



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: June 18, 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)
Board Members Absent: Steve Beaudette (Excused)
Staff Present: David Galbraith, Nan Whitten & Harry Center, City Attorney
- 3. Adjustments to the Agenda-Item 7D will appear after 7B**
- 4. Planner's Business**
 - 4.a Westbrook Development Corporation-change to housing ratio**
 - Galbraith spoke to the Board about the reason for the change in the housing ratio.
 - The applicant is still well within the range for LMI housing.
 - The staff recommends approval
 - The reason this went back to the Board is the Chair asked for it to come back due to high parking costs
 - The Board felt positive about Galbraith approving this amendment
- 5. Consent Agenda**
 - 5.A. Approval of Meeting Minutes from May 21, 2025 & June 9, 2025**
MOTIONS: 6:20 PM
Motion- Dupuis -Motion to approve Consent Agenda
Second- Deschambault
Vote-Unanimous
- 6. Unfinished Business-N/A**
- 7. New Business**
 - 7.a 2025.11 The Biddeford Planning Board will review an amended Sketch Plan Request for Bedard Homes LLC. The proposal is to create 36 single-family home lots at 268 Pool Street (Tax Map 8, Lot 52-1) in the SR1 Zone.**
ITEM TABLED DUE TO APPLICANT'S REQUEST
 - 7.b. 2025.09 The Biddeford Planning Board will continue to review the request from Bateman Partners for Preliminary approval for the Subdivision & Site Plan at 641 Main Street/1 Park View Court (Tax Map 32, Lot 1) in the R-3 Zone. This proposal is**

that the applicant will construct (2), thirty (30) unit buildings with associated parking for residents. The buildings will utilize the existing development entrance and have their own primary access via Park View Court. New buildings will have associated parking and utility infrastructure. This project was tabled on May 21, 2025, by the Planning Board.

MOTION

Motion-Deschambault-Motion to take this item off the table from May 21, 2025, meeting

Second-Angers

Vote-Motion passed unanimously

- Galbraith introduced the project and updated the Board on the project
- Galbraith explained the agreement the Batemans made with the City in order to upgrade the pump system on Main Street and repair the sewer system in the area.
- Nathan Bateman represented the applicant
- Galbraith explained the options of funding the upgrade prior to the Batemans provide funding to the City or if the Batemans do not get approved.
- Galbraith explained that the City must make these upgrades with or without the Bateman project. The upgrades have been accelerated because of this project.

MOTION: 6:25 PM

Motion- Deschambault-Motion to Approve: I motion to APPROVE Case # 2025.09 a Preliminary and Final Site Plan and Subdivision Review for Bateman Partners, LLC for two (2) new buildings containing 60-unit low/moderate income (LMI) apartments within the Forest Green Apartments located at 641 Main Street (Map 32, Lot 1) in the Mixed Residential (R3) Zoning District and within the Shoreland Overlay District.

Second-Angers

Vote-Motion passed unanimously

7.c. 2024.34 The Biddeford Planning Board will hold a Public Meeting and take comments to review a Shoreland & Site Plan Review Application for the University of New England. The proposed use is to build a marine research pier. The property is located at 11 Hills Beach Road (Tax Map 52, Lot 4) in the IN Zone.

- Galbraith reintroduced the project to the Board
- Angers asked the Chair for permission to speak on the project. Angers talked about missing the site walk. He was insulted that the site walk was not rescheduled to accommodate him. He had a family obligation, and his family comes first. Because Mr. Angers missed the site walk, he does not have the privilege of knowing what questions were asked by other Board Members and was not able to watch the reactions of other Board Members. He would like this item tabled until the Board can attend another site walk.
- Alan Thibeault represented the application and provided the Board with a Power Point Presentation on the project.
- Tom Saucier from Site Design also represented the applicant. Saucier went over the criteria for site plan & shoreland zoning and how all the requirements have been met.

- He also talked and explained the 4 waivers UNE will request.

Public Comments:

John Schafer-24 Sky Harbor Drive

Matt Haas-36 Meetinghouse Road

Tim Black-30 St. Martins Lane

Phil Shapiro-68 Sky Hawk Drive

Will Katitsky-10 Gertrude Avenue

Kyle Noble-56 Hills Beach Road

Walter Alexander-31 Bridge Road

Tricia Thibodeau-UNE Employee

Erin Anderson-5 Lester B Orcutt Boulevard

Shawn Tibbetts-Mooring #126

Skip Irving-9 Stone Cliff Road

Joe Emmons-23 Sokokis Road

Ed McLasky-120 Whitten Hill Road, Kennebunkport Mooring #72

Mike Gerstner-524 Pool Street

Chris Stone-272 Hills Beach Road

Ken Beuchs-10 Seal Lane

Carole Alexander-31 Bridge Road

Richard Rhames-10 West Loop Road

Mike Ramunno-2 Fieldcrest Drive

Tom Hatch-76 South Street

Kathy Russell-75 Fortunes Rocks Road

Norm Labbe-8 Eagle Rock Point

******Attached are Meeting Minutes from Saco River Corridor Commission submitted by a member of the public.**

MOTIONS:

Motion-Patoine-Motion to table the project until another site walk can be completed

Second-Angers

Vote-Motion passed unanimously

7.d 2025.23 The Biddeford Planning Board will review an after-the-fact subdivision request for Richard Potvin at 17 Wadlin Road (Tax Map 1, Lots 137-5 & 6).

- Galbraith explained that this is an after the fact subdivision, The City of Biddeford does not consider this a subdivision but there is an attorney that does consider it an illegal subdivision. Due to this attorney's belief, closing is being held up.
- Dubois asked if this would set a precedent
- Attorney Center explained that there is no binding precedent being set.
- Patoine said he has no problem approving this as it seems to be a difference of opinion between lawyers

MOTIONS 6:51 PM

Motion-Deschambault- I motion to APPROVE Case # 2025.23 After The Fact Approval Subdivision Review for Rochard P. Potvin, II, within the alleged Subdivision on Waldin Road at 17 Waldin Road and 8 Grateful Way (Tax Map 1,

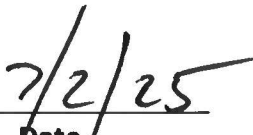
Lot 37-5, Map 1, Lot 37-6, Map 1, 37-1) in the Rural-Farm Zoning District and within the Shoreland Zone along with the previously requested waivers.
Second-Angers
Vote-Motion passed unanimously

8. Other Business-N/A

9. Adjourn 8:35 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.