



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: June 2, 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, Michael Cantara.
Chair Southwick opened the meeting at 6:03 PM
2. Adjustments to the Agenda
 - Item 6B 2021.04 (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) has been tabled for now, the applicant wants to meet with staff before making a decision.
 - Item 6C 2020.15 (Approval Extension 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) secured their permits so Planning Board was not needed.
 - Item 6D PEP AC Discussion was postponed to a later date.
3. Planner's Business
 - City Planner Greg Tansley announced that the Residential Changes proposed had been adopted by the City Council with the exception of the ADU on Route 9.
4. Consent Agenda
 4. A. Approval of Planning Board Meeting Minutes from May 5, 2021

MOTIONS: 6:08 PM

Cantara-Motion- Motion to approve the Consent Agenda for May 5, 2021.

Angers-Second

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

5. Unfinished Business
6. New Business

6. A. 2021.04 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.

- Consulting Planner, Chris DiMatteo introduced the project.
- Applicant was represented by the following:
John Laliberte-Tom Watson & Co.
Peter Heil-Acorn Engineering
Ryan Senatore-Ryan Senatore Architecture
Brayden Drypolcher-Mitchel & Associates Landscape Architecture
- Each member of the application team presented their portion of the project.
- There were no comments from the public.
- The Planning Board discussed the project with the application team. The Planning Board asked for clarification and resolution of the three waivers requested.

MOTIONS: 7:59 PM

Angers: Motion-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.

Cantara-Second

Angers: Withdrew original motion

Cantara: Withdrew original second

Droggitis: Motion-To Table application until next meeting (June 16) when Planning Board questions are answered.

Cantara-Second

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

7. Other Business

- Planner Tansley announced that the in person meetings will begin again at the June 16, 2021 meeting. If a Board Member or applicant is uncomfortable meeting in person, zoom will still be available.

8. Adjourn

MOTIONS: 8:39 PM

- Cantara-Motion-to adjourn
- Angers-Second

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

Meeting adjourned at 8:48 PM

Planning Board Chair/Vice Chair

Date

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