



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Minutes

Date: January 25, 2023
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Larry Patoine (Chair), Roch Angers, Sean Tarpey, Alexa Plotkin, & Susan Deschambault (Associate Member)
Ms. Deschambault will be voting due to the absence of Mr. Cantara
Ms. Plotkin was called away at 6:45 PM, the remaining 4 members do constitute a quorum.
Staff Present: Greg Mitchell & Nan Whitten
Interim Planner: David Galbraith
Chair Patoine opened the meeting at 6:00 PM
3. Adjustments to the Agenda
4. Planner's Business
5. Unfinished Business
6. New Business
6. A. 2023.03 Public Meeting and hear comments for a Conditional Use Permit
Application for My Place Teen Center at 75 Bacon Street. The proposal is to turn the old church known as St, Andres into a full-time teen community center for ages 10-18. The location is Tax Map 39, Lot 130 in the MSRD-2 Zone.
 - Jim Godbout represented the applicant.
 - Mr. Godbout stressed the need of a facility like this especially in Biddeford.
 - This is a center where teens get a different level of care. It is not just for "at-risk" youth but there certainly are many at-risk youth in Biddeford and they are welcome at the MPTC.
 - This center feeds the patrons, provide social services, they bring chefs in to teach some of the kids to cook & clean.
 - Guy Gagnon of Biddeford Housing Authority said BHA owns the entire complex and call the area Mission Hill.
 - BHA got a grant from ARPA money and added bathrooms and a commercial kitchen and donated the structure to this project.
 - The lower level of the building is in flux.
 - They do have their own parking lot on Sullivan Street.
 - All activity for the teen center is inside the building.

MOTIONS: 6:13PM

Plotkin-Motion- to waive Article XI, Full Site Plan Review to not require full site plan review for Case # 2023.03 a Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to be located at 75 Bacon Street (Tax Map 39, Lot 130).

Angers-Second

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

Plotkin-Motion-To APPROVE a Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to convert the first floor of the former St. Andres Church into a Teen Center to be located at 75 Bacon Street (Tax Map 39, Lot 130) and approve the re-development project plans as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA).

Angers-Second

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

6. B. 2023.04 Public Meeting and hear comments regarding a (Shoreland Zoning) Greatest Practical Extent application for Matthew Lopresti Trustee of the Matthew Lopresti 2017 Declaration of Trust & Mary Lopresti, Trustee of the Mary Lopresti 2017 Declaration of Trust. The property is located at 100 Mile Stretch Road (Tax Map 61, Lot 3) in the Coastal Residential, Shoreland (Limited Residential) Zone. The proposal is to remove and reconstruct a less non-conforming structure to meet the shoreline setback.

- Mike Morse of Archipelago represented the applicant
- The applicant purchased the property 18 months ago.
- It is a non-conforming structure, they would like to tear down the existing structure and rebuild conforming more to the HAT line.
- The lot is a modest long, narrow lot with multiple setback requirements.
- The goal is to improve the conformity of side setbacks.
- The slope of the lot is not prohibitive.
- The house will be pulled back from the water; therefore, the applicant's view will be affected.
- There are no soil features.
- The detached garage prevents the structure from being moved back any further.
- The existing septic was installed in 1985 and is 28' behind the structure but must be replaced due to old age and improved technology.
- There is heavy vegetation on the site; some of it will be removed but no native trees.
- There were no comments from the public.
- The Board wanted to make sure there would be a landscape plan created once permitting begins.
- The foundation will be on pylons so that the wind can move sand and water under the structure.

MOTIONS: 6:39PM

Deschambault-Motion- To APPROVE the Applicant's request to relocate a non-conforming structure, to meet the coastal wetland setback to the greatest practical extent at 100 Mile Stretch Road (Tax Map 61, Lot 3), in the Coastal

Residential (CR) Zone and in the Limited Residential (LR) Shoreland Zone as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA), and the following COA.

Angers-Second

Motion passed unanimously (Angers, Tarpey & Deschambault)

6. C. 2023.06 Public Meeting & hear comments for a Preliminary Site Plan

Application for the Biddeford School Department to create a 2-story expansion off the Tiger Gym. The structure is located at 18 Maplewood Avenue (Tax Map 33, Lot 7) in the R1-B Zone.

- Representing the applicant:
Leah Schaffer of Mobile Studio & Design
Paulette Bonneau the Center of Technology & Adult Education Director,
Biddeford School Department
Tony Panciocco of Atlantic Resource Consultants
- Ms. Schaffer explained that this is a very tight space.
- There will be a separate sprinkler and a new gas line for the expansion.
- By adding the landscape buffer, they are reducing impervious surface by 1,050 SF.
- Speaking from the public:
Bronwen Feeney-37 Highland Street
- The Board asked questions about any bussing changes and the traffic on Maplewood.
- They talked about the increase in students and the fact that the 8th graders now go to the high school.
- The additional programs are in high demand from the surrounding areas

MOTIONS: 7:11 PM

Angers-Motion- To APPROVE the Preliminary Site Plan for the Biddeford School Department to construct a new 9,240 square foot footprint, 2-story building addition, at Biddeford High School, located at 18 Maplewood Avenue (Tax Map 33, Lot 7), off of the rear of the Tiger Gym and located within the R1-B Zone, subject to addressing the Staff comments contained within prior to Final Board Review

Deschambault-Second

Motion passed unanimously (Angers, Tarpey, & Deschambault)

6.D. 2023.05 Public hearing and to take comments concerning a Preliminary Site Plan Review application from Take 5 Maine, LLC to demolish existing structure and rebuild new 2 bay oil change center. The location of the project is 394 Elm Street (Tax Map 20, Lot 10) in the B-2 Zone.

- Ashton Fritz of Fritz Engineering & Andy Morrison of Take 5, LLC represented the applicant via Zoom.
- Mr. Fritz explained that this site was formerly a gas station; it is now an oil change facility.
- People will remain in their vehicles.
- The company offers oil changes, air filter change and wiper change.
- There will be two bays.

- They are requesting a waiver from 10 to 5 parking spaces, which would be for employees only.
- There will be no waiting area for customers.
- The Board would like some of the comments that went to the applicant answered before they decide on this project.

MOTIONS: 7:19PM

Angers-Motion- To TABLE the Preliminary Site Plan approval for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10), within the B-2 Highway Business (B-2 HB) District, for the following reasons: to give the applicant the necessary time to respond to staff comments.

Deschambault-Second

Motion passed unanimously (Angers, Tarpey & Deschambault)

7. Other Business

Angers-Motion- To nominate Michael Cantara for Planning Board Vice Chair

Tarpey-Second

Motion passed unanimously (Angers, Tarpey & Deschambault)

Angers-Motion- To nominate Susan Deschambault for Planning Board Secretary

Tarpey-Second

Motion passed unanimously (Patoine, Angers & Tarpey)

8. Adjourn

Meeting adjourned at 7:24 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.

Note-Alexa Plotkin was called away during the meeting.