



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 5, 2019
Time: 6:00 PM
Location: Council Chambers, City Hall

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
 - A. Quorum Present: Chair William Southwick, Roch Angers, Bruce Benway, Sean Tarpey, Spiros Droggitis (alt voting member).
3. Adjustments to the Agenda
4. Planner's Business
5. Consent Agenda
 - A. Consideration of Minutes: May 1, 2019

MOTION:

Benway- Motion: to approve Consent Agenda.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

6. Unfinished Business
7. New Business
 - A. 2019.19 Public Hearing, take comments, and make recommendations to the City Council, regarding a proposed amendment to the Official Zoning Map to rezone the rear portions of 480 and 486 Elm Street (Tax Map 18, Lots 29, 29-1, and 29-2) from R-1-A to B-2.

Greg Tansley, City Planner: Spoke briefly.

Discussion between Board and Staff regarding adding another parcel to the Public Hearing.

Guy Casavant: Supplied the address and Map & Lot.

Chair Southwick – We will add 472 Elm Street (Tax Map 18, Lot 32) to the Public Hearing for comment.

Guy Casavant, Representing West Street Motor Sales: Here to support the change and ask that you consider adding 472 Elm Street (Tax Map 18, Lot 32) which you already did. We support it.

MOTION:

Benway- Motion: to recommend the Zoning Change pass at the City Council and to include 472 Elm Street (Tax Map 18, Lot 32).

Angers- Second.

Chair Southwick- call for Vote- Unanimous Approval (4-0) all in favor.

Brief recess to fix the computer system.

- B. 2019.06 Remove from table a proposed amendment to the Zoning Ordinance to allow street-level residential uses in the Downtown Area where non-residential street level uses remain fronting on public streets and public spaces.

MOTION:

Benway- Motion: to remove item for table.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

Julian Schlaver, President of DDC and Resident: Do not think this should pass.

Discussion between Board and Mr. Schlaver.

MOTION:

Benway- Motion: to postpone this amendment indefinitely (kills the item).

Tarpey- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- C. 2019.17 Preliminary/Final Subdivision Review for Pine Point Heights, LLC to convert a house lot into three house lots located at 23 Raymond Street (Tax Map 29, Lot 98) in the R-2 zone.

Greg Tansley, City Planner: Spoke briefly.

Matthew Chamberlain, Pine Point Heights, LLC: Spoke briefly and will answer any questions.

Discussion between Board and Staff.

Benway- Move the two conditions to be identified as we consider this item and that is part or the sale conveyance of lot B and any issuance of building permits or driveway permits for lot B. The crushed stone driveway on lot A needs to be removed to a minimum of 5 feet of the proposed lot line for lot B. The second being the applicant provide a copy of the recorded division plan to the Planning Department within 15 days of recording.

Chair Southwick- Proposing to add that to the motion? Consensus of the Board is to add it to the motion.

MOTION:

Benway- Motion: to approve the minor subdivision for Pine Point Heights, LLC to create a 3-Lot Subdivision at 23 Raymond Street (Tax Map 29, Lot 98), approve the Findings of Fact, and sign the plans based on the conditions recommended by Staff in its report dated May 29, 2019.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- D. 2019.21 Amendment to a Previously Approved Subdivision for Kenneth & Patricia Crepeau to divide their lot into two lots at 2 Glaude Ave (Tax Map 83, Lot 36) in the R-3 zone.

Greg Tansley, City Planner: Spoke briefly.

Kenneth Crepeau, 2 Glaude Ave property owner: here to answer any questions.

MOTION:

Angers- Motion: to approve the amendment to a previously approved subdivision for Kenneth and Patricia Crepeau, approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated May 29, 2019.

Benway- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- E. 2019.22 Shoreland Zone Permit/Change of Use for Eric & Jill Lubiner to convert the property at 122 Hills Beach Road (Tax Map 54, Lot 76) from a commercial (restaurant) use to a residential (single-family) use in the CR and RP (shoreland) zones.

Greg Tansley, City Planner: Spoke briefly.

Jill Lubiner, Owner of 122 Hills Beach Road: Loves the property and here to answer any questions.

Chris Stone, Realtor: This building is in need of repair and the best thing for it would be to change the use.

Discussion between Board and Applicant.

MOTION:

Benway- Motion: to approve the Change of Use for Eric and Jill Lubiner based on the criteria presented for 122 Hills Beach Road (Tax Map 54, Lot 76), approve the findings of facts, and sign the plans based on the conditions recommended by Staff in its report dated May 29, 2019.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- F. 2019.23 Shoreland Zone/Determination of Greatest Practical Extent for Tony Covino for the removal and rebuild of a residence at 225 Hills Beach Road (Tax Map 55, Lot 44) in the CR and RP (shoreland) zones.

Greg Tansley, City Planner: Spoke briefly.

Tony Covino, Saco Bay Builders: Here to answer any questions.

Discussion between Board and Mr. Covino.

MOTION:

Benway- Motion: to approve the Determination of Greatest Practical Extent for Krista Evans based on the approved plans for 225 Hills Beach Road (Tax Map 55, Lot 44),

approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated May 29, 2019.

Angers-Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- G. 2019.01 Revised Concept Site Plan Review for Landmatters, LLC to construct 14 storage units located at 23 Marcel Avenue (Tax Map 74, Lot 11) in the I-2 zone.

Greg Tansley, City Planner: Spoke briefly.

Bill Thompson, BH2M Engineers: Gave a presentation.

Mark Gagne, 31 Marcel Ave: Does not want any access onto Marcel Ave.

Benway: Is satisfied with the applicant listening to the neighbor's wants/needs.

Tarpey: It is my understanding we have a third party reviewing the stormwater.

Greg Tansley, City Planner: Yes and we have been very pleased with their work.

Angers: Parking Spaces.

Discussion between Board, Staff and Applicant.

Tom Gillis: This is in jeopardy of losing funds if I cannot get some kind of temporary approval.

Discussion between Board and Staff.

MOTION:

Benway- Motion: to recess for 5 minutes.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

Chair Southwick: we have some wording drafted up for a motion.

Discussion between Board and Staff.

MOTION:

Benway- Motion: to grant a Preliminary approval for Lnadmatters, LLC to construct 14 storage units located at 23 Marcel Avenue, conditioned on the following, the Applicant shall submit a final application and plan set no later than July 17th at 2PM and the Planning Board will not grant a final approval unless all remaining Staff and Third-Party review comments are addressed to the satisfaction of the Board, as well as any other issues or concerns raised by the Board through its review of the final plan submission.

Tarpey-Second.

Discussion between Board and Staff.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

8. Other Business

Greg Tansley, City Planner: Next week on Tuesday, June 11th we are having a joint training session at Saco City Hall.

Discussion between Board and Staff regarding Comp Plan.

9. Adjourn

Meeting adjourned @ 7:34 PM



Planning Board Chair

8/7/19
Date

-
-
-

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

