CITY OF BIDDEFORD
PLANNING DEPARTMENT

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Planning Board
Minutes

Date: Wednesday, June 3, 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

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

3. Adjustments to the Agenda - None
4. Planner's Business

   Greg Tansley, City Planner: Not sure if there will be a June 17 Meeting, but it is possible. Chair Southwick noted that in Biddeford many projects are still continuing Biddeford is still witnessing continued growth.

5. Consent Agenda
   A. Consideration of Minutes: May 20, 2020.

   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).

6. Unfinished Business - None
7. New Business
   A. 2020.15 Subdivision, Site Plan, and Shoreland Zoning review for The Mills at Pepperell, LLC and Mill 11, LLC, to convert Building #11 of the Pepperell Mill complex into 71 housing units located off Laconia Street (Tax Map 71, Lot 10) in the MSRD-3 zone.

Tansley introduced Megan Higgins representing the applicant. briefly summarized the project and that it did receive previous approvals in 2015 but the approval has expired. The applicant is asking for the previously approved project to be re-approved.

New state Statute included in the Report enables the City to expedite the review process for existing buildings going under a residential re-development.

4 waivers were identified in the report, generally related to parking – landscaping, backing out into parking lanes, and the number of parking spaces provided. They have asked for a waiver of 25 parking spaces. This is the same waiver approve din 2015. After 2015 the Board approved a campus Master Plan. In that plan, the waiver of 25 parking spaces is already accommodated in the parking calculations for the site.

Some outstanding items are identified in the report. They appear to be in good order, but I have left them as Conditions of Approval, whether or not they have already been satisfied.

There are several recommended waivers in the report with language drafted if they were to be approved.

SRCC has extended its approval as well through 2021.

Chair Southwick asked for the sample motions to be placed on the screen as they are taken up.

Megan Higgins summarized the project again. No longer a Main eState Housing project for seniors. Will be market-rate instead. Will use Historic Tax Credits. Up to 71 units, maybe less if units are combined. Small demolition of the building is proposed – approximately 900 SF loading dock. Understood that they will have to do a trip-count and pay a trip-count fee.

Tansley orienting everyone with aerial photos of the area and project site.

Chair Southwick noted there were no attendees on the Zoom Meeting so there were no people from the public wishing to comment on the project.

Droggitis – Will gate at Laconia be opened up for full access? Higgins responded yes, it would be open 24/7.

Tarpey asked if the Board was still prohibited from granting parking waivers, Tansley stated there was no restriction.

Benway – Motion: Motion to grant a waiver to Article VI Section 49.A.11(a) to allow angled parking directly off the access aisle from Laconia Street.
Droggitis – Second.
Chair Southwick – Roll Call for vote – Unanimous Approval (3-0) all in favor (Tarpey, Droggitis, Benway).

Benway – Motion: Move to grant a waiver to Article VI Section 49.A.11(g) to exempt parking lots from the requirement they be landscaped with a continuous border of shrubbery along all lot lines given the existing developed characteristics of the site.
Droggitis – Second.
Chair Southwick – Roll Call for vote – Unanimous Approval (3-0) all in favor (Tarpey, Droggitis, Benway).

Benway – Motion: Move to grant a waiver to Article VI Section 49.C.3(a) to allow parking stalls to be accessed off major interior travel lanes given the existing developed characteristics of the site.
Tarpey – Second.
Chair Southwick – Roll Call for vote – Unanimous Approval (3-0) all in favor (Tarpey, Droggitis, Benway).

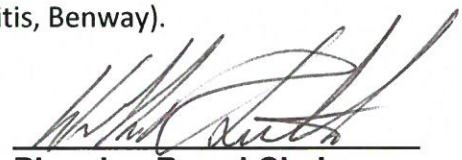
Benway – Motion: Motion to grant a waiver to Article VI Section 49.C.3(l) to waiver 25 required parking spaces due to the site having adequate parking to support the project given the Mills at Pepperell Master Plan Approval of October 2015.
Tarpey – Second.
Chair Southwick – Roll Call for vote – Unanimous Approval (3-0) all in favor (Tarpey, Droggitis, Benway).

Benway – Motion: Motion that for the purposes of MRS Title 30-A, §4402. 6., Biddeford's Site Plan Review Regulations establishes and considers certain criteria regarding stormwater management, sewage disposal, water supply and vehicular access that enables it to review this project under local site plan review rather than subdivision review.
Droggitis – Second.
Chair Southwick – Roll Call for vote – Unanimous Approval (3-0) all in favor (Tarpey, Droggitis, Benway).

Benway – Motion: Motion to approve the Site Plan and Shoreland Zoning Permit for The Mills at Pepperell, LLC and Mill 11, LLC for up to 71 Units of Housing at 50 Laconia Street (Tax Map 71, Lot 10) in the MSRD-3 zone and GD-1 Shoreland Zone and approve the Findings of Fact, based on the conditions recommended by Staff in its report dated May 29, 2020.
Droggitis – Second.
Chair Southwick – Roll Call for vote – Unanimous Approval (3-0) all in favor (Tarpey, Droggitis, Benway).

8. Other Business
9. Adjourn

MOTION:
Benway – Motion: to Adjourn.
Droggitis – Second.
Chair Southwick – Roll Call for vote – Unanimous Approval (3-0) all in favor (Tarpey, Droggitis, Benway).



Planning Board Chair

10-22-2020

Date

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