

PLANNING BOARD MEETING MINUTES

November 5, 2025

1. Pledge of Allegiance Meeting came to order at 6:00 PM
2. Declaration of Quorum/Voting Members
Alexa Plotkin, Chair, Sue Deschambault, Matthew Sargent-Dubois, Steve Beaudette
(Alternate who will be voting in place of Patoine) & Kayla Lewis (alternate who will
be voting in place of Angers)
Absent-Larry Patoine & Roch Angers
3. Adjustment(s) to Agenda-none
4. Planner's Business
4.a. Galbraith talked to Board about a request by Coastal Oaks (2024.33) for an
extension on a Preliminary Approval from 11-19-25 to 5-19-26 for 12 Pearl Street.
The reason for the request is the applicant is having trouble getting HPC approval.
MOTIONS: 6:04 PM
Motion-Deschambault-Motion to approve request by Coastal Oaks to extend their
Preliminary Approval for 12 Pearl Street to May 19, 2026.
Second-Sargent-Dubois
Vote-Motion passed Unanimously
5. Consent Agenda
5.a. Approval of Meeting Minutes from September 17, 2025 & October 15, 2025
MOTIONS: 6:05
Motion-Deschambault -Motion to approve Meeting Minutes as posted
Second-Sargent-Dubois
Vote-Motion passed unanimously
6. Unfinished Business-None
7. New Business
7.a. 2025.45 Review of Shoreland Permit application from Sea Bee, LLC located at
131-133 Hills Beach Road (Tax Map 55, Lot 1) in the CR Zone. The applicant
proposes to reconstruct the existing non-conforming structure in its current location
and put it on raised posts.
 - Galbraith introduced the project (this is an after-the-fact request)
 - The Planner & CEO have determined that the plan meets all standards and
recommend approval
 - Michael Skolnick of Archipelago represented the applicant
 - Skolnick stated that this started as a small renovation that turned into a
complete rehab due to finding mold and rot in the walls.

- The lot itself is a challenge; the lot is narrow and 100% of it is in the flood zone
- The ADU & garage located on the road provides additional challenges
- If the structure had to be moved the entire lot would be disturbed a new sewer system would be necessary and the garage and ADU would need to be moved as well.
- Galbraith mentioned that he and Iriqat went to the site when they were removing the roof trusses and found a large tree was removed without permits and a replacement tree will be a condition of approval. Galbraith feels that it would be fair.
- Skolnick mentioned that the tree was removed by a contractor without the applicant's knowledge.
- THERE WERE NO PUBLIC COMMENTS
- Deschambault commented that she knows that the size of the lot is an issue, and she agrees that errors were made early in the project, but she respects the staff and proceeded to read the staff recommendations.
- Bobby Brown (the applicant) spoke briefly about purchasing the property and their love of the property and the area.

MOTIONS: 6:21

Motion-Beaudette- Motion to Approve the shoreland zone application for the proposal located 131-133 Hills Beach Road (Tax Map 55, Lot 1), within the Coastal Residential & Limited Residential (CR & LR) zoning district to include the above-mentioned conditions of approval.

Amended to include said tree to be replaced with tree as approved by Code Enforcement.

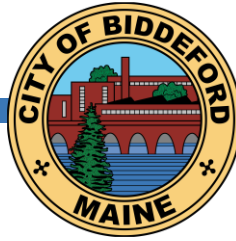
Second-Sargent-Dubois

Deschambault asked about the Canopy Committee (dissolved) before the vote

Vote-Motion passed unanimously

7.b. 2025.50 Review of Landscape Amendment to the Adams Point project previously re-approved on February 21, 2024. Southern Maine Affordable Housing has requested an amendment due to the fact that they were able to save many of the original trees during construction. The property is 69 Adams Street (Tax Map 38, Lot 96) in the MSRD 2 zone.

- Galbraith introduced the request
- Galbraith told the Board that the tree removal was approved at the original request with 6'-18' vines covering the retaining wall
- The Board received a copy of a mark-up landscape plan by former Planner Greg Tansley
- Galbraith was apprehensive about approving the buffer reduction as the file indicates that the landscaping was contentious at the original conception.



205 Main Street / PO Box 586 • Biddeford, ME



City of Biddeford Government

(207) 571-0700 • www.biddefordmaine.org



@CityofBiddeford

- Galbraith suggests that if this gets approved, the applicant will save money, and they can pay back some of the \$490,000.00 that was given to them for this project from the City. These funds were to come from Devine Capital for the Housing Trust Fund.
- Guy Gagnon, President of Southern Maine Affordable Housing represented the application.
- Gagnon stated that this is not a money issue but a commonsense issue.
- If they do as approved, the applicant would be clear cutting numerous 30 & 40' trees.
- The trees in question were not harmed in construction, consequently, the site is left with a beautiful tree canopy with preserved roots.
- Gagnon feels it is ironic that the previous applicants are being made to replace a tree cut in error and he is being made to cut many trees.
- Galbraith told the Board that if they would like to go to the site, it can be arranged. Galbraith also reiterated that landscaping has been a big issue with this project since the beginning.
- Gagnon feels the Board should listen to an expert and his landscape architect is on Zoom, and he would like the Board to listen to him. Gagnon also feels a site walk would be a waste of the Board's time and the Board has more important things to do rather than go to Adam's Point.
- Matt Phillips from Carroll and Associates has gone to the site and feels the trees do a fair job of being a buffer. Extra landscaping may damage the roots of the existing trees.
- Plotkin said that she is an abutter. She agrees the trees are nice, but the walls and building are massive.
- Beaudette mentioned that the trees mask the building somewhat when they have leaves but the public can still see the building is big.
- Plotkin commented that some of the trees are large and they will grow to be above the buildings and provide no screening.
- Deschambault wants a site walk and asked Gagnon what the percentage of completion of the project is done.
- Gagnon answered that 65% of the project is complete. The trees are not to screen the building. Gagnon is using creeping vines to cover the wall; the trees make a nice canopy.
- Beaudette said the mature trees are in section B and they are not screening the retaining wall. The trees have nothing to do with screening the wall. This is not the screening that was originally approved.

- **Sargent Dubois wants additional time to review this project. Sargent Dubois wants to see the original approved plans, and he would like a site walk as well.**
- **Plotkin spoke to the applicant telling him that the Board is listening to professionals. The Board listened to his professional landscaper and Mr. Galbraith is a professional Planner. The Board may not be listening to the professional he would like the Board to listen to. Plotkin believes that the Board should see the site as it is very impactful to the neighbors.**

MOTIONS: 6:49 pm

Motion-Sargent Dubois- I motion to TABLE Case # 2025.50 (Prior Case # 2021.04 – Final Subdivision and Site Plan approval) request for Adams Point Housing – Southern Maine Affordable Housing / 69 Adam’s Street (Tax Map 38, Lot 296) for 39 residential units – Proposed Landscaping Amendment in order to see the site and look further into the request.

Second-Beaudette

Vote-Motion passed unanimously

8. Other Business-None

9. Adjourn 6:51 PM