



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Minutes

Date: September 6, 2023
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Larry Patoine (Chair), Susan Deschambault, Roch Angers, Sean Tarpey, Alexa Plotkin, & Steve Beaudette (Alternate Member)
Staff Present: Eric Freeman & Nan Whitten
Chair Patoine opened the meeting at 6:00 PM
3. Adjustments to the Agenda-None
4. Planner's Business-None
5. Consent Agenda
5. A. Approval of Meeting Minutes from August 16, 2023
MOTIONS: 6:02 PM
Deschambault-Motion-To approve the Meeting Minutes from August 16, 2023 as presented
Angers-Second Motion passed unanimously
6. Unfinished Business-None
7. New Business
7. A. 2023.38 Review and take public comments regarding a Shoreland Zoning Permit Application for Flycatcher LLC for the benefit of Melinda Anderson. The applicant would like to replace an existing 4' x 264' pile supported pier that includes an 8' x 10' bump out. The existing pier was destroyed in a storm in December of 2022. The applicant intends to rebuild the pier in the same footprint as it was originally built. The location of the property is 148 Hills Beach Road, Tax Map 55, Lot 68 in the Coastal Residential and Shoreland Zones.
 - Lisa Vickers from Flycatcher LLC represented the applicant
 - She talked about the deck being built in 1968
 - They will be using something called Helix Anchors
 - Permit by Rule by the DEP has been approved
 - They have obtained approval by the Army Corp of Engineers.
 - The float will be the same as previously built in the same spot as before.
 - Mr. Tarpey asked if it would be in the middle of the channel as before.
 - Mr. Tarpey asked if the applicant has applied to the Harbor Commission.

- Ms. Vickers replied that the dock is going back to where it was before and they will only be applying to the Harbor Commission if required.
- Ms. Deschambault mentioned that the Planning Board has received letters of support from the abutters.

MOTIONS: 6:13 PM

Deschambault-Motion- To approve the Shoreland Zoning Permit Application for the proposed dock / pier to be located at 148 Hills Beach Road (Tax Map 55, Lot 68), within the Coastal Residential and Shoreland Zones, as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA).

Angers-Second Motion passed unanimously

2023.16 Preliminary Application request to review and take comments for a change of use application for Jason Jirele of Woodhull. Mr. Jirele proposes to turn the Odd Fellows Hall at 25 Alfred Street into a 30-room boutique hotel. The property is located on Tax Map 38, Lot 402 and is in the MSRD-1 Zone.

- Jason Jirele from Woodhull represented the applicants along with Tyler Cao and Niko Gaillonsis from Sullivan Capital
- Mr. Jirele told the Board that the first floor would be the lobby (2) and the restaurant and bar for the hotel.
- The second & third floors were the Laconia Lodge 30 years ago and have been vacant.
- The electricity will be upgraded and will be underground.
- The applicant is working with the Engineering Department & Maine Water for other issues.
- The hotel will be completely sprinkled.
- The applicants will be working with a private trash hauler
- There will be a roof top deck and bar.
- There were no public comments
- Chair Patoine complimented the applicants on the plans being very well done.
- Ms. Deschambault asked about the party wall. The response was that a Party Wall is a shared wall between two buildings.
- A portion of the party wall and the stairs around it will be demolished.
- The applicant is working with Premium Parking to make sure there is enough parking for their clients
- Mr. Angers asked how often the trash will be removed. It will be on a case by case basis.
- The restaurant will be small but elegant with 65 seats.
- Mr. Cao is working with Chefs to ensure the food will be very high quality.
- Mr. Angers stated that he is not in favor of the parking waiver; he feels that the clients of the hotel will take parking from the downtown workers and clients.
- Mr. Cao spoke about their relationship with Premium Parking who have done a study on the downtown-parking situation and they believe there is ample parking.
- The applicant maintains that the hotel will bring people to the businesses in the area. The hotel patrons will go to the hotel amenities once during their stay and visit the area business 4 or 5 times.

- Ms. Plotkin asked about loading and unloading. There are two areas for loading and unloading depending upon the size of the load.
- Mr. Beaudette asked if the applicants had looked into dedicated parking spaces elsewhere and the applicants are in the process of researching it.
- Ms. Plotkin asked about the lofted rooms. They were created to preserve the integrity of the interior this being the best use with the large windows.

MOTIONS: 6:51 PM

Deschambault-Motion-To approve the waiver request for Sullivan Capital for Parking requirements for 25 Alfred Street.

Tarpey-Second Motion Passed 3-1 (Deschambault, Tarpey, Plotkin in favor, Angers against)

Plotkin-Motion- To approve the preliminary Site Plan approval of Case # 2023.16 Site Plan (SP) Preliminary Plan Review for the Sullivan Group for a Change of Use to construct a 30 room boutique hotel to be located at 25 Alfred Street (Tax Map 38, Lots 402).

Tarpey-Second Motion passed unanimously

2023.36 Review and Discuss a Final Site Plan application for Steve Liautaud, Freddy LLC to have a Food Truck Court & Community Events at 64 Alfred Street (Tax Map 38, Lot 361) in the MSRD 1 Zone.

- Leah Schaffer & Steve Liautaud presented the application.
- Ms. Schaffer talked about the aesthetic changes made to the plan resulting from Board and staff comments.
- At this time, there will be no bike racks.
- The maintenance and landscaping will be done after business hours.
- The changes have reduced impervious surface by 800 sf.
- Public Comments:
Holly from Ward 6, Director of Community Gardens
Katie Brown from Youthful Maine sent a message of support
Anne Thompson-Ward 1
Julian Schlaver-Ward 5, City Counselor
- Mr. Angers & Ms. Deschambault both said they were not enthused by the project but the enthusiasm and community support have turned them around.
- The Board talked about changes to the project coming down the road. Mr. Freeman said they would be taken on a case-by-case basis for procedure and approvals.

MOTIONS: 7:33 PM

Plotkin-Motion- To approve the Final Site Plan application for the proposal located at 64 Alfred Street (Tax Map 38, Lot 361), within the MSRD-1 zoning district, as presented with the adoption of the Conditions of Approval (COA).

Angers-Second Motion Passed Unanimously

8. Adjourn

Meeting adjourned at 7:50 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.