



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Meeting Minutes

Date: April 2, 2025
Time: 6:00 PM
Location: Council Chambers & Zoom

- 1. Pledge of Allegiance 6:00 PM**
- 2. Declaration of Quorum/Voting Members**
Quorum Present: Alexa Plotkin, Chair, Larry Patoine, Sue Deschambault, Roch Angers, Matt Dubois, Steve Beaudette (Alternate Member) & Kayla Lewis (Alternate Member)
Staff Present: David Galbraith, & Nan Whitten
- 3. Adjustments to the Agenda-N/A**
- 4. Planner's Business-N/A**
- 5. Consent Agenda**
5.A. Review for approval Meeting Minutes for March 19, 2025
MOTIONS: 6:01 PM
Motion- Dubois-Motion to approve Consent Agenda
Second- Angers
Vote-Unanimous
- 6. Unfinished Business-None**
- 7. New Business**
7.a 2023.35 Preliminary and Final Site Plan Re-approval for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone.
 - Galbraith introduced the project
 - The applicant was in attendance to answer questions. He stated that he did not realize the original approval expired.
 - THERE WERE NO PUBLIC COMMENTS
 - Deschambault asked about parking. There is no designated parking, people will park on the street. She asked how many trucks he will have on the property at any one time, the answer is 4.
 - Patoine confirmed that this procedure was just a formality due to nothing changing. Which is correct.MOTIONS: 6:06 PM
Motion Dubois-I motion to APPROVE Case # 2023.35 Preliminary and Final Site Plan Re-approval for Freddy LLC to construct a food truck pavilion with

public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone, as presented with the adoption of the Conditions of Approval (COA).
Second-Deschambault
Vote-Motion Passed 3-1 (Deschambault, Dubois & Patoine in favor, Angers against).

7.b.2025.11 Sketch Plan Review for Bedard Homes, LLC for a proposed 38-lot single-family subdivision off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District.

- Galbraith introduced the project
- The applicant has identified wetlands
- There is frontage on Parkside & Pool Street
- The applicant is leaving at least 25 acres of open space
- Jayson Haskell of DM Roma and the owner Kevin Bedard represented the application.
- Bedard told the Board that the property allows 92 lots however the applicant is only planning to create 38 lots
- The applicants have been working with Public Works, Engineering & Maine Water
- The new roads will be created to be public roads owned by the City
- Mark Hampton is creating a Natural Resource study
- They are adhering to the 100' resource buffer imposed by IF & W
- The applicant knows it is too early to appropriately determine vernal pools so they will do so later in the spring.
- The 25 acres of open space will either be turned over to the HOA or the City.
- 50% of the property will be open space with trails
- The properties will have public water & sewer
- The applicant is working with the engineering department on upgrading the pump stations on Parkside & Lafayette.
- This is planning to be a phased project.
- PUBLIC COMMENTS:
Dana St. Ours-42 Parkside Drive
Richard Rhames-10 West Loop Road
Loren McCreedy-Ward 2 (Would not disclose address)
- The board received several letters from neighbors, it was determined that they had been read by each Board Member therefore they were not read at the meeting.
MOTION:
Motion-Angers-To make the letters received to be part of the Planning Board record
Second-Patoine
Vote-Unanimous
- Galbraith went over 3 plans that were from the original Parkside Subdivision
- Haskell spoke of the sewer study and the update that will happen with this subdivision & the next project in the Parkside neighborhood. Lafayette station

will need a new wet well and Parkside will need new pumps. The study was done by Wright Pierce.

- Deschambault confirmed that Parkside is City Street.
- Deschambault also asked why the sidewalks are not plowed but Galbraith has not had time to talk to Jeff Demers about that yet. However, he will follow up.
- Patoine asked about this subdivision being turned into a cluster subdivision. Galbraith said that it was a possibility that there would be reduced minimum frontage and minimum lot size requirements.
- Lewis would like to see a cluster plan
- Plotkin asked about the regulations on the Planning Board imposing a cluster subdivision she asked about the regulations on cluster vs traditional.
- Galbraith explained to the audience that this project will take at least 3 meetings to get to a point of approval
- Angers would like to see a traffic & wildlife study. He asked if an Army Corp of Engineers (ACOE) permit will be needed? They are not sure yet. He wants more information on the issues with the pump stations, he wants a more definitive answer as to what will happen with the open space. He also wants the Conservation Commission involved.
- Haskell requested a copy of the Staff Report and Conservation Commission contact. Galbraith told him the Chair of the BCC was in the audience and Whitten will send the staff report in the morning, which was done.
- Patoine asked about the Pool Street entrance and possibly keeping all the lots together and encouraged the developer to work with the neighbors.
- Galbraith mentioned working with the Planning Department to come up with other options.
- Beaudette asked about the sewer & stormwater capacity
- Haskell answered that the stormwater is designed to the ACOE standards
- Deschambault thanked the neighbors for their input and letters.
- Galbraith mentioned that the applicant may want to meet with the recreation department also.
- Dubois suggested a site walk of the property prior to preliminary.
- Haskell asked if the Board would like another Sketch Plan meeting with the Cluster Subdivision plans.
- Plotkin said that it the Board's duty to explore all options and she encourages them to work with Galbraith to work out all options.
- Haskell told the Board that the applicant is required to have a neighborhood meeting for DEP.
- Lewis mentioned that she would like the applicant to come back with a Cluster Sketch Plan
- Patoine suggested a site walk just prior to the presentation of the Cluster Sketch Plan.

8. Other Business-None

9. Adjourn 7:30 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.