



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: February 21, 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 6:00 PM
3. Adjustments to the Agenda-none
4. Planner's Business-none
5. Consent Agenda
5. A. Approval of Meeting Minutes from 2-7-23
Motion-Deschambault -Motion to approve minutes as presented
Second-Angers Motion passed unanimously
Motion passed unanimously
6. New Business
6. A. 2021.17 The Biddeford Planning Board will hold a Public Meeting to discuss and ask questions regarding a request for Site Plan & Subdivision Preliminary & Final Approval for Southern Maine Affordable Housing for 39 residential units at 69 Adam's Street (Tax Map 38, Lot 296).
 - Galbraith gave a brief overview of the project and approval/extension history
 - No changes to request from previous case
 - No comments from the public
 - Patoine, this is a technicality
 - Applicant would like preliminary and final approval tonightMOTIONS: 6:04 PM
Motion-Angers - To Reapprove Case # 2021.04 A Final Subdivision and Site Plan Re-approval request for Adams Point Housing – Southern Maine Affordable Housing / 69 Adam's Street (Tax Map 38, Lot 296) for 39 residential units, with the provided Conditions of Approval as written.
Second- Deschambault Motion passed unanimously
6. B. 2023.36 The Biddeford Planning Board will hold a public meeting regarding a Preliminary Review Application submitted by Riverbend Reserve, LLC for Homestead by

the River. The request is to erect a 6,000 square foot pole barn, 1,950 square foot lean, and a 2,504 square foot 16-foot-wide gravel drive at Homestead by the River Campground located at 608-610 New County Road further described as Tax Map 6, Lot 35-2 in the Rural Farm District (RF) and Shoreland Overlay.

- Galbraith introduced the project and history of attempted projects for these applicants.
- Applicants would like Sketch Plan and Preliminary Approval tonight
- Peter Valcourt represented the application
- No public comments
- Patoine asked about the stop work permit, "only moved dirt around."
- Patoine asked about need of stormwater report needed-no
- Galbraith stated solar panels ok on roof, no ground mounted allowed
- Angers will that policy be reviewed, down the road
- Angers do we need two different motions-no mentioned in motion as sketch and preliminary

MOTIONS: 6:16 PM

Motion- Deschambault- Motion to waive Article XI, Full Site Plan Review. I motion to waive Article XI, full site plan review, as no site improvements are being made.

Second-Angers Motion passed unanimously

Motion-Deschambault - Motion to approve, the sketch & preliminary site plan approval for the construction of a 6,000 square foot storage building for the storage of RV's used at the facility at 608-610 New County Road (Property ID# Map 6, Lot 35, Sub-lot 2).

Second- Angers Motion approved unanimously

7. Open Public Hearing

9. A. 2024.05 Ordinance Amendment-SECOND READING Update Staff Review Committee Membership Composite

- Galbraith re-introduced amendment, notated changed requested
- Angers happy with what he has seen
- Patoine clarified wording in the order
- Deschambault concerned about quick turn around with notifications-10 days for notification in posting and abutters within 250'

MOTIONS: 6:21 PM

Motion-Angers -Motion to approve a positive recommendation to the City Council to adopt the proposed amendment to update the staff review committee membership composite as presented

Second-Deschambault Motion passed unanimously

9. B. 2024.07 SECOND READING to amend V Attachment 2 Table B Dimensional Requirements to change the side setbacks in the MSRD-2 zone from 10' to 0'

- Galbraith described proposed changes and discussion previously held
- Codes has stated there may be some fire prevention involved with setbacks of 0'
- Galbraith read an email from CEO Fecteau regarding fire separations with setbacks down to 0'

- Patoine wants footnote added to chart explaining fire separations needed with the reduced setback
- Plotkin wondered about the necessity of the footnote, suggested date of change
- Beaudette effect of pre-existing structure-not with ordinances, how do egress windows get affected, Codes will tell them what can and cannot be done

MOTIONS: 6:32 PM

Motion-Deschambault- Motion to approve a positive recommendation to the City Council to adopt the proposed Amendments to Code of Ordinances, Part III: Land Development Regulations, Article V – Establishment of Zones, Amendment to Table B “Dimensional Requirements” to reduce the side and rear yard setback requirements in the City’s MSRD-2 zoning district from ten (10) feet to zero (0) feet. Additional footnote

Second- Angers **Motion passed unanimously**

- Galbraith gave update on open position
- Deschambault visit some of the marijuana operations
- Patoine asked for update on Riverwalk Wall we have no updates
- Plotkin restaurant Magnus on the Water, traffic rerouted now has grassy area out front with sign of “Welcome to Biddeford” can someone check on this, she thinks it is supposed to be landscaped by applicant
- Deschambault used to be a road and it belongs to the city
- Beaudette landscaping being discussed by DDC
- Angers 5 Points Shopping Center in Courier, anything going on? Galbraith has contacted them and told them they have to go to Planning Board. Applicant is aware of it and preparing for submittal
- Diamond National still working on it
- Galbraith updated Board on upcoming projects

Meeting adjourned at 6:42 PM


 Planning Board Chair/Vice Chair


 Date

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