CITY OF BIDDEFORD
PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115
gtansley@biddefordmaine.org

PLANNING BOARD
MINUTES

Date: **Wednesday, March 1, 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, Richard Potvin, II, Matthew Boutet, Jennifer Burke, Clement Fleurent (Alt Voting Member), Roch Angers (Alt non-Voting Member).
3. **ADJUSTMENTS TO THE AGENDA**
4. **PLANNER'S BUSINESS**

   Greg Tansley, Planner: Two things 1) The City Council passed our two items. 2) Our May 3 meeting will be held on May 17th.
5. **CONSENT AGENDA**
   - **A.** Consideration of Minutes: February 1, 2017

   MOTION:
   - **Potvin**
   - Motion: to Approve Consent Agenda.
   - **Fleurent**
   - Second.
   - **Chair Patoine – Call for Vote**
   - Unanimous Approval (4-0) passed.
6. **UNFINISHED BUSINESS**
7. **NEW BUSINESS**
   - **A. 2017.05 Determination of Greatest Practical Extent:** for Matthew & Robin Freeman to reconstruct a house and garage at 14 Mile Stretch Road (Tax Map 62, Lot 16) in the CR and LR zones.

     Greg Tansley, Planner: Brief report.

     Mike, Kennebunk River Associate's: Brief statement.

     Discussion between the Board, Staff and Applicant.

     MOTION:
     - **Boutet**
     - Motion: to approve the Determination of Greatest Practical Extent for Matthew and Robin Freeman based on the approved plans for 14 Mile Stretch Road (Tax Map 62, Lot 16) approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated February 21, 2017.
     - **Burke**

- Second.
  - **Chair Patoine – Call for Vote**
- Unanimous Approval (4-0) passed.

B. 2017.08 Determination of Greatest Practical Extent: for Thomas & Mary Hatch to reconstruct a garage at 187 Hills Beach Road (Tax Map 55, Lot 26) in the CR and RP zones.

Greg Tansley, Planner: Brief report.
Mike, Kennebunk River Associate's: Brief statement.
Discussion between the Board, Staff and Applicant.

MOTION:

- **Boutet**
- Motion: to approve the Determination of Greatest Practical Extent for Thomas and Mary Hatch based on the approved plans for 187 Hills Beach Road (Tax Map 55, Lot 26) approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated February 21, 2017.
- **Burke**
- Second.
- **Chair Patoine – Call for Vote**
- Unanimous Approval (4-0) passed.

C. 2017.09 Determination of Greatest Practical Extent: for Kathryn Gay to remove her existing home and replace it with a new structure located at 115 Hills Beach Road (Tax Map 54, Lot 63) in the CR and RP zones.

Greg Tansley, Planner: Brief report.
Tony Covino, Saco Bay Builder's: Brief Statement.
Discussion between the Board, Staff and Applicant.

MOTION:

- **Boutet**
- Motion: to approve the Determination of Greatest Practical Extent for Kathryn (Reilly) Gay based on the approved plans for 115 Hills Beach Road (Tax Map 54, Lot 63) approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated February 21, 2017.
- **Burke**
- Second.
- **Chair Patoine – Call for Vote**
- Unanimous Approval (4-0) passed.

D. 2016.25 Site Plan Review: for Five Star Holdings, LLC to construct an 1,800 SF building to house a Star Bucks Coffee Shop on Alfred Road (Tax Map 27, Lots 167, 168 and 169) in the B-2 zone.

Greg Tansley, Planner: Brief report.
Bill Thompson, BH2M Engineers: Brief presentation.
Jennifer Harnish, 3 Summit Street: A few questions regarding Dumpster, Green Space, Signage.
Bill Thompson, BH2M Engineers: Answered all her questions.
Jeremy Bourque, 6 Summit Street: Traffic

Discussion between the Board, Staff and Applicant: Regarding traffic and putting up signage.

Sharon Danis, 2 Pare Street: Traffic.

MOTION:

- **Potvin**
- Motion: to approve the Site Plan Application for Five Star Holdings, LLC for a new coffee shop at Tax Map 27, Lots 167, 168, and 169, approve the findings of fact, and sign the mylar based on the conditions recommended by Staff in its report dated February 22, 2017 and also add to eliminate the current location of the dumpster and move it back to its prior original plan location, and to extend the fence long enough to deter lighting onto the property adjacent by 20 feet.
- **Burke**
- Second.
- **Chair Patoine – Call for Vote**
- Unanimous Approval (4-0) passed.

E. 2017.10 Conceptual Site Plan Review: for Westfield Inc. for the construction of two truck docks and the expansion/reconstruction of impervious surface to accommodate truck parking at 20-26 Pomerleau Street (Tax Map 2, Lot 81) in the I-3 zone.

David Gould, Westfield Inc.: Spoke briefly explaining the project.

Bill Thompson, BH2M Engineers: Gave a brief presentation.

Daniel Gagne: Just wants to know if it's the old Wood Structures building because it's close to his house and he's worried about noise.

David Gould, Westfield Inc.: It's the furthest property away from his home.

NO VOTE – INFORMATIONLY ONLY

F. 2015.19 Conceptual Subdivision: for Van Hertel, Jr. for a proposed 8 lot subdivision at 226 Guinea Road (Tax Map 78, Lot 1) in the RF & SR1 zone.

Bill Thompson, BH2M Engineers: Gave a presentation.

Carol Brown, lives across the street: Concerns are ledge, blasting, they live off wells so how will it affect them, and would like a traffic study done.

Greg Tansley, Planner: Reminder for the Board that you have to decide if this project is a major subdivision for it to move forward. Biddeford has a very strong blasting ordinance. Explained what a blasting company has to provide.

Discussion between the Board, Staff and Applicant.

MOTION:

- **Boutet**
- Motion: to determine the proposed subdivision is a major subdivision.
- **Fleurent**
- Second.
- **Chair Patoine – Call for Vote**
- Unanimous Approval (4-0) passed.

G. 2017.11 Conceptual Site Plan Review: for University of New England to construct a new multi-purpose turf athletic field and associated amenities located off Pool Street (Tax Map 9, Lot 15) in the IN zone.

Greg Tansley, Planner: The one concern we have is the swapping of the two buildings. I'll let Mr. Thibeault explain.

Alan Thibeault, Assist. Vice President of Planning @ UNE: Gave a presentation regarding this project. He explained why the change in buildings.

MOTION:

- **Boutet**
- Motion: to confirm that the change in location for "F2" is minor in nature and is de minimus.
- **Burke**
- Second.
- **Chair Patoine – Call for Vote**
- Unanimous Approval (4-0) passed.

H. 2017.12 Conceptual Site Plan Review: for University of New England to construct 168 new parking spaces for the existing turf field and Harold Alfond Forum located off Pool Street (Tax Map 9, Lot 15) in the IN zone.

Alan Thibeault, Assist. Vice President of Planning @ UNE: Gave a presentation.

Discussion between Board, Staff and Applicant.

8. OTHER BUSINESS

Greg Tansley, Planner: I want to remind you all that we have plans to sign and please make sure we sign them in the same order.

9. ADJOURN

MOTION:

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

Planning Board Chair **Date** 4/5/2017

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