



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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(207) 284-9115

Planning Board Meeting Meeting Minutes

Date: December 4, 2024
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance

2. Declaration of Quorum/Voting Members

Quorum Present: Larry Patoine, Chair, Susan Deschambault, Roch Angers, Alexa Plotkin, Matthew Dubois (Alternate Member) Steve Beaudette arrived 6:51 PM

Matthew Dubois will be voting in place of Steve Beaudette

Staff Present: David Galbraith, Adi Iriqat & Nan Whitten

3. Adjustments to the Agenda

4. Planner's Business

Email Planning staff with issues with Ipads

5. Consent Agenda

5.A. Approval of Meeting Minutes from 11-20-24

MOTIONS: 6:03 PM

Motion- Deschambault-Motion to approve minutes as presented

Second- Angers

Vote-Motion passed unanimously

6. Unfinished Business-None

7. New Business

7.A. 2024.65 The Planning Board will review a Conditional Use Permit request submitted by Glenn Peterson to use a portion of their building at 4 Wellspring Road (Tax Map 2, Lot 47-2) for an Adult Use Marijuana Manufacturing Facility. The property is located in the I-3 zone and the name of the business is Canuvo, Inc.

- Iriqat introduced the item
- Iriqat pointed out errors made in Staff Report
- Glenn Peterson represented the applicant
- Gave up Medical license in the spring
- Now they would like to manufacture adult-use products such as skin cream
- Down the road they may start making chocolates and such
- There is no odor with this processing

No public comments

Deschambault-same cream as prior but no longer needing the medical card.

Deschambault-are there various uses and levels of this product as well? Yes, it is an education program where they have to determine what level and mix people will need and they make this successful for others

Patoine-is this for aches and pains? Yes as well as open wounds, as well as other issues unthought of. He has had people referred to him by physicians.

Angers-age barriers-21 and over

Angers-ID is requested-yes for everything

Angers will be voting in the affirmative

Deschambault read the standard conditions of approval

MOTIONS: 6:20 PM

Motion-Deschambault-Motion to approve waiver of full site plan

Second-Angers

Vote-Motion passed unanimously

Motion-Angers - Motion to approve Case #2024.65 the Conditional Use Permit and the Findings of Fact and Conclusions of Law for Glenn Peterson of Wellrick, Inc. dba Canuvo for an adult-use recreational marijuana retail facility at 4 Wellspring Road (Tax Map 2, Lot 47-2) with the above-listed Conditions of Approval.

Second-Second

Vote-Motion passed unanimously

Motion-Angers-Amended to adult manufacturing facility

Second-Dubois

Vote-Motion passed unanimously

7.B. 2024.53 The Planning Board will continue to review a shoreland zoning permit request (Greatest Practical Extent) submitted by Mobile Studio Design on behalf of Matthew and Mary Lopresti. The property is located at 241 Hills Beach Road (Tax Map 56, Lot 5), located in the Coastal Residential Zone and the Shoreland Overlay. The primary focus of the applicant is to demolish and reconstruct the existing structures due to storm damage and to make the structure more compliant. This item was tabled on November 6, 2024, Planning Board meeting.

- **Iriqat introduced the item**
- **Jessica Jolin from Mobile Studio Design represented the application**
- **Jolin used a power point presentation in order to address the concerns of the neighbors**
- **Bottom must be elevated according to FEMA 6' 1"**
- **They are elevating and renovating**
- **They are putting the house inside the setbacks**
- **Seawall design is in progress, once the project is approved they will complete the seawall**
- **View is a concern, there are no view easements**
- **GPE is different in every property**

Public Comments

Stacie Boucouvalas-Gianourakos-244 Hills Beach Road

Board

Patoine-satisfied with new information

Deschambault-questioned how the 3 sections connect, Jolin explained

Patoine-elaborate on the FEMA zones, Jolin explained the zones and the requirements of elevation of the BFE, there are several FEMA overlays in play, the focused on the most restrictive.

MOTIONS: 6:38 PM

Motion-Deschambault-Motion to take project #2024.53 off the table.

Second-Anger

Vote- Motion passed unanimously

Motion- Deschambault- Motion to approve Case #2024.53 Shoreland Zoning / Greatest Practical Extent for 241 Hills Beach Road, (Tax Map 56, Lot 5), in the CR Zoning District with the above-listed Conditions of Approval. (Named Conditions of Approval)

Second-Angers

Vote-Motion passed unanimously

7C. 2024.57 The Planning Board will review a shoreland zoning permit request submitted by Attar Engineering on behalf of Patricia Fraher, Pamela Tompkins and Prudence Davies at 97 Granite Point Road (Tax Map 68, Lot 19) in the Coastal Residential zone in the shoreland overlay. The applicants are proposing to lift an existing cottage (Building 2) and install a new foundation in accordance with the City of Biddeford Floodplain Management Ordinance (Article XII) and the State of Maine Coastal Sand Dune Rules (Chapter 355).

- Jameson Miller from Attar Engineering represented the applicant
- **No Public Comments**
- Patoine mentioned that we have received several comments from the public in favor of this project
- Deschambault clarified the decks that were destroyed
- Angers clarified how high they were going up

MOTIONS: 6:44 PM

Motion- Dubois- Motion to approve Case # 2024.57 Shoreland Zoning / Greatest Practical Extent for 97 Granite Point Road, (Tax Map 68, Lot 19), in the CR Zoning District with the above-listed Conditions of Approval. (Named Conditions of Approval)

Second- Deschambault

Vote-Motion passed unanimously

7.D. 2024.63 The Biddeford Planning Board will hold a public meeting to review and discuss a Preliminary Subdivision Request for Westbrook Development Corporation to split the lot and create 2 affordable senior housing buildings to include approximately 90 residential units (45 units in each building) at 15 Pearl Street (Tax Map 71, Lot 2) in the MSRD-3 Zone.

- Galbraith introduced the project
- Tyler Norod from Westbrook Development Corporation
- Barra Road Project got funded!
- Jessie Thompson from Kaplan Thompson represented the project
- Peter Heil from Acorn Engineering represented the project
- All of the comments from the Planning Board & Fire Department are addressed in this presentation
- WDC Team have been working with the Fire Department and will be working with Engineering on sewer plans.
- The site is contaminated working on Brownfield Funding for removal and remedy of the site.

- 10 ADA parking spaces, 5 spaces on each lot, driven by the fire access lane
- All new utilities and electricity will be underground
- Tough site to develop but they feel they have made it an inviting campus
- Two buildings will be similar but different

No public Comments

Board:

Patoine-Building is boring in black & white drawings the blow-up drawings helped put him at ease.

Patoine asked about the Riverwalk, go down Pearl Street to the riverwalk

Deschambault-where is the one in Westbrook-they have 700 units of affordable housing

Deschambault-How many in the parking garage 10 spaces at site remainder in the garage

Deschambault-air conditioned? Some form of a heat pump system, to be determined

All utilities are included in the rent

Deschambault-laundry, storage any common areas? Is it on every floor? Just on the first floor

Deschambault-Program Manager, or resident services personnel-yes Maine Housing requires it

Small dogs are allowed, they must be bathed in the unit. There is an area for walking dogs.

Deschambault wanted clarification on the one-way entrances will be from Lincoln, exit will be via Pearl Street

Plotkin-Difficult loading and unloading people with physical issues, can there be a dedicated drop off space? They will take a closer look at it and how it will be managed

Deschambault signage for drop off only, medical only

Plotkin-second building on Lincoln Street may be able to get drop off spots from Police Dept.

Angers-will you have assigned parking-not at the beginning it will be first come, first served. There will be no reserved spaces in the garage. Guests can get street parking or use the garage at their own cost

Angers wants to remind them that this will be a gateway to the City, and it is vital that this looks tactful and inviting. He is pleased to see no waivers.

Patoine-would like to have assigned areas, but people get territorial and get nasty.

Plotkin wants clarification on who owns which lots-WDC is purchasing the rear 2 lots, Fathom owns the other 2 lots, the City owns the garage lot

Plotkin asked if the plan was still to make Pearl Street pedestrian only-Galbraith-not sure

Patoine-is the fire department asking about access to the rear of the building-adjustment to slope has been made for the trucks to get through, they have 3-sided access Acadia & Quebec Commons

Motion-Plotkin -Motion to APPROVE Case # 2024.63 a Preliminary Site Plan & Subdivision Amendment application submitted by Acorn Engineering for Westbrook

Development Corporation & 3 Lincoln, LLC. The property is 15 Pearl Street, Lots 1B & 1C (Tax Map 71, Lot 2) in the MSRD 3 zone.

Second- Angers

Vote- Motion passed unanimously

8. Other Business

9. Adjourn 7:55 PM


Planning Board Chair/Vice Chair


Date

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