



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: May 5, 2021
Time: 6:00 PM
Location: 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: Sean Tarpey, Bruce Benway, Spiros Droggitis, Roch Angers (Vice Chair), Michael Cantara.
Vice Chair Angers opened the meeting at 6:00 PM
2. Adjustments to the Agenda
3. Planner's Business
 - City Planner Greg Tansley explained the correction to the Meeting Minutes of April 21, 2021.
4. Consent Agenda
 - 4.A. Approval of Planning Board Meeting Minutes from March 24, 2021
 - 4.B. Approval of Planning Board Meeting Minutes from March 31, 2021
 - 4.C. Approval of Planning Board Meeting Minutes from April 7, 2021
 - 4.D. Approval of Planning Board Meeting Minutes from April 21, 2021

MOTIONS: 6:03 PM

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

Cantara-Second

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

5. Unfinished Business
 - 5.A. 2020.42 Conditional Use Permit for Biddeford Christian Ministries to reoccupy space as a place of worship at 12 St. Mary's Street (Tax Map 38, Lot 28) in the MSRD 2 Zone.
 - Consulting Planner Chris DiMatteo introduced the project
 - Patrick Booth from Caleb Johnson Architects represented the applicants and spoke on the project.
 - The applicants, Mr. & Mrs. Gerry LaChance answered questions from the Board and public.
 - Eric Gardner commented from the public.

- The Board and Mr. Gardner talked about the upkeep of the property and the property manager arrangements the congregation have made.

MOTIONS: 6:13 PM

Benway: Motion- Motion to approve the Conditional Use Permit for Biddeford Christian Ministries at 12 St. Mary's Street, Tax Map 38, Lot 28, for the re-use of the former St. Mary's church for faith-based services and approve the Findings of Fact and Conclusions of Law based on the conditions recommended by Staff in the Planning Board DRAFT Findings of Fact and Conclusions of Law dated May 5, 2021.

Cantara: Second

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

6. New Business

6.A. 2021.20 Public Hearing take comments and make recommendations to the City Council regarding proposed amendments to the Zoning Ordinance that would (1) Encourage both additional and affordable residential units in the R-1A, R-1-B, R-2, R-3, MSRD-2 and OR Zones; (2) Allow duplex/two-family uses as permitted in the R-1-A and R-1-B zone where they are currently prohibited; (3) Clarify the dimensional requirements in the Office Residential (OR) Zone; (4) Allow Accessory Dwelling Units (ADU's) in the Coastal Residential (CR) zone along Route 9 (Pool Road); and (5) Change duplex/two-family uses from Conditional Uses ('C') to Permitted Uses ('P') in the RF and SR-1 Zones.

- Planner Greg Tansley and Director of Planning Mathew Eddy presented the proposed changes.
- Public comments were given by
Councilor Marc Lessard
Resident Mike Eon
Resident Meaghan Daly
Resident Al Shinkel
Resident Richard Rhames
- Planner Tansley addressed some of the public comments
- Proposed changes to the ordinance were discussed by the Board.

MOTIONS: 7:06 PM

Benway: Motion- Motion to recommend zoning amendment 2021.20 be forwarded to the City Council with a recommendation that it ought to pass for the following reasons: (1) Encourage both additional and affordable residential units in the R-1A, R-1-B, R-2, R-3, MSRD-2 and OR Zones; (2) Allow duplex/two-family uses as permitted in the R-1-A and R-1-B zone where they are currently prohibited; (3) Clarify the dimensional requirements in the Office Residential (OR) Zone; (4) Allow Accessory Dwelling Units (ADU's) in the Coastal Residential (CR) zone along Route 9 (Pool Road); and (5) Change duplex/two-family uses from Conditional Uses ('C') to Permitted Uses ('P') in the RF and SR-1 Zones.

Cantara-Second

Tarpey: Motion- Amend previous motion to exclude proposal #5

Droggitis-Second

Vice Chair Angers-Roll Call for Vote on Amendment to original motion, Motion passed 3-1 (Cantara, Droggitis, Tarpey in favor, Benway against)

Vice Chair Angers-Roll Call for original motion, Motion passed 3-1 (Cantara, Benway, Tarpey in favor, Droggitis against)

6.B. 2021.24 3 Lot Subdivision for Pine Point Heights, LLC at 253-255 Hill Street (Tax Map 29, Lot 73) in the R-2 Zone.

- Consulting Planner DiMatteo introduced the project.
- Matthew Chamberlain represented the applicant.
- There were no public comments
- The Board and applicant discussed the project including the landscape of the site.

MOTIONS: 7:30PM

Benway: Motion-Motion to determine the proposed project is a minor subdivision.

Cantara: Second

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

6.C. 2021.17 Site Plan & Subdivision for Southern Maine Affordable Housing at 69 Adams Street (Tax Map 38, Lot 296) in the MSRD 2 Zone.

- Consulting Planner DiMatteo Introduced the project.
- The applicant was represented by the following:
Guy Gagnon-Southern Maine Affordable Homes
Jacques Gagnon-Oak Point Associates
Shane Dunn-Architect
Jordan Stickles-Architect
Brooks More-South Portland Housing Authority
- Jacques Gagnon presented the plans
- The Board and applicant team discussed the project including the topography, honoring the history of the site and landscaping.

MOTIONS: 8:34 PM

Benway: Motion-Motion to determine the proposed project is a major subdivision.

Cantara: Second

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

7. Other Business

8. Adjourn

MOTIONS: 8:36 PM

- Benway-Motion-to adjourn
- Cantara-Second

**Vice Chair Angers-Roll Call for Vote-Motion Passed, Unanimous Approval 4-0
(Benway, Droggitis, Tarpey & Cantara)Meeting adjourned at 8:37 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.