



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: July 21, 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), Sean Tarpey (via ZOOM), Bruce Benway, & Michael Cantara.
Chair Southwick opened the meeting at 6:00 PM
2. Adjustments to the Agenda
3. Planner's Business
 - Planner Tansley reported that the Planning Board would be discussing the Public Meeting Policy at the next meeting. The policy went into effect July 31, 2021 and will need ratification by the Planning Board.
4. Consent Agenda
 4. A. Approval of Planning Board Meeting Minutes from July 7, 2021
MOTIONS: 6:01 PM
Benway-Motion- Motion to approve the Consent Agenda for July 7, 2021.
Cantara-Second
Chair Southwick-Roll Call for Vote-Motion Passed, Unanimous, 4-0 (Southwick, Tarpey, Benway & Cantara)
5. Unfinished Business
6. New Business
 - 6.A. 2021.17 - Public Hearing and Preliminary Subdivision/Site Plan Review for a proposed Contract Zone for Adams Point, LP and Southern Maine Affordable Housing at 69 Adam's Street (Tax Map 38, Lot 296) to allow for 39 units of multi-family housing in a 5-storey, 60 foot tall building (plus additional height for utility and elevator structures at a reduced parking provision 0.75 parking spaces per unit.
 - Planner Tansley announced that this item was supposed to be a Public Hearing but no longer fits the criteria so is an item for Preliminary Approval.
 - Consulting Planner Chris Di Matteo updated the Board on the project.
 - The applicants were represented by the following:
Guy Gagnon-Southern Maine Affordable Housing

Jack Gagnon-Oak Point Associates
Jordan Stickles-CHA Consulting
Shane Dunn-CHA Consulting

- There were no comments from the public.
- The Board discussed the project with the applicants making clarifications.
- The Board asked questions about stormwater, parking & evacuation areas among other topics.

MOTIONS: 7:21 PM

Benway-Motion- Motion to approve the Preliminary Subdivision/Site Plan for Adam's Point, LP and Southern Maine Affordable Housing conditioned on addressing all remaining Planning Board and Staff Comments with the final Subdivision/Site Plan Application.

Cantara-Second

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

6. B. 2021.23 - Shoreland Zoning Determination for Greatest Practical Extent for 2538970 Ontario, Inc. at 7 Bayberry Road (Tax Map 68, Lot 26) in the Coastal Residential and Limited Residential (Shoreland) Zone.

- Consulting Planner Di Matteo, introduced the item
- Shannon Alther from TMS Architects represented the applicant.
- There were no comments from the public.
- The Board discussed the request with the applicant.

MOTIONS: 7:30 PM

Benway-Motion- Motion to approve the Determination of Greatest Practical Extent for 2538970 Ontario Inc. based on the materials submitted 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.

Cantara-Second

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

7. Other Business

Comprehensive Plan Public Engagement Process Advisory Committee (PEPAC) Meeting

- Members of the PEP Committee who spoke to the Board:
Abigail Smallwood
Cat Bates
Richard Rhames

8. Adjourn

MOTIONS: 8:05 PM

- **Benway-Motion-** to adjourn
- **Cantara-Second**

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

Meeting adjourned at 9:05 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.