



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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Planning Board Minutes

Date: Wednesday, May 1, 2019
Time: 6:00 PM
Location: Council Chambers, City Hall

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
 - A. Quorum Present: Chair William Southwick, Larry Patoine, Bruce Benway, Roch Angers, Sean Tarpey, Spiros Droggitis (alt non-voting member), Alexa Plotkin (alt non-voting member).

3. Adjustments to the Agenda
4. Planner's Business
5. Consent Agenda
 - A. Consideration of Minutes: April 3, 2019.

MOTION:

Benway- Motion: to approve Consent Agenda.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

6. Unfinished Business
7. New Business
 - A. 2018.23 Preliminary Subdivision Review/Site Plan Review for Saxon Partners to develop 250 residential rental units located off the Barra Road (Tax Map 2, Lots 43-1 & 42-1, Tax Map 7, Lot 15) in the I-3 and R-3 zones.

Greg Tansley, City Planner: Brief report.

Bill Thompson, BH2M Engineers: Spoke briefly, on who will be talking about the project.

Tom Grecko, Saxon Partners: talked about who they are as a company.

Bill Thompson, BH2M Engineers: Gave a presentation.

Kevin Downing, KWR Architects: Talked about landscape, lighting and renderings.

Randy Dutton, Gorrill Palmer: Talked about the traffic and transportation for the project.

Mike Eon: talked about the visual study that was done.

Ken Buechs, Chairmen of the Conservation Commission: What are the ordinances going to be? Shouldn't they be in place before the next step.

Larry Laverriere, Thatcher Brook Lane: Concerned with Thatcher Brook Watershed, is against the project.

Sean Behen, Village Lane: Concerned with stormwater runoff, traffic. Is against the project.

Roch Angers: Does Greg have any other information.

Greg Tansley, City Planner: Clarified the Contract Zone question.

Bill Thompson, BH2M Engineers: All the water will be collected in a wet pond for treatment.

Discussion between Board, Staff, Applicant and Engineer: regarding Management, security, easement, Barra Road ext., parking and pond.

MOTION:

Benway- Motion: to determine the application is "complete" for review purposes.

Patoine- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

Benway- Motion: to grant Preliminary Subdivision Approval for the proposal located off Barra Road (Tax Map 2, Lots 43-1 & 42-1, Tax Map 7, Lot 15) conditioned on a Final Application and Plan Set shall not be submitted to the Planning Board until,

- A. The 3rd Party Engineer and City Staff have completed their reviews of the Preliminary Plan Submission package. This includes providing all comments to the Applicant and the applicant responding to Staff satisfactorily.
- B. A Draft Maine DOT Traffic Movement Permit has been obtained from the Maine DOT.
- C. A Draft Contract Zone Agreement has been agreed to between the applicant and Staff, including the completion of a legal review by the City Attorney.

Patoine- Second.

Chair Southwick- Call for Vote- (3-1) motion passes.

- B. 2019.01 Revised Preliminary Site Plan Review for Landmatters, LLC to construct 14 storage units located at 23 Marcel Avenue (Tax Map 74, Lot 11) in the I-2 zone.

Greg Tansley, City Planner: Brief report.

Tom Gillis, Landmatters, LLC: Gave a presentation and clarified that the units will not be for storage but for contractor's and small businesses.

Bill Thompson, BH2M Engineers: Spoke briefly on the project.

Mark Gagne, 31 Marcel Ave: Traffic, lighting, water, what times will they be keeping, does not fit the neighborhood.

Susan Stevens, Marcel Ave: has issues with Traffic, lighting, what times will they operate and water.

Kim Gagne, 31 Marcel Ave: Has an issue with an entrance off Marcel Ave. Would like to see the building pushed back and fencing or shrubs put in to make look more appealing.

Richard Rhames, Conservation Commission: Concerned about Thatcher Brook watershed.

Bill Thompson, BH2M Engineers: There is an existing house on Marcel Ave that we're hoping to make use of the existing driveway.

Discussion between Board, Staff, Applicant and Engineer: regarding a possible two story, facilities, electricity, utilities, the possibility of someone living there, and water issues.

Greg Tansley, City Planner: I just want to remind everyone that we look at quantity and quality of water.

- C. 2019.04 Public Hearing, take comments, and make recommendations to the City Council, regarding a property owner's REVISED proposed amendment to the Official Zoning Map to rezone a portion of the property (300 feet deep off Guinea Road) at 226 Guinea Road (Tax Map 78, Lot 1) from R-F to SR-1.

Greg Tansley, City Planner: Brief report.

Bill Thompson, BH2M Engineers: Gave a presentation.

Chair Southwick- Open Public Hearing.

Dennis Rioux, Ward 6- Saco Valley Land Trust: Against the zone change.

Carol Brown, Guinea Rd: Has issues with ledge, sewer, water, traffic and how many houses will be there.

Ken Buechs, Conservation Commission: Recommends the proposal be tabled until Mr. West has completed his study.

Denis Letellier, 264 Guinea Rd: Has an issue with water.

Richard Rhames, Conservation Commission: Against the zone change.

Sean Behen, Village Ln: Issues with water.

Chair Southwick- Close Public Hearing.

Discussion between board and Staff:

MOTION:

Benway- Motion: to not recommend the Zoning Change pass at the City Council.

Angers- Second.

Chair Southwick- Call for Vote- Sustained (3-1) motion passes.

8. Other Business

- A. Workshop – Comprehensive Plan Discussion.

Chair Southwick- Given that we will not be discussing the Comprehensive Plan.

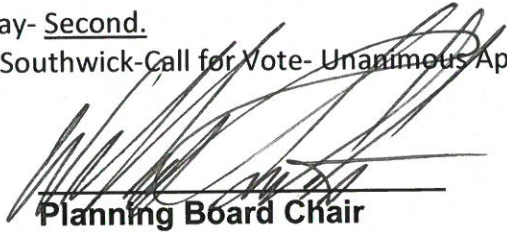
9. Adjourn

MOTION:

Patoine- Motion: to Adjourn.

Benway- Second.

Chair Southwick-Call for Vote- Unanimous Approval (4-0) all in favor.



Planning Board Chair

6-5-2019
Date

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**These minutes are summary and are not intended to be verbatim.
Archived meetings are viewable on the City's website:
www.biddefordmaine.org.**