

City of Biddeford
Planning Board
April 19, 2023 6:00 PM City Hall

STATUS: Planning Board Meeting, April 19, 2023, 6:00 PM, Council Chambers & Zoom

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

- 1. PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF QUORUM/VOTING MEMBERS**
Larry Patoine (Chair), Michael Cantara, Sean Tarpey, Susan Deschambault (Associate Member voting for Roch Anger), Stephen Beaudette (Associate Member voting for Alexa Plotkin)
- 3. ADJUSTMENTS TO THE AGENDA**
Item 7B postponed per applicant request until May or June Planner's Business to be presented at end of meeting.
- 5. CONSENT AGENDA**
 - 5.A. Approval of Meeting Minutes from 3-15-23 and 4-5-23
MOTIONS: 6:01 PM
Cantara-Motion-To Approve the consent agenda as presented
Beaudette-Second
Motion passed unanimously
- 6. UNFINISHED BUSINESS-None**
- 7. NEW BUSINESS**
 - 7.A. 2023.14 Final approval for proposed changes to address three ordinance changes required by the General Permit for Stormwater Discharges from the Municipal Separate Storm Sewer Systems (MS4s).
The changes include:
 1. adoption of specific erosion and sedimentation control standards for proposed developments,
 2. requiring timely maintenance of private stormwater infrastructure after construction, and
 3. requiring timely removal of non-stormwater discharges from the City's separated storm drain system.The changes affect Part II Code of Ordinances, Chapter 34 Environment and Chapter 70 Utilities, and Part III Code of Ordinances, Land Development Regulations.
 - **Christy Rabasca Engineering/Stormwater Consultant spoke on changes to be made to stormwater ordinance.**
 - **No Public Comments****MOTIONS: 6:07 PM**
Cantara-Motion-To adopt amended stormwater ordinance as presented
Deschambault-Second
Motion passed unanimously
 - 7.B. **ITEM POSTPONED WILL APPEAR IN MAY OR JUNE. 2023.05 Public meeting and take comments regarding a Final Site Plan Review Application for Take Five**

Maine, LLC. The property is located at 394 Elm Street (Tax Map 20, Lot 10) in the B2 Zone. The proposed project is to demolish the existing structure and construct a 2-bay garage for oil changes.

7.C. 2023.17 Public meeting and take comments regarding the UNE Master Plan.

- Alan Thibeault of UNE presented the Master Plan
- One member of the public spoke
- The Board commented that the Master Plan was well written especially the traffic reports.

MOTIONS: 6:22 PM

Cantara-Motion-To approve the Preliminary Master Plan Application for UNE as written

Deschambault-Second

Motion passed unanimously

7.D. 2023.18 Biddeford Planning Board will have a public meeting and take comments regarding 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 of UNE presented the request
- One member of the public spoke

MOTIONS: 7:29 PM

Cantara-Motion-To approve the preliminary request for dimensional standards for the IN rezone.

Beaudette-Second

Motion passed unanimously

4. PLANNER'S BUSINESS

4. A. Discussion of proposed Back Lot Ordinance

City Council returned the proposed Back Lot Ordinance presented at the last City Council Meeting to the Planning Board. Mr. Galbraith will present a rough draft of the proposed ordinance next meeting.

4. B. Inform Board on 208 Graham Street, Conditional Use-Not discussed

- Mr. Galbraith handed out the submittal for One Diamond Street Application that will appear before the Planning Board on May 17th.
- Mr. Galbraith informed the Planning Board that a subdivision that was approved in 2022 is coming back for an amendment. This was for Shawn Brown at 355 Pool Street. Mr. Galbraith said there were some controversy with this project. He asked about bringing this back to the Planning Board or reviewing this as a staff review project, The Board asked the Planner for more direction on a couple of issues Planner will check with the City Attorney and report back to the Board.

- **Mr. Patoine talked to the Board about the possibility of taking a site walk around the UNE campus. It was unanimous that the Board would like to attend this site walk.**

8. ADJOURN 7:51 PM

Planning Board Chair or representative

Date

These notes are not intended to be verbatim.