



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: August 20, 2025
Time: 6:00 PM
Location: Council Chambers & Zoom

- 1. Pledge of Allegiance**
- 2. Declaration of Quorum/Voting Members**
Quorum Present: Alexa Plotkin, Chair, Larry Patoine, Roch Angers & Steve Beaudette
Staff Present: Adi Iriqat & Nan Whitten
The chair called the meeting to order at 6:00 PM
- 3. Adjustments to the Agenda-N/A**
- 4. Planner's Business-N/A**
- 5. Consent Agenda**
5.A. Approval of Meeting Minutes from Site Walk & Regular Meeting for 8-20-25
MOTIONS: 6:00 PM
Motion- Patoine– Approval of meeting minutes as presented
Second- Angers
Vote- Motion passed unanimously
- 6. Unfinished Business N/A**
- 7. New Business**
7.a 2025.36 Subdivision Amendment for Travis & Lisa Wing at 1 Moxie Lane (Tax Map 77 Lot 22) in the SR-1, RF & SP overlay zones.
 - Iriqat introduced the project
 - Waiver-subdivision review
 - Private septic
 - Instead of Bond CO not issued until after all inspections
 - Amendment to lot 4
 - Paul Gadbois represented the applicant
 - NO PUBLIC COMMENTS
 - Patoine asked about the letter of certification, as-built plans will be submitted as certified letter was not acceptable to Engineering Dept.MOTIONS: 6:10 PM
Motion-Patoine-Waive subdivision review
Second-Angers
Motion passed unanimously

Motion-Angers- Motion to Approve the minor subdivision amendment for the proposal located at 1 Moxie Lane (Tax Map 77, Lot 22), within the Suburban Residential & Rural Farm (SR 1 & RF) zones, as well as the shoreland overlay zone, with the requested subdivision review waiver.

Second-Beaudette

Motion passed unanimously

7.b. 2025.37 Shoreland Review for Lionsgate Properties, LLC. The applicant would like to relocate their existing non-conforming structure on a piling foundation moving the foundation to the greatest practical extent. The property is located at 79 Fortunes Rocks Road (Tax Map 64, Lot 49-3) in the Coastal Residential and Shoreland zones

- **Iriqat introduced the project**
- **Structure is non-conforming because it is in the HAT Line**
- **Michael Skolnick with Archipelago represented the applicant**
- **Lot is very small located within all setbacks**
- **Not a full reconstruction just to amend it and raise it.**
- **NO PUBLIC COMMENTS**
- **Patoine confirmed that the structure is just being elevated not reconstructed**

MOTIONS: 6:20 PM

Motion-Angers- Motion to Approve Case #2025.37 Greatest Practical Extent Determination for Lionsgate Properties, LLC (Tax Map 64, Lot 49-3) in the Coastal Residential Zoning District with the above-listed Conditions of Approval.

Second-Patoine

Vote-Motion passed unanimously

7c. 2025.38 Review of Sketch Plan for site plan and subdivision for 27 condominiums at 5 & 7 Thornton Street for Diversacorp Holdings, LLC (Tax Map 40, Lot 8) in the MSRD-3 Zone RESCHEDULED TBA

8. Other Business-

- **Conservation Commission requesting a workshop with the Planning Board to discuss environmentally sound decisions in decisions for construction. They want to bring changes to the ordinance. Chair would like to meet with them once they send something in writing as to what they would like to see. The Board agrees that workshops with other Commissions are very positive.**

9. Adjourn at 6:31 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.