



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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PLANNING BOARD MINUTES

Date: Wednesday, April 5, 2017
Time: 6:00 PM
Location: Council Chambers, City Hall

1. **PLEDGE OF ALLEGIANCE**
2. **DECLARATION OF QUORUM/VOTING MEMBERS**
 - A. Quorum Present: Chair Larry Patoine, William Southwick, Matthew Boutet, Jennifer Burke, Clement Fleurent (Alt Voting Member), Roch Angers (Alt Non-Voting Member).
3. **ADJUSTMENTS TO THE AGENDA**

Item 2017.14 Conditional Use Permit: for Luke Morong was **Removed** from the Agenda.
4. **PLANNER'S BUSINESS**

Greg Tansley, Planner: Just a reminder we are not meeting on May 3. We will be meeting on May 17.
5. **CONSENT AGENDA**
 - A. Consideration of Minutes: March 1, 2017

MOTION:

 - **Boutet**
 - Motion: to Approve Consent Agenda.
 - **Burke**
 - Second.
 - **Chair Patoine – Call for Vote**
 - Unanimous Approval (4-0) passed.
6. **UNFINISHED BUSINESS**
7. **NEW BUSINESS**
 - A. **2017.13 Determination of Greatest Practical Extent:** for AC Properties who proposes the demo of the existing home and rebuild a new one in its place at 1 Edgewater Place (Tax Map 55, Lot 23) in the CR, RP and LR Zones.

Greg Tansley, Planner: Brief Report.
Anthony Christensen, AC Properties: Brief statement.
Discussion between the Board and Staff.

MOTION:

 - **Southwick**
 - Motion: to approve the Determination of Greatest Practical Extent for AC Properties based on the approved plans for 1 Edgewater Place (Tax Map 55, Lot 23) approve the

findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated March 28, 2017.

○ **Boutet**

• Second.

○ **Chair Patoine – Call for Vote**

• Unanimous Approval (4-0) passed.

B. 2017.10 Final Site Plan and Conditional Use Permit Review: for Westfield Inc. for the construction of two truck docks and the expansion/reconstruction of impervious surface to accommodate truck parking at 20 Pomerleau Street (Tax Map 2, Lot 81) in the I-3 zone.

Greg Tansley, Planner: Brief Report.

Bill Thompson, BH2M Engineers: Brief Presentation.

Discussion between the Board, Staff and Applicant.

MOTION:

○ **Boutet**

• Motion: to approve the Site Plan and Conditional Use Permit for Westfield Inc. at Tax Map 2, Lot 81, approve the findings of fact, and sign the mylar based on the conditions recommended by Staff in its report dated March 28, 2017.

○ **Southwick**

• Second.

○ **Chair Patoine – Call for Vote**

• Unanimous Approval (4-0) passed.

C. REMOVED 2017.14 Conditional Use Permit: for Luke Morong to add a medical marijuana caregiver growing facility to an already light industrial multi-tenanted space located at 414 Hill Street (Tax Map 74, Lot 5) in the I-2 zone.

D. 2017.15 Conceptual Subdivision/Conditional Use Permit Review and Amendment to a Previously Approved Subdivision (Lot 1 of Riverview Farms Subdivision): for Jason Labonte who is proposing a 9-lot Residential Cluster Subdivision located at 34 Buzzell Road (Tax Map 6, lot 43) in the RF zone.

Greg Tansley, Planner: Brief Report.

Andy Morrell, BH2M Engineers: Gave a Presentation.

Jamie Butterfield, River Road Realty: Wetland/Standing water.

Greg Tansley, Planner: Per our Stormwater Ordinance the Engineer and myself will do a rate of flow study.

Fred Tardif: Lot size and future developments.

Discussion between Board, Staff and Applicant.

MOTION:

○ **Southwick**

• Motion: to determine the proposed subdivision is a major subdivision.

○ **Boutet**

• Second.

○ **Chair Patoine – Call for Vote**

• Unanimous Approval (4-0) passed.

8. OTHER BUSINESS

9. **ADJOURN**

MOTION:

- **Boutet**
- Motion: to Adjourn.
- **Burke**
- Second.
- **Chair Patoine –Call for Vote**
- Unanimous Approval (4-0) passed.

○ 
○ **Planning Board Chair**

5/17/2017
Date

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

