



CITY OF BIDDEFORD

Planning and Development Department

Greg Tansley, A.I.C.P.
City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 282-7119 or (207) 284-9115
Greg.Tansley@biddefordmaine.org

Planning Board Meeting Minutes

Date: May 18, 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. Declaration of Quorum/Voting Members

Quorum Present: Bill Southwick (Chair), Roch Angers, Sean Tarpey, Alexa Plotkin, Michael Cantara (Alternate) and Larry Patoine (Alternate)
Staff Present: Hannah Bonine (Asst. Planner), Nan Whitten & Chris Di Matteo (Consulting Planner)

Chair Southwick opened the meeting at 6:00 PM

2. Adjustments to the Agenda

3. Planner's Business

4. Consent Agenda

Approval of Meeting Minutes for 4-29-22 & 5-4-22

MOTIONS: 6:02 PM

Cantara-Motion to Approve Meeting Minutes from 4-29-22 & 5-4-22

Tarpey-Second

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

5. Unfinished Business

Chair Southwick said it was brought to his attention that the Board never formally made a motion and voted on a Site Walk for West Brook Subdivision

MOTIONS: 6:03 PM

Cantara-Motion To approve the Board doing a Site Walk at the West Brook Subdivision on Saturday May 21, 2022 at 10:00 AM

Angers-Second

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

Chair Southwick then went over the procedure for a Site Walk

- Attendance will be taken to confirm a quorum.
- This is considered a public meeting and will be treated as such.
- Planning Board Members stick together to avoid ex-parte, no conversation about the project among the Board or with the public.
- All questions go through the Chair.
- Public questions/comments will be taken at the will of the Chair.

- Any Planning Board Member who cannot make it will have a private site walk with the Assistant Planner
- Video will be available
- This property is woods so dress accordingly.

6. New Business

6. A. 2021.42 Preliminary Approval request for South Street Village, LLC located at 413 South Street (Tax Map 7, Lot 8 called Hidden Hills Manufactured Housing Park) in the SR1, & RF Zones with a MHP Overlay. The project consists of a 195 unit manufactured housing park along with amenities including a clubhouse, community gardens and assorted pocket parks. The applicants aim to create affordable homes for potential residents by using the MHP overlay to provide a modern manufactured and modular home community.

Applicant: South Street Village, LLC

Agent: N/A

Engineer: Terradyn Consultants, LLC-Jeff Amos P.E.

Tax Map/Lot: 7-8

Zone: SR1 & RF

Overlay: MHP

Defined Land Use: Residential Undeveloped Land

Application Type: Subdivision

Application Status: Requesting Preliminary Approval

Public Comments will be accepted for this item.

- Mr. Di Matteo introduced the project
- He updated the Board on the additional information that was added to the website and sent to the Board earlier that day.
- Ms. Bonine commented on the additional information as well.
- Representing the Applicants are as follows:
Jeff Amos of Terradyn Consultants, Inc.
Chico Potvin of South Street Village, LLC
Matthew Chamberlain of South Street Village, LLC
Paul Vose of South Street Village, LLC
- Jeff Amos spoke on behalf of the applicants
- Mr. Amos talked about the 195 lots and the fact that they are putting sidewalks on all the streets within the subdivision with the exception of the 2 dead end streets.
- He told the Board that there are 2 lots that will be adjusted in order to keep them outside of the wetlands. All other lots are outside of the wetlands.
- He discussed compliance of the project with setbacks
- He spoke about the septic systems for the project and the landscape plans along with the open space on the property.
- Mr. Amos told the Board about the Stormwater Plan for the area.

- The applicants have applied to the DEP for a site location permit, which takes about 7 months to obtain.
- He acknowledged that the Conservation Commission is concerned about the vernal pools and plants. Therefore, Basswood Environmental did a Vernal Pool Assessment, which showed no vernal pools in the development area.
- He also told the Board members about the results and alterations to come from the Traffic Analysis completed by Barton and Loguidice
- Applicants will be applying for a tier 1 NRPA, and Wetland Fill Permit as well as a Permit By Rule.
- Applicants have reached out to the Water District and CMP for reviews.
- Speaking from the Public are as follows:

Robert Brodeur	387 South Street
Richard Rhames	10 West Loop Road
Wendy Phillips	2 Glenview Drive
- Questions/concerns asked by the public:

Who will govern the mix of structures for the subdivision to ensure it is not all mobile homes? Reply-State Board

Is the land for sale along with the structures? Reply-no, leased land

Concern for the safety of the road

How does the Turnpike project effect this development? Reply-there is another Turnpike Meeting at the end of June.

Is there a strategic plan if both projects are approved? Reply-that is a separate issue

Is the developer willing to install sidewalk along South Street? Reply-has not been discussed.

Who will control the open space?

Who will control invasive species of plants in open space when birds drop such seeds?
- Questions/concerns from Board:

Has the Board or Staff received a legal opinion on the density issue? This was asked before Christmas.

Will there be sidewalks on South Street, bike lanes, public transportation?

Concerns of traffic on May Street, 3rd party traffic study for May, Elm & South Street.

Have the applicants met with the Biddeford Conservation Commission, if not why and the meeting is encouraged.

The Board would like a Site Walk at some time before final approval.
- Mr. Amos told the Board that the applicant would withdraw the requested waiver for nitrates; they were looking for more input.
- Other requests of the Board:

Infrastructure of the pocket parks?

Next appearance before the Board please bring an example of modular and mobile homes and explain the differences.

Home Owners Association?

Will there be additional development of the remainder of the property?
A Traffic Movement Permit is required but a bus turn around area is suggested.

MOTIONS: 7:44 pm

Cantara-Motion-To postpone further review of the application until the applicant addresses the issues, concerns and requests of the Board with all responses to be submitted at least 3 business days prior to the next time they appear before the Board. All requests should be fulfilled by July 14, 2022

Angers-Second

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

7. Other Business

- Chair Southwick announced that an applicant has accepted the position of City Planner. He was hesitant to give further information not knowing what can and cannot go public at this time.
- Staff Reviews are reinstated. The City Manager is putting together a committee to review the procedures for Staff Review.
- Site Walk for South Street Village (Hidden Hills) will not be scheduled until the new Planner is on board.

8. Adjourn

MOTIONS: 7:55 PM

Cantara-Motion-To adjourn

Angers-Second

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

Meeting adjourned at 7:55 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.