



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: August 18, 2021
Time: 6:00 PM
Location: City Hall Council Chambers & REMOTE ACCESS MEETING (1MRSA § 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Roch Angers (Vice Chair), Bruce Benway, Sean Tarpey, Spiros Droggitis, Alexa Plotkin (Voting Alternate), Michael Cantara (Alternate)
Vice Chair Angers opened the meeting at 6:01 PM
3. Adjustments to the Agenda
4. Planner's Business
5. Consent Agenda
5. A. Approval of Planning Board Meeting Minutes from August 4, 2021
MOTIONS: 6:02
Benway-Motion- to approve the Consent Agenda for August 4, 2021.
Tarpey-Second
Vice Chair Angers-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Benway, Tarpey, Droggitis & Plotkin)
6. Unfinished Business
7. New Business
7. A. 2021.24 Preliminary & Final Approval for a Subdivision Application to create 3 lots (2 new lots) for Pine Point Heights, LLC at 253-255 Hill Street (Tax Map 29, Lot 73) in the R-2 Zone.
 - Consulting Planner, Chris DiMatteo introduced the project mentioning the waivers being requested.
 - The applicant, Matthew Chamberlain, spoke on behalf of the project. He is dealing with the police on permitting for house numbers. He has received positive feedback from Public Works regarding the plans for the lot. The lot currently has a two family, which he is turning into a single residential unit, splitting the lot into two additional lots (creating 3 in total).
 - Lauren Edstrom of Ritz Avenue asked the applicant a few questions.
- The Board discussed the project with the applicant. The Board asked the applicant about landscaping that was suggested in the Planner's Report. The applicant also explained the addressing of the 3 lots.

MOTIONS: 6:18 PM

Benway-Motion- to grant the waivers to Chapter 66 (Subdivisions) Sections 35(d)(6), 35(d)(8), 35(d)(10) and 47(a) since no site improvements (roadways) are warranted and the Board determined this was a minor subdivision at the last meeting allowing for the waiver of submitting a Preliminary Plan.

Plotkin-Second

Vice Chair Angers-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Benway, Tarpey, Droggitis & Plotkin)

Benway-Motion- to grant Preliminary and Final approval of the 3-Lot Subdivision for Pine Point Heights, LLC at 253-255 Hill Street and approve the findings of fact based on the conditions recommended by Staff in the Draft Findings of Fact and that Planning Board authorizes the City Planner to sign the final plan on behalf of the Planning Board and declares that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.

Plotkin-Second

Benway-Motion- to amend the original motion, that paragraph 4 of the report to the Planning Board dated 8-11-2021 be a part of the approval.

Plotkin-Second

Vice Chair Angers-Roll Call for Vote (of the amendment)-Motion Passed, Unanimous Approval 4-0 (Benway, Tarpey, Droggitis & Plotkin)

Vice Chair Angers-Roll Call for Vote (for original motion)-Motion Passed, Unanimous Approval 4-0 (Benway, Tarpey, Droggitis & Plotkin)

7. B. 2021.41 Consideration of the REAPPROVAL of the Site Plan and Conditional Use permit to create 14 storage units for Dempsey, LLC (formerly Landmatters, LLC) at 23 Marcel Avenue (Tax Map 74, Lots 102 & 11) in the Industrial 2 (I-2) Zone. The project has not changed since the original 2019 approval.

- **Planner, Greg Tansley gave an update to the Planning Board regarding this re-approval application.**
- **The project was delayed due to COVID 19**
- **No other permits for this project have expired**
- **There are no changes in the application or the ordinance**
- **Recommendation of re-approval based on prior approval**
- **Thomas Gillis owner of Dempsey LLC & Landmatters spoke as applicant**
- **The applicant clarified that both entities are single member LLCs, same corporation.**
- **The Board asked Mr. Gillis to clarify the for sale sign on the property**
- **No member of the public spoke**

MOTIONS: 6:33 PM

Benway-Motion- to grant the waivers to Article 6, Section 26.F, Article 6, Section 49, 5 & 10, Article 11, II.5.B.4.f.1, and Article 11, 5.B.4.i.3.

Plotkin-Second

Vice Chair Angers-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Benway, Tarpey, Droggitis & Plotkin)

Benway-Motion- to approve the Site Plan and Conditional Use Permit for Dempsey, LLC at Tax Map 74, Lot 11 and 10-2 and approve the findings of fact based on the conditions recommended by Staff in its Report (and Draft Findings of Fact).

Plotkin-Second

Vice Chair Angers-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Benway, Tarpey, Droggitis & Plotkin)

8. Other Business

- Planner Tansley told the Planning Board that at the next meeting (9-1-21) there are 3 Public Hearings.
- He also reminded the Board that Riverjam is this weekend.

9. Adjourn

MOTIONS: 6:40 PM

Benway-Motion-to adjourn

Plotkin-Second

Vice Chair Angers-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0 (Benway, Tarpey, Droggitis & Plotkin)

Meeting adjourned at 6:42 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.