

PLANNING BOARD MEETING MINUTES

December 3, 2025

1. Workshop

1.a. Workshop the Comprehensive Plan with the Conservation Commission.

Attendance: Planning Board: Larry Patoine, Roch Angers, Susan Deschambault

Conservation Commission: Richard Rhames, Patrick Conlon, Denis Rioux, Chris Veazie

Staff: David Galbraith, Adi Iriqat & Nan Whitten

- Biddeford Kennebunkport Vernal Pool Complex was discussed, Biddeford Kennebunkport Coastal Forest Preserve
 - Verbiage of protecting the critters, their breeding grounds while protecting the rights of the landowner was discussed.
 - Growth areas and new regulations to be looked at more thoroughly
 - SR1 district to be reevaluated for possible rezoning
 - Galbraith to reach out to Kennebunkport about Coastal Preserve plans
 - Growth management act is still in place changes are what municipalities have in their vernal pool complex.
 - The challenge is the number of homes needed to accommodate the people in the state, 84,000.
 - Add into Natural Resources Chapter, Critical Areas to research
 - Planning Board stipulations that no ADUs to be added without changing impervious area for stormwater purposes.
 - Are our designated growth areas in the right place? Look into this with the new legislations
 - Rules have changed in growth and non-growth areas such as coastal
 - Provide big map with resources and corridors for next meeting, synopses of likely changes to growth areas coming with new legislation.
 - Workshop again at 5:00 PM December 17, 2025
2. Pledge of Allegiance Meeting came to order at 6:04 PM
 3. Declaration of Quorum/Voting Members
Alexa Plotkin, Chair, Larry Patoine, Susan Deschambault, Roch Angers, Steve Beaudette
 4. Adjustment(s) to Agenda-none
 5. Planner's Business

- Galbraith informed the Board of a request by UNE to expand Decary Hall by a net of 626 SF and a net loss of impervious surface of 119 SF. He informed the Board that this project qualifies to go through staff review instead of full Planning Board.
- Patoine and Angers had no problem with this going through SRC providing it is a minor change that qualifies.
- Deschambault stated that she is upset that this has to be brought up formerly due to the previous controversy.
- Plotkin asked that all items going to SRC be brought up under Planner's Business both at application and decision.

6. Consent Agenda

5.a. Approval of Meeting Minutes from November 19, 2025

MOTIONS: 6:12 PM

Motion-Patoine-Motion to approve Meeting Minutes as posted

Second-Angers

Vote-Motion passed unanimously

7. Unfinished Business

7.a. 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. This project was heard and tabled on November 5, 2025, Site Walk scheduled for December 1, 2025.

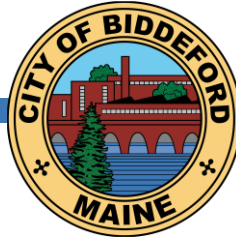
MOTION: 6:13 PM

Motion-Roch-Motion to take case #2025.50 off the table

Second-Beaudette

Vote-Motion passed unanimously

- Guy Gagnon of Southern Maine Affordable Housing represented the application.
- Gagnon stated that since day 1 his goal was to preserve as many existing trees as possible.
- He feels they were successful in saving the trees to provide a good tree canopy.
- He read note #20 from the approved plan and gave his impression of the note.
- **THERE WERE NO PUBLIC COMMENTS**
- Deschambault asked Mr. Gagnon if he had an arborist as well as a landscape architect. Just a landscape architect.
- She noted that the report says the architect endorsed saving the trees, she feels that is just an opinion and stated that some of the trees look scary.
- Gagnon stated that this was the worst time to look at a tree canopy. He is looking for a commonsense approach for the project.



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- Patoine mentioned that the majority of trees are leaning heavily and it's just a matter of time before the weather takes them out and he would like to stick to the approved landscape plan.
- Gagnon answered that any tree can fall at any time.
- Angers asked if an arborist has ever looked at the trees, not during Gagnon's time.
- Gagnon read his perception of Note 20
- Patoine interprets Note 20 differently
- Galbraith told the Board that they have been provided with 2 plans, and the approved plan is the official plan
- Anger agrees with Patoine that the leaning trees are dangerous and following the approved plans makes more sense.
- Beaudette asked how much impact erosion will removing the trees cost. Also, what is the additional expense of removing the trees.
- Gagnon responded that it is not about the cost but that he despises the thought of taking down the trees. He would prefer to hire an arborist to mark the trees that need to come down. He said any tree can die but he doesn't want to clear-cut the area, and any tree can fall at any time.
- Plotkin does not want the Board to go back and forth with Mr. Gagon and asks for a motion.

MOTIONS 6:31 PM

Motion- Patoine- motion to DENY 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.

Second-Angers

Vote-Motion passed 3-1 (Patoine, Deschambault & Angers in favor, Beaudette against)

8. New Business

8.a. 2025.51 Review of a Conditional Use Permit for Thriving Wellness who wants to open a medical marijuana caregiver retail store at 642 Elm Street, Unit 4 (Tax Map 11, Lot 7) in the I-1 Zone.

- Iriqat introduced the project, he mentioned that there will be no physical changes to the building and that is why they are asking for a waiver for full site plan review.
- This establishment will be retail only
- Galbraith added that the proposed use will cause no odor as everything will be prepackaged and there will be no growing and harvesting.

- Prima Daggett the owner of the establishment represented the application.
- **THERE WERE NO PUBLIC COMMENTS**
- Angers asked how many marijuana shops there are in that area (not sure between 4 & 8)
- Deschambault asked about the abutters that were notified, all property owners within 250'

MOTIONS: 6:41 PM

Motion-Patoine-Motion to waiver the requirement of full site plan review

Second-Beaudette

Vote-Motion passed unanimously

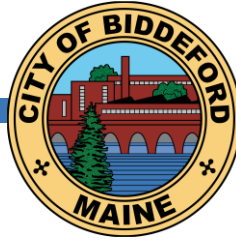
Motion- Patoine- Motion to Approve the Conditional Use Permit application for Thriving Wellness, LLC to be located at 642 Elm St (Tax Map 11, Lot 7), within the Industrial Zone.

Second-Deschambault

Vote-Motion passed 3-1 (Patoine, Deschambault, Beaudette in favor, Angers against)

8.b. 2025.11 Preliminary Plan Review for Bedard Homes, LLC for a proposed 30-lot single-family subdivision (The Woodlands Reserve) off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District.

- Galbraith introduced the project he explained that the project has gone from 38 to 30 lots.
- Jayson Haskell from DM Roma represented the applicant
- He said IF & W had them adjust the entrance and to install speed tables off Pool Street
- The open space will be 28 acres with 25 of which is on the southern side of the road and will be turned over to the City.
- All roads will be private with the open space to be public, which can be accessed via Clifford Park and Parkside.
- Maine Water has installed an 8" main looped to Pool Street to assist Parkside in the event of water problems.
- There are hydrants and cisterns, the site distance is fine, and trip generation has shown an increase by 6%.
- The road will be built to City standards
- **PUBLIC COMMENTS**
 Bill DeLong-55 Parkside Drive (2)
 Jim Kleva-41 Parkside Drive
 Loren McCready-223 Cleaves Street (via Zoom)
 Richard Rhames-10 West Loop Road
- **BOARD COMMENTS**
- Anger could not hear Mr. McCready's comments; Whitten will send the Zoom recording to Board when it becomes available.



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- Patoine asked about the cistern, filtration system and maintenance log
- Angers asked about the City impact fees

MOTIONS: 7:48 PM

Motion-Patoine- I motion to APPROVE Case # 2025.11 Preliminary Site and Subdivision Plan Review for Bedard Homes, LLC for a proposed 38-lot single-family subdivision, called “The Woodlands Reserve” located off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District.

Second-Beaudette

Vote-Motion passed unanimously

Motion-Patoine-Motion to amend original motion from 38 lots to 30 lots

Second-Beaudette

Vote-Motion passed unanimously

9. Other Business

9.a. Workshop the Electronic Vehicle Charging Station (EVCS) Ordinance with the Sustainability Commission.

- **Sustainability Commission Members: Beverly Thorpe, Will Kochtitzky, Jeff Goldsmith, Joie Grandbois, Staff: Brad Favreau**
- **The Sustainability Commission discussed the changes that they have made to the Electronic Vehicle Charging Station Ordinance.**
- **More changes were requested by the Planning Board, who mentioned more than once that the ordinance was very well written.**
- **Changes were agreed upon; the Commission will return December 17th for a vote on the finished product.**

10. Adjourn 8:55 PM

Signature-Planning Board 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.