

MEETING MINUTES

***City of Biddeford
Planning Board
May 17, 2023 6:00 PM City Hall
Council Chambers, & Zoom***

STATUS: Planning Board Meeting, Wednesday, May 17, 2023 City Council Chambers & Zoom

Meeting was brought to order at 6:00 PM

1. PLEDGE OF ALLEGIANCE

2. DECLARATION OF QUORUM/VOTING MEMBERS

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

Staff Present: Greg Mitchell, David Galbraith & Nan Whitten

3. ADJUSTMENTS TO THE AGENDA

- Item 7E has been rescheduled to June 7, 2023
- Item 7F will be presented on May 31, 2023

4. PLANNER'S BUSINESS-None

5. CONSENT AGENDA

5.A. Approval of Meeting Minutes from May 3, 2023

MOTIONS: 6:03PM

Roch Angers-Motion-To accept the Meeting Minutes for May 3, 2023 as written.

Plotkin-Second-with the amendment of adding the word "not" to her suggestion for Hidden Hills

Motion passed unanimously

6. UNFINISHED BUSINESS-None

7. NEW BUSINESS

7.A. 2023.29 Sketch Plan Application for One Diamond Development, LLC to construct 477 residential units, multi-unit buildings and commercial space at 1 Diamond Street (Tax Maps 40 & 37, Lots 25-1,25-2,24,25,34 & 35) in the B1 & GD1 and in the shoreland overlay zone.

- David Galbraith, City Planner, introduced the project and spoke of the site walk we just attended.
- Craig Burgess of Sebago Technics presented the project.
- The project team consists of Sebago Technics, SW Cole, SMRT & St. Germaine.
- The site consists of 18.2 acres, 7 parcels and 2100 feet along the river.
- The project will be done in 3 phases.
- Phase 1 will have residential units in buildings A & B.
- All roads in the development will remain private.
- The Riverwalk will be part of phase I. It will be completely paved so that the City can maintain it year round.
- The project will have 4 pocket parks.

- All infrastructure improvements will be done in Phase I.
- Phil Chaney from SMRT spoke as architect of the project.
- Buildings A & B will be the Gateway to the Development
- The applicant showed a plan demonstrating the additional green space there would be if a 10% parking waiver was granted.
- There were no public comments
- Ms Plotkin asked about the amount of open space as the JDA states they need 2 acres at least. Mr. Burgess answered that there is 3 acres of open space, 4 with the parking waiver.
- Mr. Angers asked about the parking garage that was on the original plan. The development has changed and there will now be under story parking for all buildings.
- Mr. Angers also voiced his concern about people using the private roads as a cut through and it becoming dangerous. The developer will look at traffic calming measures.
- Each phase stands on its own.
- Mr. Tarpey asked the amount of open space separate from the Riverwalk. He also said the impervious surface needs to be separated out by zone. Mr. Tarpey would like the fact that they are heating through natural gas looked at again as Biddeford is trying to have a zero carbon footprint. He also stated that if he lived there he would like his residence adjacent to the river, not his parking space.

7.B. 2023.32 Public meeting and take comments regarding a Greatest Practical Extent Application for Mobile Studio Design to Reconfigure 1st floor interior & deck spaces within the existing footprint and renovation of 2nd floor at 102 Hills Beach Road (Tax Map 54, Lot 84) in the CR zone and in the shoreland overlay.

- Mr. Galbraith introduced this project.
- It is an “after-the-fact” request due to circumstances beyond the applicant’s control. This was referred to Planning Board by the Code Enforcement Officer.
- Jessica Jolin from Mobile Studio Design represented the applicants
- David Szeredy of Szeredy Builders attested to the fact that once he started the rehab work on the house he found that the condition of the house was unsafe so he put a roof on and had the owners come to Planning Board. The house was originally a cottage and not made as a quality structure.
- There were no public questions or comments
- Mr. Tarpey confirmed that they are using the same foundation.

MOTIONS: 6:57 PM

Deschambault-Motion-to approve the Shoreland Zoning Permit (GPE) application for the proposal located on seeking a setback determination, for greatest practical extent determination (GPE), at 102 Hills Beach Road (Tax Map 54, Lot 84) which is located in the Coastal Residential and Shoreland Overlay Zone, as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA).

Angers-Second

Motion passed unanimously

7.C. 2021.42 Review of a 6-month extension for the Preliminary Approval of South Street Village, LLC. The project is a Manufactured Home Park at 413 South Street (Tax Map 7, Lot 8) in the RF and SR1 Zones and the MHP Overlay Zone.

- Mr. Galbraith went over the memo he composed. He talked about the research he conducted and his findings.
- Mr. Tarpey asked for clarification on a few items such as procedure due to the change in size of the lot to be developed and how to progress forward. He wanted to know why the City was helping to design the sidewalks.
- Mr. Galbraith explained that the City is not designing the project just helping to guide the applicants as they guide all applicants.
- Then pros and cons of granting the extension were discussed at length.

MOTIONS: 7:10 PM

Plotkin-Motion-To grant a 6 month extension for the South Street Village, Inc. Hidden Hills Preliminary Approval until December 7, 2023

Deschambault-Second

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

7.D. 2022.37 Public Meeting and take comments to review a Final Plan Request for Plan East, LLC to create a 3 story apartment building with 14 affordable rental housing units in the MSRD 3 Zone at 69 Elm Street (Tax Map 40, Lot 57).

- Mr. Galbraith introduced the project and talked about all of the work and time the applicants, abutters and City have been putting into this project.
- The team is looking to add more light to the bridge area.
- They are also looking at ways to make sure people are safe going in and out of the lot.
- Jayson Haskell from DM Roma & Peter Lavoie of Plan East spoke on behalf of the project.
- They have eliminated the trash room and moved to closed bins on the side of the building.
- They have obtained their Saco River Corridor Commission & Historic Preservation Commission approvals.
- They are asking for 3 waivers regarding open space
- Public Comments:
- Peter Robbins Newtown Road asked how this will be affordable housing.
- Mr. Haskell replied that it is no longer considered affordable housing in the true sense of the word. It is actually market rate but due to the size of the units they will be less expensive to obtain than others in town. These units will run between \$1100 & \$1700 a month.
- Mr. Angers asked if the trees near the tracks will be retained & maintained. Mr. Haskell replied that they plan on keeping what they can.
- Mr. Angers asked about the triangle in the back of the lot.
- Mr. Lavoie said he tried to get that from B & M Railroad but then they sold it CSX and he cannot get to them.
- This building will hold 8-1 bedroom apartments and 6 efficiency apartments with a rooftop deck.

MOTIONS: 7:30PM

Angers-Motion-Waive the requirement of 75% or below for the maximum of nonvegetated land area being developed by 17% to 83% or below.

Tarpey-Second-Motion passed unanimously

Angers-Motion-Waiver the requirement of 25% of the land areas being developed remain in its natural state or shall be maintained as appropriately landscaped area to 17%
Tarpey-Second Motion passed unanimously

Angers-Motion-Waive the requirement of 1,000SF per dwelling unit of open space.
Tarpey-Second-Motion passed unanimously

Angers-Motion-To approve the Final Major Subdivision and Site Plan review for a proposed 14-Unit Multifamily housing complex to be located at 69 Elm Street (Tax Map 40, Lot 57) within the Main Street Revitalization District 3 (MSRD-3) zoning district.
Tarpey & Plotkin-Second-Motion passed unanimously

- 7.E. 2023.28 Public Hearing and take comments to review an Amended Subdivision Application for Tom Watson & Co. The property is located at 10, 20 & 30 Upper Falls Road formerly known as Gooch Street (Tax Map 40, Lots 55, 55-3, & 56-1) in the MSRD-3 Zone and in the Shoreland Zone GD-1. The applicants would like to amend the previously approved request approved in January 2023. The amendment to the application includes increasing the unit count at 20 Upper Falls Road from the previously approved 16-unit building to 20-units. The revised building will include (12) 2-bedroom units and (8) 1-bedroom units. Additionally, a division of land to formally divide 26 Upper Falls Road from 20 Upper Falls Road is included as part of the amendment request. 26 Upper Falls Road will be the location of the previously approved (11) townhomes.

POSTPONED UNTIL 5-31-2023

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

POSTPONED UNTIL 6-7-23

8. OTHER BUSINESS

- There will be a special meeting on May 31, 2023 to discuss the two Pepperell projects and the back lot ordinance.
- We do have a quorum that night

9. ADJOURN 7:39 PM

Planning Board 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.