

CITY OF BIDDEFORD

PLANNING DEPARTMENT

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PLANNING BOARD MINUTES

Date: Wednesday, January 4, 2017
Time: 6:00 PM
Location: Council Chambers, City Hall

1. PLEDGE OF ALLEGIANCE

2. DECLARATION OF QUORUM/VOTING MEMBERS

A. Quorum Present: Susan Deschambault- Chair, Larry Patoine, Richard Potvin II, William Southwick, Matthew Boutet, Jennifer Burke (Alt-non Voting member), Clement Fleurent (Alt-non Voting member).

3. ADJUSTMENTS TO THE AGENDA

4. PLANNER'S BUSINESS

Greg Tansley, Planner: I wanted to let you all know the City Council passed the second readings of Hotels, Motels, Inns and Buffers. The State approved the Shoreland Zoning amendment with one minor condition. We'll need to hold a Public Hearing to make a change before September.

5. CONSENT AGENDA

A. Consideration of Minutes: December 7, 2016

MOTION:

- Southwick
- Motion: to approve Consent Agenda.
- Patoine
- Second.
- Chair Deschambault – Call for Vote
- Unanimous Approval (4-0) passed.

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. 2017.01 Determination of Greatest Practical Extent: for William & Susan Coffey to remove the existing structure and reconstruct a new home at 174 Hills Beach Road (Tax Map 55, Lot 57-1) in the CR and RP zone.

Greg Tansley, Planner: Gave A brief report.

Bill Coffey, lives in New York: looking to purchase a home on Hills Beach Road to build a vacation home. Handed out a packet of materials.

Janice Snow-Murphy, Abutter: Is against it, because it will block her view.

Discussion between Board, Staff and Applicant.

MOTION:

○ **Southwick**

- Motion: to approve the Determination of Greatest Practical Extent for William and Susan Coffey based on the approved plans for 174 Hills Beach Road (Tax Map 55, Lot 57-1), approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated December 21, 2016.

○ **Potvin**

- Second.

○ **Chair Deschambault – Call for Vote**

- Unanimous Approval (4-0) passed.

B. 2016.25 Conceptual Site Plan Review: for Five Star Holdings, LLC to construct a 1,800 SF building to house a Star Bucks Coffee Shop on Alfred Road (Tax Map 27, Lots 167, 168 and 169) in the B-2 zone.

Greg Tansley, Planner: Brief report.

Bill Thompson, B2HM: Gave a presentation.

Kevin King, Prompto: In support of the project.

Discussion between Board, Staff and Applicant.

Informational Only

C. Accessory Dwelling Units – Discussion/Action.

Greg Tansley, Planner: A minor change to page four. I spoke with Roby Fecteau and he's fine with it. If you all agree we can have the Public Hearing in February on this item as well as the Shoreland Zoning Amendment.

Board: All agreed.

8. OTHER BUSINESS

Chair Deschambault: Since the Senate is back in Session, I'll be resigning as Chair. Jenn will become a voting member. On January 17th the Mayor will be appointing a new member.

9. ADJOURN

MOTION:

○ **Southwick**

- Motion: to Adjourn.

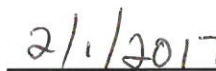
○ **Potvin**

- Second.

○ **Chair Deschambault – Call for Vote**

- Unanimous Approval (4-0) passed.


○ **Planning Board 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.**