

CITY OF BIDDEFORD

PLANNING DEPARTMENT

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Planning Board Minutes

Date: Wednesday, August 21, 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), Michael Cantara (Alt non-voting member).
3. Adjustments to the Agenda
4. Planner's Business
5. Consent Agenda
 - A. Consideration of Minutes: August 7, 2019

MOTION:
Benway- Motion: to approve minutes as long as the header is corrected to say minutes.
Angers- Second.
Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.
6. Unfinished Business
7. New Business
 - 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.

Greg Tansley, City Planner: Spoke briefly.

Alex Fabish, owner of Praetorium, LLC: Spoke briefly about the apartments they plan one putting in on the second floor. He also mentioned the parking lot is located on the corner of Green Street and Birch Street.

Discussion between Board, Staff and Applicant: Regarding parking.

MOTION A:

Benway- Motion: to determine the proposed subdivision is a minor subdivision/site plan.

Angers- Second.

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

MOTION B:

Benway- 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.

Angers- Second.

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

MOTION C:

Benway- Motion: to grant the waiver to full Subdivision/Site Plan Review.

Angers- Second.

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

No Motion needed for D:

MOTION E:

Benway- 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 9, 2019.

Angers- Second.

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

- B. 019.24 Conceptual Subdivision for Peter A. Mourmouras to create a six lot subdivision off River Road (Tax Map 6, Lot 49) in the RF zone.

Greg Tansley, City Planner: Spoke briefly.

Jason Vafiades, Atlantic Resources Consultants: Brief presentation.

Jim Logan, Soul Specialist: Spoke about the soul tests and wetlands.

John Gagne, 155 River Road: Has concerns about how this will affect his well and septic.

Richard Rhames, Conservation Commission: Would like the Board to look into Conservation Land Trust over a Homeowner's Association.

Discussion between the Board, Staff and Applicant: Regarding sidewalks, water and land conservation.

MOTION:

Benway- Motion: to determine the proposed subdivision is a major subdivision.

Angers- Second.

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

- 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.

Greg Tansley, City Planner: Spoke briefly.

John Laliberte, Tom Watson & Co.: Gave a background on the company he works for.

Will Savage, Acorn Engineering: Gave a presentation.

Ryan Senatore, RSA- Project Architect: Gave a summary of the project.

Discussion between Board, Staff and Applicant: regarding parking.

MOTION:

Benway- Motion: to determine that the proposed project is a Major Subdivision.

Angers- Second.

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

- 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.

Greg Tansley, City Planner: Spoke briefly.

Bill Thompson, BH2M Engineers: Gave a brief presentation.

Robert Nadeau, 9 Ledgemere Drive: Has issues with drainage, blasting and surveying.

Angela Maxwell, 310 Pool Street: Has issues with ledge, wetland endangered species. Is very opposed to the project.

Alan Kovaly, 14 Hope Lane: Has issues with wetlands, water drainage, lots of ledge, cracked foundations, restricted areas and setbacks.

Randy & Carole Paquette, 41 Sevigny Ave: Has issues with water drainage, traffic and privacy.

Tom & Anna Anton, 17 Ledgemere Drive: Has issues with water drainage and blasting.

Robert Nadeau, 3 Sevigny Ave: Has issues with compliance, clear cutting and water. What kind of insurances are there? And will their homes be protected from any damages.

Joel Keller, 310 Pool Street: Has issues with drainage and what will his well quality be like. How will the forest be impacted? Would like to see the project scaled back on the amount of homes.

Dana Elie, 13 Ledgemere Drive: has issues with blasting, marshland and drainage.

Richard Rhames, Conservation Commission: Has concerns with the Blandings turtle because they are endangered.

Don Vignine, 9 Sevigny Ave: Has an issue with taking away the wetland.

Bill Thompson, BH2M Engineers: Addressed some of the concerns. He will look into the drainage issue and a wildlife study will be done.

Discussion between the Board and Applicant: regarding a sitewalk and pit test. It was mentioned that the developer should hold a meeting with the neighbors.

Greg Tansley, City Planner: Talked about the City's blasting ordinance. He's glad to hear that a wildlife study will be done. He'll look into the drainage issue with Staff.

MOTION:

Benway- Motion: to determine this application represents a major subdivision.

Angers- Second.

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

8. Other Business

A. Workshop – Comprehensive Plan Discussion.

B. Workshop – Doggie Daycare.

Chair Southwick – We're not ready just yet to discuss these two item so we'll hold off until next month.

9. Adjourn

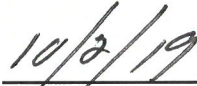
MOTION:

Benway- Motion: to Adjourn.

Angers – Second.

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


○ **Planning Board 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.