



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Planning Board Meeting Meeting Minutes

Date: July 17, 2024
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members: Larry Patoine (Chair), Susan Deschambault, Roch Angers, Steve Beaudette & Matt Dubois (Alternate Member)
Staff Present: David Galbraith & Adi Iriqat
Guest: Attorney Harry Center
Matt Dubois will vote tonight in the absence of Alexa Plotkin
Chair Patoine opened the meeting at 6:00 PM
3. Adjustments to the Agenda-none
4. Executive Session Vote for Executive Session: Motion-Beaudette, Second-Anger-Motion passed unanimously
5. Planner's Business-
 - 2024.38 Introduction of Proposed Amendment to Marijuana Ordinance, Galbraith announced that this will come to Planning Board on next agenda
 - Patoine would like to add public park or golf course added
 - Deschambault confirmed that this came from a City Counselor, Galbraith agreed. She is concerned about local control being more restricted than the state had intended.
 - Galbraith announced that Alexa & Amy welcomed Avis Elizabeth
6. Consent Agenda
 - 6.a Approval of Meeting Minutes from June 5 & 26, 2024
Motions: Beaudette-Motion that the meeting minutes from June 5 & 26, 2024 be approved
Second-Deschambault
Motion passed 3-0-1 (Deschambault, Beaudette, Dubois in favor, Angers abstained)
7. Open Public Hearing
8. Close Public Hearing
9. Unfinished Business
10. New Business
 - 10.a 2024.32 Public Meeting and take comments to review a Sketch Plan Subdivision Application for Coastal Oaks, LLC. The property is located at 512 Pool Street (Tax Map 9, Lot 31) in the RF & SR-1 Zones. The applicants propose constructing a subdivision containing 8 single family homes.
 - Galbraith introduced the project

- King Weinstein and Ethan Scott represented the applicant
- Water line will run under Pool Street
- No Public Comments
- Patoine mentioned many things need to be cleaned up from Peer Review
- Typos in Staff Review will be corrected for Preliminary
- Dubois Item #4 relocation of drive way-why required? Safety Issue
- No other questions from the Board

10.b 2024.33 Review a Sketch Plan Subdivision Application for Coastal Oaks, LLC. The property is located at 12 Pearl Street (Tax Map 40, Lot 72) in the MSRD-1 Zone. The applicants propose to convert the existing vacant building into 25± apartments.

- Iriqat introduced this project
- This will need Historic Preservation Approval
- Ethan Scott & King Weinstein represented the applicant
- Looking to add 4th floor within historic approvals
- Scott will keep the historic context of building
- They would like to incorporate glass and steel on the corner to have like an atrium
- No Public Comments
- Deschambault-have they approached HPC yet-they did this week.
- Angers asked about the retaining wall how they plan to strengthen it-engineers are researching it now, there are legalities as to who owns it which is also being researched.
- Angers will the design be somewhat like it is now-yes
- Angers-onsite parking-they own some on-site parking and have an agreement with Premium Parking to lease parking.
- Angers how many spaces are left in the parking garage? Galbraith will look into it.
- Deschambault-she thinks there will be enough parking in the garage but it pushes out neighbors who use it during snow storms.
- Beaudette this is fitting into the long term plan
- Dubois thinks this is a great use for this building, for the 3 IZ units what is the anticipation? Not sure at this time.
- Patoine-how long do they have to lease these parking spaces for, Galbraith in perpetuity.
- Patoine if the garage changes hands the lease remains.

10.c 2024.29 Review a Preliminary request for Site Plan/Subdivision for Westbrook Development Corporation (Thatcher Brook Affordable Housing). The property is 37 Barra Road (Tax Map 2, P/O Lot 42) in the I3 Zone.

- Galbraith introduced the project.
- Galbraith went over staff comments
- Tyler Norod, Kaleb Bourassa from Gorrill Palmer, Jesse Thompson from Kaplan Thompson represented the applicant presentation
- Public Comments:
Peter Robbins
- Patoine-can the porches be screened in-the applicants opted out due to how beat up the screens would get

- Deschambault-she likes the porch wanted to make sure there are measures to keep quiet for those who live on the first floor backing up to the porch.
- Angers-EV hook ups-this will be both solar & EV ready
- Angers asked about the positioning of the play space & garden
- Angers asked about handicapped parking, why they are only on one side. It is to get them closest to the front doors (main access).
- Norod mentioned the project is ADA compliant.
- Angers asked how many parking spots for residents and for visitors? Answer-36 for senior (25% vacant most likely), families 1:1 ratio, they are on the bus line. 15-20 spaces for guests.
- Angers will there be a bus stop out front? Answer-they have not had the conversation yet but will be making that request.
- Angers asked Planner are you dealing with MDOT about the traffic in this area. Answer-yes, it is being looked at by the internal traffic engineer now as we know it is definitely warranted.
- Dubois asked about the heat pumps will there be a condensing unit outside. Answer-Direct vent out, or VRF system, pad on the ground with a condenser that will have a cedar fence out-front. This is a bit premature as this is looked at during construction.
- Dubois concerned about pedestrian access on route 111 corridor, perhaps a bus shelter. Only 1 sidewalk on Rt. 111 and it ends at Fitness Center there is not even a shoulder. It is a great project.
- Beaudette traffic counts, is everyone coming through Barra Road to access Route 111, everyone comes through Route 111, and therefore traffic counts need to be updated.
- Patoine-waiting in a backup line is going to be the norm.
- Patoine-snow removal? This will be a storage for snow unless it is a huge storm then it will be removed.
- Patoine we need to institute an ability to serve from the electric companies. Applicant has been told there is an ability to serve from CMP.

MOTIONS:

Motion-Deschambault-Motion to APPROVE Case # 2024.29 Preliminary Site Plan and Subdivision Review for Westbrook Development Corporation (WDC) for the proposed construction of 80±-affordable housing at 37 Barra Road (Tax Map 2, Lot 42), in the I-3 Zone and forward a positive recommendation to the City Council to approve Contract Zone #24.

Second-Angers

Vote-Motion passed unanimously

10.d 2024.31 Review a Preliminary Site Plan for Mike Eon Associates, LTD. The property is 25 Barra Road (Tax Map 2, Lot 43-10) in the I3 Zone. The applicant plans on constructing a Dentist's Office with 25 Parking Spaces.

- Iriqat introduced this project. He mentioned this is the second time this has come through, this has had multiple extensions but eventually expired. Applicant is obligated to pay CFUP.

- Chris MacDonald from BH2M is representing the applicant as well as Mike Eon from Mike Eon Associates, LTD.
- Previous PB approval January of 2016 as office space and restaurant. Project changed to a dentist's office.
- 4800 SF building with 25 parking spots for 5 dentists
- Building is in the Thacher Brook Watershed, stormwater treatment more strenuous due to the condition of Thacher Brook.
- Mr. Eon gave a history of the project.
- He is working with a dentist who is interested in opening her practice in this structure.
- He talked about the timeline on this project.
- He talked about the steps he has taken to get this done.
- No comments from the public
- Patoine-it is a cut and dry application
- Deschambault feels they need something like a restaurant there but is happy with the dentist office.
- Patoine thanked him for filling the need of another business owner.
- Angers would motion (or ask Susan) to motion to go straight to final.
- Galbraith-we don't have a green light from engineering tonight so we have to stay at Preliminary

MOTIONS:

Motion-Deschambault-Motion to approve Case # 2024.31 Preliminary Plan Review for Mike Eon Associates LTD to construct a dentist office located at 25 Barra Road (Tax Map 2, Lot 43-10), with the recommended Conditions of Approval

Second-Angers

Vote-Motion passed unanimously

11. Other Business-Galbraith there are 2 plans to sign and plans for Board members to pick up.

12. Adjourn 8:08 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.