



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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Planning Board Minutes

Date: Wednesday, September 4, 2019
Time: 6:00 PM
Location: Council Chambers, City Hall

1. Pledge of Allegiance
 2. Declaration of Quorum/Voting Members
 - A. Quorum Present: Chair William Southwick, Roch Angers, Bruce Benway, Sean Tarpey, Spiros Droggitis, Michael Cantara (alt non-voting member).
 3. Adjustments to the Agenda
 4. Planner's Business
 5. Consent Agenda
 - A. Consideration of Minutes: August 21, 2019
- MOTION:
Benway- Motion: to approve Consent Agenda.
Angers- Second.
Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.
6. Unfinished Business
 7. New Business
 - A. 2019.25 Preliminary Subdivision/Site Plan for Draft Room, LLC for the redevelopment and renovation of two existing buildings within the Riverdam Mill complex into mixed use with the upper levels having 71 one-bedroom apartments located at 24 Pearl Street (Tax Map 71, Lot 9) in the MSRD-3 zone.

John Laliberte, Port Properties: Here on behalf of the project and can answer any questions.

Will Savage, Acorn Engineering: Gave a presentation.

Ryan Senatore, Project Architect: Went over the renovations and plans of the buildings.

Greg Tansley, City Planner: Spoke about parking. Handed out a Council order regarding parking that was approved on Tuesday night.

Will Savage, Acorn Engineering: It really does not work for their time frame. There are two options. Option one for non-residential uses they still allow the Planning Board to

waive the parking requirements for a mixed use development, so the non-residential component could get waived and not have to go back to the City Council. Option two would be the phased approach just so we can get the project started and we'll come back to revisit the other waivers.

Discussion between Board and Staff regarding parking.

Will Savage, Acorn Engineering: Yes we will be requesting a waiver for the six parking spaces.

MOTION:

Benway- Motion: to waive six non-residential parking spaces, conditional upon receipt of a written request from the developer and subject to approval by the City Solicitor to allow this project to move forward in a timely manner.

Angers- Second.

Discussion

AMENDED MOTION:

Benway- Motion: to waive six non-residential parking spaces, conditional upon receipt of a written request from the developer and subject to approval by the City Solicitor to allow this project to move forward in a timely manner, we're very close to compliance and it could cause undue hardship for the developer.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

Chair Southwick- Call for Vote on Original Motion- Unanimous Approval (4-0) all in favor.

MOTION:

Benway- Motion: to determine the application is "complete" for review purposes.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

MOTION:

Benway- Motion: to grant Preliminary Subdivision Approval for the proposal located at 24 Pearl Street (Tax Map 71, Lot 9) conditioned on a Final Application and Plan Set shall not be submitted to the Planning Board until, A) The 3rd Party Engineer and City Staff have completed their reviews of the Preliminary Plan Submission package. This includes providing all comments to the Applicant and the applicant responding to Staff satisfactorily. B) A draft Maine DOT Traffic Movement Permit has been obtained from the Maine DOT.

- B. 2019.33 Conceptual Site Plan/Conditional Use Permit/Shoreland Zone Permit for The Maine Water Company to replace the existing facility with a new water intake and pump station at 466 South Street (Tax Map 2, Lot 40) in the SR-1 and LR zone and construct a new treatment facility located at 437-469 South Street (Tax Map 1, Lots 14, 14-1, 40), (Tax Map 2, Lots 17-4, 18, 19) in the RF and SR-1 zones.

Greg Tansley, City Planner: Last night at Council they passed the second reading of the 75' setback for the Shoreland for this project.

Rick Nolton, Maine Water: Announced the team members and gave an overview of the project.

Bill Walsh, Walsh Engineers: Gave a detailed presentation.

Anthony Chicco, 3 Fox Hollow Drive: What and when will something happen to the old treatment plant?

Matthew Chamberlain, South Street Village, LLC: Support of the project.

Discussion between Board, Staff and Applicant.

8. Other Business

A. Workshop – Doggie Daycare.

Discussion between Board, Staff and Mr. Dutton.

B. Workshop – Maine Judicial Courts Consolidation

Greg Tansley, City Planner: York County Judicial Court is moving forward. The one thing that is a concern is the height zone in that corridor and we recommend they go for a contract zone.

Discussion between Board and Staff.

Discussion between Board and Staff regarding Parking and the next Comp Plan meeting.

9. Adjourn

MOTION:

Benway- Motion: to Adjourn.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.



Planning Board Chair

10/2/19
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.

