

PLANNING BOARD MEETING MINUTES

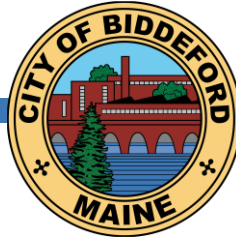
September 17, 2025

1. Pledge of Allegiance Meeting came to order at 6:00 PM
2. Declaration of Quorum/Voting Members
Larry Patoine, Vice Chair, Sue Deschambault, Roch Angers, Matthew Sargent-Dubois & Steve Beaudette (Alternate who will be voting in place of Plotkin)
Absent-Alexa Plotkin & Kayla Lewis (alternate member)
3. Adjustment(s) to Agenda-none
4. Planner's Business
 - 4.a. Galbraith introduced the new City Manager Truc Mai Nguyen-Dever to the Members of the Planning Board
 - 4.b. Iriqat talked to the Board about desire of the Conservation Commission to come and talk to the Planning Board members about making changes to the ordinance to make it more protective of natural resources. A workshop was discussed as was bringing IF&W to a workshop. Workshop with BCC & IF & W will be on a Wednesday instead of a meeting.
5. Consent Agenda
 - 5.a. Approval of two sets of Meeting Minutes from September 3, 2025MOTIONS: 6:13
Motion- Deschambault -Motion to approve Meeting Minutes as posted
Second-Angers
Vote-Motion passed unanimously
6. Unfinished Business-None
7. New Business
 - 7.a. 2025.38 The Planning Board will review a Sketch Plan Application submitted by Diversacorp Holdings, LLC. The applicants propose to demolish the existing structures and create 27 condominiums at 5 & 9 Thornton Street, (Map 40, Lots 7 & 8) in the MSRD-3 zone.
 - Galbraith introduced the project
 - Austin Fagan of BH2M represented the applicant
 - NO PUBLIC COMMENTS
 - Beaudette status of 9 Thornton, will be demolished
 - Deschambault Where is Thornton Street, next to Car Wash
 - Patoine Condo's no LMI? They will decide and possibly pay the fee of \$300,000
 - Fecteau will get back to Galbraith on ordinance

- Angers concerned about people going to parking garage and their safety, Galbraith explained this will take place after the Elm Street Corridor Plan. Lights will be added, and pedestrian crossings will be added as well as sidewalks.
- Angers' point is that people cross every 5 minutes, and it will slow down the traffic. He suggests a tunnel under the road; the City has no funds for such endeavor.
- Sargent-Dubois shares Angers concerns. Thornton Street is in poor condition and wants to know what will happen with the road. Galbraith has spoken to Chekan of Engineering and Demers of PW.
- Sargent-Dubois asked about the property line of Champs, where will the fire department turn around? Galbraith said that is something they have to work out and will work with BFD on this with Engineering and BPW.
- Deschambault wants to know if we should have a site walk, also does Champions own the parking lot also? Fagan explained the property lines and parking areas.
- Deschambault, no area for children to play, Route 1 is a busy area and would ask the applicant to consider safe area for children.
- Patoine confirmed that the improvements to Thornton Street may be incurred by applicant. Applicant must provide an agreement with the parking garage to secure spaces needed.
- Angers-can the City require abutters to give the land to the City for turning for the fire department, no. This is a major concern to Angers. Galbraith said the fire department has seen this, the buildings will bring sprinkled.
- Sargent-Dubois pictures it as an urban downtown area with the buildings very close. Galbraith said if the fire department can't get to the buildings from the back they will go from the street behind it.
- Beaudette wants to know how much the applicant has spoken to the abutters and if they will have a discussion about the use of some of the parking areas. He feels there is a lot of space under-utilized. Fagan said the applicant is in ongoing discussions with the abutters. They anticipate more conversation. The signal in front of Dupuis Hardware may be removed.
- This should be set up as 2 different projects due to 2 different applicants.

7.b. 2025.10 The Planning Board will review a Sketch Plan for Fiber Materials Inc. The applicant plans a 104,000 SF addition to the existing structure to add manufacturing capacity and the associated infrastructure. The address of the property is 389 Hill Street (Tax Map 74, Lot 7) in the I-2 zone.

- Iriqat introduced the project
- 5 acres of vegetation will be cleared for impervious surface
- Iriqat explained waivers and other approvals needed for the project.
- Tom Saucier of Site Design represented the applicant
- 14 acres in I-2 zone allowed use



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- 100' buffer requested by IF & W
- Thacher Brook watershed
- Site plan shows 100,000 square foot addition, 2 phases 50,000 each
- 251 parking spaces, 2 new loading docks
- Loop around the building 2 entrances on Hill Street
- 2 new water and fire services to each phase
- New pump station for sewer
- Must meet City & DEP standards for stormwater
- Tanks under the parking lot
- No TMP needed but will submit traffic analysis
- The project design requires a waiver from Article XI, Section 5.B.4.f.1., which prohibits paving, parking, or storage within the required side or rear setbacks. They received positive feedback on waiver from staff.
- NO PUBLIC COMMENTS
- Beaudette asked if any offices will be moving from current area to new
- Matt Haas from FMI said no extra area is needed for new production
- Patoine asked how they are going to do it in phases, it's a challenge but they will do it. Patoine likes the project and the likes the fact that it is adding jobs for the city.
- Angers asked about the waiver request, Galbraith said he feels positive about it.
- Angers asked about the vernal pools Saucier said they are nonsignificant.
- Patoine notice the City of Biddeford is encroaching on the property.
- Patoine would like to approve the waiver now if the Board is willing.

MOTIONS 6:58 PM

Motion-Deschambault-Motion that waiver from Article XI, Section 5.B.4.f.1., which prohibits paving, parking, or storage within the required side or rear setbacks be approved.

Second-Beaudette

Vote-Motion passed 3-2 (Deschambault, Patoine & Beaudette in favor

Angers & Sargent-Dubois against)

7.c. 2024.55 Preliminary review of Subdivision for 3 Lincoln, LLC for the proposed redevelopment of 3 Lincoln Street, (Pearl Street, Lot 3) (Tax Map 71, Lot 2) in the MSRD 3 zone and shoreland overlay. This applicant wishes to amend the previous Major Site Plan and Subdivision Approval (2022.02) from 3 buildings on Lot 3 to 4. The amendment includes the addition of five (5) town homes and revises Building A from 85 residential units to up to 52 units, Building B from 129 residential units to

up to 85 units, and Building C will remain as a restaurant with approximately 154 total seats.

- Galbraith updated the Board on the project
- Marieke Thormann of Fathom, Jesse Thompson of Kaplan Thompson, and Peter Heil of Acorn Engineering represented the applicant
- Thormann presented a power point presentation on the updates of the project.
- The waivers requested by the applicant was discussed
- NO PUBLIC COMMENTS
- Sargent-Dubois commented that he is in favor of the project
- Thormann also told the Board that they had obtained Historic Preservation approval on this phase.
- Patoine confirmed that the applicant has changed the trees that will be planted so that they will not be trimmed and will not exceed 15' per the fire department requirement.
- Patoine asked about the grid that the Fire Department has asked to be paved. Traditionally these grids get dug up by plows and it causes problems for the BFD, therefore they now require these areas be paved. Patoine feels that if the BFD wants it paved, it should be paved.
- Galbraith mentioned that the City is discussing hiring Heil to be the City's agent to modify the plan for the private way for the City in dealing with the changes for the parking garage.
- Deschambault asked about the pavers being the pedestrian pavers, and the access way that needs a waiver to bring the access way from 50' to 30'.
- Patoine talked about the parking waiver being requested by the applicant.
- Patoine told the Board that he is ready to take a motion on the waivers today

MOTIONS: 7:24

Motion-Sargent-Dubois-Motion to approve a waiver to allow the roadway where a 50-foot wide right of way (ROW) down to 30-foot wide.

Second-Angers

Vote-Motion passed unanimously

Motion-Sargent-Dubois-Motion to approve a waiver to the City's open space standards.

Second-Angers

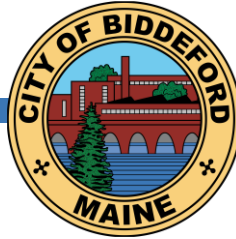
Vote-Motion passed unanimously

Motion-Sargent-Dubois-Motion to approve parking waiver, for the commercial uses of the site.

Second-Angers

Vote-Motion passed unanimously

Motion-Sargent-Dubois-Motion to approve a waiver for the pedestrian vehicle stipulation



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Second-Angers

Vote-Motion passed unanimously

Motion- Sargent-Dubois-Motion to approve case # 2024.55 Preliminary Site Plan, Subdivision and Shoreland Zoning Review for 3 Lincoln, LLC to redevelop the former MERC site at 3 Lincoln Street (Tax Map 71, Lot 2) in the MSRD-3 zone and WR-1 Shoreland Overlay zone as presented.

Second-Beaudette

Vote-Motion passed unanimously

8. Other Business

- **Parking spaces remaining were discussed 509 remaining**
- **Spaces promised**
 - WDC 61**
 - 3 Lincoln 140**
 - 12 Pearl St 20**
 - 5 & 9 Thornton Street 54**
 - Upper Falls Way 5**
 - 69 Elm 14**
 - Leaving 349 remaining**
- **Sargent-Dubois asked about the status of Chick-fil-A City is still waiting for a TMP and a scoping meeting with MDOT**
- **Patoine mentioned that when an email goes out from Planning asked about attendance to please answer it so that we know we have a quorum.**
- **Deschambault asked about the digging going on around Michaels and it is a dangerous situation, Whitten to follow up with Fecteau**
- **Patoine asked for an update on 12 Pearl Street, there are deed issues, and the City wants to talk to the applicant about sidewalks.**

9. Adjourn 7:38 PM