

City of Biddeford
Planning Board
June 21, 2023 6:00 PM City Hall
MEETING MINUTES

STATUS: Planning Board Meeting, Wednesday, June 21, 2023, 6:00 PM City Council Chambers & Zoom

1. PLEDGE OF ALLEGIANCE

2. DECLARATION OF QUORUM/VOTING MEMBERS

In attendance: Larry Patoine, Chair, Susan Deschambault, Sean Tarpey, Alexa Plotkin
Staff: David Galbraith, Eric Freeman & Nan Whitten

3. ADJUSTMENTS TO THE AGENDA-None

4. PLANNER'S BUSINESS

4.A. Orientation for new & existing Planning Board Members

Mr. Galbraith discussed documents being used in new Planning Board Member orientation. He also told the members who are in attendance that tonight we will collect a signed Rules of Procedure & Code of Ethics document from each of the Planning Board Members and we will swear each member in after the meeting tonight.

5. CONSENT AGENDA

5.A. Approve Meeting Minutes for 5-31-23 & 6-7-23

MOTIONS: 6:04 PM

Deschambault-Motion-To accept the meeting minutes for May 31, 2023 & June 7, 2023 as written

Plotkin-Second

Motion passed unanimously

6. UNFINISHED BUSINESS-None

7. NEW BUSINESS

7.A. 2023.21 Public meeting and take comments regarding a Final Site Plan Conditional Use Application for True Storage to redevelop Building 36 into a self-storage facility at 32 Main Street (Tax Map 71, Lot 10-5) in the MSRD 3 zone.

- Matt Rabasco of Gorrill Palmer made the presentation for the project.
- There were no comments from the public
- It was determined that the roof drains will be disconnected but not removed.
- George Collard gave a brief summary of the history of the building.

MOTIONS: 6:17 PM

Deschambault-Motion-To approve the Final Site Plan and Conditional Use Permit (Case # 2023.10) for True Storage LLC, a self-storage facility, to be located at 32-40 Main Street (PID# 71-10-5) within the Pepperell Mill Campus // Self-storage Facility. Sketch Site Plan for the proposal located at Building 36, 32-40 Main Street (Tax Map 71, Lot 10-5), within the Main Street Revitalization District 3 (MSRD-3) zoning district, as presented.

Plotkin-Second Motion Passed Unanimously

7.B. 2023.33 Review, ask questions and comment on a Sketch Plan application for Beachwood Development Fund LP at 781 Pool Street in the Coastal Residential

District as well as Stream Protection and Limited Residential Overlay Zones. The proposal is to create an 8-lot single family residential subdivision.

- Griffin Wood from Terradyn Consultants presented the project.
- He told the Board that there are 25.4 acres in the CR zone which is undeveloped forest and using public water.
- There will be no access via Maddox Pond Road.
- There will be 50' buffers for the abutters
- He did acknowledge that the City has heard from abutters and will try and answer all questions but this is just a Sketch Plan Application and will know more as they go forward.
- They are expected to use some fill but do not know the exact quantities at this time.
- Blasting is a possibility.
- The drainage design will follow the ordinance
- There will be no vehicle access on Peter Pond Road.
- Public Comments:
 - Laura Dunn-755 Pool Street
 - Peter McGuirl-755 Pool Street
 - Jane Franz-50 Fortunes Road
 - Harry Gorman-6 Thorndike Avenue
 - John Tighe-30 Maddox Pond Road
- Public Comment Time Closed
- The Planning Board talked about requiring the HOA prior to approval
- This was a Sketch Plan & No Votes were taken

7.C. 2021.42 Review and discuss the environmental study by Basswood Environmental for South Street Village LLC, the study was performed on the site of the Hidden Hills Subdivision located on South Street (Tax Map 7, Lot 8) in the RF & SR-1 Zones.

- Mr. Galbraith explained the changes with the project
- He is concerned asking for an additional environmental study after two have been done would be an overreach
- Ms. Plotkin stated that when considering the changes, she suggests they go with what they have.
- Mr. Tarpey would like a full boundary of the remaining land to see what the parameters of the land are now.
- The applicant, Matt Chamberlain came to answer any questions posed by the public or the Board.
- Eric Lima from Basswood Environmental also appeared to answer questions.
- Ms. Plotkin said she feels it would be unfair for the Board to require and additional environmental study at this time and she is ok using what they have to decide.
- Ms. Deschambault agreed with Ms. Plotkin
- Mr. Tarpey does not know the boundary of the land and wants a full boundary survey.
- There will be no additional 3rd party environmental review.

7.D. 2023.24 Review amendments made to the proposed Back Lot Ordinance based on comments attained at the last Planning Board Meeting.

- Mr. Galbraith discussed the Back Lot Ordinance and the Board's options for the proposed ordinance to then be sent to City Council.

MOTIONS: 7:45

Plotkin-Motion-To approve Draft #3 with the changes of pulling out the reference to the Comprehensive Plan and Growth Areas but add the words residentially zoned properties in its place accepting the changes in blue text.

8. OTHER BUSINESS

9. ADJOURN 7: 52 PM

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at tonight's meeting shall be rescheduled to the next meeting of the Board. All materials pertaining to items on the agenda are available for public review at the Biddeford Planning Department, second floor, Biddeford City Hall during normal business hours.