



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: September 29, 2021
Time: 6:00 PM
Location: City Hall Council Chambers & REMOTE ACCESS MEETING (1MRSA § 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Bill Southwick (chair), Roch Angers, Bruce Benway, Sean Tarpey, Spiros Droggitis, Alexa Plotkin (Alternate) Chair Southwick opened the meeting at 6:03 PM
3. Adjustments to the Agenda
4. Planner's Business
 - Planner Tansley introduced the new Assistant Planner, Hannah Bonine.
5. Consent Agenda
 5. A. Approval of Planning Board Meeting Minutes from August 18, 2021 & September 1, 2021
MOTIONS: 6:06
Benway-Motion- to approve the Consent Agenda for August 18, 2021 & September 1, 2021.
Angers-Second
Chair Southwick-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Benway, Angers, Tarpey & Droggitis)
6. Unfinished Business
7. New Business
 7. A. Limited Emergency-Remote Only Meetings
 - Planner Tansley explained the different options for meeting during the temporary Emergency Order.
 - The Board discussed the optionsMOTIONS: 6:12
Benway-Motion- pursuant to City Council Order 2021.98 the Biddeford Planning Board authorizes remote-only meetings so long as the Emergency Order enacted by the City Council Remains in effect.
Angers-Second
Chair Southwick-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Benway, Angers Tarpey, & Droggitis)

7. B. 2018.23 Request for an Extension of a Final Subdivision Approval & Site Plan Approval for 60 Barra Road for SPME Barra LLC (formerly Saxon Partners LLC), tax map 2, lots 43-1 & 42-1, tax map 7, lot 15.

- Planner Tansley spoke about the project and the fact that it had been sidelined by COVID-19.
- Board discussed the matter.
- No comments from the public.

MOTIONS: 6:19

Benway-Motion- to concur with Staff's Approval of the extension to November 6, 2023.

Angers-Second

Chair Southwick-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Angers, Benway, Tarpey, & Droggitis)

7.C. 2021.39 Public Hearing and recommendation to the City Council regarding a zoning amendment which would allow Mobile Food Vendor Courts in the MSRD-1 and MSRD-3 Districts subject to Site Plan Review by the Planning Board.

- Planner Tansley introduced the proposed amendment.
- The Board discussed the proposed amendment and asked questions of the Planner.
- No comments from the public.

MOTIONS: 6:30

Benway-Motion-to move the amendment forward with a positive recommendation for approval.

Tarpey-Second

Chairman Southwick-Roll Call for Vote-Motion Passed 3-1 (Benway, Tarpey & Droggitis for; Angers against)

7.D. 2021.17 Final Site Plan/Subdivision Review and Public Hearing and make a recommendation to the City Council regarding a proposed Contract Zone for Adam's Point, LP and Southern Maine Affordable Housing at 69 Adam's Street (Tax Map 38, Lot 296) to allow for 39 units of multi-family housing in a structure not to exceed 60 feet in height (5 stories) as measured from grade to the highest roof beams of a flat roof, excluding any parapets for elevators, roof access, or the screening of mechanical equipment, and to provide less than 1 parking spaces per unit. Multi family housing is a permitted use in the underlying zone (MSRD-2).

- Consulting Planner Chris Di Matteo introduced the project.
- Speaking for the applicant:
Jack Gagnon-Oak Point Associates (spoke about the changes to the plan since their last appearance before the Planning Board)
Matt Phillips-Carrol Associates
Shane Dunn-CHA Architecture
Guy Gagnon-Southern Maine Affordable Housing
- Speaking from the public:
Richard Rhames-Ward 3
Meaghan Daly-Ward 7

- Mr. Benway mentioned he might make a motion to change item 5 to be that all sidewalks shall be bituminous. There was no second; Mr. Benway said he would withdraw it.
- There was a discussion of concrete vs asphalt the differences and preferences.

MOTIONS: 7:02

Benway-Motion-to grant Final Subdivision and Site Plan Approval for Southern Maine Affordable Housing and Adam's Point, LP for a 39-Unit Multi-family Housing project at 69 Adam's Street and approve the findings of fact based on the conditions recommended by Staff in the Draft Findings of Fact.

Angers-Second

Chairman Southwick-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Angers, Benway, Tarpey & Droggitis)

Benway-Motion- The Planning Board authorizes the City Planner to sign the final plan on behalf of the Planning Board and declares that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.

Angers-Second

Chairman Southwick-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Angers, Benway, Tarpey & Droggitis)

Benway-Motion-to approve the "Findings of Fact and Recommendation of the City of Biddeford Planning Board" and forward the Contract Zone proposal to the City Council with a positive recommendation for approval.

Angers-Second

Chairman Southwick-Roll Call for Vote- Motion Passed, Unanimous Approval 4-0 (Angers, Benway, Tarpey & Droggitis)

7.E. 2021.36 Public Hearing and make a recommendation to the City Council regarding an amendment to Article VI, Section 30 of the Zoning Ordinance to allow "extractive industries: to begin operation at 6 AM rather than 7 AM if they can demonstrate they will be in compliance with the noise regulations of the City of Biddeford.

- Planner Tansley explained the proposed amendment.
- The Board discussed the proposed amendment and the probable surrounding neighbors
- There was no public comment.

MOTIONS: 7:11

Benway-Motion-to move the amendment forward with a positive recommendation for approval.

Angers-Second

Chairman Southwick-Roll Call for Vote-Motion failed, Unanimous Rejection 4-0 (Angers, Benway, Tarpey & Droggitis)

7.F. 2021.42 Site Plan and Subdivision Conceptual Review for South Street Village, LLC to create a 192-lot Manufactured (Mobile) Home Park at 413 South Street (Tax Map 7, Lot 8) in the RF and SR1 Zones and the MHP Overlay Zone.

- Speaking on behalf of the applicants:

Jeff Amos-Terradyne
Paul Vose-Applicant
Chico Potvin-Applicant
Matthew Chamberlain-Applicant

- Speaking from the public:
Guy Gagnon-Jordan Drive
Bob Brodeur-380 South Street
Linda Brown-418 & 420 South Street
Meaghan Daly-Ward 7
Ken Buechs-Conservation Commission
Steven Gray-6 Old Hollis Road
Richard Rhames-Ward 3
Denis Rioux-677 South Street
Claudette Levesque-Old Hollis Road
- Public Concerns are: traffic, roads, schools, Fire/Police coverage, poor management of the development, predatory fees, wild life, vernal pools
- Recommendation from some members of the public: Not to use IFW's data, independent Wildlife Study, Fiscal Impact Study, Have City Attorney review this portion of the ordinance.

MOTIONS: 8:50

Benway-Motion-Determine this application is a Major Subdivision with more than 5 lots and the construction of roadways.

Angers-Second

Chairman Southwick-Roll Call for Vote- Motion Passed, Unanimous Approval 4-0 (Benway, Angers Tarpey, & Droggitis)

8. Other Business

- Planner Tansley talked about the upcoming meetings and Public Hearings.

9. Adjourn

MOTIONS: 9:08

Benway-Motion-to adjourn

Angers-Second

Vice Chair Angers-Roll Call for Vote- Motion Passed, Unanimous Approval 4-0 (Benway, Angers Tarpey, & Droggitis)

Meeting adjourned at 9:10 PM

Planning Board Chair/Vice 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.