



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: November 6, 2024
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members: Larry Patoine (Chair), Roch Angers, & Matt Dubois (Alternate Member)
Staff Present: David Galbraith, Adi Iriqat & Nan Whitten
Matt Dubois will be voting tonight in place of Alexa Plotkin & Steve Beaudette
3. Adjustments to the Agenda-Planner's business will be at the end of the agenda
4. Planner's Business
5. Consent Agenda
Approval of Meeting Minutes from September 18 & October 2, 2024
MOTIONS: 6:03
Motion-Deschambault-Motion to approve Minutes from September 18
Second-Angers
Vote-Motion passed unanimously
Motion-Angers-Motion to approve minutes from October 2, 2024
Second-Dubois
Vote-Motion-passed unanimously
6. Unfinished Business
7. New Business
7.a 2024.53 The Planning Board will review a Shoreland Permit Application submitted by Mobile Studio Design for Matthew & Mary Lopresti to determine the greatest practical extent (GPE) for their home located at 241 Hills Beach Road (Tax Map 56, Lot 5) in the Limited Residential and Resource Protection zones. The application would like to raze and rebuild the house due to storm damage in January 2024.
 - Randy Smith from Mobile Studio Design introduced the project
 - Patoine asked about overlays & watersheds mentioned, it was determined that the property is in no watershed but is in the flood zone.
 - Section 1 is to raise the structure above the Base Flood Elevation and renovate the "super structure" into a 2 story with a gable
 - S 2 & 3 will be reconfigured to a less non-conforming
 - Public Comments:
Agnes Letterese-243 Hills Beach Road
Steve Lefevre-233 Hills Beach Road (2 times)
Viola Boucouvalas-Gianourakos-244 Hills Beach Road-Correction made 11-19-24

Marcie Boucouvalas-244 Hills Beach Road

MOTIONS: 6:56 PM

Motion-Deschambault-Motion to table Case # 2024.53 Shoreland Zoning / Greatest Practical Extent for 241 Hills Beach Road, (Tax Map 56, Lot 5), in the CR Zoning District giving the applicant time to address the public comments/concerns Second-Angers

Motion passed unanimously

7.b 2024.55 The Planning Board will review a Subdivision Amendment application for 3 Lincoln Street, LLC. The property is 15 Pearl Street, subdividing Lot 1 into lots, 1B & 1C (Tax Map 71, Lot 2) in the MSRD 3 zone. This lot is a portion of the former MERC site.

- Galbraith introduced the project explaining this is a subdivision of lot 1
- Peter Heil of Acorn Engineering and Marieke Thormann of Fathom presented the project
- No public comments
- Deschambault asked if this would be changing the original plan-no
- Dubois asked about access into the lot

MOTIONS: 7:10

Motion-Dubois- Motion to approve Case # 2024.55 - Subdivision Amendment application submitted by Acorn Engineering for 3 Lincoln, LLC. to Subdivide Lot 1 into two Parcels (Lot 1A and Lot 1B), located at 15 Pearl Street (Tax Map 71, Lot 2) in the MSRD 3 zone.

Second-Angers

Vote-Motion passed unanimously

7.c 2024.63 Sketch Site Plan application submitted by Acorn Engineering for Westbrook Development Corporation. The property is 15 Pearl Street, Lots 1, 1B & 1C (Tax Map 71, Lot 2) in the MSRD 3 zone. This lot is a portion of the former MERC site.

- Galbraith introduced the project
- Peter Heil from Acorn Engineering and Tyler Noron of Westbrook Development Co presented the project
- They will be submitting a preliminary application next week.
- No public comments

7.d 2024.56 The Planning Board will review a Site Plan Amendment request by Gorrill Palmer for the York County Judicial Center to amend the previously approved landscaping. The location of the property is 515 Elm Street (Tax Map 88, Lot 5) in the B2, R1A zones. THIS ITEM HAS BEEN TABLED PER APPLICANT REQUEST.

7.e 2024.19 The Planning Board will review a proposed redevelopment at 34 Center Street for XL Property Management (Map 38, Lot 152-2) in the Main Street Revitalization District – Residential Conservation (MSRD 2) Zone. The existing parcel is approximately 5,650 square feet in size. The project proposes an eleven (11) space parking area to serve the client's adjacent multifamily buildings. The application has been submitted by Acorn Engineering for XL Property Management, LLC THIS ITEM

HAS BEEN TABLED PER APPLICANT REQUEST.

8. Other Business

9. Adjourn 8:12 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.