



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@Biddefordmaine.org

Planning Board Minutes

Date: Wednesday, January 16, 2019
Time: 6:00 PM
Location: Council Chambers, City Hall

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

Quorum Present: Roch Anger (Vice Chair), Larry Patoine, Bruce Benway, Sean Tarpey, Spiros Droggitis (Alt-voting member). Absent William Southwick (Chair).

3. Adjustments to the Agenda

Larry Patoine: The first thing we need to do is elect a Vice Chair and Secretary.

4. Planner's Business

Greg Tansley, City Planner: I want to thank Clem Fleurent for his service on the Board. Bill Southwick was appointed Chair for the next term and Bruce Benway is now a full member. First order of business is to elect a Vice Chair and Secretary.

MOTION:

Benway- Motion: to Elect Roch Angers as Vice Chair.

Patoine: Second.

Call for Vote- Unanimous Approval (4-0) Patoine, Benway, Tarpey and Droggitis are all in favor.

MOTION:

Patoine- Motion: to Elect Bruce Benway as Secretary.

Tarpey- Second.

Vice Chair, Angers- Call for Vote- Unanimous Approval (4-0) Patoine, Angers, Tarpey and Droggitis are all in favor.

5. Consent Agenda

A. Consideration of Minutes: December 5, 2018

MOTION:

Benway – Motion: to Approve Consent Agenda.

Patoine- Second.

Vice Chair, Angers- Call for Vote – Two abstained motion passed.

6. Unfinished Business

7. New Business

- A. 2019.01 Conceptual Site Plan Review for Landmatters, LLC to construct three (3) buildings to accommodate 11 commercial uses located at 23 Marcel Avenue (Tax Map 74, Lot 11) in the I-2 zone.

Greg Tansley, City Planner: Gave a brief statement.

Tom Giles, Landmatters, LLC: likes the area, has heard there is a need for a contractors yard in Biddeford. Do know of some blueberry boggs and have started a wetland study. Looking for feedback.

Ronald Hebert, 25 Marcel Ave: Has there been a wetland study yet? What about the natural runoff from the boat yard? Is it going to be gated? Parking?

Discussion between Board, Staff and Applicant.

Susan Stevens, 22 Marcel Ave: Please take into concertation the families that live there when you're looking for businesses to go in.

- B. 2019.02 Shoreland Zone Permit/Site Plan Review for Caleb Johnson to replace the foundation on an existing home located at 258 Hills Beach Road (Tax Map 56, Lot 36) in the CR and LR zones.

Greg Tansley, City Planner: Brief report.

Spiros Droggitis: What are the height requirements?

Caleb Johnson, Owner: Putting in a new foundation and looking to improve drainage.

Discussion between Board and Staff.

MOTION:

Benway- Motion: to approve the Determination of Greatest Prctical Extent for Caleb Johnson based on the approved plans for 258 Hills Beach Road (Tax Map 56, Lot 36), approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated January 9, 2019.

Tarpey- Second.

Vice Chair Angers- Call for Vote – Unanimous Approval (4-0) all in favor.

8. Other Business – Zoning Amendment Discussions and Public Hearing Scheduling

- A. 2019.03 Newspaper Notifications Amendment.

Greg Tansley, City Planner: Gave a brief report.

Philip Burns: Is all for getting the information from the website.

Discussion between the Board and Staff:

All in favor to move forward for a Public Hearing.

- B. 2017.41 MSRD-2 District Density for higher quality housing redevelopments, condominium redevelopment/conversion projects, and/or affordable housing projects.

Greg Tansley, City Planner: Gave a brief report.
Discussion between Board and Staff.
All in favor of moving forward for a Public Hearing.

- C. 2019.05 MSRD-2 Expansion – 5 Properties North of Main Street.

Greg Tansley, City Planner: Gave a brief report.
Seth Harkness, Abutter: Is in favor.
Discussion between Board and Staff.
All in favor of moving forward for a Public hearing.

- D. 2019.06 Street Level Residential Uses in Downtown Biddeford.

Greg Tansley, City Planner: Gave a brief report.
Seth Harkness, Owner: Spoke about keeping Main Street a commercial use and putting apartments in the back.
Discussion between Board and Staff.
All in favor of moving forward for a Public Hearing.

Greg Tansley, City Planner: Our next Comprehension Plan meeting will take place on February 20th. At that time I should have a schedule and timeline for you.

9. Adjourn

MOTION:

Patoine- Motion: to Adjourn.

Benway- Second.

Vice Chair, Angers- Call for Vote- Unanimous Approval (4-0) all in favor.



Planning Board Chair

2/6/2019
Date

-
-
-

These minutes are summary and are not intended to be verbatim.
Archived meetings are viewable on the City's website:
www.biddefordmaine.org.

