



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: September 21, 2022
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Bill Southwick (Chair), Roch Angers, Sean Tarpey, Alexa Plotkin, Michael Cantara & Susan Deschambault (Alternate)
Staff Present: Greg Mitchell, Matt Grooms, Eric Freeman & Nan Whitten
Chair Southwick opened the meeting at 6:00 PM
3. Adjustments to the Agenda
4. Planner's Business
5. Consent Agenda
Approval of Meeting Minutes from 9-7-22
MOTIONS: 6:01PM
Cantara-Motion-To approve the Meeting Minutes from 9-7-22
Anger-Second
Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey, Plotkin & Cantara)
6. Unfinished Business
6A. 2021.08 Public Meeting and take comments as a continuation from September 7, 2022 for a Final Subdivision Application for E & R Development Corp to establish a 19 Lot Cluster Subdivision (West Brook Subdivision) on an 8.31-acre lot off Winding Creek Lane (Tax Map 8, Lots 3-1 and a portion of lot 3) in the R1-A Zone.
 - Matt Grooms did a brief re-introduction, reminding the Board that this is a 19 lot Cluster Subdivision.
 - He mentioned that he did receive comments back from the reviewing engineer saying that all items had been addressed.
 - There are updates to the plan & deeds referencing the "Crittter Fence."
 - Mike Eon of E & R Development represented himself acknowledging that all requested changes had been made.
 - There is now Note #32 saying no oil-fired appliances, Natural & Propane Gas is to be used.
 - Mr. Eon introduced 2 other members of his team:
Tracy Tarr of GZA Environmental & Chris McDonald of BH2M.

- Chair Southwick opened the meeting to the public, limiting public comments to 3 minutes and no redundant information.
- Public Commenters:
 Bill Durkin-former Biddeford resident
 Miles Irving-Foss Street
 Chrystina Gastelum-58 Pike Street
 Nathanael Beisiegel-29 Winding Creek Lane
 Loren McCready-29 Winding Creek Lane
 Gregory Gall-124 Main Street
 Maya Atlas-5 Raymond Street
 Charlie Gould-22 Winding Creek Lane
 Samantha Wolfe-103 Granite Street
 Laura Sicliano-3 Winding Creek Lane
 Richard Rhames-10 West Loop Road
 Carrie Cote-32 Winding Creek Lane
 Bob Tatrack-Granite Street
- Chair closed public comment period
- Mr. Eon & Ms. Tarr addressed some of the comments and reiterated that IF&W was ok with the project.
- The Board asked Mr. Eon about a comment made by the public that these homes are now going to be two family structures. Mr. Eon said that they are single-family homes.
- Mr. Grooms told the Board that with the new State Law just passed, the lots are eligible for multi-family units. The Board is bound by existing ordinances as well as the comp plan. The new comp plan will amend ordinances incorporating new state laws for affordable housing.
- Mr. Grooms addressed the comments about Site Law and said this project is significantly under the threshold.

MOTIONS: 6:57PM

Cantara-Motion- To approve the Final Subdivision and Site Plan for Winding Creek Lane, a 19-lot single-family subdivision (Tax Map 8/Lot 3-1 & portion of Lot 3) in the R-1A Residential zone and approve the Findings of Fact.

Angers-Second

Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey, Plotkin & Cantara)

Cantara-Motion- To grant the waiver to Article VI, Section 16 – to permit building separation of less than 30 feet within a cluster subdivision.

Angers-Second

Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey, Plotkin & Cantara)

7. New Business

7. A. 2021.08 Public Meeting and take comments regarding the formal request, made to the City Council, requesting the Council put a Conservation Easement on all of the land acquired by the City in the land swap with E & R Development for the West Brook Subdivision.

- Mr. Grooms presented the letter to being written to the Council and reminded the Board why the letter is being written.
- Public Comments:
Chrystina Gastelum-58 Pike Street
Maya Atlas-5 Raymond Street
Richard Rhames-10 West Loop Road
Nathanael Biesiegel-29 Winding Creek Lane
Samantha Wolfe-103 Granite Street
- Chair closed public comment period.
- The Board discussed how the rest of the park is protected. They talked about wanting more time to think more about how to make and what the best recommendation to the Council.
- The Board would like to reinforce to the Council that the new land should be to protect wildlife and recreation, never to be sold.

MOTIONS: 7:24PM

Cantara-Motion-To accept the letter as written authorizing the Chair to sign saying there should be a conservation easement over the entirety of the land in Clifford Park.

Angers-Second

Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey, Plotkin & Cantara)

7. B. Workshop to discuss progress on the City's Future Land Use Plan and Comprehensive Plan Chapter Template.

- Eric Freeman (Assistant Planner) & Matt Grooms (Planner) made a PowerPoint presentation on what has been accomplished so far.
- The plan so far is to strengthen the Rural Farm Zone, deemphasize sprawl, keep RF zone low density, discourage housing and encourage infill.
- Promote urban core and support transit.
- Joint Comp Plan Workshop with the City Council on 10-11-22
- Richard Rhames from 10 West Loop Road spoke from the public

8. Adjourn

Meeting adjourned at 8:09 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.