



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: May 7, 2025
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance 6:00 PM
2. Declaration of Quorum/Voting Members
Quorum Present: Alexa Plotkin, Chair, Larry Patoine, Sue Deschambault, Roch Angers, Matt Dubois, & Kayla Lewis (Alternate Member)
Staff Present: Adi Iriqat, & Nan Whitten
3. Adjustments to the Agenda-N/A
4. Planner's Business-N/A
5. Consent Agenda
5.A. Review for approval Meeting Minutes for April 2, 2025
MOTIONS: 6:01 PM
Motion- Anger-Motion to approve Consent Agenda
Second- Dubois
Vote-Unanimous
6. Unfinished Business-N/A
7. New Business
7.a 2025.17 Review of Greatest Practical Extent request for Lionsgate Properties, LLC.
This proposal is to reconstruct 2 existing non-conforming structures that have been damaged/destroyed at 79-81 Fortunes Rocks Road (Tax Map 64, Lot 49-2 & 49-3) in the CR & LR Zones.
 - Iriqat introduced the project
 - Iriqat reminded the Board that they are only dealing with the greatest practical extent not the height of the structures
 - The Board will not be dealing with Unit 2, only Unit 1 which is 81 Fortunes Rocks Road Tax Map 64, Lot 49-2
 - Keith Richard from Archipelago represented the applicant
 - 81 Fortunes Rock Road was damaged in the January storms it was unstable therefore it had to be demolished.
 - The structure in question is non-conforming and less than 100' from the Highest Annual Tide (HAT) Line.
 - The applicant has obtained their DEP Dune permit for #81

- This is the last opportunity to rebuild as with the new FEMA maps this structure is now in the V zone.
- Due to the size and configuration of the lot, the applicants have limited options making the structure less non-conforming.
- There is no vegetation on the lot
- The septic system is between the structures so neither house can be moved sideways.
- The lot is 6500 sf created prior to zoning.
- The PBR for the seawall was approved and the repairs to the seawall have been completed.
- There is no slope on the lot, it has been graded evenly.

THERE WERE NO PUBLIC COMMENTS

- Patoine confirmed that they are just working on 81 Fortunes Rocks Road
- Deschambault confirmed that they are only working on lot 49-2 and asked if they will be reconstructing the other building. The answer is no; they will just be raising it higher to over damage by future storms.
- Lewis asked if there would still be a garage. With the reconstruction of the structure parking will be under the house.
- Deschambault asked if all conditions would still apply now that they are only working on 1 house instead of both. Yes all conditions still apply.
- Patoine confirmed that the applicant lives in Sudbury MA not ME as is stated in the report, correct.

MOTIONS 6:17 PM

Motion-Dubois Motion to Approve Case #2025.17 Greatest Practical Extent Determination for Lionsgate Properties, LLC (Tax Map 64, Lot 49-2) in the Coastal Residential Zoning District with Conditions of Approval as follows:

1. The razed building shall not be relocated closer to any of the existing property lines as noted on the approved plan
2. The Code Enforcement Officer shall review and approve conformance to Section 15 of the Shoreland Zoning Ordinance
3. Obtain all required permits from the Maine Department of Environmental Protection and the Biddeford Code Enforcement Office
4. This approval shall expire one year from the date below if a substantial start is not made in construction. If a substantial start (30% of project completion, i.e., framing and foundation) is made within one year of the date below, the applicant shall have one additional year to complete the project thereafter; this approval shall expire

Second-Angers

Vote-Unanimous

7.b. 2025.18 Review of the Greatest Practical Extent Request by Denis & E. Paula McNabb. The proposal is to reconstruct an existing non-conforming structure at 64-Mile Stretch Road (Tax Map 6, Lot 17-1) in the CR & LR Zones.

- Iriqat introduced the project, he told the Board that the applicant would like to demolish the existing building and rebuild it.

- Mike Morse from Archipelago represented the applicants
- He reiterated that it is located at 64 Mile Stretch Road Tax Map 61, Lot 17-1
- The applicant would like to relocate the structure to make it less non-conforming.
- The existing structure is 24.3' from the HAT Line and the plan is to relocate it 17' further from the HAT Line.
- The size of the lot, slope, erosion possibility, abutting structures, septic, and vegetation removal were taken into consideration.
- The size of the lot is less than 1,500 SF, due to the size of the lot, there is not a lot of room to move the structure.
- There is little slope to the lot to prohibit relocation.
- There is no soil erosion condition
- Abutting lots are all developed and would not deter relocation.
- The existing septic and proposed septic are both located landward.
- There will be no vegetation removal
- The owners plan to re-vegetate the lot.

THERE WERE NO PUBLIC COMMENTS

- Lewis confirmed the plan is to demo the house and deck and rebuilding in a less non-conforming way, was there storm damage? There was storm damage to the house and seawall. This is not the driver for this project it is to avoid damage by future storms; they are planning for the future. Lewis is wondering about the Comprehensive Plan versus the upcoming trend.
- Plotkin spoke on all the storm damage and rebuilding the homes to accommodate FEMA standards.
- Deschambault reiterated Plotkin's comments and added that she has never seen so much ocean destruction.
- Patoine wanted to reinforce that damage is not the only criteria for GPE applications.
- Angers asked how many cars fit on the lot. Two cars fit in the driveway, they are working with the CEO and DEP on pilings to get cars underneath.
- Patoine asked if the owners are responsible for putting the sand back after storms. It is not mandatory but can be done with a permit which needs to be done every time they want to move the sand.

MOTION: 6:40 PM

Motion-Patoine-Motion to Approve Case #2025.18 A Greatest Practical Extent Determination for Dennis McNabb and E. Paula McNabb (Tax Map 61, Lot 17-1) in the Coastal Residential Zoning District with the above-listed Conditions of Approval.

Second-Angers

Vote-Unanimous

7.c. 2025.09 Review of a Sketch Plan request by Bateman Partners to add 60 residential units to Forest Green Apartments. The property is located at Parkview Court (Tax Map 32, Lot 1) in the R-3 Zone.

- Iriqat introduced the project
- Nathan Bateman from Bateman Partners represented the applicant

- The previous owners never started Phase II due to Saco River Corridor Commission (SRCC)
 - It was clear that the area needs more affordable housing.
 - They received their SRCC approval a month ago.
 - This will be 60 more units
 - Andrew Carmen from Gorrill Palmer also represented the applicants
 - It is a 10-acre parcel in the R3 zone.
 - There are 54 units existing on the lot.
 - According to SRCC 62 units are allowed, they are adding 60 units in 1 building.
- THERE WERE NO PUBLIC COMMENTS**
- Due to this being a sketch plan, there will be no vote
 - The Board wanted to confirm exactly where the addition is going.
 - Dubois confirmed the lane was a fire lane and dumpster pad enclosure
 - Lewis mentioned that the report said additional wildlife monitoring is needed.
 - The monitoring has been done, there is little impact on the wetlands, and they are prepared to go to DEP. An updated report will be in the next submittal package.
 - Deschambault confirmed that all 60 units will be over 55 senior housing. All will be over 55; there is a strong demand for over 55 low to moderate income (LMI) housing.
 - Deschambault asked if the new structures will be constructed the same as the old housing. No, this will be a 3 story with an elevator with 2- and 3-bedroom units.
 - Lewis asked if there would be a new residence coordinator or the same one that the existing structure is using. There will be a separate new service coordinator for these units.
 - Angers confirmed these units will be handicapped accessible and asked if there would be handicap accessible units. Yes all units must adhere to Maine State Housing Authority (MSHA) standards.
 - Angers asked who owns the land that is an eyesore next to Rotary Park? The City
 - Patoine confirmed that the applicant's property is right behind the skate park
 - Deschambault asked about the timeline for the project. The applicants need Planning Board approval, and the 30-day appeal period must have expired, all must be done by August.
 - Dupuis asked if the new building will be stick-built, it depends on the contractor and affordability.
 - Dubois asked if they owned all the way to the Saco River, had you thought about connecting to the river walk? They do own all the way to the river, but it is very steep and unsafe. The SRCC wants it to stay wild.
 - Members of the Planning Board announce that they like the project.

7.d. 2025.03 Review of a Final Site Plan & Subdivision request for Reveler LLC. This is the proposed development of existing Pepperell Mill Building #30 into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2).

- Matt Dubois recused himself therefore Kayla Lewis will be voting in his place.
- Iriqat reintroduced the project, he told the Board that the applicant has been actively working on addressing all Planning Board comments.
- The Staff Review Committee (SRC) supports the project.

- Mike Barton from Reveler is representing the application.
- The engineer, Peter Heil, is on Zoom
- The applicant worked with Southern Maine Planning and Development Commission (SMPDC) on the brownfields cleanup which is completed.
- They are also working with the National Park Service (NPS) on historical accuracy in order to get historic tax credits for which they have been approved.
- NPS had the applicant make adjustments to the ADA ramp and rail for historical accuracy.
- Codes are working with the applicants on plan review
- Zach Stevens from Acorn Engineering is also representing the applicant
- There are 15 parking spaces for 11 residential units
- There will be minimal disturbance on the site
- They received a waiver for drainage at Preliminary
- The architect is Ryan Senatore who is working with NPS to make everything historically accurate.
- There are 3 original doors they will be recreating in the workshop.
- They still need to get approval from the Historic Preservation Commission (HPC).

THERE WERE NO PUBLIC COMMENTS

- Patoine asked about the adjustments to the railing out-front. Barton explained the specifics of the adjustments.
- Angers asked how snow removal will work? It will be a "haul off experience".
- Angers asked who maintains the stairs on the side going down? Pepperell Hall, additional lighting has been added to the side and rear corners.
- Angers is very concerned about people falling downstairs
- Deschambault had brought up the lighting in the previous meeting and is happy they added the lighting. She asked about parking out-front, there will be parking in front.
- Patoine wasn't people to know about the stairway.
- Stormwater was waived at preliminary.

MOTIONS 7:29 PM

Motion-Angers- I motion to APPROVE Case # 2025.03 Final Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone, with the recommended Findings of Fact (FOF) and Conditions of Approval (COA) as attached.

Second-Patoine

Vote-Unanimous

7.e. 2025.01 Review of a Preliminary/Final Site Plan Review Application for T & T Leasing LLC. The property is located at 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 Zone. The applicant intends to construct a 7,500 SF facility to rent units for commercial activities.

- Iriqat refreshed the Board on the project
- He mentioned that the Thatcher Brook Impact Fee is due from the applicant
- Paul Gadbois represented the applicant
- Gadbois mentioned there are no changes with the plan

- They met with the Fire Chief, and the fire department is good with the plans
THERE WERE NO PUBLIC COMMENTS
- Patoine confirmed that this was a vote for both preliminary and final. Yes
MOTION 7:37 PM
Motion-Deschambault- Motion to Approve Case #2025.01 Preliminary and Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone with the above-listed Conditions of Approval and waiver to Keep Existing Contours at 2' intervals.
Second-Angers
Vote-Unanimous

8. Other Business-N/A

9. Adjourn 7:40 PM

Planning Board Chair/Vice Chair

Date

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