



STAFF REVIEW COMMITTEE MEETING MINUTES
February 3, 2026

1. Declaration of voting members/quorum

Staff-David Galbraith, Tom Milligan, Adi Iriqat (via Zoom), Craig Chekan, John McCurry & Nan Whitten

2. Open Public Hearing

2.a. 2025.42 The Staff Review Committee (SRC) will consider a Minor Site Plan for Zerihun Petrin to increase the number of dwelling units on his property at 279 Hill Street (Tax Map 29, Lot 108-1) from 4 to 10. This property is in the R-2 Zone

- Iriqat introduced the project, explaining that the project is less than 10 units therefore will be decided by Staff Review Committee
- This was the second time this project has been presented to the SRC
- Chekan asked about the scale of the plans. The plans are to be at engineering scale.
- John Riordan, P.E. represented the applicant, Zerihun Petrin, Riordan said the plan changes scale when it is converted to a pdf and printed out at Staples.
- Fire Department will weigh in on Conditions of Approval
- There was no public comment
- Milligan reminded that there will be sewer permit fees where this is a change of use.
- Chekan to calculate the sewer fees and get them to the applicant.
- Milligan asked if this would require a pre-con meeting, yes
- Galbraith explained the pre-con procedure to the applicant

MOTIONS: 10:50 AM

Motion-Galbraith-Motion to approve the minor site plan submitted by Zerihun Petrin to increase the number of dwelling units on his property at 279 Hill Street from 4-8 in the R-2 Zone with standard conditions of approval, plans stamped and signed by a licensed engineer at engineering scale. Sewer Impact Fees to be paid at building permit application.

Second-Chekan

Vote-Motion passed unanimously

3. Close Public Hearing

4. Projects for Discussion

4.a. 2025.22 Maine Health would like to create a transition home in a portion of a multi-tenant building located at 208 Graham St,

- **Project to come to SRC for decision on February 17, 2026.**
- **Galbraith mentioned “Jersey Barriers” being shown on the plan, this will need to be corrected.**
- **They will be subject to a sewer fee**
- **There are easement issues**
- **Traffic concerns for Graham Street**
- **Parking space striping needs to be redone**
- **Will there be a turnaround, a snow area and will need a snow removal plan**
- **I was determined to postpone this item for 2-27-26 until further work has been done on the project**

5. Adjourn 11:00 AM



Signature-Planning Board Chair

2-4-26

Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City’s website: www.biddefordmaine.org.