



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: June 1, 2022
Time: 6:00 PM
Location: REMOTE ACCESS MEETING (1MRSA § 403-B permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Bill Southwick (Chair), Roch Angers, Sean Tarpey (via zoom), and Alexa Plotkin (via zoom)
Staff Present: Hannah Bonine (Asst. Planner), & Nan Whitten
Chair Southwick opened the meeting at 6:00 PM
3. Adjustments to the Agenda
4. Planner's Business
5. Consent Agenda
Approval of Meeting Minutes for 5-18-22 & 5-21-22
MOTIONS: 6:03 PM
Angers-Motion-to Approve Meeting Minutes from 5-18-22 & 5-21-22
Tarpey-Second
Conditions of approval: 5-21-22 remove deed (hand out from neighbors) and Angers did not attend Site Walk
Chair Southwick-Roll Call for Vote-Motion Passed, 3-0 (Angers, Tarpey, & Plotkin)
6. Unfinished Business
7. New Business
 7. A. 2022.19 Review of Conditional Use Permit Application for a home occupation of online sales for Andrew Emerson at 14 Yates Street (Tax Map 59, Lot 9) in the CR Zone. Project location is a residential single family home; applicant indicates there will be no new traffic resulting from this business.
 - Ms. Bonine introduced the project, telling the Board that this was referred to them by the Codes Enforcement Officer, Roby Fecteau.
 - Ms. Bonine then updated the Board with the fact that the applicant had altered his request by removing the firearms sales portion of the application. The applicant will only be selling crafts.
 - Andrew Emmerson spoke on his own behalf reading a prepared statement to the Board and to the public.
 - Speaking from the public:
Eve McPheeters

Harold Carroll
Peter McPheeters
Bethany Williams
Tim Black
Lucie Fontain
George Talbot
Ciel Caldwell
Cheryl Talbot
Abigail Carroll
David Harberg-President of BPIA
Anne Umphrey
Carol Miller
Preston Miller
David Kippen
Claire-Representing Pierre Vial
Chris Carroll
Jeff Schwartz
Rebecca Marshall
Tony DiBona
David Beanland MD
Anne Llyinsky
Alexander Kippen
Fran MacMaster

- **Concerns of the public**

A commercial license of any type in Biddeford Pool will set a precedent

Not fair to those who have chosen to rent space at gift shops

Couriers will create more traffic

This will leave a lasting impact on the neighborhood

The applicant obtaining an FFL permit with any Conditional Use Permit

A lack of transparency of the application

Change the nature of the neighborhood

It will effect the traditions of the neighborhood

It may allow zoning to be expanded in that area

Feels changing the application at the last minute is suspicious

Would like it postponed until after the neighborhood meeting in July where the neighbors will be polled and the poll will be presented to the Planning Board to show what the neighbors want.

Irreparable damage this will do to neighborhood

Opening comments were concerning

Major change of use of the property

No place for firearms there is no overseeing or supervision

Afraid for the children of the area with traffic or someone getting ahold of something they should not

Not fair to the commercial district in a VERY residential area

No conditional use permits in Biddeford Pool at all

There is no hardship for the applicant just an economic opportunity

Environmental concerns

- **Questions of the public/Applicant response**

Why is the application not in your wife's name? He originally applied as a joint venture so he put it in his name. Did not reapply when he altered the application.

Definition of Crafts-Paintings, wood burnings etc. (his wife has an art degree)

How long has he lived in Biddeford Pool? He built the house in 2017 but has been coming here every summer his entire life.

Will he be reapplying? No, he has heard the community

How does his project benefit the neighborhood? It does not benefit the neighborhood but it is not required to either

- **The applicant made additional comments to the Board and public. He stated that there are some stories being told that are half-truths and erroneous. He has been verbally attacked by the neighbors and lied about. He feels disheartened, discouraged and disappointed. The applicant is concerned about the traffic as well, will not be running a retail shop, therefore, will not be adding to the traffic.**
- **Ms. Bonine read the ordinance surrounding home business occupation permits**
- **The applicant withdrew his application at 7:28 PM saying he will revamp and resubmit for crafts only.**

8. Other Business

9. Adjourn

Meeting adjourned at 7:32 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.