



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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PLANNING BOARD MINUTES

Date: Wednesday, July 18, 2018
Time: 6:00 PM
Location: Council Chambers, City Hall

1. PLEDGE OF ALLEGIANCE
2. DECLARATION OF QUORUM/VOTING MEMBERS

A. Quorum Present: William Southwick (Acting Chair), Richard Potvin II, Clement Fleurent, Roch Angers (alt voting member), Sean Tarpey (alt voting member).

3. ADJUSTMENTS TO THE AGENDA
4. PLANNER'S BUSINESS
5. CONSENT AGENDA

A. Consideration of Minutes: June 6, 2018

MOTION:

- Angers – Motion: to Approve the Consent Agenda.
- Fleurent – Second.
- Acting Chair Southwick – **Call for Vote** – Unanimous Approval (4-0) all in favor.

6. UNFINISHED BUSINESS
7. NEW BUSINESS

A. **2018.15 Public Hearing, take comments, and make recommendations to the City Council** regarding a proposed amendment to allow Medical Marijuana Growing Facilities as a Conditional Use in limited areas of the Industrial-3 (I-3) Zone.

Greg Tansley, City Planner: Brief report.

Norman Crepeau, Owner of 17 Pomerleau Street: Has been in the manufacturing business for 20 years and would like to see Joe Cappolino move his business there.

Joe Cappolino, 10 Pomerleau Street: Would like to expand his business and move it out of his home.

Alan Shepard, Attorney: helped draft a proposal and praised City Staff for all the help and hard work.

Discussion between Board and Staff.

MOTION:

- Potvin – Motion: to recommend the Zoning Change pass at the City Council.
- Roch – Second.
- Acting Chair Southwick – **Call for Vote** – Vote 3-1, Potvin, Tarpey, and Angers in favor with Fleurent opposed, Motion passed.

B. **2018.17 Public Hearing, take comments, and make recommendations to the City Council**

regarding a proposed amendment to exempt from permitting certain City installed and/or approved banners on light poles in a public right-of-way.

Greg Tansley, City Planner: Brief report.
Discussion between the Board and Staff.

MOTION:

- **Angers – Motion:** to recommend the Zoning Change pass at the City Council with the revised language.
- **Potvin – Second.**
- **Acting Chair Southwick – Call for Vote –** Unanimous Approval (4-0).

- C. 2015.33 Plan B Development Reduction of Performance Guarantee** for a 45 Unit Senior Condominium Project with nine 5 Unit Buildings at 185 Granite St. (Tax Map 22, Lot 39) in Contract Zone #16.

Greg Tansley, City Planner: Brief report.

John Malloy, Staff Engineer: At this point the project it just about complete and I feel we're holding more money than we to, based on our other projects and regulations.

Discussion between Board and Staff.

MOTION:

- **Fleurent – Motion:** to approve the reduction of the Performance Guarantee for Plan B Development for a 45-Unit senior housing condominium project at 185 Granite Street to \$16,749.78 with the remaining funds to be assigned to the charge of the Planning Department.
- **Angers – Second.**
- **Acting Chair Southwick – Call for Vote –** Unanimous Approval (4-0).

- D. 2018.14 Preliminary/Final Subdivision Plan** for Riverdam Mill, LLC for a three lot subdivision located at 24 Pearl Street (Tax Map 71, Lot 9) and 90 Saco Falls Way (Tax Map 71, Lot 9-4) in the MSRD-3 zone.

Greg Tansley, City Planner: Brief report.

Dale Ackley: Here to answer any questions.

Discussion between the Board and Staff.

MOTION:

- **Potvin – Motion:** to approve the Preliminary and Final Subdivision for Riverdam Mill at 24 Pearl Street and 90 Saco Falls Way, approve the Findings of Fact, and sign the plan based on the conditions recommended by Staff in its report dated July 10, 2018.
- **Angers – Second.**
- **Acting Chair Southwick – Call for Vote –** Unanimous Approval (4-0).

- E. 2018.13 Preliminary/Final Site Plan/Subdivision** for JJ & L, Corp. to renovate the first floor into mixed non-residential uses and renovate the second and third floors into 14 one bedroom and 2 two bedroom apartments/condos located at 5 Washington Street (Tax Map 38, Lot 352) in the MSRD-1 zone.

Greg Tansley, City Planner: Brief report.

Discussion between the Board and Staff.

Jason Hutchins, JJ & L Corp: Answered questions regarding a dumpster.

MOTION:

- **Angers – Motion:** to approve the Preliminary and Final Site Plan and Subdivision for JJ & L Corp at 5 Washington Street and approve the Findings of Fact based on the conditions recommended by Staff in its report dated July 10, 2018.
- **Potvin – Second.**
- **Acting Chair Southwick – Call for Vote – Unanimous Approval (4-0).**

- F. 2018.16 Determination of Greatest Practical Extent:** for Mike O’Neil & Tammy Sarchi for the demolition/reconstruction of a residence at 46 Ocean Avenue (Tax Map 60, Lot 43) in the CR & LR zone.

Greg Tansley, City Planner: Brief report.

Eric Peterson, Peterson Design Group: Spoke briefly.

Winifred Chishom: I thought it was fascinating.

Discussion between the Board and Staff.

MOTION:

- **Potvin – Motion:** to approve the Determination of Greatest Practical Extent for Mike O’Neil and Tammy Sarchi based on the approved plans for 46 Ocean Avenue (Tax Map 60, Lot 43), approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated July 10, 2018, except for condition number 5.
- **Angers – Second.**
- **Acting Chair Southwick – Call for Vote – Unanimous Approval (4-0).**

8. OTHER BUSINESS

Greg Tansley, City Planner: I received this amendment in this week for Haley Farms Estates. It’s a minor amendment that only requires the City Planner and City Engineer’s approval but still needs to come back to the Board for signatures and motion.

MOTION:

- **Angers – Motion:** to concur with the minor change recommended by the City Planner and City Engineer.
- **Fleurent – Second.**
- **Acting Chair Southwick – Call for Vote – Unanimous Approval (4-0).**

Greg Tansley, City Planner: We did not receive submissions for the month of August. The Council did pass two Zoning Amendments to come before the Board and right now we do not meet our notice requirements. I taking off the month of August and push the Planning Board back to September 5. The two amendment are expanding the MSRD distract back and R-1-B.

Discussion between the Board and Staff: The Board agrees to wait and meet on September 5.

9. ADJOURN

MOTION:

- **Potvin – Motion:** to Adjourn.
- **Fleurent – Second.**
- **Acting Chair Southwick – Call for Vote- Unanimous Approval (4-0).**

○ 
○ Planning Board Chair

10/3/2018
Date

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