



CITY OF BIDDEFORD PLANNING DEPARTMENT

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Planning Board Minutes

Date: Wednesday, February 6, 2019

Time: 6:00 PM

Location: Council Chambers, City Hall

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members

A. Quorum Present: Chair-William Southwick, Bruce Benway, Sean Tarpey, Spiros Droggitis (Alt voting member). Roch Angers was excused.

3. Adjustments to the Agenda
4. Planner's Business

City Planner Greg Tansley: Reminder of our Comprehensive Plan meeting in two weeks.

5. Consent Agenda
 - A. Consideration of Minutes: January 16, 2019

MOTION:

Benway- Motion: to approve Consent Agenda.

Tarpey- Second.

Chair Southwick- Call for Vote- Unanimous Approval (3-0) all in favor.

6. Unfinished Business
7. New Business
 - A. 2017.41 Public Hearing, take comments, and make recommendations to the City Council regarding a proposed amendment to the Zoning Ordinance as follows to provide density bonuses in the MSRD-2 District for infill redevelopment multi-family projects and condominium redevelopment/conversions projects.

City Planner, Greg Tansley: Brief report.

A woman from the public asked the area (she did not give her name or address).

City Planner, Greg Tansley: Told her the where the area was and wished he had a map to really show the area.

Leah Schaffer, 105 Main Street: Restricted in size? Condo owner occupied?

City Planner, Greg Tansley: No restriction size and no provisions on condos.

Philip Burke, 5 Wentworth Street: In favor.

Elliot Bradbury, 31 Crescent Street: Affordable Housing Component?

City Planner, Greg Tansley: read the Condominium Conversion Provision.

Discussion between Board and Staff.

MOTION:

Benway- Motion: to send to City Council with recommendation of approval as it was presented.

Tarpey- Second.

Chair Southwick- Call for Vote – Unanimous Approval (3-0) all in favor.

- B. 2019.05 Public Hearing, take comments, and make recommendations to the City Council regarding a proposed amendment to the Zoning Ordinance as follows to allow “Art gallery” and “art Studio” as Permitted (P) Uses in the B-1 Zone.

City Planner, Greg Tansley: Brief report.

MOTION:

Tarpey- Motion: to send to City Council with a positive recommendation.

Droggitis- Second.

Chair Southwick – Call for Vote – Unanimous Approval (3-0) all in favor.

- C. 2019.03 Public Hearing, take comments, and make recommendations to the city Council regarding a proposed amendment to the Zoning Ordinance as follows to eliminate and clarify certain newspaper advertisement requirements for Planning Board, Historic Preservation Commission, and Zoning Board of Appeals related meetings.

City Planner, Greg Tansley: Brief report.

Clement Fleurent, Granite Street: I’m against this. I read the paper all the time. I like to know what’s going on in my neighborhood.

David Flood, May Street: I agree with Mr. Fleurent.

Jules Dennison, Alfred Street: Keep it for the elderly.

Ursula Weisser, 168 Oak Ridge Road: I get all my information from the website.

Discussion between Board and Staff.

MOTION:

Benway- Motion: to send to City Council with a positive recommendation.

Droggitis- Second.

Chair Southwick- Call for Vote- Unanimous Approval (3-0) all in favor.

- D. 2019.06 Public Hearing, take comments, and make recommendations to the City Council regarding a proposed amendment to the Zoning Ordinance as follows to allow street-level residential uses in the Downtown Area where non-residential street level uses remain fronting on public streets and public spaces.

City Planner, Greg Tansley: Brief report.

David Flood, 36 May Street: it would weaken our downtown.

Stephanie Edwards, 5 Laurier Street: would love for the Board to have more time to review it.

Guy Gagnon, 7 Jordan Drive: Is in favor.

Seth Harkness, Lives in Portland and is a building owner in Biddeford: Fully supports a vibrant downtown. His partner John plans to move his ice cream shop into the big commercial space. I hope you take into consideration of the unique building.

Leah Schaffer, 105 Main Street: Would like for you to take more time reviewing this matter.

Noll Squires, lives in Saco and is a property owner in Biddeford: Can this zoning ordinance be changed for this property or is it a blanket policy change?

City Planner, Greg Tansley: Is it possible to do under a contract zone.

Director of Planning & Development, Mat Eddy: Keep in mind we're working on the new Comprehensive Plan.

Tammy Ackerman, Saco Falls: Would like to see you take more time to review this.

MOTION:

Benway- Motion: to separate into two motions the first is to recommend sending 7G to the City Council with a positive recommendation.

Tarpey- Second.

Discussion between Board and Staff.

Chair Southwick- Call for Vote- Unanimous Approval (3-0) all in favor.

Discussion between Board and Staff.

MOTION:

Tarpey- Motion: to this until a future date.

Benway- Second.

Chair Southwick- Call for Vote- Unanimous Approval (3-0) all in favor.

- E. 2019.09 Concept Review: Repeal of Downtown Parking Waivers. In considering the repeal of the downtown-parking waiver, the city council asks the Planning Board to consider an ordinance change that structures the way in which parking is provided for downtown properties (see attachment, number 3). The existing parking moratorium is on the council agenda for February 5, to be extended retroactive to January 16, so that the Planning Board can provide input to the city Council regarding this change in parking waivers.

City Planner, Greg Tansley: Brief report.

Director of Planning & Development, Mat Eddy: Spoke briefly regarding parking waivers and what the Council is looking for.

Leah Schaffer, 105 Main Street: Should be looked at separately and maybe provide some incentives to people like zip car services.

Discussion between Board and Staff.

- F. 2019.08 Conceptual Subdivision/Site Plan Review for Biddeford Housing Authority to construct a three story, five unit residential building on a vacant lot located on 25 Green Street (Tax Map 38, Lot 263) in the MSRD-2 zone.

Paul Gadbois: Gave a presentation.

Guy Gagnon, Biddeford Housing: Maine State Housing and Biddeford Housing Authority fund the project. We're only asking for 5 spaces because generally in low income homes they only have one car. We're looking to have green space in front and want to reuse the existing pavement. Looking for recommendations on dumpster.

Discussion between board, Staff and Applicant: regarding parking, dumpster and the community room.

MOTION:

Benway- Motion: to determine the proposed subdivision is a major subdivision.

Tarpey- Second.

Chair Southwick – Call for Vote- Unanimous (3-0) all in favor.

MOTION:

Benway- Motion: to waive the full Subdivision Review process to allow subsequent Preliminary and Final Approval of Subdivision/Site Plan given the Board determines that such variation will not adversely affect public convenience, safety, health and welfare.

Tarpey- Second.

Chair Southwick- Call for Vote- Unanimous Approval (3-0) all in favor.

Elliot Bradbury, 31 Crescent Street: Is in favor of the project.

Discussion Between Board and Staff.

8. Other Business

9. Adjourn

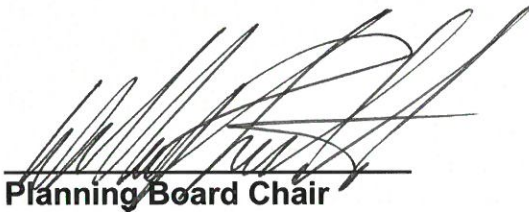
MOTION:

Benway- Motion: to adjourn.

Tarpey- Second.

Chair Southwick- Call for Vote- Unanimous Approval (3-0) all in favor.

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Planning Board Chair

4-3-2019
Date

These minutes are summary and are not intended to be verbatim.
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www.biddefordmaine.org.