



CITY OF BIDDEFORD

Planning and Development Department

Greg D. Tansley, A.I.C.P.

City Planner

205 Main Street

P.O. Box 586

Biddeford, ME 04005

(207) 282-7119 or (207) 284-9115

Greg.Tansley@biddefordmaine.org

Planning Board

Date: Wednesday, June 17, 2020

Time: 6:00 PM

Location: REMOTE ACCESS MEETING (1 MRSA § 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

1. Pledge of Allegiance – Dispensed of the Pledge of Allegiance due to COVID-19 Remote Meetings.
2. Declaration of Quorum/Voting Members

Quorum Present: Chair William Southwick, Bruce Benway, Sean Tarpey, Spiros Droggitis, Michael Cantara.

3. Adjustments to the Agenda
4. Planner's Business

Greg Tansley, City Planner: there will be a July 1 Meeting.

5. Consent Agenda
 - A. Minutes of June 3, 2020 Planning Board Meeting.

MOTION:

Benway – Motion: to approve the consent agenda.

Droggitis – Second.

Chair Southwick – Roll Call for vote – Unanimous Approval (3-0) all in favor (Droggitis, Tarpey, Benway). Mr. Canatara was absent for this vote.

6. Unfinished Business
7. New Business

- A. 2020.12 Planning Board Review for Auburn Concrete to operate an Extractive Industry (concrete manufacturing) at 21 Cole Road (Tax Map 18, Lot 39) in the I-1 Zone.

City Planner Tansley introduced the project. Mr. Cummings of Auburn Concrete addressed the Board.

There were no public comments.

MOTIONS:

- A. Benway – Motion: *Motion to grant a waiver to Article VI, Section 30, 6(I) which would require a traffic study by a traffic engineer due to minimal traffic expected from the proposed operations outlined in the materials on file.*

Tarpey – Second.

Chair Southwick – Roll Call for vote – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).

- B. Benway – Motion: *Motion to grant a waiver to Article VI, Section 30, 6 (E,c,6) which would require a locate all wells within 500 feet of the site since no extraction/excavation is proposed for the site.*

Cantara – Second.

Chair Southwick – Roll Call for vote – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).

- C. Benway – Motion: *Motion to grant a waiver to Article VI, Section 30, 6(G) which would require a rehabilitation plan since no extraction/excavation is proposed for the site.*

Droggitis – Second.

Chair Southwick – Roll Call for vote – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).

- D. Benway – Motion: *Motion to grant a waiver to Article VI, Section 30, 6(E.c.3) which would a determination of depth to groundwater since no extraction/excavation is proposed for the site.*

Cantara – Second.

Chair Southwick – Roll Call for vote – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).

- E. Benway – Motion: *Motion to approve the extractive industry for Auburn Concrete at 21 Cole Road (Tax Map 18, Lot 39) in the I-1 zone and approve the Findings of Fact, based on the conditions recommended by Staff in its report dated June 12, 2020 and as amended with 2 new Conditions of Approval, e. and f, as read in to the record by the City Planner.*

Cantara – Second.

Droggitis: Asked if the addition of the term cemeteries in Conclusions of Law #18 would be appropriate.

Tansley: Yes, but may already be covered.

Droggitis: Explained his reasoning for the suggestion.

Tansley: Indicated this would be appropriate by amending the original motion.

Droggitis: Motion: *To amend the Conclusions of Law to include Cemeteries in #18.*

Benway – Second.

Chair Southwick – Roll Call for vote on the Amendment – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).

Chair Southwick – Roll Call for vote on original motion as amended – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).

8. Other Business

Canatara: When will next meeting be?
Tansley: July 1 (via Zoom)

9. Adjourn

Benway – Motion: *Motion to adjourn.*

Cantara – Second.

Chair Southwick – Roll Call for vote – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).



Planning Board Chair

11-6-2020
Date

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at the meeting shall be rescheduled to a subsequent meeting of the Board. Materials for the above and further details on public input are available for review at www.biddefordmaine.org/planning.