



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Minutes

Date: February 15, 2023
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Larry Patoine (Chair), Michael Cantara, Sean Tarpey, Alexa Plotkin, Susan Deschambault (Associate Member) & Stephen Beaudette (Associate Member)
Ms. Deschambault will be voting due to the absence of Mr. Angers
Staff Present: David Galbraith, Greg Mitchell, Eric Freeman, Jeff Demers (Director of Public Works), Craig Chekan (City Engineer) & Nan Whitten
Chair Patoine opened the meeting at 6:00 PM
3. Adjustments to the Agenda-none
4. Planner's Business
 - Mr. Galbraith announced that the Staff Review Committee approved a project for Alex Fabish at 50 Alfred Street to convert some commercial rooms to residential.
 - He also announced that the approval for Adam's Point has been extended an additional year.
5. Consent Agenda
 5. A. Approval of Meeting Minutes from January 18, 2023, January 25, 2023 & February 1, 2023MOTIONS: 6:03PM
Deschambault-Motion-to approve the consent agenda once the errors have been corrected.
Cantara-Second
Motion passed unanimously (Cantara, Tarpey, and Plotkin & Deschambault)
6. Other Business
 6. A. WORKSHOP ITEM-Comprehensive Plan-Presentation by Eric Freeman, Assistant Planner-2 Chapters Followed by Informational Seeking Session on the Agriculture & Forestry Chapter
 - a) Fiscal Capacity & CIP
 - b) Public FacilitiesIt is not anticipated that public input will be accepted during this workshop item.
 - Eric Freeman, Assistant City Planner, went over the Fiscal Capacity & Public Facilities Chapters

- There will be an Agricultural Soils workshop at the Conservation Commission Meeting on 2-16-23.
- Jeff Demers answered questions from the Board on sewer separation, the pump station and the effects of climate change and rising sea levels.
- Workshop on the entire Comp Plan is scheduled for 3-15-23 and the final product will be presented to Planning Board on 4-5-23

7. Unfinished Business-none

8. New Business

8. A. 2023.08 Public Hearing to discuss and hear public comments regarding a Preliminary Site Plan request from Bill Thompson at BH2M for Fitts Holding, LLC (Shamrock Campground). The property is located at 391 West Street (Tax Map 4, Lot 15-6) in the RF Zone. The applicants would like to expand the Campground to 18 Full Services Sites.

- Bill Thompson from BH2M represented the applicant.
- Their plan is to provide a full design to the Planning Board in April.
- The Planning Board would like a third party environmental study, selected by the Planning Department, paid for by the applicants. This study would notate any wildlife and rare/endangered botanicals in the area that may be affected.
- Public Comments:

Richard Rhames-10 West Loop Road

MOTIONS: 7:07PM

Cantara-Motion- to designate the application for an 18-lot campsite expansion of the Shamrock Campground located at 391 West Street (Tax Map 4, Lot 15-6) as a Major Subdivision.

Tarpey-Second

Motion passed unanimously (Cantara, Tarpey, Plotkin & Deschambault)

8. B. 2022.02 Public hearing and hear comments for a Final Subdivision Application for Peter Heil of Acorn Engineering, representing 3 Lincoln, LLC. The property is located on Pearl Street (Tax Map 71, Lot 2) in the MSRD 3 and Shoreland Zones. The proposed project is to create 3 buildings on the lot, 1 83-unit mixed, residential and commercial, a 108-unit residential structure and 1 commercial structure with 2 restaurants.

- Peter Heil of Acorn Engineering & Marieke Thormann of Fathom represented the applicants.
- They reported their DEP & TMP are imminent.
- There were no comments from the public
- The Board asked the applicants about the waivers on parking & open space.
- They determined the contaminated soil would be relocated by the City as soon as the City receives relocation approval from the DEP.

MOTIONS: 7:24PM

Cantara-Motion-To grant the requested waiver of off-street parking requirements as detailed in the Staff Report

Deschambault-Second

Motion passed unanimously (Cantara, Tarpey, Plotkin & Deschambault)

Cantara-Motion-to grant the waiver of the open space requirement for new residential development as required by the City's site plan ordinance.
Tarpey-Second

Motion passed unanimously (Cantara, Tarpey, Plotkin & Deschambault)
Cantara-Motion- to approve the Case # 2022.02 a Final Subdivision, Site Plan, and Shoreland Zoning Review for 3 Lincoln, LLC to redevelop the former MERC site at 3 Lincoln Street (Tax Map 71, Lot 2) in the MSRD-3 zone and GD-1 Shoreland Overlay zone as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA).

Deschambault-Second

Motion passed unanimously (Cantara, Tarpey, Plotkin & Deschambault)

9. Other Business

Mr. Mitchell announced that David Galbraith has accepted the position of regular full time Planner and Deputy Director of the Planning & Economic Development Department effective February 21, 2023.

10. Adjourn

Meeting adjourned at 7:36 PM

Planning Board Chair/Vice Chair

Date

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