



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: August 4, 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. Declaration of Quorum/Voting Members
Quorum Present: Bill Southwick (Chair), Roch Angers, Bruce Benway, Sean Tarpey, Spiros Droggitis, Alexa Plotkin (Alternate), Michael Cantara (Alternate)
Chair Southwick opened the meeting at 6:00 PM
Pledge of Allegiance
2. Adjustments to the Agenda
3. Planner's Business
 - Planner Tansley mentioned 2 zoning amendments that will be discussed
 - a) Odor Control
 - b) Mobile Food Vendor Courts
4. Consent Agenda
 4. A. Approval of Planning Board Meeting Minutes from July 21, 2021
MOTIONS: 6:02 PM
Benway-Motion- Motion to approve the Consent Agenda for July 21, 2021.
Angers-Second
Chair Southwick-Roll Call for Vote-Motion Passed, Unanimous, 4-0 (Angers, Benway, Tarpey & Droggitis)
5. Unfinished Business
6. New Business
 6. A. 2021.37 Public Hearing, Discussion & Ratification of the Remote Public Meeting Policy
 - Planner Tansley talked about the item and the purpose for it being on the Planning Board agenda.
 - The Board discussed the policy, clarifying the reasons and procedure if one cannot attend the meeting in person.
 - Chairman Southwick opened the Public Hearing, no comments from the public.

MOTIONS: 6:10 PM

Benway-Motion- To Ratify the Remote Public Meeting Policy for use by the Planning Board.

Angers-Second

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

6. B. 2021.36 Discussion and Schedule a Public Hearing - Article VI (Performance Standards), Section 30 (Extractive Industry), Section 9.I. - Amendment to allow the extractive industries to begin operations at 6 AM so long as they can demonstrate they will remain compliant with the City's Noise Ordinance.

- Planner Tansley talked about the item, saying that the earliest it could go to a Public Hearing would be September 1, 2021.
- The Board discussed the item, talking about decibel meters, the Noise Ordinance and Extraction Industries.
- Planner Tansley discussed the Noise Ordinance as it is now.
- The Board talked about requiring the applicant to provide proof that their business does not exceed approved decibel levels when applying for this waiver.
- Notification of abutters was discussed for the Public Hearing.
- The Board would like to entertain a violation policy of this portion of the ordinance.

MOTIONS: 6:48 PM

Benway-Motion- To hold a Public Hearing to amend the Noise Ordinance on September 1, 2021

Angers-Second

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

6. C. 2021.35 Discussion and/or Schedule a Public Hearing for an amendment to the General Development-1 (GD-1) to remove residential density limits for all structures (new, altered, and existing) in the GD-1 Shoreland Zone.

- Planner Tansley talked about the proposed changes to the zone
- The Board discussed such proposed changes and impact felt by the Saco River Corridor Commission.

MOTIONS: 7:01

Benway-Motion- to hold a Public Hearing as early as September 1, 2021 to amend the GD-1 Shoreland Zone to remove residential density limits for all structures.

Angers-Second

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

7. Other Business

7. A. Review Comprehensive Plan Schedule and Process

- Planner Tansley talked about sending out the paper survey to all households.
- The plan to get the Comp Plan done and approved before the council transition
- A draft of the survey to go to PEPAC by the end of the week.
- Abigail is to share the survey results with the Planning Board
- There will need to be an increase in meetings in order to get the Comp Plan completed.

- Planner Tansley to give the Planning Board members windows of time for the extra hours needed.
- The charrette is to result in formation of the Comp Plan.

7. B. Discussion and/or Schedule a Public Hearing for an amendment to the ordinance for Mobile Food Vendor Courts

- Planner Tansley talked about the outdated vendor ordinance and the need to bring the ordinance more up to date.
- The Board discussed the standards to be considered and the fact that it will be a site plan review process.
- A Public Hearing as early as September 1, 2021 is necessary in order to amend the portions of the ordinance.

MOTIONS: 7:39 PM

Benway-Motion- to hold a Public Hearing as early as September 1, 2021 to amend the ordinance for Mobile Food Vendor Courts.

Angers-Second

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

7. C. Discussion for an item upcoming in the future to amend the Odor Control Ordinance

- Planner Tansley talked about the possibility of amending the Odor Control Ordinance from just Marijuana businesses but to all business.
- He told the Board that if we are to hold the Public Hearing on September 1, 2021, we have to have public information and notices out by August 18, 2021.

8. Adjourn

MOTIONS: 7:42

Benway-Motion-To adjourn

Angers-Second

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

Meeting adjourned at 7:43 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.