

CITY OF BIDDEFORD

PLANNING DEPARTMENT

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Planning Board Minutes

Date: Wednesday, March 6, 2019
Time: 6:00 PM
Location: Council Chambers, City Hall

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
 - A. Quorum Present: Chair William Southwick, Roch Angers, Sean Tarpey, Bruce Benway, Spiros Droggitis (alt voting member), Alexa Plotkin (alt non-voting member).

3. Adjustments to the Agenda

4. Planner's Business

Greg Tansley, City Planner: Reminder of the Comp Plan meeting on March 20, 2019 at 6PM in the Second Floor Conference Room.

5. Consent Agenda
 - A. Consideration of Minutes: February 6, 2019

MOTION:

Benway- Motion: to approve Consent Agenda.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

6. Unfinished Business

7. New Business

- A. 2019.04 Public Hearing, take comments, and make recommendations to the City Council regarding a proposed amendment to the Official Zoning Map to rezone 226 Guinea Road (Tax Map 78, Lot 1) from a split between R-F and SR-1 to entirely SR-1 (at the request of the property owner).

Bill Thompson, BH2M Engineers: Gave a presentation.
Dennis Letellier, 264 Guinea Road: Has an issue with water.

Carol Brown, 239 Guinea Road: Asking to proceed with caution when opening that area up.

Richard Rhames, West Street: Mentioned he handed out a letter handed out from Saco Valley Land Trust. He is against the proposal for numerous reasons.

Discussion between Board and Staff.

MOTION:

Benway- Motion: to table for purposes of receiving a report from the Conservation Commission regarding this request, including being provided with any easement information that may be available to the Conversation Commission that might impact our decision.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- B. 2019.14 Public Hearing, take comments, and make recommendations to the City Council regarding a proposed amendment to the Official Zoning Map to rezone the area depicted on the attached map from R-2 to MSRD-2 (at the request of the City Council).

Discussion between Board and Staff.

MOTION:

Benway- Motion: to move the proposed amendment with language in the HPO be amended as follows. Propose Additional Amendment, Article XV (Historic Preservation Ordinance), Section 5: Historic districts and historic landmarks designated. The Following described lands. Buildings, structures, or areas or the City of Biddeford are designated as historic districts or historic landmarks. Districts: 1. Downtown Historic District, as defined by the MSRD-1 Zone. 2. Mill Area Historic District, as defined by the MSRD-3 Zone, except for those lands located northwest of Elm Street. 3. Mixed Residential Historic District, as defined by the MSRD-2 Zone as depicted on the Official Zoning Map in effect on June 9, 2011.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

MOTION:

Benway- Motion: to move this amendment with the already passed partial amendment be recommended to the City Council with the approval of the amendment to the Historic Zone earlier adopted by the Board.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- C. 2019.15 Public Hearing, take comments, and make recommendations to the City Council regarding a proposed amendment to the Official Zoning Map to rezone the area depicted on the attached map from R-2 to B-1 (at the request of the City Council).

Greg Tansley, City Planner: Spoke briefly.

Kim Cochran, new owner of 48 Elm Street: Owner of Biddeford Painting who is looking to move the business to the former Godbout building. Here to ask for the Board's support.

Richard Rhames, West Street: Is against the proposal.

Kim Cochran, new owner of 48 Elm Street: Wants to know if the Board can consider just her property.

Greg Tansley, City Planner: The Board can certainly propose it in many ways.

Jake Pierson, 24 Buzzell Road: Is in favor of the proposal.

Discussion between Board and Staff.

Roch Angers: Question for the owner of the building. Can you still operate your business if the zone does not change?

Kim Cochran, new owner of 48 Elm Street: Yes because my business is non-conforming. I do not need the whole space and I would love to help out another business and at the same time get help with the mortgage.

Discussion between Board and Staff.

MOTION:

Benway- Motion: to recommend the Zone Change pass at the City Council.

Droggitis- Second.

Chair Southwick- Call for Vote- 3-2 vote passed.

- D. 2019.08 Preliminary/Final Subdivision/Site Plan Review for Biddeford Housing Authority to construct a three story, five unit residential building on a vacant lot located on 25 Green Street (Tax Map 38, Lot 263) in the MSRD-2 zone.

Greg Tansley, City Planner: Brief report.

Guy Gagnon, Biddeford Housing Authority: Spoke briefly.

Discussion between the Board and Applicant.

MOTION:

Benway- Motion: to approve the waiver for a reduction in the requirement of off-street parking from 10 spaces to 5 spaces based on the proposed use of the project and available on-street public parking in the vicinity of the project of the Biddeford Housing Authority project.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

MOTION:

Benway- Motion: to approve the Preliminary and Final Site Plan and Subdivision and approve the Findings of Fact for the Biddeford Housing Authority based on the conditions recommended by Staff in its report dated February 28, 2019.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- E. 2019.10 Shoreland Zone/ Determination of Greatest Practical Extent: for Dan Lynnworth to demo his existing cottage and reconstruct a new year round home at 46 Fortunes Rock Road (Tax Map 63, Lot 28) in the CR zone.

Greg Tansley, City Planner: Brief report.
Mike Richmond, Custom Concepts, Inc.: Gave a presentation.
Discussion between Board, Staff and Applicant.

MOTION:

Benway- Motion: to approve the Determination of Greatest Practical Extent for Dan and Roberta Lynnworth based on the approved plans for 46 Fortunes Rocks Road (Tax Map 63, Lot 28), approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated February 28, 2019.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- F. 2019.11 Shoreland Zone/Determination of Greatest Practical Extent: for Stephane Zalatan and Gerald Smith to demo the existing home and reconstruct a new one at 9 Thorndike Avenue (Tax Map 64, Lot 20) in the CR zone.

Greg Tansley, City Planner: Brief report.
Gerry Smith, Owner: Here to answer any questions.
Discussion between Board, Staff and Applicant.

MOTION:

Benway- Motion: to approve the Determination of Greatest Practical Extent for Stephane Zalatan based on the approved plans for 9 Thorndike Avenue (Tax Map 64, Lot 20), approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated February 28, 2019.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- G. 2019.12 Conceptual Subdivision/Site Plan Review: for Jason Labonte of Home Innovation for a 7-lot Subdivision located at 30 Buzzell Road (Tax Map 6, Lot 43) in the RF zone.

Greg Tansley, City Planner: Brief report
Bill Thompson, BH2M Engineers: Gave a presentation.
Jake Pierson, 24 Buzzell Road: Has issues with soils, wetlands, drainage and the condition with Buzzell Road itself.
Fred Tardif, River Road: Wants to know if the Board follows up on projects after the fact and wants to know about the open space.
Discussion between Board, Staff and Applicant

MOTION:

Angers- Motion: to determine the proposed subdivision is a major subdivision.

Benway- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

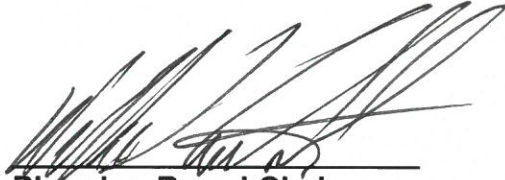
9. Adjourn

MOTION:

Angers- Motion: to Adjourn.

Benway- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.



Planning Board Chair

5-1-2019
Date

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

