

CITY OF BIDDEFORD

PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@biddefordmaine.org

PLANNING BOARD MINUTES

Date: Wednesday September 6, 2017

Time: 6:00 PM

Location: Council Chambers, City Hall

1. PLEDGE OF ALLEGIANCE

2. DECLARATION OF QUORUM/VOTING MEMBERS

- A. Quorum present: Chair Larry Patoine, Richard Potvin II, William Southwick, Matthew Boutet, Clement Fleurent (alt voting member), Roch Angers (alt non-voting member) entered late.

3. ADJUSTMENTS TO THE AGENDA

Items 2017.26 and 2017.29 have both been removed from the Agenda.

4. PLANNER'S BUSINESS

5. CONSENT AGENDA

- A. Consideration of Minutes: August 2, 2017

MOTION:

- **Potvin - Motion:** to approve Consent Agenda.
- **Boutet - Second.**
- **Chair Patoine – Call for Vote** - Unanimous Approval (4-0) all in favor.

6. UNFINISHED BUSINESS

7. NEW BUSINESS

- A. **2017.31 Public Hearing, take comments, and make recommendations to the City Council:** regarding a proposed amendment to the Official Zoning Map to rezone 445 Main St., 443 Main St., 441 Main St., 431 Main St., 421 Main St., 415 Main St., 409 Main St., 413 Main St., 401 Main St., 399 Main St., 395 Main St., 375-377 Main St., 373 Main St., 365 Main St., and 361 Main St from R-2 to the B-1 zone (as well as some unidentified railroad ROW).

Greg Tansley, City Planner: Brief statement.

Gary Tremblay of Marcel Tremblay, Inc: This change will help our business. We are in favor of the change.

Discussion between Board, Staff and Applicant.

MOTION:

- **Southwick - Motion:** to recommend the Zoning Change pass at the City Council.
- **Boutet - Second.**

- **Chair Patoine – Call for Vote** - Unanimous Approval (4-0) all in favor.

B. 2017.30 Conceptual Subdivision: for Lisa Curro who is seeking re-approval to an previously approved Subdivision off of the Sokokis Road (Tax Map 47, Lots 35-46) in the SR-1 zone.

Greg Tansley, City Planner: Brief statement.

Paul Gadbois: Spoke briefly.

Robert Roy, Wildlife Biologist with Stantec: Reviewed everything and found no evidence of turtles on the site. Walked the site and saw no support for habitat for Spotted Turtles.

Bill Haapa, Twin Island Drive: Timing, changes to the 12 lots, do revisions need to be made later on.

Lisa Curro, Applicant: Is in no hurry. Wants to make sure her kids are taken care of.

Discussion Between Board, Staff and Applicant.

MOTION:

- **Southwick - Motion:** to determine the proposed subdivision is a major subdivision.
- **Boutet - Second.**
- **Chair Patoine – Call for Vote** - Unanimous Approval (4-0) all in favor.

MOTION:

- **Southwick - Motion:** to waive the full subdivision process and allow a subsequent joint Preliminary and Final review and approval of the project that had previously been approved, the Ordinance has not been changed in the meantime that would change the project, and applicant themselves are not proposing to change the project.
- **Boutet - Second.**
- **Chair Patoine – Call for Vote** - Unanimous Approval (4-0) all in favor.

C. 2017.27 Concept Site Plan Review: For Five Star Holdings, LLC to construct a 6,500 sf commercial building at 457 Alfred Road (Tax Map 17, Lot 7) in the I-3 zone.

Greg Tansley, City Planner: Brief statement.

Bill Thompson, BH2M Engineers: Gave a presentation.

Discussion between Board, Staff and Applicant.

D. ~~REMOVED~~ 2017.26 Minor Subdivision: for Court Square Properties, LLC to convert the 2nd and 3rd floors of the old Journal Building into two apartments on each floor located at 11 Adams Street (Tax Map 38, Lot 339) in the MSRD-1 zone.

E. 2017.28 Site Plan Review/Change of Use: for Michael Shea, Kennebunkport Marina for a boat storage facility to be located at 540 Elm Street (Tax Map 14, Lot 7) in the B-2 zone.

Greg Tansley, City Planner: Brief statement.

Dan Riley, Sebago Technics: Gave a presentation.

Discussion between Board, Staff and Applicant.

MOTION:

- **Southwick - Motion:** to approve the Site Plan for Kennebunkport Marina at Tax Map 14, Lot 7, approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated August 30, 2017.
- **Boutet - Second.**
- **Chair Patoine – Call for Vote** - Unanimous Approval (4-0) all in favor.

F. **REMOVED 2017.29 Conditional Use Permit:** for Southern Maine Affordable Housing to reuse the old St. Andre Church as a church located at 75 Bacon Street (Tax Map 39, Lot 130) in the MSRD-1 zone.

G. **2017.15 Preliminary Subdivision/Conditional Use Permit Review and Amendment to a Previously Approved Subdivision (Lot 1 of Riverview Farms Subdivision):** for Jason Labonte who is proposing a 7-lot Residential Cluster Subdivision located at 34 Buzzell Road (Tax Map 6, lot 43) in the RF zone.

Greg Tansley, City Planner: Brief statement.

Andy Morrell, BH2M Engineers: Gave a presentation.

Janey, Buzzell Road: Drainage

Andy Morrell, BH2M Engineers: Addressed the Drainage issue.

Fred Tardif, River Road: Who owns it? Can they do what they want with it?

Open discussion between Fred Tardif, Andy Morrell-BH2M Engineers and Jason Labonte-Applicant.

Discussion between Board, Staff and Applicant.

MOTION:

- **Boutet - Motion:** to approve the Preliminary Subdivision Plan for Jason Labonte for a proposed 7-lot subdivision off Buzzell Road (Tax map 6, Lot 43) in the R-F zone.
- **Potvin - Second.**
- **Chair Patoine – Call for Vote** - Unanimous Approval (4-0) all in favor.

8. OTHER BUSINESS

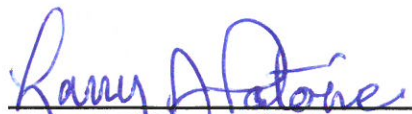
Greg Tansley, City Planner: I spoke with Councilor Swanton regarding Sea Star Market's sign. Sea Star Market would like to go to an Electric Message Center but it's not allowed in the SR-1 zone. Councilor Swanton is asking for a zoning change to allow for an Electric Message Center at Sea Star Market.

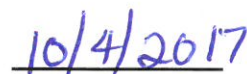
Discussion between Board and Staff. The Planning Board agreed to move an amendment forward to propose this allowance.

9. ADJOURN

MOTION:

- **Potvin - Motion:** to Adjourn.
- **Boutet - Second.**
- **Chair Patoine – Call for Vote** - Unanimous Approval (4-0) all in favor.


Planning Board Chair


Date

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These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.

