



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Meeting Minutes

Date: April 3, 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**
 - Galbraith told the Board that they will be asked to amend the Conditions of Approval for 10, 20, 30 Upper Falls Road in order for an Occupancy Permit to be granted prior to a Traffic Movement Permit being issued. This part of the project would not trigger a Traffic Movement Permit.
 - He also told the Board of two new projects that are going to go through the process together. They are Indian Cliff Development and AVESTA Housing, both on Barra Road. They will be presenting a Sketch Plan probably at the next meeting.
 - Another project coming to the Board is an Amended Site Plan for a parking lot at 34 Center Street.
- 5. Consent Agenda**
 - 5. A. Approval of Meeting Minutes from 3-20-24**
MOTIONS: 6:05 PM
Motion-Deschambault -Motion to approve minutes as presented
Second-Angers
Motion passed unanimously
- 6. Unfinished Business-None**
- 7. New Business**
 - 7.A. 2024.15 Shoreland Zoning Review for David & Mary Rosewater** who would like to remove and reconstruct an existing non-conforming structure located at 59 Granite Point Road, further described as lot 12-1 on tax map 67. This location is in the Coastal Residential and Shoreland Overlay Zone.
 - Sandra Guay of Archipelago Law Firm represented the applicant
 - Guay explained the entire project
 - No public comments

MOTIONS: 6:11 PM

Motion-Deschambault-Motion to approve Case # 2024.15 a Shoreland Zoning Permit request for David & Mary Rosewater to remove and reconstruct an existing non-conforming structure located at 59 Granite Point Road (Tax Map 67, Lot 12-1) / in the Coastal Residential Zone and Shoreland Overlay.

Second-Angers

Motion passed unanimously

7. B. 2023.10 Final Subdivision/Site Plan Review for Travis and Lisa Wing at 1 Moxie Lane, further described as lot 22 on tax map 77 in the SR1 & RF and shoreland overlay zones. Mr. & Mrs. Wing would like to reconstruct a private way to accommodate 3 additional house lots.

- Paul Gadbois represented the applicants.
- Gadbois explained that there is one existing lot and 3 will be added.
- This subdivision will have septic and public water with underground utilities.
- There were no public comments.

MOTIONS: 6:18 PM

Motion-Plotkin-Motion to APPROVE the Final Plan application for the proposal located 1 Moxie Lane (Tax Map 77, Lot 22), within the Suburban Residential & Rural Farm (SR 1 & RF) zones, as well as shoreland overlay zone, with the condition that the plan show the boring for water displayed as preferred by the Public Works Director.

Second-Angers

Vote-Unanimous

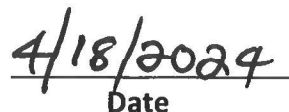
8. Other Business

8.A. 2024.01 Workshop for the Biddeford School Department to expand the Biddeford Primary School. This school is located at 320 Hill Street (Tax Map 82, Lot 32) in the R1A zone. The purpose of the workshop is to discuss materials and designs for the proposed expansion.

- Leah Schaffer of Mobile Studio Design represented the applicant.
- Jeremy Ray, Superintendent of Biddeford Schools also answered questions.
- Proposed changes to what has been presented was discussed and samples passed around.

9. Adjourn 7:00 PM


Planning Board Chair/Vice Chair


Date

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