

CITY OF BIDDEFORD

PLANNING DEPARTMENT

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PLANNING BOARD MINUTES

Date: Wednesday, September 5, 2018
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, William Southwick, Matthew Boutet, Clement Fleurent, Roch Angers, Sean Tarpey (Alt non-voting member).

Chair Patoine – As of tonight Chico Potvin will no longer be on the Planning Board as he resigned. Roch will be a voting member.

3. **ADJUSTMENTS TO THE AGENDA**
4. **PLANNER'S BUSINESS**
5. **CONSENT AGENDA**

A. Consideration of Minutes: July 18, 2018

MOTION:

- **Southwick** – 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. **2018.18 Public Hearing, take comments, and make recommendations to the City Council** regarding a proposed amendment to change a certain area of the City from R-1A and R-3 to a new R-1-B Zone with different dimensional standards.

Greg Tansley, City Planner: Brief report.
Discussion between the Board and Staff.

MOTION:

- **Southwick** – Motion: to recommend the Zoning Change pass at the City Council.
- **Boutet** – Second.
- **Chair Patoine** – **Call for Vote** – Vote 3-1, Southwick, Boutet, Angers in favor with Fleurent opposed – Motion passed.

B. **2018.19 Public Hearing, take comments, and make recommendations to the City Council** regarding a proposed amendment to change a certain area of the City from R-2 to MSRD-2 Zone.

Greg Tansley, City Planner: Brief report.
Discussion between Board and Staff.

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.
- C. 2018.21 Public Hearing, take comments, and make recommendations to the City Council** regarding a proposed amendment to define “Dog Day Care” as a land use, allow them as a Conditional Use in the MSRD-3 Zone west of Route 1 (Elm Street), and consider Performance Standards related to them.

Greg Tansley, City Planner: Brief report.

Tim Sevigny: Talked about a need for one in our area, the building layout, separate areas. 1 person for every 15 dogs, outdoor park, grooming, and a restaurant.

Sharon Binette, Ward 3: Worked at Pawz N Around for 5 years. Talked about how they keep records, how they handle the dogs, how they had different areas for they different age groups and cleaning of the facility.

Dave Morty: Smell is his big concern.

Boards concerns: Noise, dog waste, record keeping, parking and how many dogs.

Rick Hull: There are standards available out there to go by.

Tim Sevigny: We going to have a dog shuttle that will run twice in the morning and at night.

Discussion between Board and Staff.

MOTION:

- **Southwick** – Motion: to table the item to allow Staff to further research some issues as discussed by the Planning Board for future discussion by the Planning Board.
- **Angers** – Second.
- **Chair Patoine** – **Call for Vote** – Unanimous Approval (4-0) all in favor.

- D. 2018.23 Conceptual Site Plan Review/Subdivision Review/Contract Zone #18** for Saxon Partners to develop 240 residential rental units located off the Barra Road (Tax Map 2, Lots 43-1 & 42-1, Tax Map 7, Lot 15) in the I-3 and R-3 zones.

Greg Tansley, City Planner: Brief report.

Bill Thompson, BH2M Engineers: Brief presentation.

Mary Brown: Garages?

Bill Thompson, BH2M Engineers: No.

Ralph Croteau, Abutter: The size of the project, traffic, evaluation of surrounding properties. Has there been a study done to see if this needed.

James Benoit, Residential Development for Saxon Partners: The object of the project is to cater to the hospital staff.

Mike Eon, Land Owner: Looking into a conservation easement. No planning on putting in a road.

MOTION:

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

- E. **2018.22 Amendment to a Previously Approved Subdivision** (Autumn Acres) for September Koteles to split the lot at 48 Mountain Road (Tax Map 2, Lot 66) in the RF zone.

Greg Tansley, City Planner: Brief report.

September Koteles: Looking to split the lot to build a small house.

Mark Girouard, Abutter: Drainage.

Discussion between Board and Staff.

MOTION:

- **Southwick – Motion:** to approve the amendment to a previously approved subdivision for September Koteles related to the Autumn Acres Subdivision, approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated August 29, 2018.
- **Boutet – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (4-0) all in favor.

- F. **2018.20 Conditional Use Permit/Site Plan Review** for Five Star Holdings, LLC to convert the old Journal Tribune Building to a climate controlled self-storage facility located at 457 Alfred Street (Tax Map 17, Lot 7) in the I-3 zone.

Patrick Donahue, Five Star Holdings: Here to answer questions.

Greg Tansley, City Planner: Brief report.

Discussion between Board, Staff and applicant.

MOTION:

- **Southwick – Motion:** to grant the waiver for Full Site Plan Review.
- **Boutet – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (4-0) all in favor.

MOTION:

- **Southwick – Motion:** to approve the Conditional Use Permit for the Five Star Holdings, LLC at Tax Map 17, Lot 7 and approve the findings of fact based on the conditions recommended by Staff in its report dated August 29, 2018.
- **Boutet – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (4-0) all in favor.

8. OTHER BUSINESS

A. MSRD-2 Density Discussion

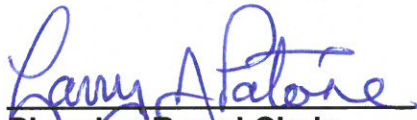
Discussion between Board and Staff.

Chair Patoine – I just want to take this time to recognize Mr. Potvin for his service and how he'll be missed.

9. ADJOURN

MOTION:

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


Planning Board Chair

10/3/2018
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.