



CITY OF BIDDEFORD

Planning and Development Department

Greg Tansley, A.I.C.P.
City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 282-7119 or (207) 284-9115
Greg.Tansley@biddefordmaine.org

Planning Board Meeting Minutes

Date: February 16, 2022
Time: 6:00 PM
Location: REMOTE ACCESS MEETING (1MRSA § 403-A 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, Spiros Droggitis, Alexa Plotkin (Alternate) and Michael Cantara (Alternate)
Staff Present: Greg Tansley (Planner), Hannah Bonine (Asst. Planner), Nan Whitten
Christopher DiMatteo (Consulting Planner)
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 February 2, 2022

MOTIONS: 6:02 PM

Benway-Motion- to approve the Meeting Minutes from February 2, 2022

Angers-Second

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

5. New Business

2021.058 Public Hearing, take comments, and make a recommendation to the City Council regarding a zoning amendment to revise the Historic Preservation Ordinance. This amendment would remove the 90-day demolition stay provision for buildings listed on the National Register. This change is required by the U.S. Department of the Interior in order for Biddeford to attain "Certified Local Government" status through the Maine Historic Preservation Commission, opening new grant opportunities for historic preservation purposes.

- Brad Favreau, Economic Development Coordinator for the City of Biddeford presented the proposed changes to the Board.**
- Brad talked about the fact that they presented to the Board for CLG status last summer and were approved by the state but The National Park Department of the Interior wants the 90-day stay of demo for structures on the National Register struck from the ordinance. The National Register of Historic Places designation is honorary and the Federal Officials do not recognize honorary designations.**

- He then went onto talking about designating buildings as historically significant and different areas where there are some structures that are historically significant and how this will fit into the Comp Plan.
- Speaking from the public-Richard Rhames

MOTIONS: 6:22 PM

Benway-Motion- to recommend the amendments be forwarded to the City Council with a positive recommendation

Angers-Second

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

6. Unfinished Business

6.A. 2021.31 Final Review of a 6-Lot Cluster Subdivision for Ginger Hill Design + Build at 918 Pool Street (Tax Map 4, Lot 48) in the Coastal Residential (CR) and Rural Farm (RF) Zones.

- **Representing the applicant:**
Bill Walsh-Walsh Engineering
Connor Ritter-Walsh Engineering
Emily Ingwersen-Ginger Hill Design + Build
- Consulting Planner, Chris DiMatteo brought the Board up to speed on changes made to satisfy the comments and requests made at the previous meeting.
- Emily Ingwersen told the Board about the intentions of the company. She mentioned they are very conservation conscious and hired wildlife and soils studies without prompting from the City. Emily also talked about changes they have made in the subdivision to go along with what the Planning Board members have mentioned.
- Bill Walsh talked about the changes the applicant has made on the plans and the fact that the ordinance allows them to have 8 lots but due to their commitment to the preservation of the land they only have 6 lots.
- Speaking from the public-Richard Rhames.
- Members of the Board addressed the applicant with gratitude and praise of their consideration and extra effort.

MOTIONS: 6:40

Benway-Motion- to approve the Cluster Subdivision and Conditional Use Permit for Ginger Hill at 918 Pool Street based on the plans submitted by Walsh Engineering, dated January 12, 2022 and revised February 8, 2022 based on the compiled submission dated February 10, 2022, 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 February 16, 2022. In addition, that the Planning Board authorizes the City Planner to sign the final plan on behalf of the Planning Board and declares that the final plan once signed by the 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 & Droggitis).

6.B. Final Review of a 6-Lot Cluster Subdivision for Ginger Hill Design + Build at 158 Oak Ridge Road (Tax Map 4, Lot 57) in the Rural Farm (RF) Zone.

- **Representing the applicant:**
Bill Walsh-Walsh Engineering
Connor Ritter-Walsh Engineering
Emily Ingwersen-Ginger Hill Design & Build
- **Consulting Planner DiMatteo told the Board what changes had been made in the subdivision since the applicant last appeared before the Board.**
- **Emily told the Board about going before the Conservation Commission with both projects prior to being asked.**
- **She talked about the changes they have made per the Board's request and the preservation of the meadow.**
- **Bill Walsh also talked about the changes made to the plans**
- **Speaking from the public-Richard Rhames**
- **Emily clarified a bit of the public comments regarding the intended purpose of the soil maps.**
- **Planner Tansley concurred with the applicant's discernment of the purpose of the soil maps.**

MOTIONS: 7:04 PM

Benway-Motion- to approve the Cluster Subdivision and Conditional Use Permit for Ginger Hill at 158 Oak Ridge Road based on the plans submitted by Walsh Engineering, dated January 12, 2022 and revised February 4, 2022 based on the compiled submission dated February 10, 2022, 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 February 16, 2022. And that that the Planning Board authorizes the City Planner to sign the final plan on behalf of the Planning Board and declares that the final plan once signed by the 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 & Droggitis).

7. Other Business

8. Adjourn

MOTIONS: 7:06 PM

Benway-Motion-to adjourn

Angers-Second

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

Meeting adjourned at 7:07 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.