



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Meeting Minutes

Date: June 26, 2024
Time: 5:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members: Larry Patoine (Chair), Susan Deschambault, Roch Angers & Matt Dubois (Alternate Member)
Staff Present: David Galbraith, & Nan Whitten
Chair Patoine opened the meeting at 5:04 PM
3. Adjustments to the Agenda- Due to a lack of quorum, consent agenda is postponed until 7-17-24; 7B & 7C postponed until 7-17-24
4. Planner's Business-Introduction of Matt Dubois
5. Consent Agenda-postponed
5. A. Approval of Meeting Minutes from 6-5-24
6. Unfinished Business-None
7. New Business
 - A. 2023.31 Review of a Sketch Plan Application for Diversacorp Holdings, LLC, for a 4-unit condominium at 20 Clifford Street (Tax Map 39, Lots 303-1 & 304) in the R-2 Zone. The project will consist of a 4-unit multi-unit condominium. Access for each unit will be along Tibbetts Avenue with all units being served by public utilities.
 - Austin Fagan from BH2M represented the applicant.
 - No DEP or Army Corp permitting required
 - Project was seen over a year ago therefore Sketch Plan again.
 - Delay due to leg work done by client
 - Stormwater runoff going into combined system
 - No Comments from the Public
 - Patoine-clarification of which plan to use.
 - Galbraith discussed steep slope & stormwater runoff with catch basins in the drive way
 - Patoine page 13 of stormwater management report-habitat map shows possible impact, Fagan to look into and report back.
 - Deschambault-due to vegetation, called Project Canopy (Rebecca Henry), she encourages applicant to use them as a resource to know which vegetation to preserve. Applicant will reach out, Galbraith would like to save what can be saved.
 - Patoine-Site Plan says "Test Pit Required" where sewer is going to tie in GIS map indicates they need to do test pit on invert at connection.

- Dubois-Tibbets is very narrow, is it 2 way and can fire apparatus get in? Yes to both
 - Deschambault-clarification of address, property will be readdressed to Clifford Street.
 - Patoine-Tibbets is only 35' wide and steep drop off.
 - Dubois-elevations?
 - Fagan-not submitted due to Sketch Plan but did share one.
 - Roof is constructed so that the stormwater runs off the back into French Drain.
 - Angers-Market Rate or Affordable? Fagan to find out and report back
 - Angers-not much change from a year ago.
 - Patoine-feedback to applicant?
 - Save what trees they can.
 - Landscape plan will be needed.
 - Dubois-will you have to close off a part of Tibbets Ave for construction and equipment? Fagan does not think so.
 - Fagan was reminded about the Site Plan Checklist
 - Patoine suggests the applicant notify neighbors when equipment will be on Tibbetts Lane.
 - Deschambault-when do you plan to start? As soon as possible.
 - Patoine-positive feedback and we thank you for your time, look forward to Preliminary Plan Submittal.
7. B. 2024.32 Review of a Sketch Plan for Coastal Oaks, LLC for an 8 lot subdivision of single family homes located at 512 Pool Street (Tax Map 9, Lot 31) in the RF & SR-1 zones. THIS ITEM HAS BEEN POSTPONED TENTATIVELY UNTIL JULY 17, 2024
7. C. 2024.33 Review of a Sketch Plan for Coastal Oaks, LLC for conversion of a vacant structure into 25 +/- residential apartments at 12 Pearl Street (Tax Map 40, Lot 72) in the MSRD-1 Zone. THIS ITEM HAS BEEN POSTPONED TENTATIVELY UNTIL JULY 17, 2024

8. Other Business

9. Adjourn 5:25 PM

Planning Board Chair/Vice Chair

Date

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