



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: September 14, 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, Michael Cantara, & Susan Deschambault
Staff Present: Matt Grooms (City Planner via zoom) & Nan Whitten
Chair Southwick opened the meeting at 6:02 PM
3. Adjustments to the Agenda
4. Planner's Business
5. Unfinished Business
6. New Business
7. A. 2021.42 Public Hearing to review a Preliminary Subdivision Application for South Street Village, LLC to create a 195 Unit, Manufactured Housing Park called Hidden Hills at 413 South Street, (Tax Map 7, Lot 8) in the SR1 & RF Zones with the MHP Overlay.
 - Matt Grooms introduced the project, reminding the Board that they tabled the project in May.
 - He said that the Board is still waiting on a legal opinion on the density of the project.
 - Mr. Grooms gave an overview of the project. The scope of the project has changed to an over 55 community which reduces traffic and alleviates the need for a bus turnaround.
 - Peer review determined that a site location permit is necessary and the traffic report indicates a high crash area.
 - The staff recommends approval with conditions.
 - Matthew Chamberlain of South Street Village, LLC & Jeff Amos of Terradyne Engineering, Inc. represented the applicants.
 - The applicants reminded the Board that they have been through 3 different planners since beginning this project.
 - This will be an over 55-resort style campus with no one under 44 living in any of the homes.
 - There will be recreation such as walking paths, bicycle paths, swimming pool, tennis courts and a clubhouse in a safe, comfortable age comparable area.

- Mr. Chamberlain talked about the average price to rent in Biddeford right now: 1 Bedroom \$1500, 2 Bedroom \$1800, Luxury 1 Bedroom \$1900, Luxury 2 bedroom \$2500; the average sale price of a home in Biddeford is \$537,950.
- He reminded the Board that you could not deduct rent on taxes.
- These units are all new and 1 floor living.
- The applicants are not worried about the density question as the State of Maine allows the density they are adhering to on this project.
- Most units are on a pad 800' from the road.
- The applicants have applied for a Site Location Permit, there is a meeting with DEP on the site on the 21st of September.
- The applicant will provide the Board with a Park Management Plan once they hear from the attorney.
- Chrystina Gastelum spoke on behalf of the Conservation Commission. They are concerned about Thatcher Brook and the septic systems. They would like to see a Wetland Delineation Report.
- One of the Board members asked if the Conservation Commission has met with the applicants yet. Chrystina said that Paul Vose had been to some Conservation meetings but they have not met with the applicants as a team. The Board requested that the two groups meet as previously suggested.
- Public Comments:
 - Linda Brown of 420 South Street-Question: What if there, is a septic failure damaging the aquifer, who responds? Answer: the owners of the property-South Street Village, LLC.
She also feels the infrastructure should be changed-updated.
 - Meaghan Daly of 16 Pinewood Circle-Is the Mobile Home Park overlay valid? Whose responsibility is it to maintain the Septic System?
 - Anthony Curro of May Street wanted to know if the Traffic Study included May Street. There is a 5 ton prohibition on May Street, how will the houses get to the site?
- Mr. Chamberlain said they will check the Traffic Report and if May Street is not included, it will be amended to include May Street. The trucks with the houses will avoid May Street.
- He also stated that if the intake pipes break it is unlikely to contaminate Thatcher Brook or Saco River due to the distance.
- The development is 500'-600' from Thatcher Brook and there can be no development in-between.
- The shared septic system going in are larger than the homes demand. These are 2 bedroom homes and the septic systems being used are for 3-5 bedroom houses.
- DEP is reviewing the nitrate study conducted on this land.
- Mark Hampton completed a vernal pools report, a wetland delineation and high intensity soil tests.
- Mr. Chamberlain confirmed that these units are doublewide manufactured homes with high quality features and two car garages. They will be heavily insulated with sheet rock walls and heat pumps.

- One of the Board members told Mr. Amos that the abutters across the street need to be identified and the plan should be in metric as well as English.
- Each lot will be pinned individually.
- South Street Village, LLC holds title to the property, the structures will be purchased. There will be no association; this will be a landlord, tenant relationship. The applicants will be giving \$195,000 to the City for sidewalks.
- The applicant is confident the snow storage will not affect Thatcher Brook.
- The applicant and Board discussed the enforcement of the over 55 component. The age of the buyer will be checked on two separate times of application to the community.
- The site walk of the property was discussed but the Board did not choose a date and time.
- All incoming documents for resubmittal will be by noon the Thursday before the day of Planning Board.
- Matt Grooms will draft a policy on this submission caveat.
- No motions were made or votes cast on this project this evening.

8. Adjourn

Meeting adjourned at 8:16 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.