to be a fence along the whole property, what has to stop someone from crossing my property. A 68-foot building will have an effect on my property.

Claire Colburn, Project Manager with Finegold Alexander Architects: We will be maintaining the trees and planting hearty native vegetation. Talked about the height of the building.

Chris DiMatteo, Gorrill-Palmer: Addressed the buffer.

Alicia Soliman, Former abutter: Concerns with traffic.

Chris DiMatteo, Gorrill-Palmer: An application has been submitted to the State and we will have a scooping meeting.

Sterling Roop, Abutter: Concerns with traffic, buffers, lighting and water pressure.

Chris DiMatteo, Gorrill-Palmer: Addressed some of the concerns.

Phil Johnston, Consultant to the Courts: Addressed the parking concerns.

Claire Colburn, Project Manager with Finegold Alexander Architect: Addressed the lighting concerns.

Judy Jurevic, Abutter: How many people/office? Concerns with buffers and noise.

Claire Colburn, Project Manager with Finegold Alexander Architect: About 90 people will be employed and the penthouse that will house the mechanics will be fully enclosed.

Megan Daley, Pinewood Circle: Has concerns with fencing, story height, trees and parking.

Claire Colburn, Project Manager with Finegold Alexander Architects: Addressed some of the concerns.

David Bastarache, Grayson Street: Fencing around the whole perimeter?

Claire Colburn, Project Manager with Finegold Alexander Architects: That would cause a different set of problems. There will be surveillance cameras around the site and inside as well.

Margen Soliman, 507 Elm Street: Can you move the portion that makes it 68 feet to a different location? Aesthetics in the rooms?

Claire Colburn, Project Manager with Finegold Alexander Architects: Addressed those concerns.

Phil Johnston, Consultant to the Courts: Also addressed the height concern.

Discussion between Board, Staff and Applicant: Regarding water pressure, bus shelter, security, parking lots, and how many courtrooms.

8. Other Business

A. Parking Ordinance Update/Discussion

Greg Tansley, City Planner: Gave an update on parking.

Discussion between Board and Staff regarding next meeting on October 16, 2019.

9. Adjourn

MOTION:

Benway – Motion: to Adjourn.

Angers – Second.

Chair Southwick – Call for Vote – Unanimous Approval (4-0) all in favor.

○ 
○ Planning Board Chair

11-20-19
Date

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