



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: May 4, 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), Bruce Benway, Sean Tarpey, Alexa Plotkin, and Michael Cantara (Alternate)
Staff Present: Hannah Bonine (Asst. Planner), Nan Whitten & Chris Di Matteo (Consulting Planner)

Chair Southwick opened the meeting at 6:03 PM

- 2. Adjustments to the Agenda**
- 3. Planner's Business**
- 4. Unfinished Business**
- 5. New Business**

5. A. 2022.15 Shoreland Zoning Permit for Michael Pouliotte to replace a deck in the same footprint at 1 Boat House Lane (Tax Map 51, Lot 3-1) in the SR-1 Zone with Limited Residential overlay.

Applicant: Michael Pouliotte

No Agent

Tax Map/Lot: 51-3-1

Zone: Suburban Residential-1

Overlay: Limited Residential

Defined Land Use: Residential

Application Type: Shoreland Zoning Permit

Application Status: Request Final Approval

Public comments will be accepted for this item.

- Miss Bonine introduced the project
- Michael Pouliotte of 555 Pool Street represented himself
- Mr. Pouliotte told the Board that he is replacing the joists, decking and railing on the cantilevered deck.
- There were no public comments

MOTIONS: 6:09 PM

Benway-Motion- To approve the Shoreland Zoning Permit for Michael Pouliotte at 1 Boat House Lane and approve the Findings of Fact and Conclusions of Law dated April 27, 2022.

Cantara-Second

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

5. B. 2022.12 Preliminary Site Plan Application for SteelClad Biddeford, LLC to create a Climate Controlled Self-Storage Facility on Enterprise Drive (Tax Map 17, Lot 7-2-1) in the I-3 Zone (this is a new lot created from 451 Alfred Street).

Applicant: SteelClad Biddeford, LLC

Agent: Acorn Engineering, Inc.

Tax Map/Lots: 17-7-2-1

Zone: Industrial 3

Overlay Zone: N/A

Defined Land Use: Auto Sales (Parking lot area for overflow parking)

Application Type: Preliminary Site Plan Application

Public comments will be accepted for this item.

- **Mr. Di Matteo introduced the project telling the Board this will be a two-step process.**
- **Representing the applicant:**
 - Bob LeBlanc-25 Penrith Road, Portland who is the developer of the project**
 - Sam Lebel of Acorn Engineering**
 - Danica Dallum of SAA Architects**
- **The applicants talked of the upgrades they plan to make to the lot.**
- **The access will be via West Cole Road with their direct road being Enterprise Drive.**
- **There will be one traffic pattern going around the building which will be one way (clockwise)**
- **There will be buffers separating the parcel from the mother lot of Five Star Auto in order to show a distinct separation and clean up any confusion.**
- **Currently none of the impervious surface is being treated**
- **The DEP Permit the applicant obtained shows they will be treating 95% of the impervious surface.**
- **The applicant is working with Tom Milligan (City Engineer) to install and maintain DEP (BMP) best management practices.**
- **The applicant is improving the run-off water shed with the approved treatment**
- **The structures are 3 tier, pre-engineered metal buildings that are fully sprinkled.**
- **There is an elevator and 2 stair wells**
- **The applicants will have planned vegetation for buffers and traffic islands and plan to keep most of the existing vegetation.**
- **There were no comments from the public**
- **The Board asked about the color of the building to be seen from Route 111. Originally, it was to be white but a more muted tone was requested.**
- **Water on the site, water run-off and snow storage was discussed as well as planned landscaping, and a sand filter**
- **There will be an annual maintenance agreement with the City of Biddeford.**
- **The Board asked about a possible expansion of the Eastern Trail.**

- The Board requested renderings of the building from Alfred Street the next time the applicant appears before the Planning Board.

MOTIONS: 6:53 PM

Benway-Motion to approve the preliminary Site Plan for SteelClad Biddeford, conditioned on the applicant addressing all Staff and Planning Board comments in its Final Application submission.

Cantara-Second

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

5. C. 2021.08 Request for Preliminary Approval for E & R Development for the West Brook Subdivision located off Winding Creek Lane (Tax Map 8, Lot 3-1 & p/o 3) in the R1-A Zone.

Applicant: E & R Development Corp.

Agent: William Thompson-BH2M

Engineer/Surveyor: Robert Libby-BH2M PLS 2190

Tax Map/Lot: Map 8, Lot 3-1 & p/o 3

Zone: Residential 1A

No overlay

Defined Land Use: Currently wooded parcel with trails

Application Type: Subdivision

Application Status: Requesting Preliminary Approval

Public comments will be accepted for this item

- Mr. Di Matteo introduced the project
- Miss Bonine told the Board that all items in the completeness review have been satisfied. An I F & W review is not needed due to the study conducted by BRI.
- Representing the applicants are as follows:
Mike Eon President of E & R Development
Bill Thompson of BH2M
Chris McDonald of BH2M
- Mr. Eon spoke about the 60 acres E & R are giving the City and 40 acres from Dube with this project.
- He told the Board about the decision that the City would accept and maintain the open space.
- He went over some of the special notes on the plans Mr. Eon wanted to make sure the Board knew.
- Mr. McDonald talked about the hybrid sewer system being installed
- He talked about the under drain storage filter for water in flooding situations.
- There are 2 stormwater pipes on the new road that will drain into swales.
- 75% of the road runoff will be treated and 50% of the runoff from the developed area will be treated. These are the treatment requirements mandated by DEP.
- Speaking from the public were as follows:
Richard Rhames-10 West Loop Road
Charlie Gould-22 Winding Creek Lane
- The Board asked about further wildlife studies through DEP & IF & W
- The Board would like reassurance between housing needs and a healthy eco system.

- Miss Bonine told the Board Items 4 & 5 discuss Maine DEP Site Location Permits, which seems to put the responsibility on the applicant. The City of Biddeford is a Delegated Review Authority to undertake local review of projects such as this one. Since we are a dedicated local review authority, we would provide the proper paperwork to the DEP during and after the review process. At this time, the project does not rise to the level of a DEP reviewed subdivision. A subdivision is defined for DEP review is as follows, “subdivision is the division of a parcel of land into 15 or more lots to be offered sale or lease to the general public within any 5-year period, if the aggregate land area includes more than 30 acres.” Currently this project does have more than 15 lots but is only 8.3 acres in size. If and when this project hits the 30-acre threshold, DEP review will kick in.
- One of the Board members requested a site walk of the locus property.
- He also asked about whether we would be barred or not from getting a wildlife opinion from DEP, IF&W or a third party.

MOTIONS: 7:57

Benway-Motion- Motion to approve the Preliminary Subdivision for E&R Development located off Winding Creek Lane conditioned on the applicant addressing all Staff and Planning Board comments (with the exception of comment #1 pertaining to duplexes and condominiums) in its Final Application submission.

Cantara-Second

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

6. Other Business

7. Adjourn

MOTIONS: 8:00 PM

Benway-Motion-To adjourn

Cantara-Second

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

Meeting adjourned at 8:00 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.