



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Planning Board Meeting Minutes

Date: April 5, 2023
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Larry Patoine (Chair), Michael Cantara (Vice Chair), Sean Tarpey, Alexa Plotkin, & Susan Deschambault (Associate Member)
Deschambault is voting in the absence of Angers
Staff Present: Greg Mitchell, David Galbraith, Eric Freeman & Nan Whitten
Mr. Patoine opened the meeting at 6:00 PM
3. Adjustments to the Agenda-The Planner will conduct some announcements after the Comp Plan presentation.
 - Other Business:
 - Eric Freeman presented the complete Comprehensive Plan to the Planning Board in order to obtain a recommendation to send to the City Council.
 - Public Commenters:
Alex White-475 South Street
Peter Robbins-Conservation Commission & Resident of 38 Newtown Road
Erik Heumiller-Conservation Commission & Resident of 81 Clifford Street
Denis Rioux-Conservation Commission & Resident of 677 South Street
Richard Rhames-Conservation Commission & Resident of 10 West Loop Road
Public Comment Session closed
MOTIONS: 7:22 pm
Tarpey-Motion-To postpone taking any action until the meeting for May 2 to ensure all requested changes have taken place,
Cantara-Second
Vote 2/3 Motion Fails
(Cantara & Tarpey in favor; Patoine, Plotkin & Deschambault against)
The Board discussed having the formatting and other corrections/changes and to review the Comp Plan every 2 years. Keep it as a living document going through sections continuously to initiate change.
Cantara-Motion-To approve the plan and forward it to the City Council after corrections have been made.
Deschambault-Second
Vote 3/1 Motion Passes
(Cantara, Plotkin & Deschambault in favor; Tarpey against)

- **Planner's Business:**
 - **The Environmental Review RFP for Hidden Hills was discussed as the Board did not feel the RFP correctly laid out the Scope of Services. It was determined that the original RFP will be withdrawn and rewritten as originally requested.**
 - **On April 11 the City Council & Planners will workshop LD2003 and the Back Lot Ordinance.**
 - **Greg Mitchell the Board that City Council instituted an Emergency Moratorium on Inclusionary Zoning (IZ) for 120 days to allow staff to create the standards for IZ. The exception will be if anyone applies for a subdivision with 10 units or more and will make 10% of them as affordable housing with 80% Area Median Income this will be for 50 years. If an applicant applies for a subdivision and there is no IZ policy after 120 days the applicant is not required to be liable for any of this policy. Any application that is already in the pipeline will be exempt as well.**
- 4. Adjourn**
Meeting adjourned at 8:18 PM

Planning Board Chair/Vice Chair

Date

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