

CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: June 16, 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, Spiros Droggitis, Roch Angers, Bruce Benway, Michael Cantara & Alexa Plotkin.
Chair Southwick opened the meeting at 6:09 PM

2. Adjustments to the Agenda

3. Planner's Business

4. Consent Agenda

4. A. Approval of Planning Board Meeting Minutes from June 2, 2021

MOTIONS: 6:12 PM

Angers-Motion- Motion to approve the Consent Agenda for June 2, 2021.

Droggitis-Second

Chair Southwick-Roll Call for Vote-Motion Passed, 3-0 (Droggitis, Tarpey, & Angers Benway abstained)

5. Unfinished Business

5.A. 2021.04 Remove from Table Final Site Plan/Subdivision/Shoreland Zoning Approval- Tom Watson & Co., LLC for the redevelopment at 1 Gooch Street & 59 Elm Street (Tax Map 40, Lot 56) in the MSRD 3 & General District Shoreland Overlay Zone.

MOTIONS: 6:14 PM

Benway-Motion-To Remove Item 2021.04 from the table.

Angers-Second

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

- Consulting Planner, Chris DiMatteo did a brief overview of the project.
- John Laliberte of Tom Watson & Co. introduced their team and spoke on the project, their management company (Port Properties). He spoke about their Best

Management Practices, the portfolio of the company, the average storage unit clients and their habits.

- Peter Heil of Acorn Engineering spoke on the project, he talked about the temporary sidewalk being bituminous, the fire lane changes, the parking that has been reworked for self storage, the DEP and on site management.
- Members of the Board mentioned their appreciation for the changes made.

MOTIONS: 6:30

Benway-Motion- To approve the waiver request to allow for less than 1,000 SF of open space per dwelling unit based on this being a redevelopment project of an already impervious site and the proximity of this site to existing and planned open spaces such as the Biddeford RiverWalk.

Angers-Second

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

Benway-Motion- To approve the waiver request to allow parking to back out into the street (angled) based on this being a redevelopment project and that these parking spaces will be re-evaluated upon the review of future development projects off Gooch Street.

Angers-Second

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

Benway-Motion- To allow for a 15' radius turning right onto Elm Street based on existing site constraints and that two exiting lanes provide increased width at Elm Street to accommodate larger vehicles turning movements in both directions.

Angers-Second

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

Benway-Motion- Due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency the 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.

Angers-Second

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

Benway-Motion- To approve the Site Plan, Subdivision, and Shoreland Zoning Permit for Tom Watson & Co at 1 Gooch Street and 59 Elm Street, Tax Map 40, Lot 56, for the redevelopment of the former Saco-Lowell Building into 320 self-storage units and 96 apartments, approve the Findings of Fact and Conclusions of Law, and sign the plans based on the conditions in the Planning Board DRAFT Findings of Fact and Conclusions of Law dated June 16, 2021.

Angers-Second

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

6. New Business

6. A. 2021.08 Authorization of a 3rd Party Independent Wildlife Analysis for E & R Development Corp. related to an 18-Lot residential development proposal to extend Winding Creek Lane (Tax Map 8, Lot 3-1 & Portion of Lot 3) in the R-1-A Zone.

- Planner Greg Tansley updated and explained the Wildlife Analysis. He spoke about the criteria & procedure for finding a company for the work. He also explained some of the concerns of the applicant.
- The following members of the public commented:
Charlie Gould-22 Winding Creek Lane
Meaghan Daley-16 Pinewood Circle
- Mike Eon spoke as applicant

MOTIONS: 6:48

Benway-Motion- Per Chapter 66, Section 38 Biddeford Code of Ordinances the applicant shall submit a sum of \$7,450.00 in escrow for an independent Wildlife Analysis to be conducted by Biodiversity Research Institute (BRI) as provided in the Scope of Work presented to the Planning Board in its packet for June 16, 2021.

Angers-Second

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

7. Other Business

- Planner Tansley told the Board that at the July 7 meeting there are 4 Public Hearings which will be held both in person & remotely.

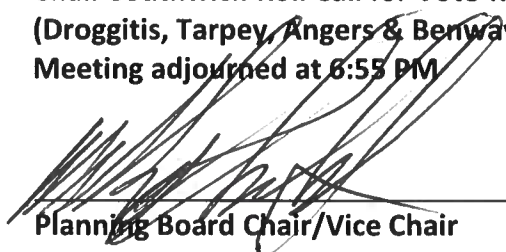
8. Adjourn

MOTIONS: 6:54 PM

- **Benway-Motion-** to adjourn
- **Angers-Second**

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

Meeting adjourned at 6:55 PM



Planning Board Chair/Vice Chair



Date

8-2021

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