



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

Date: March 16, 2022
Time: 6:00 PM
Location: REMOTE ACCESS MEETING (1MRSA § 403-B permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

1. Declaration of Quorum/Voting Members

Quorum Present: Bill Southwick (Chair), Roch Angers, Bruce Benway, Sean Tarpey, Alexa Plotkin and Michael Cantara (Alternate)

Staff Present: Greg Tansley (Planner), Hannah Bonine (Asst. Planner), Nan Whitten

Chair Southwick opened the meeting at 6:00 PM

2. Adjustments to the Agenda

3. Planner's Business

4. Consent Agenda

4 A. Approval of Planning Board Meeting Minutes from March 2 & March 9, 2022

MOTIONS: 6:03 PM

Benway-Motion- to approve the Meeting Minutes from March 2 & March 9, 2022

Angers-Second

Chair Southwick-Roll Call for Vote-Motion Passed, 4-0 (Angers, Benway, Tarpey & Plotkin)

5. Unfinished Business

6. New Business

6.A. 2022.07-Determination of the Greatest Practical Extent for Stuart Noyes. The property is located at 102 Fortunes Rocks Road (Tax Map 65, Lot 30) in the Limited Residential and Coastal Residential Zone. The purpose of the project is to tear down and replace single family home. Applicant had prior approval for this project in 2015; however, said approval expired before substantial construction had begun.

Applicant: Stuart Noyes

Agent: Travis Kinney, Gulf Shore Design

Tax Map/Lot: Tax Map 65, Lot 30

Zone: Coastal Residential

Overlay Zone: Limited Residential Shoreland Zone

Defined Land Use: Single Family Residential

Application Type: Determination of the Setback to the greatest Practical Extent from the wetland

Application status: Request for Final Approval. Draft findings included

Public Comment will be accepted for this item.

- **Assistant Planner Bonine introduced the project**
- **Travis Kinney represented the applicant, Stuart Noyes who also attended.**
- **There were no comments from the public**
- **Members of the Board questioned the applicant about the stonewall to be removed as well as the setbacks of the wetlands (side & rear setbacks also)**
- **Planner Tansley demonstrated the position of the structure and setbacks with an aerial view in order to clear up any confusion.**
- **The regulated resource was also discussed.**

MOTIONS: 6:16 PM

Benway-Motion- Motion to approve the Determination of Greatest Practical Extent for Stuart Noyes based on the plans submitted by Dana A. Libby, PLS dated 2/8/2022, for 102 Fortunes Rocks Road and approve the Findings of Fact and Conclusions of Law based on the Conditions outlined in the Staff Report dated March 10, 2022. Also, due to the coronavirus pandemic the Planning Board authorizes the Assistant City Planner to sign the final plan on behalf of the Planning Board and declares that the final plan once signed by the Assistant City Planner shall be deemed to have been signed by individual members of the Planning Board.

Angers-Second

Chair Southwick-Roll Call for Vote-Motion Passed, 4-0 (Angers, Benway, Tarpey & Plotkin)

6.B. 2021.38 Site Plan Review for Jason Jirele with Caleb Johnson Studio to convert 2nd, 3rd & 4th floors of 25 Alfred Street, former Odd Fellows Lodge, to 1 and 2 bedroom apartments (Tax Map 38, Lots 402) in the MSRD1 Zone. The building is currently unoccupied. The first floor contains a former restaurant and retail store. The 2nd, 3rd & 4th floors contain prior meeting rooms, banquet room and Lodge Room of the former Laconia Lodge the former Independent Order of Odd Fellows Group.

Applicant: Jason Jirele with Caleb Johnson Studio

Owner: Biddeford Development Group, LLC

Agent: Caleb Johnson Studio

Engineer/Surveyor: Michael Tadema-Wielandt

Tax Map/Lot: Tax Map 38, Lot 402

Zone: MSRD-1

Overlay Zone: Historic Preservation

Defined Land Use: Multi-family Residential

Application Type: Site Plan

Application status: Request for Final Approval. Draft findings included.

Public comment will be accepted for this item.

- **Assistant Planner, Hannah Bonine introduced the project noting that the applicant has also requested a parking waiver.**
- **Representing the applicant: Jason Jirele & Patrick Boothe both of Caleb Johnson Studio**

- **Public Comments:** Richard Rhames who spoke of the Knights of Labor and requested that any historically significant articles found from the former fraternal orders be salvaged.
- The Board discussed the project with the agents; historical articles and affordable housing were talked about.

MOTIONS: 6:39 PM

Benway-Motion- to Waive Article XI, Section II – Full Site Plan Review.

Angers-Second

Chair Southwick-Roll Call for Vote-Motion Passed, 4-0 (Angers, Benway, Tarpey & Plotkin)

Benway-Motion- to waive the off street-parking requirement

Angers-Second

Chair Southwick-Roll Call for Vote-Motion Passed, 4-0 (Angers, Benway, Tarpey & Plotkin)

Benway-Motion- to approve the Site Plan Review for Jason Jirele to create 11 apartments at 25 Alfred Street based on the materials submitted and approve the Findings of Fact and Conclusions of Law based on the Conditions outlined in the Draft Findings of Fact in the Planning Board packet for March 10, 2022.

Angers-Second

Chair Southwick-Roll Call for Vote-Motion Passed, 4-0 (Angers, Benway, Tarpey & Plotkin)

7. Other Business

7.A. 2021.50 Discussion to make arrangements for Site Walk of the South Street CMP Station with applicants.

No public comments are anticipated during this portion of the workshop

- A possible site walk with CMP was discussed, the Board agreed upon the date of 4-9-22 at 10:00 AM. Assistant Planner, Hannah Bonine will contact and confirm with CMP.
- Planner Tansley reminded us that this would be considered a formal meeting and we need to notify abutters and post the meeting on our website.
- We also have to talk about the expectations and rules of conduct for both the Board and the public in order to curtail any ex parte discussions.
- The staff will be responsible for recording and documenting the walk.

7.B. Comprehensive Plan Public Sessions Workshop Continuation of the work from the 3-9-22 Workshop

It is not anticipated that public input will be accepted during this workshop item.

- The Board discussed and decided to have the Climate Change Task Force go through the Climate Change Chapter in the Comp Plan and give feedback on other chapters as well.
- The Board completed the exercise of working on the GPS.

8. Adjourn

Meeting adjourned at 8:24 PM

Planning Board Chair/Vice Chair

Date

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