

CITY OF BIDDEFORD

PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@biddefordmaine.org

PLANNING BOARD MINUTES

Date: Wednesday, July 5, 2017

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, Matthew Boutet, Roch Angers (Alt-Voting Member).

3. ADJUSTMENTS TO THE AGENDA

4. PLANNER'S BUSINESS

5. CONSENT AGENDA

A. Consideration of Minutes: June 7, 2017

MOTION:

- **Boutet**
- Motion: to approve the Minutes.
- **Angers**
- Second.
- **Southwick (Acting Chair) – Call for Vote**
- Unanimous Approval (3-0) passed. Potvin, Boutet and Angers all in favor.

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. **2017.24 Determination of Greatest Practical Extent:** for Jason Bricker who proposes to reconstruct the existing house on the same foundation at 15 East Crescent Cove Lane (Tax Map 68, Lot 50) in the CR and LR zones.

Greg Tansley, Planner: Gave a brief report.

Mike Skolnick, Northeast Civil Solutions: Gave a brief summary of the project.

Discussion between the Board, Staff and Applicant.

MOTION:

- **Potvin**
- Motion: to approve the Determination of Greatest Practical Extent for Jason Bricker based on the approved plans for 15 East Crescent Cove Lane (Tax Map 68, Lot 50) approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated June 28, 2017.
- **Boutet**
- Second.
- **Southwick (Acting Chair) – Call for Vote**
- Unanimous Approval (3-0) passed. Potvin, Boutet and Angers all in favor.

- B. 2017.11 Final Site Plan Review:** For University of New England to construct a new multi-purpose turf athletic field and associated amenities located off Pool Street (Tax Map 9, Lot 15) in the IN zone.

Greg Tansley, Planner: Spoke briefly.

Alan Thibeault, Assistant Vice President of Planning for UNE: Gave a presentation.

MOTION:

- **Boutet**
- Motion: to approve the Site Plan Application for the University of New England to construct a new athletic field at Tax Map 9, Lot 15, approve the findings of fact, and sign the mylar based on the conditions recommended by Staff in its report dated June 23, 2017.
- **Angers**
- Second.
- **Southwick (Acting Chair) – Call for Vote**
- Unanimous Approval (3-0) passed. Potvin, Boutet and Angers all in favor.
- C. 2017.22 Final Site Plan and Shoreland Zoning Permit Review:** for the University of New England for a proposed Waterfront Master Plan to provide space for waterside activities located at 11 Hills Beach Road (Tax Map 52, Lot 4) in the IN and LR zones.

Greg Tansley, Planner: Gave a report.

Alan Thibeault, Assistant Vice President of Planning for UNE: Gave a presentation.

Discussion between Board, Staff and Applicant.

MOTION:

- **Boutet**
- Motion: to approve the waiver requiring a Stormwater/Drainage analysis based on the reported reduction in impervious surfaces on the site.
- **Angers**
- Second.
- **Southwick (Acting Chair) – Call for Vote**
- Unanimous Approval (3-0) passed. Potvin, Boutet and Angers all in favor.

8. OTHER BUSINESS

- A. Greg Tansley, Planner:** the City Planner and City Engineer can approve Amendments on previously approved subdivisions that don't affect density greater than 5%. However they have to come back to the Board for concurrence. Before you is McKenney Drive lots 4 & 5. Tom Milligan and I have already approved it, we just need the Boards approval.

MOTION:

- **Boutet**
- Motion: to concur.
- **Angers**
- Second.
- **Southwick (Acting Chair) – Call for Vote**
- Unanimous Approval (3-0) passed. Potvin, Boutet and Angers all in favor.
- B. Greg Tansley, Planner:** This is an old subdivision off of the Old Pool Road. What they are looking to do is swap land between the two lots. Tom Milligan and I have already approved this and we need your concurrence.

MOTION:

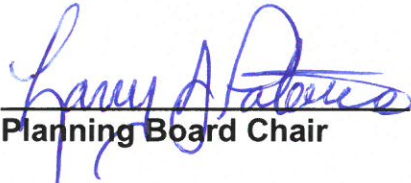
- **Angers**
- Motion: to concur.

- Boutet
- Second.
- Southwick (Acting Chair) – Call for Vote
- Unanimous Approval (3-0) passed. Potvin, Boutet and Angers all in favor.

9. **ADJOURN**

MOTION:

- Potvin
- Motion: to Adjourn.
- Angers
- Second.
- Southwick (Acting Chair) – Call for Vote
- Unanimous Approval (3-0) passed. Potvin, Boutet and Angers all in favor.


 Planning Board Chair

8/2/2017
 Date

-
-
-

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

