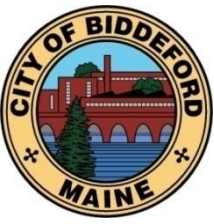


City of Biddeford
Planning Board
August 21, 2019 6:00 PM City Hall
Council Chambers,

- 1. PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF QUORUM/VOTING MEMBERS**
- 3. ADJUSTMENTS TO THE AGENDA**
- 4. PLANNER’S BUSINESS**
- 5. CONSENT AGENDA**
 - 5.A. Consideration of Minutes: August 7, 2019
[PB Minutes 080719.pdf](#)
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - 7.A. 2019.27 Subdivision/Site Plan for Praetorium, LLC to add 4 apartments units (1 one bedroom and 3 studios) on the second floor at 148 Main Street (Tax Map 38, Lot 377) in the MSRD-1 zone.
[2019.27 Praetorium 148 Main St SR 082119.docx](#)
 - 7.B. 2019.24 Conceptual Subdivision for Peter A. Mourmouras to create a six lot subdivision off River Road (Tax Map 6, Lot 49) in the RF zone.
[2019.24 Mourmouras Subdivision Concept SR 082119.docx](#)
 - 7.C. 2019.25 Conceptual 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.
[2019.25 Draft Room Concept Review SR 082119.docx](#)
 - 7.D. 2019.29 Conceptual Subdivision/Site Plan for Van Hertel, Jr. for a 22 single house lots located at 316 Pool Street (Tax Map 8, Lot 45) in the SR-1 zone.
[2019.29 Seigny Woods Concept SR 082119.docx](#)
- 8. OTHER BUSINESS**
 - 8.A. Workshop – Comprehensive Plan Discussion.
 - 8.B. Workshop – Doggie Daycare.
- 9. ADJOURN**

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at tonight’s meeting shall be rescheduled to the next meeting of the Board. All materials pertaining to items on the agenda are available for public review at the Biddeford Planning Department, second floor, Biddeford City Hall during normal business hours.



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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

Greg.Tansley@Biddefordmaine.org

Planning Board Regular Agenda

Date: Wednesday, August 7, 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, Alexa Plotkin (Alt non-Voting Member).

3. Adjustments to the Agenda
4. Planner's Business

Greg Tansley: Reminder of a full agenda on August 21st and Comp Plan meeting on August 28th.

5. Consent Agenda
 - A. Consideration of Minutes: June 5, 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. 2019.04 Public Hearing, take comments, and make recommendations to the City Council, regarding a property owner's proposed amendment to the Official Zoning Map to rezone a portion of the property (300 feet deep off Guinea Road) at 226 Guinea Road (Tax Map 78, Lot 1) from R-F to SR-1, while voluntarily imposing conservation easement in the rear of the property which remains R-F.

Greg Tansley, City Planner: Spoke briefly regarding some concerns from last time.
Bill Thompson, BH2M Engineers: Brief presentation.

Open Public Hearing

Denis Letellier, 264 Guinea Rd: Talked about culverts, water and ledge. Is against this project.

Anna Rivard, 274 Guinea Rd: Has issues with water.

Vincent Seaboyer, 255 Guinea Rd: Has issues with the road. Is against the project.

Carol Brown, 239 Guinea Rd: request they deny the zone change. Is against it.

Ken Buechs, Chair of the Conservation Commission: Is against the re-zoning.

Josh Brown, 239 Guinea Rd: Is against it.

Richard Rhames, 10 West Loop Rd: Is against it.

Dennis Rioux, Saco Valley Land Trust: Is against it.

Close Public Hearing

MOTION:

Benway- Motion: To not recommend the revised Zone Change pass at the City Council.

Angers- Second.

Discussion between Board and Staff.

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

- B. 2019.30 Public Hearing, take comments, and make recommendations to the City Council, regarding a zoning amendment to allow for a 75' setback (rather than 100' setback) for essential services in the Limited Residential Shoreland Zone.

Greg Tansley, City Planner: Spoke briefly.

Rick Nolton, Maine Water: Here to any questions and we're happy to support this.

Open Public Hearing.

Ken Buechs, Conservation Commission: Do we have the language? Mr. Tansley gave him the language. Can you answer the question of 75' verses 100'?

Rick Nolton, Maine Water: Gave a detailed explanation as to why 75' would work.

Ken Buechs, Conservation Commission: Questioned the essential services and listed all department that would require approval from.

Richard Rhames, 10 West Loop Rd: Thinks the Public's right to speak should be protected.

Closed Public Hearing.

Greg Tansley, City Planner: Read the definition of essential services.

MOTION:

Benway- Motion: to recommend the revised Zoning Change pass at the City Council.

Angers- Second.

Discussion between Board and Staff.

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

- C. 2019.01 Final Site Plan Review for Landmatters, LLC to construct 14 storage units located at 23 Marcel Avenue (Tax Map 74, Lot 11) in the I-2 zone.

Greg Tansley, City Planner: Spoke briefly.

Bill Thompson, BH2M Engineers: Gave a brief presentation.

Tom Gillis, Landmatters, LLC: Thanked the Board and Staff. Can't wait to move this project along.

Discussion between Board and Staff.

- D. 2019.28 Conditional Use Permit for Andrew Stout to expand into the adjacent 10D unit (4,935 SF +/-) to add three additional grow rooms and a storage room at 10C Arctic Circle (Tax Map 14, Lot 4-1) in the B-2 zone.

Greg Tansley, City Planner: Spoke Briefly.

Andrew Stout, Kind Acres Farm, LLC: Spoke about the air tight rooms and will answer any questions.

Discussion between Board and Staff.

MOTION:

Benway- Motion: to waive Article XI, Full Site Plan Review.

Angers- Second.

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

MOTION:

Benway- Motion: to approve the Conditional Use Permit for Andrew Stout for a Medical Marijuana Growing Facility at 10D Arctic Circle (Tax Map 14, Lot 4-1) and approve the findings of fact based on the conditions as provided in Staff's Report dated August 1, 2019.

Angers- Second.

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

- E. 2019.31 Conceptual Site Plan Review for Eastwoods Development Corp. to construct an 30' x 60' structure (1800 sq. footprint) with access to 2 levels. This will allow for a total of 3600 sq. ft. office space with a total of 18 parking spaces located at 8 Wellspring Road (Tax Map 2, Lot 47-4) in the I-3 zone.

Greg Tansley, City Planner: Spoke briefly.

James Bernard, Eastwoods Development Corp.: Gave a presentation.

Discussion between Board, Staff and Applicant.

8. Other Business

- A. Discussion - Doggie Daycares.

Discussion between Board, Staff and Mr. Denton.

9. Adjourn

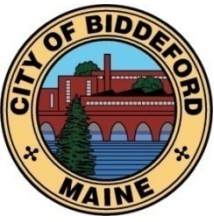
MOTION:

Benway- Motion: to adjourn.

Angers- Second.

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

- | | <u>Planning Board Chair</u> | <u>Date</u> |
|---|---|-------------|
| ○ | | |
| ○ | | |
| ○ | These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org. | |



CITY OF BIDDEFORD PLANNING DEPARTMENT

2019.27

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 REPORT

TO: William Southwick, Chair & Members of the Biddeford Planning Board

FROM: Greg Tansley, A.I.C.P., City Planner

A handwritten signature in black ink, appearing to read "Greg Tansley", is written over the printed name.

DATE: August 9, 2019

RE: NEW BUSINESS ITEM #A – 2019.27 Subdivision/Site Plan for Praetorium, LLC to add 4 apartments units (1 one bedroom and 3 studios) on the second floor at 148 Main Street (Tax Map 38, Lot 377) in the MSRD-1 zone.

MEETING DATE: August 21, 2019 @ 6:00 PM

1. INTRODUCTION:

The applicant proposes to convert the upper floor of 148 Main Street into 4 apartments – One 1-Bedroom and Three Studios.

The space has been vacant for some time but was at one time apparently a professional medical (dentist) office.

Staff have recommended a waiver to the subdivision/site plan process. This waiver would allow the project to be approved in one meeting and would formally treat the application as a site plan rather than a subdivision regarding the review process.

2. PROJECT DATA/INFORMATION:

Note: **HIGHLIGHTED** information is pending.

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Alex Fabish Praetorium, LLC PO Box 47 Biddeford, ME 04005
2.	Owner of Property:	Alex Fabish Praetorium, LLC PO Box 47 Biddeford, ME 04005
3.	Agent:	Self
4.	Engineer/Architect:	N/A
5.	Project Location:	148 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 377
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	None
9.	Existing Use:	Space to be converted is currently vacant (most recently offices)
10.	Proposed Use:	4-Unit Multi-family above commercial/restaurant/office space
11.	City Approvals Required:	Site Plan/Subdivision
12.	Uses in the Vicinity:	Residential/Commercial
13.	Parcel Size:	.10 acres
14.	Number of Lots/Units in Subdivision:	4-Unit Multi-family (one 1-Bedroom and 3 Studios)
15.	Minimum Lot Size Required: Provided:	None .22 Acres
16.	Frontage Required:	None
17.	Front Setback Required:	None
18.	Side Setbacks Required:	None
19.	Rear Setback Requires:	None
20.	Height Requirements:	Minimum 2 stories or 26 feet
21.	Water Supply:	Maine Water Company
22.	Sewerage Disposal:	City of Biddeford

23.	Solid Waste Disposal:	Per City Ordinance
24.	Fire Protection:	City of Biddeford
25.	Floodplain Status:	None
26.	Wetland/Surface Water Impacts:	None
27.	Soil Study Provided:	N/A
28.	Ownership of Road:	Main Street is a City Street
29.	Parking:	4 Required, 0 Provided On-site.
30.	Estimated Site Development Costs:	N/A
32.	Waivers Needed:	a. Per Chapter 66, Section 66-9 - Full Subdivision Review process to allow Final Approval of Subdivision/Site Plan foregoing Conceptual Subdivision Review and Preliminary Subdivision Approval by treating the application as a site plan rather than a subdivision. b. Full Site Plan/Subdivision Review. c. Parking – 4 Off-Street Parking Spaces.
33.	Waivers Granted:	a. Per Chapter 66, Section 66-9 - Full Subdivision Review process to allow Final Approval of Subdivision/Site Plan foregoing Conceptual Subdivision Review and Preliminary Subdivision Approval by treating the application as a site plan rather than a subdivision due to no land subdivision occurring as a part of the project. b. Full Site Plan/Subdivision Review. c. Parking – 4 Off-Street Parking Spaces (see July 30, 2019 letter in the file from the applicant requesting the waiver).
34.	Variances Needed for Approval:	None

35.	Other Permits Obtained:	None
36.	Other Non-City Permits Required:	None
37.	Covenants, By-laws, Restrictions Required by the Planning Board:	None
39.	LDR Attachment A: Fess Paid:	Yes
40.	Planning Board Review History: Subdivision/Site Plan Review:	August 21, 2019: Posted in City Hall August XX, 2019; Mail Notices to all abutters within 250' sent August XX, 2019 – XX Notices Sent.

3. EXISTING CONDITIONS:

The 2nd Floor of the building is currently vacant on the north side of Main Street.



Source: "148 Maine Street, Biddeford, Maine." 43°29'35.31" N 70°27'16.42" W.
Google Earth Street View. Imagery Date: 8/2011. Accessed Date: 07/2019.

4. PROJECT PROPOSAL:

4 residential units on the 2nd Floor.

5. PUBLIC COMMENT:

Subdivision/Site Plan Review – August 21, 2019:

At the time of this report no public comment had been received, although public notice and postings has not yet occurred.

6. STAFF REVIEW:

- a. ZONING: The proposed use is a Permitted Use in the MSRD-1 Zone.

b. REVIEW STANDARDS: Performance Standards for Site Plan/Subdivision and Multi-family Dwellings.

c. WAIVERS:

- 1) Per Chapter 66, Section 66-9 - Full Subdivision Review process to allow Final Approval of Subdivision/Site Plan, treating the approval as a Site Plan rather than a subdivision.

Waiver Note - The following is the standard by which such a waiver may be granted:

(a) A waiver or variation in the strict application of this chapter may be permitted when, in the opinion of the Board, any consideration warrants such variation, provided that public convenience, safety, health and welfare will not be affected adversely; and the Board shall record the reasons for such variation in the minutes of the meeting, and the applicant shall be notified in writing of the Board's decision.

- 2) Full Site Plan/Subdivision Review.

Waiver Note: Granting this waiver acknowledges that the information provided is sufficient to allow the Board to consider the application as complete for review purposes.

- 3) Parking:

The applicant has provide a letter requesting the waiver of providing 4 off-street parking spaces based on available free and pay parking throughout the Downtown. Staff agree with this based on current usage of parking in the downtown on-street locations available for evening and night use for residential parking.

d. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

None.

7. STAFF RECOMMENDATION

If the applicant has addressed any concerns of the Board and the Board approves the project, Staff recommend doing so with the following Conditions of Approval attached:

1. Prior to any ground disturbance or issuance of any permits:
 - a. The applicant must submit a recorded copy of the Notice of Decision for the subdivision/site plan approval to the Planning Office.
 - b. Historic Preservation Commission approval is required for any building exterior alterations.
2. Prior to any Occupancy Permits:
 - a. If any roof drains are connected to the sewer system they must be disconnected as part of this approval.
3. Any dumpster must be screened from view by a wooden stockade fence.
4. Standard Conditions of Approval apply.

8. NEXT STEPS/SUGGESTED ACTIONS

- Consider granting the requested waiver for Full Subdivision/Site Plan Review (Recommended).
- Consider granting final Site plan/Subdivision approval based on the conditions outlined above (Recommended).
- Consider the waiver request letter dated July 30, 2019 from the applicant.

9. SAMPLE MOTIONS

A. *Motion to determine the proposed subdivision is a minor subdivision/site plan.*

B. *Motion to waive the full Subdivision Review process to allow Final Approval of Subdivision/Site Plan given there are no land subdivisions involved, there are no site improvements involved, and that the Board determines that such variation will not adversely affect public convenience, safety, health and welfare.*

- C. Motion to grant the waiver to Full Subdivision/Site Plan Review.*
- D. Motion to waive the requirement for 4 off-street parking spaces based on current usage of parking in the downtown on-street locations available for evening and night use for residential parking.*
- E. Motion to approve the Site Plan/Subdivision for Praetorium, LLC for 4-units of housing on the 2nd Floor at 148 Main Street (Tax Map 38, Lot 377) in the MSRD-1 zone and approve the Findings of Fact based on the conditions recommended by Staff in its report dated August 8, 2019.*

ATTACHMENTS:

1. Application
2. Parking Waiver Request Letter Dated July 30, 2019
3. Draft Findings of Fact



CITY OF BIDDEFORD PLANNING DEPARTMENT

2019.24

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

Greg.Tansley@biddefordmaine.org

PLANNING BOARD REPORT

TO: William Southwick, Chair & Members of the Biddeford Planning Board

FROM: Greg Tansley, A.I.C.P., City Planner 

DATE: August 8, 2019

RE: NEW BUSINESS ITEM #D – 2019.24 Conceptual Subdivision for Peter A. Mourmouras to create a six lot subdivision off River Road (Tax Map 6, Lot 49) in the RF zone.

MEETING DATE: August 21, 2019 @ 6:00 PM

1. INTRODUCTION:

The applicant proposes and 6 Lot Subdivision of River Road in the RF zone. A new road is proposed with all lots having access off of it and with the open space to the south of the new road identified on the Concept Cluster Plan as Part Of Lot 6. As required, both a Conventional and Cluster Subdivision layout has been provided for Board consideration.

2. PROJECT DATA/INFORMATION:

Note: **HIGHLIGHTED** information is pending.

	SUBJECT	DATA/INFORMATION
1.	Applicant:	Peter A. Moumouras 30 Saco Avenue Old Orchard Beach, ME 04064-2243
2.	Owner of Property:	Peter A. Moumouras

		30 Saco Avenue Old Orchard Beach, ME 04064-2243
3.	Agent:	Jason Vafiades, P.E. Atlantic Resources Consultants 541 US Route One, Suite 21 Freeport, ME 04032
4.	Engineer/Architect:	Jason Vafiades, P.E. Atlantic Resources Consultants 541 US Route One, Suite 21 Freeport, ME 04032
4.	Project Location:	0 River Road
5.	Project Tax Map #/Lot #:	Tax Map 6, Lot 49
6.	Existing Zoning:	R-F
7.	Overlay Zoning:	None
8.	Existing Use:	Vacant
9.	Proposed Use:	6-lot Subdivision, including "Open Space"
10.	City Approvals Required:	Subdivision
11.	Uses in the Vicinity:	Residential
12.	Parcel Size:	12.01 acres
13.	Number of Lots/Units in Subdivision:	6 Residential Lots, including the "Open Space"
14.	Minimum Lot Size Required: Provided:	20,000 SF
15.	Frontage Required:	100'
16.	Front Setback Required:	25'
17.	Side Setbacks Required:	15'
18.	Rear Setback Requires:	15'
19.	Height Requirements:	Maximum 35'
20.	Water Supply:	Drilled Private Wells
21.	Sewerage Disposal:	On-site Private Septic Systems
22.	Solid Waste Disposal:	City of Biddeford
23.	Fire Protection:	City of Biddeford
24.	Floodplain Status:	None

25.	Wetland/Surface Water Impacts:	None
26.	Soil Study Provided:	HISS provided
29.	Ownership of Road:	River Road is a City Street
32.	Estimated Site Development Costs:	TBD
33.	Financial Capacity Letter:	Not yet submitted.
34.	Waivers Needed:	a.
35.	Waivers Granted:	a.
36.	Variances Needed for Approval:	None
37.	Other Permits Obtained:	None
38.	Other Non-City Permits Required:	None
39.	Covenants, By-laws, Restrictions Required by the Planning Board:	None
40.	LDR Attachment A: Fess Paid:	Concept Fees Only
41.	Planning Board Review History: Conceptual Review: Preliminary Review: Final Review:	August 21, 2019 (Posted in City Hall August XX, 2019; Mail Notices to all abutters within 250' sent August XX, 2019 - X notices sent). TBD TBD

2. EXISTING CONDITIONS:

The project site is currently vacant and is located west of River Road.



Source: "O River Road".

<http://gis.vgsi.com/BiddefordMEMap/index.html?pid=847>. Accessed Date: 08/08/2019.

3. PROJECT PROPOSAL:

See attached Applicant's submittal for more information.

4. PUBLIC COMMENT:

Concept Review:

No public comments have been received as of the time of this report, although notices had not been posted or sent out yet.

5. STAFF REVIEW:

- a. ZONING: The proposed use is a Conditional Use permitted in the R-F.
- b. REVIEW STANDARDS: Performance Standards for Cluster Subdivisions and Subdivision Review.
- c. WAIVERS: **None.**

d. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO AUGUST 21, 2019:

1. Fees: \$1,980.00 is now due and must be paid before August 21, 2019.

e. OUTSTANDING ITEMS TO BE ADDRESSED WITH THE SUBMISSION OF A FINAL APPLICATION PACKAGE:

1. HISS from Longview does not match Atlantic resources plans.
2. Is the road intended to be public or private?
3. Need a 75' buffer along River Road.
4. Entire perimeter of the subdivision needs a 20' vegetated buffer.
5. Need a landscape plan with trees for areas of the buffers without trees.
6. Show building locations and orientation on plans.
7. Add note on the plan that buildings shall be no less than 30' apart.
8. What will happen with the Open Space? Land Trust? Homeowner's Association?
9. Provide net density calculations (Article VI, Section 44) and add as a note on the plan. Note: All lots must have 20,000 SF after subtracting all applicable factors in Article VI, Section 44.
10. Provide Wildlife Study or seek waiver (Article VI, Section 70).
11. Provide HHE-200's (test pits) for all lots.
12. Show proposed well locations. Note: New septic systems must be located 100' from wells.
13. Submit Preliminary Subdivision designs, including drainage.
14. Submit a complete Preliminary Plan Application Package.
15. Fees Required (6 Lot Subdivision):
 - Concept:

o Admin:	\$40
o Engineering Review:	\$1,500.00
o Subdivision (40%):	\$440.00
o TOTAL	\$1,980.00
 - Preliminary:

o Admin:	\$40.00
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- o Subdivision (60%): \$660.00
- o TOTAL \$700.00
- Final:
 - o Admin: \$40
 - o Engineering Inspect: \$1,500.00
 - o Subdivision (FINAL): \$500.00
 - o TOTAL \$2,040.00

Staff will provide additional comments upon review of future submittal(s).

6. STAFF RECOMMENDATION:

- Determine the application is for a Major Subdivision (proposed roadway, proposed extension of sewer and water, and 5 or more lots/Units).
- Listen to comments from abutters (if any) and provide feedback to the applicant.

7. NEXT STEPS/SUGGESTED ACTIONS:

1. Submit complete Preliminary Subdivision Application Package.

8. SAMPLE MOTIONS:

Motion to determine the proposed subdivision is a major subdivision.

ATTACHMENTS:

1. Application submittal package, including a Conceptual Cluster Subdivision Plan and Conventional Subdivision Plan.



CITY OF BIDDEFORD PLANNING DEPARTMENT

2019.25

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 REPORT

TO: William Southwick, Chair & Members of the Biddeford Planning Board

FROM: Greg Tansley, AICP, City Planner

DATE: August 8, 2019

RE: NEW BUSINESS ITEM #C – 2019.25 Conceptual 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.

MEETING DATE: AUGUST 21, 2019

1. INTRODUCTION

This proposal is for the full redevelopment (including limited demolition) of the Riverdam Millyard (currently houses Dirigo Brewing as one of their tenants. This is Conceptual Review so overall, recommend the Board review the project and provide comments to the applicant on August 21, 2019.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Draft Room, LLC 82 Hanover Street Portland, ME 04101
2.	Owner of Property:	Draft Room, LLC 82 Hanover Street Portland, ME 04101
3.	Agent:	Acorn Engineering 65 Hanover Street Portland, ME 04101
4.	Project Location:	End of Pearl Street – 24 Pearl Street

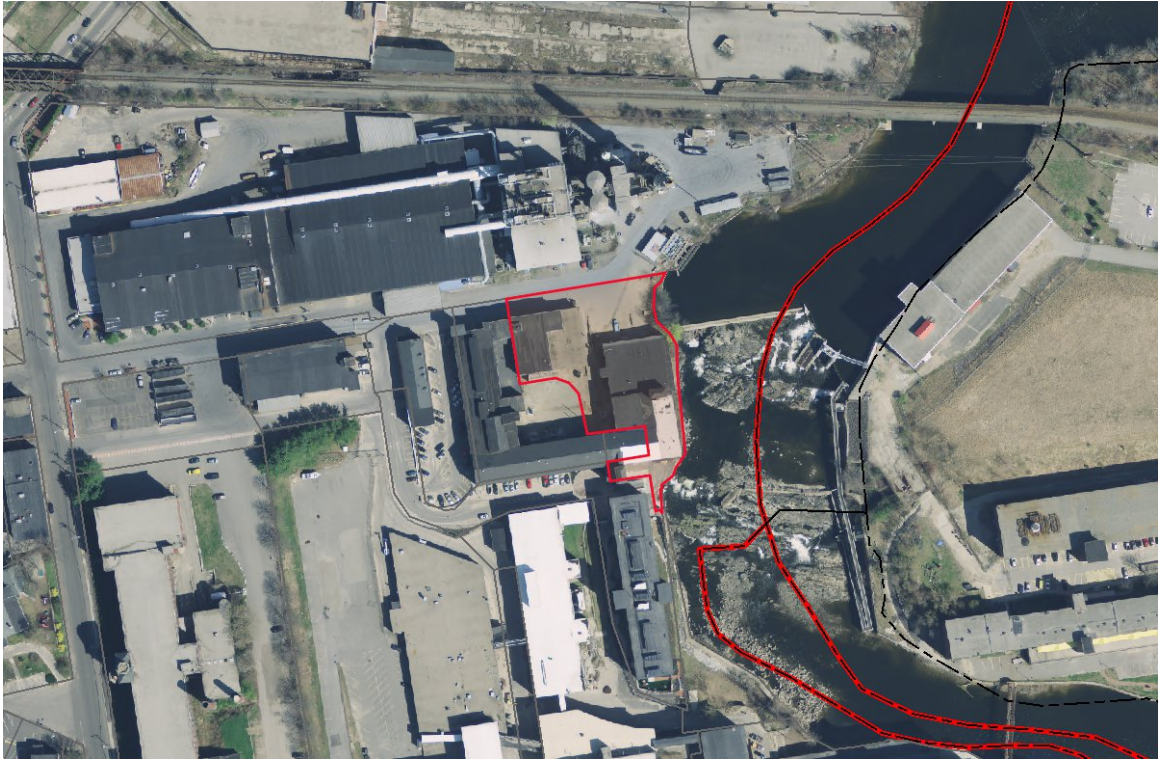
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5.	Project Tax Map #/Lot #:	Tax Map 71, Lot 9
6.	Existing Zoning:	MSRD-3
7.	Overlay Zoning:	GD-1 Shoreland Zone
8.	Existing Use:	Partially Vacant property with some tenants such as Dirigo Brewing.
9.	Proposed Use:	71 residential units, and commercial space.
10.	Approvals Required:	Site Plan, Subdivision, Shoreland Zoning, Conditional Use Permit
11.	Uses in the Vicinity:	Primarily Residential, some commercial. Vacant (3 Lincoln Street)
12.	Parcel Size:	1.1 Acres +/-
13.	Number of Lots/Units in Subdivision:	71 Units
14.	Minimum Lot Size Required: Provided:	N/A – MSRD-3 1.1 acres
15.	Frontage Required: Provided:	None N/A
16.	Front Setback Required: Provided:	None N/A
17.	Side Setbacks Required: Provided:	None N/A
18.	Rear Setback Requires: Provided:	None N/A
19.	Height Requirements: Provided:	Minimum 2 stories, 26 feet More than the minimum existing
20.	Water Supply:	Maine Water
21.	Sewerage Disposal:	City of Biddeford
22.	Solid Waste Disposal:	Private Hauler
23.	Fire Protection:	City of Biddeford
24.	Floodplain Status:	None.
25.	Wetland/Surface Water Impacts:	None.
26.	Soil Study Provided:	N/A
27.	Parking Spaces Required:	TBD
28.	Parking Spaces Provided (total): # Handicapped Spaces:	TBD TBD
29.	Ownership of Road:	Pearl Street is a Public and Private Road with various rights within it.
30.	Impervious Surface Area Existing: Proposed: Net Change:	TBD TBD TBD
31.	Total Disturbed Area:	TBD

32.	Building Footprint Existing: Proposed: Net Change:	0 SF +/- TBD SF +/- TBD SF +/-
33.	Building Floor Area Existing: Proposed: Net Change:	0 SF +/- TBD SF +/- TBD SF +/-
34.	Estimated Site Development Costs:	TBD
35.	Financial Capacity Letter:	TBD
36.	Waivers Needed:	a. TBD
37.	Waivers Granted:	a. TBD
38.	Variances Needed for Approval:	None.
39.	Other Permits Obtained:	None.
40.	Other Non-City Permits Required:	TBD
41.	Covenants, By-laws, Restrictions Required by the Planning Board:	None.
42.	LDR Attachment A: Fess Paid:	Concept Fees provided based on applicant's Calculations. Staff to confirm.
43.	Planning Board Review History: Conceptual Review:	August 21, 2019 Meeting Date; Posted in City Hall August XX, 2019; Mail Notices to all abutters within 250' sent August XX, 2019 – XX notices sent).

3. EXISTING CONDITIONS

Riverdam Millyard is located on the River at the end of Pearl Street:



4. PROJECT PROPOSAL

Mixed Use Redevelopment Project. See applicants submittal for more information.

5. PUBLIC COMMENT

No Public Comments have been received to date, although public notices have not been posted or sent out yet.

6. STAFF REVIEW

a. ZONING: The proposed use (Multi-use) is permitted in the MSRD-3 Zone.

b. REVIEW STANDARDS: Site Plan Review, Subdivision, Conditional Use, Shoreland Zoning.

c. WAIVERS: TBD

d. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO SUBMISSION OF A PRELIMINARY APPLICATION PACKAGE: None at this time.

7. STAFF RECOMMENDATION

Minor vs. Major Subdivision: By definition the project proposal is a Major Subdivision.

Listen to public comment and offer feedback on the project proposal.

8. NEXT STEPS/SUGGESTED ACTIONS

The applicant will need to submit a Preliminary Subdivision Application in order to move the project forward.

9. SAMPLE MOTIONS

A. Motion to determine that the proposed project is a Major Subdivision.

ATTACHMENTS

1. Applicant's application submittal



CITY OF BIDDEFORD PLANNING DEPARTMENT

2019.29

Greg D. Tansley, A.I.C.P.
205 Main Street
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(207) 284-9115

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PLANNING BOARD REPORT

TO: William Southwick, Chair & Members of the Biddeford Planning Board

FROM: Greg Tansley, A.I.C.P., City Planner

DATE: August 21, 2019

RE: NEW BUSINESS ITEM #D – 2019.29 Conceptual Subdivision
Plan for Van Hertel, Jr. for a 22-23 single house lots located at
316 Pool Street (Tax Map 8, Lot 45) in the SR-1 zone.

MEETING DATE: AUGUST 21, 2019 @ 6 PM

1. INTRODUCTION:

The Applicant proposes a 22-23 Lot Subdivision internal to Seigny Avenue. It would be on public water with private septic systems. It is located in the Biddeford Growth Area according to the Comprehensive Plan.

2. PROJECT DATA/INFORMATION:

Note: **HIGHLIGHTED** information is pending.

	SUBJECT	DATA/INFORMATION
1.	Applicant:	Van Hertl, Jr. 5 Shady Creek Lane South Portland, ME
2.	Owner of Property:	Van Hertl, Jr.

		5 Shady Creek Lane South Portland, ME
3.	Agent:	William Thompson BH2M Engineers 28 State street Gorham, Maine 04038
4.	Surveyor:	Chris MacDonald, PE BH2M Engineers 28 State street Gorham, Maine 04038
5.	Project Location:	316 Street
6.	Project Tax Map #/Lot #:	Tax Map 8, Lot 45
7.	Existing Zoning:	SR-1
8.	Overlay Zoning:	None
9.	Existing Use:	Vacant
10.	Proposed Use:	Residential
11.	City Approvals Required:	Subdivision
12.	Uses in the Vicinity:	Residential
13.	Parcel Size:	20 +/- Acres
14.	Number of Lots/Units in Subdivision:	22-23
15.	Minimum Lot Size Required:	20,000 SF Per Lot with Public Water, Private Septic
	Provided:	TBD
16.	Frontage Required:	100 feet
17.	Front Setback Required:	40 feet (Major ROW), 25 Feet (Other ROW)
18.	Side Setbacks Required:	10 feet
19.	Rear Setback Requires:	10 feet
20.	Height Requirements:	Maximum 35 feet
21.	Water Supply:	Maine Water Company
22.	Sewerage Disposal:	On-site Septic
23.	Solid Waste Disposal:	City of Biddeford
24.	Fire Protection:	City of Biddeford
25.	Floodplain Status:	None
26.	Wetland/Surface Water Impacts:	None
27.	Soil Study Provided:	Pending

28.	Ownership of Road:	Sevigny Avenue is a City Street
29.	Parking:	N/A
30.	Estimated Site Development Costs:	TBD
32.	Waivers Needed:	TBD
33.	Waivers Granted:	TBD
34.	Variances Needed for Approval:	None
35.	Other Permits Obtained:	None
36.	Other Non-City Permits Required:	None
37.	Covenants, By-laws, Restrictions Required by the Planning Board:	None
39.	LDR Attachment A: Fees Paid:	Concept Application Fees Paid. Preliminary and Final fees TBD.
40.	Planning Board Review History: Concept Review – Minor Subdivision:	August 21, 2019 Meeting Date. Posted in City Hall August XX, 2019; Mail Notices to all abutters within 250' sent August XX, 2019 - XX notices sent.

3. EXISTING CONDITIONS:

The property in question is highlighted below.



Source: "316 Pool Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=847>.
Accessed Date: 08/08/2019.

4. PROJECT PROPOSAL:

Divide the lot into 22-23 new residential lots.

5. PUBLIC COMMENT:

Concept Review:

At the time of this report no public comment had been received,
although meeting notices have yet to be sent out.

6. STAFF REVIEW:

a. ZONING: N/A

b. REVIEW STANDARDS: Dimensional Requirements, Subdivision Ordinance.

c. WAIVERS:

TBD

d. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO AUGUST 21:

1. None.

e. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. Provide Ability to Serve Letters from MaineWater (Water) and the City of Biddeford (Sewer).
2. Provide Wildlife Study or seek waiver (Article VI, Section 70).
3. Provide HHE-200's (test pits) for all lots.
4. Provide E-911 addressing verification from JoAnne Fiske at the Biddeford Police Department.
5. Submit a complete Preliminary Subdivision Application package.

Staff will provide additional comments upon review of future submittal(s).

7. STAFF RECOMMENDATION

- Listen to public comment and provide feedback to the Applicant.

8. NEXT STEPS/SUGGESTED ACTIONS

- Listen to public comment and provide feedback to the Applicant.
- Determine that this represents a “major” subdivision.

9. SAMPLE MOTIONS

A. Motion to determine this application represents a major subdivision.

ATTACHMENTS:

1. Application Package