



# 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:** July 2, 2025  
**Time:** 6:00 PM  
**Location:** Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members  
Quorum Present: Alexa Plotkin, Chair, Roch Angers, Matt Dubois, & Kayla Lewis  
(Alternate Member) Lewis is voting in place of Patoine  
Board Members Absent: Larry Patoine (Excused), Sue Deschambault (Excused), Steve Beaudette (unexcused)  
Staff Present: Adi Iriqat & Nan Whitten  
The chair called the meeting to order at 6:07 PM
3. Adjustments to the Agenda
4. Planner's Business  
4.a Plan for 3 Lincoln LLC (Fathom)
5. Consent Agenda  
5.A. Approval of Meeting Minutes from June 18, 2025  
MOTIONS: 6:10 PM  
Motion- Angers -Motion to approve Consent Agenda  
Second- Dubois  
Vote-Unanimous
6. Unfinished Business-N/A
7. New Business  
7.a 2025.25 Review of a Greatest Practical Extent application (Shoreland Zoning) for Matthew & Mary Lopresti to reconstruct the home at 100-Mile Stretch Road (Tax Map 61, Lot 3) in the Coastal Residential (CR) Zone and Shoreland Overlay.
  - Iriqat introduced the project as a reapproval as it was approved previously but approval expired while waiting for DEP permits.
  - Mike Morse of Archipelago represented the applicants
  - The change to the property will make the structure more conforming
  - Currently at 42' after construction the structure will be 82' from the HAT Line
  - Morse discussed the criteria for relocating the structure. The applicant meets all 6 criteria of the ordinance.
  - NO PUBLIC COMMENTS
  - Angers, no changes he is in favor

**MOTIONS: 6:27 PM**

**Motion- Dubois - Motion to Approve Case #2025.25 Greatest Practical Extent Determination for Archipelago LLC on behalf of Matthew & Mary Lopresti (Tax Map 61, Lot 3) in the Coastal Residential Zoning District with the above-listed Conditions of Approval.**

**Conditions of Approval:**

- 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 7-2-26.**

**Second Angers**

**Vote-Motion passed unanimously**

- 7.b. 2024.32 The Biddeford Planning Board will hold a Public Meeting and take comments to review a Final Plan Subdivision Application for Coastal Oaks, LLC. The property is located at 512 Pool Street (Tax Map 9, Lot 31) in the RF & SR-1 Zones. The applicants propose to construct a subdivision containing 8 single-family homes.**

- Iriqat introduced the project**
- Lot 9 dedicated open space 850' private access way maintained by HOA**
- Drew Olehowsky with Haley Ward represented the applicant**
- Harvesting permits have been taken care of**
- Vernal Pools non-significant reports sent to DEP & IF&W no comments**
- 99% of Wright Pierce comments taken care of**
- They will update the maintenance report as requested**
- Street name of Belle Woods Way approved by Dylan Martin of BPD**
- Ethan Scott also spoke on behalf**

**PUBLIC COMMENTS**

**Peter Robbins Newtown Road speaking personally not on behalf of the Conservation Commission.**

**Ethan Scott replied that they had the vernal pools surveyed and flagged prior to lot clearing and the canopy remains intact.**

- Dubois asked about the private accessway**
- Lewis asked questions regarding the HOA bi-laws; bi-laws are standard but some things such as landscaping, lighting, snow removal are specific to this neighborhood.**

- Lewis-page 5 going into 6 amendments to bi-laws of HOA confirm applicants will maintain lot 9, changes will need applicants' signature-not if they already have 4/5ths vote. Approval from the grantor for holiday decorations, excessive? Applicant very experienced and receptive to comments, wants & needs from homeowners. Asked questions about legal actions, she recommends a dispute procedure because they seem kind of "tight". Scott-this is to watch what is rented out and keep all the homeowners happy. If the homeowners ask to have it changed by 4/5ths vote it will be changed.
- Angers what is replacing the 3 items cut, Timber harvesting, there is a permit, second one drive way to lot not connected it has connection to pool street which will be abandoned and hooked up to the access road, 3<sup>rd</sup> parcel 9 dedicate as open space or land trust, applicant will keep it as an open space but retain the rights to develop further if so desired, it gives them more options.

**MOTIONS:6:51**

**Motion- Dubois- Motion to APPROVE Case # 2024.32 Final Plan Review for Belle Woods Subdivision (formerly Coastal Oaks Subdivision) a proposed single-family residential subdivision consisting of 9-lot subdivision (8 residential & 1 open space) to be located at 512 Pool Road (Tax ID# Map 9 Lot 31) located within the Rural Farm (RF) and Suburban Residential 1 (SR-1) zoning Districts.**

**Second-Angers**

**Vote-Motion passed unanimously**

**8. Other Business-N/A**

**9. Adjourn 6:54 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](http://www.biddefordmaine.org).