



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 7, 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, & Dylan Doughty (Alternate Member)
Dylan Doughty will be voting for Stephen Beaudette this evening
Staff Present: David Galbraith & Nan Whitten
Chair Patoine opened the meeting at 6:00 PM
3. Adjustments to the Agenda
4. Planner's Business
 - Adam's Point coming to PB 2-21-24
 - One Diamond, Elm Street & Traffic Permits; MDOT would like One Diamond to come in through Main Street, may need an extension of preliminary approval
 - Board is comfortable with Planner Approving extension for One Diamond
5. Consent Agenda
5. A. Approval of Meeting Minutes from 1-17-23
Motion- Plotkin-Motion to approve minutes as presented
Second- Deschambault Motion passed unanimously
Motion passed unanimously
6. Unfinished Business
7. New Business
7A. 2024.03 A review and discussion of a Conditional Use Permit request for Blossom LLC to open an adult-use cannabis retail store at 45 Boulder Way (Map 2, Lot 56) in the I-3 zone.
 - Galbraith introduced project
 - Elizabeth Baldacci represented project via zoom
 - Patoine-letter from fire department has come in
 - Deschambault-Police dept will inspect for the occupancy permit
 - Angers-Who pays for odor inspections-applicant
 - Galbraith have had no complaints regarding this shop

MOTIONS: Waiver for Full Site Plan Review

Motion-Deschambault-To waive Article XI, full site plan review, as no site improvements are being made.

Second-Doughty

Motion passed unanimously

Motion-Deschambault-to approve the Conditional Use Permit and the Findings of Fact and Conclusions of Law for Elizabeth Baldacci CEO for Blossom Cannabis for an adult-use recreational marijuana retail facility at 45 Boulder Way (Tax Map 2, Lot 56).

Second-Doughty

Motion passed 3-1 (Deschambault, Plotkin, Doughty in favor, Angers against)

8. Other Business

9. Open Public Hearing

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

- Galbraith explained the proposed changes and why
- Deschambault clarified that any member of the SRC can send a designee
- Plotkin asked if a PB representative should go anytime or just when it pertains to PB, all SRC meetings pertain to PB
- Public Hearings are held at SRC level as well
- Angers would like the group to be more structured, elect a chair, follow Robert's Rules, and members should show up consistently
- Galbraith gave more of an explanation of meeting process
- Plotkin, should have some bi-laws and more formal flushing out of what the committee does
- Patoine more of a formal structure
- Angers-who decides what departments attend these meetings? Galbraith, case by case basis.
- Angers-Planning Board should have a vote on the projects, structure should be added to these meetings, who runs the meeting?Galbraith answered that he runs the meetings.

9.B. 2024.07 FIRST READING to amend V Attachment 2 Table B Dimensional Requirements to change the side setbacks in the MSRD-2 zone from 10' to 5'

- Galbraith gave an explanation of this proposed ordinance change
- MSRD 1 & 3 do not have setbacks, we can bring it to 0 but at least 5
- Plotkin, why the difference in setbacks for the zones
- Galbraith the setback was to be lowered years ago but never got done
- Plotkin, zero setback is bringing several properties into conformity
- Doughty are there any structures that did not get built because of setbacks? Galbraith-none that he knows of at this time.
- Plotkin it may help to add additional housing

MOTIONS:

Motion-Plotkin-to APPROVE 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.

Second-Doughty

Motion passed unanimously

- Galbraith gave an update on the assistant planner search

Meeting adjourned at 6:42 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.