

City of Biddeford

Planning Board

April 28, 2022 6:00 PM Zoom: Apr 28, 2022 06:00 PM Eastern Time (US and Canada)

Topic: Planning Board

Please click the link below to join the webinar:

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1. DECLARATION OF QUORUM/VOTING MEMBERS

2. ADJUSTMENTS TO THE AGENDA

3. PLANNER'S BUSINESS

4. CONSENT AGENDA

4.A. Approval of Meeting Minutes from 4-6-22

[PB Minutes 040622-DRAFT.pdf](#)

[PB Minutes 040922-DRAFT.pdf](#)

4.B. Approval of Meeting Minutes from 4-9-22

5. UNFINISHED BUSINESS

6. NEW BUSINESS

6.A. 2022.16 After the Fact Subdivision Amendment to create an additional lot out of Lot 3 in an approved subdivision for Alexandra Quigley and James Jamieson, located on the easterly side of River Road (Tax Map 6, Lot 23-2) in the RF Zone. Original Subdivision Plan by Nadeau & Lodge for Michael Mininni recorded in Book 222, Page 26 York County Registry of Deeds.

Applicant: Alexandria Quigley & James Jamieson

Agent: N/A

Tax Map/Lot: Tax Map 6, Portion of Lot 23-2

Zone: Rural Farm, Limited Residential Overlay

Defined Land Use: Single Family

Application Type: Other: After the Fact Subdivision Amendment

Application Status: Request for Final Approval

Public Comment will be accepted for this item.

[2022.16 Jameison River Road After the Fact Subdivision Amendment SR.pdf](#)
[2022.16 Jameison amended Subdivision FOF.pdf](#)
[Cover Letter.pdf](#)
[Application.pdf](#)
[Locus Deed.pdf](#)
[Amended Subdivision Plan.pdf](#)
[Recorded Plan 3 Lot Subdivision-Original Subdivision Plan.pdf](#)
[HHE200.pdf](#)

- 6.B. 2022.11 Conceptual Site Plan for Tom Watson & Co of 10,20 & 30 Gooch Street (Tax Map 40, Lots 55,55-3 & 56-1) in the MSRD-3 & GD1 zones and Shoreland overlay. The proposed project is to construct a 6-story building containing 55 residential units with a restaurant space on 10 Gooch Street, a 5-story, 16 unit residential building and 11 townhome units on 20 Gooch Street, and a partial demolition and redevelopment of the existing building located at 30 Gooch Street to accommodate a commercial use (potentially a brewery). The project will include associated parking & landscaped areas.

Applicant: Tom Watson & Co.
Agent: Acorn Engineering-Peter F. Heil PE, CPESC
Tax Map/Lot: Tax Map 40, Lots 55,55-3, 56-1
Zone: Main Street Revitalization District-High Density (MSRD-3),
Overlay: Shoreland Overlay Zoning, GD1
Defined Land Use: Mill Conv-Comm MDL-94
Application Type: Shoreland, Subdivision & Private Way
Application Status: Conceptual Site Plan Review
Public Comment will be accepted for this item.
[2022.11 Tom Watson & Co - 10, 20 & 30 Gooch St Sketch SR.pdf](#)
[Section 0.1 Title Page.pdf](#)
[Section 0.2 Cover Letter.pdf](#)
[Section 0.3 Sketch Application Form.pdf](#)
[Section 1 Right Title Interest.pdf](#)
[Section 2 Declaration of Easements, Covenants, and Restrictions.pdf](#)
[Section 3 Financial & Technical Capacity.pdf](#)
[Section 4 Stormwater Management Report.pdf](#)
[Section 5 Erosion & Sedimentation Control Report.pdf](#)
[Section 6 Traffic & Parking Overview.pdf](#)
[Section 7 Utility Cover.pdf](#)
[Section 8 Public Safety Letter of Approval Requests.pdf](#)
[Section 9 Lighting.pdf](#)
[Section 10 Solid Waste.pdf](#)
[Section 11 Photographs.pdf](#)
[Section 12 Vicinity Map.pdf](#)
[Architectural Plan_3-16-22.pdf](#)
[Civil Plans 3-23-22.pdf](#)

[Landscape Architect Site Improvement slides pt 2.pdf](#)

[Landscape Architect Site Improvement slides.pdf](#)

- 6.C. 2021.50 Conditional Use Permit for Central Maine Power to replace the substation at 466-468 South Street (Tax Map 2, Lot 40-1) in the SR-1 zone. The proposal is to rebuild and upgrade the South Street Substation. The purpose of this rebuild is to maintain and improve electrical service for now and the future. The existing facility is below reliability standards and cannot support the community and future growth due to the age and condition of the current substation.
- Applicant: Central Maine Power Company
Agent: TRC Companies LLC
Tax Map/Lot Tax map 2, Lot 40-1
Zone: Suburban Residential 1
No Overlay Zone
Defined Use: IND Office
Application Type: Conditional Use Permit
Application Status: Request for Final Approval
Public Comment will be accepted for this item.

[Board Report - CMP Substation Final Plan 042022.pdf](#)

[Planning Board Additional Information FINAL 3-16-22.pdf](#)

[Draft FOF for CMP South St Substation \(4-20-22\).pdf](#)

[1050-0003-004 SH001 Rev 0-0 FACILITY GRADING PLAN.pdf](#)

[1050-0003-004 SH002 Rev 0-0 DRAINAGE PLAN.pdf](#)

[1050-0003-004 SH003 Rev 0-0 WATERSHED PLAN \(PROPOSED\).pdf](#)

[1050-0003-004 SH004 Rev 0-0 WATERSHED PLAN \(EXISTING\).pdf](#)

[1050-0003-004 SH005 Rev 0-0 DEMOLITION PLAN.pdf](#)

[1050-0003-004 SH006 Rev 0-0 PAD CROSS SECTIONS.pdf](#)

[1050-0003-004 SH007 Rev 0-0 DETENTION POND DETAILS.pdf](#)

[1050-0003-005 SH001 Rev 0-0 EROSION CONTROL PLAN.pdf](#)

[1050-0003-005 SH002 Rev 0-0 DETAILS.pdf](#)

[1050-0002-001 Rev 0-0 GENERAL ARRANGEMENT.pdf](#)

[1050-0002-002 SH 001 Rev 0-0 SECTIONS A B C D.pdf](#)

[1050-0002-002 SH 002 Rev 0-0 SECTIONS E F G I.pdf](#)

[1050-0002-002 SH 003 Rev 0-0 SECTIONS J K L M.pdf](#)

[1050-0002-002 SH 004 Rev 0-0 SECTIONS N O P Q.pdf](#)

[1050-0002-002 SH 005 Rev 0-0 SECTIONS R S T U V.pdf](#)

[1050-0002-002 SH 006 Rev 0-0 SECTIONS H & W.pdf](#)

[1050-0003-001 Rev 0-0 CIVIL SITE PLAN.pdf](#)

[1050-0003-003 Rev 0-0 DIMENSIONAL CONTROL PLAN.pdf](#)

[2022-02-25 Drainage Report.pdf](#)

[CMP Drainage Easement DRAFT 2-02-22.pdf](#)

[040822 CMP Response to Abutters.pdf](#)

[Abutter comments summary 4-7-22.pdf](#)

[BP_PB_Sitewalk_Signin_04092022.pdf](#)
[Comments from Chicco.pdf](#)
[Comments from Councilor Belanger.pdf](#)
[Abutter TC comments response 4-21-22.pdf](#)
[Letter to Biddeford PB.pdf](#)
[MWC Site Location Application Section 7.pdf](#)
[MWC Site Location Application Section 8.pdf](#)
[MWC Site Location Application Section 9.pdf](#)
[22-04-26 Biddeford Pump Alternate Layout Visualizations.pdf](#)
[CMP Response dated 4-27-22.pdf](#)

7. OTHER BUSINESS

8. ADJOURN

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at tonight's meeting shall be rescheduled to the next meeting of the Board. All materials pertaining to items on the agenda are available for public review at the Biddeford Planning Department, second floor, Biddeford City Hall during normal business hours.