



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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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.

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| ○ | These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org. | |