

City of Biddeford
Planning Board
May 31, 2023 6:00 PM City Hall
Meeting Minutes

STATUS: Planning Board Meeting, Wednesday, May 31, 2023 6:00 PM, Council Chambers & Zoom

1. PLEDGE OF ALLEGIANCE

2. DECLARATION OF QUORUM/VOTING MEMBERS

In attendance: Larry Patoine, Chair, Susan Deschambault, Roch Angers, Sean Tarpey, Alexa Plotkin & Steve Beaudette (Alternate Member)

Staff: David Galbraith & Nan Whitten

3. ADJUSTMENTS TO THE AGENDA

Item 7B will be presented before 7A

4. PLANNER'S BUSINESS

None

5. CONSENT AGENDA

5.A. Approve both sets of Meeting Minutes from May 17, 2023

MOTIONS: 6:05PM

Angers-Motion-To approve Consent Agenda as presented

Deschambault-Second-Motion passed unanimously

6. UNFINISHED BUSINESS

7. NEW BUSINESS

7.A. 2023.21 Public meeting and take comments regarding a Preliminary Site Plan Conditional Use Application for True Storage to redevelop Building 36 into a self-storage facility at 32 Main Street (Tax Map 71, Lot 10-5) in the MSRD 3 zone.

- Matt Sullivan from True Storage introduced the project.
- The facility will be staffed from 8-7 and the units can be accessed by key card until 9:00 PM.
- Heat pumps have been suggested for temperature control.
- The areal bridges will not be accessible and will be removed.
- Additional egress points are being added
- All buildings will be sprinkled
- Matt Rabasco of Gorrill Palmer also spoke on the project
- He said all roof drains will remain but be disconnected.
- Fire Department has approved the plans
- There are two waivers being requested:
 - 1) parking waiver of 54 parking stalls
 - 2) a waiver for a stormwater management analysis and report
(Board will hold off on voting on this waiver)

MOTIONS: 7:31PM

Plotkin-Motion-To approve the requested parking waiver for True Storage

Angers-Second Motion passed 3-1 (Deschambault, Angers & Plotkin in favor; Tarpey against)

Deschambault-Motion-To approve the Preliminary Site Plan and Conditional Use Permit (Case # 2023.10) for True Storage LLC, a self-storage facility, to be located at 32-40 Main Street (PID# 71-10-5) within the Pepperell Mill Campus / / Self-storage Facility. Sketch Site Plan for the proposal located at Building 36, 32-40 Main Street (Tax Map 71, Lot 10-5), within the Main Street Revitalization District 3 (MSRD-3) zoning district, as presented

Plotkin-Second-Motion passed unanimously

- 7.B. 2023.10 Public Meeting and take comments regarding Master Parking Plan for the Pepperell Mill Development, LLC. The plan will encompass the entire Pepperell Mill Campus.

- Chris Rhoades of Presidium & Al Palmer of Gorrill Palmer began the introduction to the project
- The Pepperell Mill system is 44% occupied.
- They have adequate parking today but with the sale of a couple of buildings they may need more parking.
- Mr. Galbraith, City Planner, talked about the numerous waivers for these structures. He said the research has been a nightmare.
- As a Board and Department they need to be proactive for future parking requests and keep the numbers up to date.
- The parking issue has become a predicament due to past decisions of Planning Board & City Council as well as growth of the City.
- A baseline will be created for going forward to go in a more controlled progression.
- Parking needs to be counted for the entire complex not individual buildings
- If there is a change of use of the building and parking spaces need to be increased the owner must come back to Planning Board if the parking spaces are decreased they do not have to come to Planning Board.
- The Planning Board has asked for two things:
 - 1) A parking Plan
 - 2) Occupancy report for the garage

- 7.C. 2023.24 Discussion of the proposed "Back Lot" ordinance in preparation to send it to the City Council.

Mr. Galbraith gave the Planning Board an overview of the proposed Back Lot Ordinance that is coming to them next meeting.

8. OTHER BUSINESS

The Chair commended the Board on their hard work, they have has 4 Planning Board Meetings in 6 weeks.

9. ADJOURN 7:43PM

X

P l a n n i n g B o a r d C h a i r

Planning Board Meeting Minutes are not intended to be verbatim.