

City of Biddeford
Planning Board
May 03, 2023 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/99254547167?pwd=Z2t5OFo5L01EL3Z3M1UxL2JFYzA1UT09>
Webinar ID 992 5454 7167 Passcode 514787

STATUS: Planning Board, Wednesday, May 3, 2023, 6:00 PM, City Council Chambers & Zoom

1. PLEDGE OF ALLEGIANCE

Chair Patoine brought the meeting to order at 6:00 PM

2. DECLARATION OF QUORUM/VOTING MEMBERS

Larry Patoine, Roch Angers, Sean Tarpey, Alexa Plotkin, Susan Deschambault, Stephen Beaudette (Associate Member, Not voting this evening)

3. ADJUSTMENTS TO THE AGENDA

None

4. PLANNER'S BUSINESS

Mr. Galbraith announced that Michael Cantara had resigned from the Planning Board after the last meeting. Susan Deschambault was appointed a regular member of the Planning Board last night to replace Mr. Cantara.

MOTIONS:

Angers-Motion-To elect Ms. Deschambault as the Vice Chair of the Planning Board

Plotkin-Second-Motion passed unanimously

Angers-Motion-To elect Ms. Plotkin as Planning Board Secretary

Tarpey-Second-Motion passed unanimously

Mr. Galbraith has other items to announce/discuss but will do so at the end of the meeting:

- Mr. Galbraith talked to the Board about the project for One Diamond Development. He shared the plans with them early.
- It was decided the Board will take a Site Walk of the One Diamond project on Wednesday the 17th prior to the Planning Board Meeting.
- He mentioned that the Preliminary approval for Hidden Hills is expiring on May 17th and would like to give them an Administrative 6 month extension.
- This was met with resistance. Mr. Tarpey suggested that there have been outsales that have created an illegal subdivision. His suggestion is to let the approval expire and have the applicant reapply from the beginning.
- Ms. Plotkin suggested the City not give the applicant their extension, have him reapply for Preliminary Approval and go from there.
- Mr. Galbraith said he will do more research and bring it back to the Board on the 17th for a decision. Which was the consensus of the Board.

5. CONSENT AGENDA

5.A. Approve Meeting Minutes from April 19, 2023

MOTIONS: 7:10 PM

Tarpey-Motion-To approve the Minutes for April 19th as written

Deschambault-Second-Motion Passed unanimously

6. UNFINISHED BUSINESS

7. NEW BUSINESS

7.A. 2023.17 & 2023.18 Public meeting and take comments regarding the UNE Master Plan and dimensional standards for the IN rezone for the University of New England. The rezone dimensions will affect 1 Hills Beach Road, Map 51, Lot 11; 583 Pool Street, Map 51, Lot 10 and 590 Pool Street, Map 51, Lot 18-1 in the IN zone.

- Alan Thibeault, Vice President of University Operations for UNE represented the applicant
- One person from the public spoke reminding the staff to complete the procedures when this is approved.

MOTIONS: 6:10 PM

Angers-Motion-to Approve the 2023-2027 Institutional Master Plan and Dimensional Standards as presented with the understanding that staff will update the Zoning Map & Dimensional Table.

Deschambault-Second-Motion passed unanimously

7.B. 2023.23 Shoreland Zoning Permit Application (GPE) for GL Beamon Trust to remove and reconstruct the existing non-conforming single family home at 6 Sand Dollar Haven (Tax Map 55, Lots 33) in the Coastal Residential and shoreland overlay zone.

- Mike Morse, Senior Environmental Consultant of Archipelago represented the applicant.
- The lot is approximately ½ acre.
- The plan is to remove a portion of the structure closest to the HAT line which is nonconforming and reconstruct that portion making it conforming.
- There is no other place to relocate the structure.
- There will be a change to the Conditions of Approval to be that the erosion & sedimentation fence will go up prior to construction.
- No public comments
- There was an explanation of the difference of a sea and a retaining wall.
- The existing septic was scoped and is working fine but they do not have then paperwork regarding the system. A new system has been designed and will be installed.
- This project has received DEP approval.

MOTIONS: 6:23 PM

Angers-Motion- To approve the Shoreland Zoning Permit (GPE) application for the proposal located on 6 Sand Dollar Haven (Tax Map 55, Lots 33), within the Coastal Residential (CR) zoning district and in the Shoreland Overlay of Limited Residential & Resource Protection, as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA), with the caveat that the silt fence does not have to be installed until construction is to begin.

Deschambault-Second-Motion passed unanimously

- 7.C. 2023.23 Greatest Practical Extent for Peter Cameron Hyzer & Jennifer Hyzer to rebuild an existing house at 280 Hills Beach Road-Building 1 (Tax Map 56, Lot 18) in the Shoreland CR/RP zone.

- Chris Garland from Caleb Johnson/Woodhull represented the applicant.
- He mentioned that the original approval was in January 2022, but has expired
- The septic design has been revised.
- The house has been removed but the barn is still intact.
- The plan is to rebuild the house
- There were no public comments

MOTIONS: 6:29 PM

Angers-Motion- To approve the request of Cameron Hyzer & Jennifer Hyzer to rebuild an existing house at 280 Hills Beach Road-Building 1 (Tax Map 56, Lot 18) in the Shoreland CR/RP zone (Case # 2023.23) which meets the Greatest Practical Extent criteria as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA).

Plotkin-Second-Motion passed unanimously

- 7.D. 2023.20 Sketch Plan Application for Travis and Lisa Wing to build a private way to standard for 3 new single family home lots and the existing lot (4 in total). Property is located at 1 Moxie Lane (Tax Map 77, Lot 22) in the SR1 & RF zones and the shoreland overlay.

- Paul Gadbois represented the applicants
- The applicants would like to create 3 new lots on a private way called Moxie Lane.
- They have received a Letter of Adequacy from the water company.
- The applicant will amend Moxie Lane to make it easier for the Fire Department to get in and out.
- The applicant conveyed 27,000 SF to 161 Guinea Road
- There is an existing septic easement benefitting 151 Guinea Road the applicant may convey that land in the future.
- No public comments

MOTIONS: 6:38 PM

Angers-Motion- To approve the Sketch Plan application for the proposal located at 1 Moxie Lane (Tax Map 77, Lot 22), within the Suburban Residential & Rural Farm (SR 1 & RF) zones, as well as shoreland overlay zone

Deschambault-Second-Motion passed unanimously

- 7.E. 2023.22 Site Plan Application for Brown Dog Carriers to build a commercial facility for company headquarters for their trucking company. Property is located on Landry Street (Tax Map 74, Lots 11 & 10-2) in the Industrial 2 zone.

- Greg Morin the owner of the business & Andy Morrill of BH2M represented the project.
- Mr. Morin spoke of how he is a native of Biddeford and continues to raise his family here.

- The applicant is aware that he needs DEP permitting & a permit from the Army Corp of Engineers.
- The applicant does plan to put a stockade fence around the property.
- There will no maintenance will be conducted on the fleet on the premises.
- Vehicles will be washed off site.
- Mark Hampton was hired to do a wetland delineation and noted there are no wetlands on the site.
- The shed on one of the properties will be relocated.
- There were no public comments.
- Deschambault & Angers wanted confirmation that the engineering comments were satisfied. This is a preliminary application and all comments will be satisfied by final application.
- Deschambault thanked Mr. Morin for his participation in Wreaths Across America
- The hours of the business is 24/7 but the vehicular traffic will occur between the hours of 8:00 AM-4:00 PM.
- The vehicles are driven in and oriented in the parking lot in a way not to expose the neighbors to the headlights.

MOTIONS: 7:00PM

Angers-Motion- To approve the Preliminary Site Plan application for the proposal located on Landry Street (Tax Map 74, Lots 11 & 10-2), within the Industrial 2 (I-2) zoning district, as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA).

Deschambault-Second-Motion passed unanimously

8. ADJOURN: 7:35 PM

Planning Board Chairman

Date

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