

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: January 17, 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 & Steve Beaudette
Staff Present: David Galbraith & Nan Whitten
Chair Patoine opened the meeting at 6:00 PM
3. Adjustments to the Agenda
10A will be #1 under new business
4. Planner's Business
 - Change of side setbacks from 10' to 5' in MSRD2 district will be brought forth at next meeting
4. A. 2024.05 Update Staff Review Committee Composition
 - Planning Board Member on SRC will be Public Hearing next meeting
 - George Gervais the new Planning & Economic Development Director was approved by the City Council last night and will start full time middle of February.
5. Consent Agenda
5. A. Approval of Meeting Minutes from 12-20-23 6:14 PM
Motion-Deschambault-To approve the Meeting Minutes from 12-20-23 as presented.
Second- Angers
Motion passed unanimously
6. Unfinished Business
7. New Business
7. A. 2024.03 A review and discussion of a Conditional Use Permit request for Stoner & Co to open an adult-use cannabis retail store at 419 Hill Street (Map 74, Lot 9) in the I-2 zone.
 - David Galbraith introduced the project
 - Morgan Stoner represented the application
 - No Public Comments
 - Patoine-Sign not in conformance? Not proposing any signage that in not in conformance.
 - All signage must comply with sign ordinance
 - Standards in ordinance must be updated

- Angers how many shops do we have, is there a maximum in our ordinance-no we have no standards of that nature yet

MOTIONS: Waiver for Full Site Plan Review

Motion-Plotkin-To waive Article XI, Full Site Plan Review.

Second-Deschambault

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

Motion-Plotkin-To approve the Conditional Use Permit and the Findings of Fact and Conclusions of Law for Morgan Stoner of Stoner and Company for a Medical Marijuana Growing Facility at 419 Hill Street (Tax Map 74, Lot 9) based on the conditions as provided in Staff's Report dated November 25, 2020.

Second-Deschambault

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

7. B. 2024.01 The Planning Board will review a Preliminary Site Plan Application submitted by Haley Ward Inc. on behalf of the Biddeford School Department to expand the Biddeford Primary School located at 320 Hill Street (Tax Map 82, Lot 32) in the R1A Zone. The expansion will include an 11,806 square foot addition that will provide additional elementary classrooms to the school. Other associated improvements will include an emergency access drive, a playground splash pad, and four to six additional parking spaces.

- Drew Olehowski of Haley Ward represented the application
- Jackie Garrity owns abutting property 12 Adeyfield Drive
- Galbraith answered Ms. Garrity's questions regarding water
- Leah Schaffer, Architect assisted with questions on playground space, baseball outfield may shrink a bit.
- Plotkin-new addition very nice but looks odd with teal school with red brick is not as good looking.
- Beaudette asked if cost effective details are the reason the building look so institutional. Different shades are being added to the outside of the structure to soften it a bit. Trying to keep a playful element without just tacking things in.
- Will the children still be let off in the same place? Yes the main office space will not be moved.

MOTIONS: N/A

8. Open Public Hearing

8. A. 2023.58 SECOND READING to review and possibly update Table A of the Table of Land Use Codes to include Bottle Clubs in MSRD-1, 2 & 3

- Not going into 2 & 3, MSRD 1 only
- No public comments

MOTIONS: 6:48 PM

Motion-Plotkin-To approve the proposed Amendments to Code of Ordinances, Part III: Land Development Regulations, Amendment to Table A "Table of Land Uses" allow bottle clubs within the MSRD1 zoning district, as a "Permitted Use" and forward a positive recommendation for Council adoption.

Second-Angers

Motion passed unanimously

8. Close Public Hearing

9. Other Business

10. A Election of Planning Board Vice Chair & Secretary for 2024

Vice President: Susan Deschambault

Motion- Angers-Nominate Susan Deschambault as Vice Chair

Second-Plotkin

Motion passed unanimously

Secretary: Plotkin

Motion-Angers-Nominate Alexa Plotkin as Secretary

Second-Plotkin

Motion passed unanimously

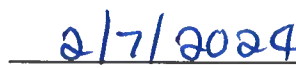
10. B 2021.42 WORKSHOP for the Planning Board Staff & Hidden Hills Team to come to agreement on sidewalks inside Hidden Hills and fees in lieu of sidewalks on South Street. Hidden Hills is an over 55 Manufactured Housing Park with 195 units proposed by South Street Village. The location of the parcel is 413 South Street, (Tax Map 7, Lot 8) in the SR1 & RF Zones with the MHP Overlay.

The purpose of a Workshop is for Board and applicant discussion, input from the general public is not permitted.

- Matthew Chamberlain represented the application
- The matter of the Hidden Hills Subdivision & sidewalk installation was discussed.
- There were no votes as this was only a workshop

Meeting adjourned at 7:21 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.