



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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Planning Board Minutes

Date: Wednesday, March 4, 2020
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, Bruce Benway, Sean Tarpey, Spiros Droggitis, Michael Cantara (alt non-voting member).

3. Adjustments to the Agenda
4. Planner's Business

Greg Tansley, City Planner: Introduced David Galbraith.

5. Consent Agenda
 - A. Consideration of Minutes: February 5, 2019, and February 19, 2020.

MOTION:

Bruce Benway- Motion: to approve Consent Agenda.

Roch Angers- Second.

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

6. Unfinished Business
7. New Business

MOTION:

Bruce Benway – Motion: to remove from table.

Roch Angers – Second.

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

- A. 2019.12 **Remove from Table** Final Subdivision Review and Conditional Use Permit for Jason Labonte of Big Ledge, LLC, and Home Innovations, LLC, for a 7-lot Cluster Subdivision located at 30 Buzzell Road (Tax Map 6, Lot 43 and 44) in the RF zone.

Greg Tansley, City Planner: Spoke briefly. Mr. Tansley read condition number 12 for the record. Condition 12: Prior to the sale or conveyance of a lot/unit or issuance of any

building permits all Open Space areas, including those created for the original Buzzell Road Estates Subdivision, shall be combined under single ownership, being one single Home Owner's Association (HOA).

Austin Fagan, BH2M: Brief update.

Roch Angers: Do you know why the size of the road is changing?

Greg Tansley, City Planner: Has not heard of any changes to Buzzell Road.

Austin Fagan, BH2M: No Idea, He has not heard of anything.

Chair Southwick: Clarified that this is something that was discussed at a Comp Plan meeting pertaining to the whole City and not this project.

Robert Cyr, Buzzell Road: has issues with water and narrowing of the road.

Jake Pierson, 24 Buzzell Road: Mentioned DEP did not walk the site and would like to see a third party look at the site.

Jason Labonte, Developer: I appreciate everyone's concerns. I've owned the property for three years and have been monitoring it. I have a good reputation out there and I want to keep it in good standing. We're going into this smartly and we've met all the criteria from the City and State.

Austin Fagan, BH2M: Addressed the concerns.

Josh Keller, Realtor: Working with Jason Labonte to market the homes. Please listen to the people who do this everyday.

Discussion between Board.

MOTION:

Bruce Benway – Motion: to approve the Final Subdivision and Conditional Use Permit for Buzzell Road Estates for a 7-Lot Cluster Subdivision off Buzzell Road (Tax Map 6, Lots 43 and 44) in the RF zone, approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated February 27, 2020.

Sean Tarpey – Second.

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

- B. 2020.02 Conceptual Site Plan Review for David Dube to construct a two-story 3,200 square foot building for storage and office space, as well as site infrastructure at 9 Digital Drive (Tax Map 15, Lot 7-5) in the I-1 zone.

Greg Tansley, City Planner: Spoke briefly.

Paul Gadbois, Engineer: gave a presentation.

Michael Cantara: Applicant is will do to the landscaping?

Paul Gadbois, Engineer: Yes.

No motion need informational only.

- C. 2019.24 Preliminary Subdivision Review for Peter A. Mourmouras to create a six lot subdivision off River Road (Tax Map 6, Lot 49) in the RF zone.

Greg Tansley, City Planner: Spoke briefly.

Jason Vafiades, Atlantic Resources Consultants: Gave a presentation.

Jake Pierson, 24 Buzzell Road: Has issues with filling in the wetlands.

Kim Monroe, River Road: How soon will the zone change?

Chair Southwick: It's premature to say at this time.

Kim Monroe, River Road: Has issues with ledge and blasting.

Robert Cyr, Buzzell Road: Has issues with water.

Fred Tardif, River Road: Has issues with frontage. Why couldn't he do it and they can. He also has issues with water.

Chair Southwick; Sometimes things change and I'm sure we can look into that for you.

Discussion between the Board, Staff and Mr. Tardif.

MOTION:

Bruce Benway – Motion: to grant a waiver to Article VI, Section 70 for a Wildlife study based on the letter from Maine Department of Inland Fisheries and Wildlife dated October 31, 2019, indicating the no known significant wildlife habitat would be impacted by this project.

Roch Angers – Second.

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

MOTION:

Bruce Benway – Motion: to approve the Preliminary Subdivision Plan for Eagle River Run Subdivision for a proposed 6-lot subdivision off River Road (Tax Map 6, lot 49) in the R-F zone.

Roch Angers- Second.

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

- D. 2020.03 Conceptual Subdivision Review for Redline Properties, LLC to subdivide a lot into three residential lots located at 15 Victory Avenue (Tax Map 28, Lot 86) in the R-2 zone.

Greg Tansley, City Planner: Spoke briefly.

Peter laBreck, Owner: Introduced who he was and what they plan on going with the lot.

MOTION:

Bruce Benway – Motion: to determine this application represents a minor subdivision.

Roch Angers – Second.

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

MOTION:

Bruce Benway – Motion: to waive the full subdivision process and allow a subsequent joint Preliminary and Final review given that public convenience, safety, health and welfare will not be affected adversely.

Roch Angers – Second.

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

- E. 2020.04 Conceptual Amended Subdivision/Private Way for Dale Wilkinson to create two new lots off a new Private Road off South Street (Tax Map 1, Lot 50) in the RF zone.

Greg Tansley, City Planner: Spoke Briefly.
Austin Fagan, BH2M: Gave a presentation.

Jamie Mouzas, 730 South Street: Has a concern with the private way.
Austin Fagan, BH2M: Addressed Mr. mouzas concern.
Discussion between Board and Applicant.

8. Other Business

Greg Tansley, City Planner: Talked about the Comp Plan.
Discussion between Board and Staff.

9. Adjourn

MOTION:

Bruce Benway- Motion: to Adjourn.

Roch Angers- Second.

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



Planning Board Chair

11-6-2020
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.