



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, June 6, 2018
Time: 6:00 PM
Location: Council Chambers, City Hall

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

A. Quorum Present: Chair Larry Patoine, Richard Potvin II, William Southwick, Matthew Boutet, Clement Fleurent, Roch Angers (Alt non-voting member), Sean Tarpey (Alt non-voting member).

3. ADJUSTMENTS TO THE AGENDA

Chair Larry Patoine: The applicant for item A. is stuck in traffic so Item B. will be first on the agenda.

4. PLANNER'S BUSINESS
5. CONSENT AGENDA

A. Consideration of Minutes: May 2, 2018

MOTION:

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

6. UNFINISHED BUSINESS
7. NEW BUSINESS

A. **2018.11 Conditional Use Permit:** for Nicholas Gourdouras to operate a Medical Marijuana Growing facility located at 11 Cole Road (Tax Map 18, lot 39-2) in the I-1 zone.

Greg Tansley, City Planner: Gave a brief report.
Nicholas Gourdouras, Applicant: Spoke briefly.
Discussion between the Board, Staff and Applicant.

MOTION:

- **Potvin** – Motion: to waive Full Site Plan Review.
- **Southwick** – Second.
- **Chair Patoine** – **Call for Vote** – Vote 3-1, Potvin, Southwick and Boutet in favor with Fleurent opposed, Motion passed.

MOTION:

- **Potvin – Motion:** to approve the Conditional Use Permit for the applicant to add a medical marijuana growing facility at 11 Cole Road, Tax map 18, Lot 39-2, and approve the Findings of Fact based on the conditions recommended by Staff in its report dated May 30, 2018 and to include 1-7 provided today.
- **Boutet – Second.**
- **Chair Patoine – Call for Vote –** Vote 3-1, Potvin, Southwick and Boutet in favor with Fleurent opposed, Motion passed.

- B. 2018.13 Conceptual 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.
Jason Hutchins, JJ & L Corp: Spoke briefly
Vincent Keely, Ward 1: Has an issue with parking.
Discussion between the Board, Staff and Applicant.
John Hutchins, JJ & L Corp: Spoke briefly.

MOTION:

- **Boutet – Motion:** to determine the proposed subdivision is a major subdivision.
- **Potvin – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (4-0) all in favor.

MOTION:

- **Boutet – Motion:** to waive 18 parking spaces.
- **Southwick – Second.**
- **Chair Patoine – Call for Vote –** Vote 3-1, Potvin, Southwick and Boutet in favor with Fleurent opposed, Motion passed.

MOTION:

- **Boutet – Motion:** to waive the Full Subdivision Review process to allow subsequent Preliminary and Final Approval of Subdivision/Site Plan given the board determines that such variation will not adversely affect public convenience, safety, health and welfare.
- **Potvin – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (4-0) all in favor.

- C. 2018.14 Conceptual 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, Riverdam Mill, LLC: Spoke briefly.
John Tarbox, 22 Pearl Street: Has an issue with parking.
Discussion between the Board, Staff and Applicant.

MOTION:

- **Southwick – Motion:** to determine the proposed subdivision is a minor subdivision.
- **Boutet – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (4-0) all in favor.

MOTION:

- **Southwick – Motion:** to waive the full Subdivision Review process to allow subsequent Preliminary and Final Approval of Subdivision given the Board determine that such variation will not adversely affect public convenience, safety, health and welfare.
- **Boutet – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (4-0) all in favor.

8. OTHER BUSINESS

Greg Tansley, City Planner: our next Planning Board meeting will be on July 18th. We might have to have a special meeting before that.

9. ADJOURN

MOTION:

- **Potvin – Motion:** to Adjourn.
- **Boutet – Second.**
- **Chair Patoine – Call for Vote –** Unanimous Approval (4-00 all in favor.

○ 
○ **Planning Board Chair**

9/5/2018
Date

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

