



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Planning Board Meeting Meeting Minutes

Date: April 17, 2024
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Larry Patoine, Chair, Susan Deschambault, Roch Angers, Alexa Plotkin, Stephen Beaudette & Dylan Doughty, Alternate Member
Staff Present: David Galbraith & Nan Whitten
Chair Patoine opened the meeting at 6:00PM
3. Adjustments to the Agenda-None
4. Planner's Business
5. Consent Agenda
5. A. Approval of Meeting Minutes from 4-3-24
MOTIONS: 6:02 PM
Motion-Deschambault -Motion to approve minutes as presented
Second-Angers
Motion passed unanimously
6. Open Public Hearing
6. A. 2024.17 The Planning Board will discuss and have the FIRST READING of the proposal to change the zone at 118 Alfred Street (Tax Map 38, Lot 303-1) from MSRD-2 to MSRD-1.
 - Galbraith introduced the proposal
 - MSRD 1 surrounds property on north and east
 - No public comments
 - Plotkin does not want piece mail changing things, property is surrounded by residences. Does not want traffic and commercial aspect in her neighborhood.
 - Deschambault concerned about parking, using other areas for parking.
 - Patoine pointed out that there is parking behind building.
 - Client who wants building is being displaced by an MDOT City project.
 - Abutters were notified.
 - Angers when it was a credit union it was very active. Another business is asking to go in there, safety and neighborhood appeal is a concern due to traffic. He has mixed feelings, it worked before will it work now? Most of the volume would be 4-midnight. He was hoping the public would turn out but none have spoken up. This will go to City Council after 2 readings.
 - Patoine MSRD 1 comes all the way up so it's not a stretch

- Beaudette there is a pizza shop right across the street. He would support it.
- Patoine: There are 19 parking spots to support this property. 2 egresses to this property
- Deschambault it is pick-up and delivery
- Doughty what other buildings have been looked at
- Galbraith-They looked at a few buildings but this one met all their needs with the exception of the zone which they were told we could apply for a change. They want to stay in Biddeford.
- Angers-Did proposed buyer come up with any numbers such as deliveries and traffic patterns.
- Galbraith will have to check on what he can ask for
- Plotkin-this change would be forever not just for Dominos, she feels very personal about this because she lives so close. She feels very strongly we shouldn't make changes for one person and a pizza place is not a pressing issue.
- Doughty wants to make sure the applicant has exhausted their options, especially where the City has their hand in the search

MOTION: 6:15 PM

Motion-Deschambault- Table Case # 2024.17 Preliminary Rezoning Review for the property located at 118 Alfred Street (Tax Map & Lot# 38-303-1) from the MSRD-2 zoning district to the MSRD-1 zoning district, based upon the following reasons: Obtain more information such as what other locations have been looked into, specifications, traffic numbers.

Angers-Second

Motion passed 3-1 (Deschambault, Angers, Beaudette in favor, Plotkin against)

6.B. 2024.21 First Reading of proposed Contract Zone #23 on Barra Road (Tax Map 7, Lot 15) for Indian Cliff Development Corp.

- Doughty recused himself from this item and AVESTA Housing
- Galbraith introduced the project, there is a Sketch Plan request for this as well.
- Mike Eon represented Indian Cliff Development as president of the corp.
- No public comments
- David Gould Sawmill Properties is involved
- Moving Master Plan ahead
- Affordable Housing at 60% of Median income.
- Need state & city permits by June to get this going.
- Site is ¼ mile from the stream that has been stocked.
- Offshoot road is being called West Trail Way
- Working with Eastern Trail as well. Area will be busy with bicycles and walkers. The Riverwalk will be stretched down to the railroad trestle.
- Galbraith-part of the original agreement with the City is that he will bring in at least 30 affordable housing units in, this is why we need the Contract

Zone. This is also going with the Reveler Property at 60 Barra Road which is not for the elderly.

- Eon just looking for the Contract Zone for the AVESTA site only.
- Traffic and environmental studies have been done.
- 8 Lot subdivision, 8 of the 55 acres
- Patoine-LMI? Eon- Ryan Fecteau will talk about that, he only is obligated to do 80% but they are shooting for 60% through MSHA Grant.
- Over 55 or handicapped is eligible.

7. Close Public Hearing 6:18 PM

8. New Business

8. A. 2024.02 The Biddeford Planning Board will hold a public meeting to review and discuss a Preliminary & Final Site Plan Application submitted by Bryan Holden to reconfigure the structure on 129 Main Street, (the Marble Block) creating a bowling alley, restaurant & bar on the ground floor, apartments on the second and third floors (Tax Map 38, Lot 386) in the MSRD1 Zone.

- Galbraith introduced the project, first floor bowling alley & bar.
Apartments in the upper floors
- Bryan Holden represented himself and Marble Block Co.
- He is in agreement with the Conditions
- No public comments
- Angers-thank you for committing to the residential portion of the project.
- Deschambault-what kind of bowling, candle pin-no standard
- Patoine-what about the I beam-that can be done but it will add time and cost. At this time they will clean and paint it and the post which will be enclosed. Rusty post will be scraped and painted as well as another post being added to add symmetry to the front. Holden has faith in the architect. Patoine is fine with what is being done.
- Holden if it is an eyesore once they get up and running he will look at it at another time
- Deschambault what will it be called-The Gutter
- The apartments-The Marble Block possibly, he hasn't really thought about it.
- Holden thankful for great partners

MOTION: 6:49 PM

Plotkin-Motion-To approve Case # 2024.02 Final Plan Review for Holden Real Estate LLC to redevelop the "Marble Block" building into a bowling alley, restaurant/bar on the ground floor and a total of eight (8) residential apartments on the 2nd and 3rd floor, located at 129 Main Street (Tax Map 38, Lot 386), with the recommended Conditions of Approval.

Angers Second

Motion passed unanimously

8. B. 2024.17 The Planning Board will review & discuss a Sketch Plan application by AVESTA Housing to create a 46-unit elderly affordable housing project on Barra Road (Tax Map 7, Lot 15) in the R-3 zone.

- Chris McDonald of BH2M represented the applicant

- This project part of a JDA 9-21-21 between Eon & City
- JDA is also tied to 60 Barra Rd called Saxon but is now Reveler
- 2 years after CO for 60 Barra then affordable elderly housing should being. They are 3 years ahead of schedule.
- City permitting by September
- Ryan Fecteau represented AVESTA Housing. Has been with AVESTA a little over a year.
- York County 60% \$40,000 single occupants
- Dual \$46,320
- Seeking funding for Maine Housing applications are opened in September. If they do not get funding they have to wait another year.
- It is important to get local approvals to give a better chance for funding.
- They have a good analysis of the tenants and their car uses. They can provide this information.
- Public:
- Eloise-(Journalist) is this the first project in Biddeford
- This is the 4th-Graham, Hill Street, Birch Street
- Galbraith has met with the team on different occasions as well as with the staff.
- Patoine would like LMI information in the next packet
- Plotkin- are they taking into consideration elderly issues such as windows being too heavy to open & close.
- Fecteau this building will replicate River Turn in Conway NH, taking this feedback from this project and putting it towards Barra Road
- Plotkin-Amenities space-any consideration for outdoor furniture up against the building. Outdoor gathering space is very important.
- Fecteau yes that has been discussed, this area comes off the community room. Making this space usable for the residents is important to them.
- Deschambault-Some of the buildings in town have affordable/market value and some of the things the market value has that affordable does not is creating a class distinction in the complex.
- Angers-Height of the building is the infrastructure and fire department going to be able to handle this, what is the city going to do?
- Galbraith-we work with the fire team constantly to make sure this is going to be accessible by the fire department ladder truck.
- McDonald they have worked with the Deputy Fire Chief closely in designing this layout. Have had very good early discussions with the fire department.
- Angers-are the fire fighters going to be able to take care of all the fires that may happen?
- Galbraith-we meet with all of the staff on each project to make sure these issues are taken care of and we have agreements with surrounding towns.
- Angers worries that as the City grows we may run low on assistance. Does the City Council keep an eye on this?
- Deschambault-46 units 35 spaces with 7 handicapped included?

- McDonald-public transportation is factored into the project.
- Deschambault-what happens is someone moves in with 2 cars what happens?
- McDonald that is addressed in the traffic study
- Fecteau our experience with our other properties that this group does not all have vehicles. There is a bus stop very close.
- Eon-Eastern Trail is involved, roads have been upgraded for bike lanes. Everyone is happy with the width of the roads. You can come out of the project and walk. With the buses that are right there, less is best with pavement. It's the same he had in OOB. This is ¼ mile from the Y where they can go down and swim. In his OOB place 1/3 of the tenants would walk down to the beach and back. In Amsterdam the buildings are 6 floors high. The trucks can handle 4 floors.
- Deschambault-is there a walking path going from this lot to Village Lane.
- Eon that is an old walking path that would remain open.
- Angers-Village Lane and other areas-is there any intention of connecting to any of the surrounding roads.
- Eon-first thing they did was sat with all the public officials and decided it made no sense to connect to the other roads, possibly a walking path.
- Patoine-South Street will never connect with Barra Road? Eon-Right
- Patoine No motion is needed but the Board is agreeable to this project-correct

8. C. 2024.21 The Planning Board will review and discuss a Sketch Plan presented by Indian Cliff Development Corp for an 8-lot subdivision on Barra Road (Tax Map 7, Lot 15) in the R-3 & R-1 zones.

- Chris McDonald of BH2M represented the applicant
- McDonald explained how the portion will be divided up
- Utilities will be City utilities some overhead some underground.
- This is in the Thatcher Brook Watershed.
- They are working with DEP on wastewater
- No Public Comments
- Patoine-it's a mix-AVESTA and single lot homes, 8th lot is non-buildable.
- Angers-Thatcher Brook is always an issue, who are you working with in the City to take care of this?
- Eon-Thatcher Brook goes through the middle of his properties it is impaired from Arundle to the end. The City hired GZA and I got to know them well so they are working with us also. The water has been testing fine in some places but not near the airport. We have to make sure we do not impair the stream at all. All the remaining land near the stream is going into preservation.
- Angers wants to make sure what happened 15 years ago doesn't happen again.
- Eon no that's why we brought GZA in.
- Angers-wants to make sure he's giving the same commitment to Thatcher Brook as he has in the past.

- Eon-it will go way up, everything will go through a filter bed.
- Patoine-looks like the Board is comfortable with what is being planned at this point.
- Eon-he wants to be ahead of schedule for this portion of the Master Plan.
- Patoine-dual track with the Council
- Galbraith-dual track with AVESTA & Indian Cliff as well as Contract Zone.

9. Other Business

10. Adjourn 7:45 PM

Planning Board Chair/Vice Chair

Date

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