

CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Meeting Minutes

Date: January 15, 2025
Time: 6:00 PM
Location: Council Chambers & Zoom

- 1. Pledge of Allegiance**
- 2. Declaration of Quorum/Voting Members**

Quorum Present:

Staff Present: David Galbraith, Adi Iriqat & Nan Whitten

- 3. Other Business:**

3.a. Election of Vice Chair and Secretary of Planning Board

MOTIONS: 6:01 PM

Motion-Deschambault-Nominates Patoine as Vice Chair

Second-Angers

Vote-Motion passed unanimously

Motion-Angers-Nominates Dubois as Secretary

Second-Patoine

Vote-Motion passed unanimously

- 4. Adjustments to the Agenda-None**
- 5. Planner's Business-None**
- 6. Consent Agenda**

5.A. Review for approval Meeting Minutes for December 18, 2024, Planning Board & Conservation Commission Workshop and Planning Board Meeting.

MOTIONS: 6:02 PM

Motion- Angers-Motion to approve Consent Agenda

Second- Patoine

Vote- Motion passed unanimously

- 7. Unfinished Business- None**
- 8. New Business**

8.a. 2023.33 The Planning Board will review a request for a Subdivision Amendment from Beachwood Development, LLC. The subdivision is known as the Longboard Ridge Subdivision, located at 781 Pool Street (Tax Map 5, Lot 17-2) in the Coastal Residential and Shoreland Overlay Zones.

- Galbraith introduced the project
- Mike Tadema-Weilandt of Terradyn represented the applicant
- Presentation was shown of the project
- Proposed road has no changes from the originally approved project

- Project is basically the same with the exception of one less
- lot
- **NO PUBLIC COMMENTS**
- Angers asked why this came as one meeting and not start from the beginning as a subdivision-because it is an amendment
- Patoine-seems very straight forward
- Angers-HOA? Yes-has the paperwork been forwarded? Yes submitted and approved last May no changes
- Deschambault-Compliment applicants on changes great collaborative effort between applicant and fire department

MOTION: 6:12 PM

Motion- Deschambault-Motion to APPROVE Case # 2023.33 Site Plan and Subdivision Amendment for a seven (7) lot, single family residential subdivision called Longboard Ridge Subdivision by Beachwood Development LLC to be located at 781 Pool Street (Tax Map 5, Lot 17-2) in the Coastal Residential and partially within the Limited Residential Coastal Overlay District, with the adoption of the attached Findings of Fact (FOF) and recommended Conditions of Approval (COA) as written and amended. Second-Dubois

Vote-Motion passed unanimously

8.b. 2024.59 The Planning Board will review a Final Subdivision Plan for Acorn Engineering on behalf of 1921 Pepperell, LLC to redevelop buildings 19 & 20 of the Pepperell Mills into 64 residential units with utility infrastructure improvements. The property is located at 6, 32-40 Main Street (Tax Map 71, Lots 10-7, 10-4 & 10-1) in the MSRD-3 & Shoreland Overlay Zone.

- Galbraith introduced the project
- 6 Units will be affordable housing
- Galbraith explained the amended conditions of approval he has made
- HPC has approved the project
- Peter Heil of Acorn Engineering represented the applicant
- Pathway to the garage on the public way has been shown on the updated plan
- Galbraith explained the upgraded sidewalks along Laconia which has made the area look much better.
- Plotkin-Is there a maximum distance away for these projects? 1500 feet
- ADA parking-2 designated ADA spaces
- Deschambault-Air-conditioned units? Yes
- Dubois-FOF 2 handicapped stalls, 3 non-handicapped on civil plans 2 & 9, GP 2 & 7 spaces? FOF is correct it is 2 ADA & 3 Short term parking spaces
- Dubois-You are losing quite a few spaces due to the ADA ramp. Yes due to grades we had to do it this way to avoid steep grades
- Will Hopkins from Archetype talked about why they chose the parking as they did, it was to preserve the historic significance of the building. Trying to minimize any openings into the buildings due to historic preservation.
- Dubois How many ADA units? 2 Units

- Dubois-Have they considered renting other parking units; they are considering it but have made no decisions yet. Looking into a shuttle now there are other options they are looking at now.
- Beaudette-On Main & Emery there is a U-Haul facility where they may have parking. U-Haul has reached out to them, so they are in very preliminary spots.
- Deschambault-talked about the 2 ADA & 3 Short term parking spots, these can be troublesome. The percentage of units must be handicapped it is we have designated 1:1 spot
- Patoine-Do the ADA spots have a time limit on them? No time restraints
- Galbraith-there is ADA parking out front
- Deschambault-Do you anticipate the elderly will be living there? We anticipate a mix of people in these buildings. It is open to anyone.
- Deschambault would like spots designated for medical personnel. These personnel are important, and they need to be able to reach the buildings with the gear they have to carry.
- Dubois-6 Inclusionary Zoning Units Percentage 80% LMI
- Angers-The public has not been invited to speak yet
- NO PUBLIC COMMENTS
- Plotkin-where is the dumpster-they showed it on the plan
- Galbraith-explained the waiver for stormwater-no new stormwater systems going in, it must be separated so the applicant will need to submit new plumbing plans
- Patoine-is it too late to designate one spot for medical personnel only
- Dubois-they are already limited, and this will be limiting them anyway
- The parking lot is first come first served and it is rarely full (the applicant does not own the lot)
- Dubois-Explain the easement-everyone has access, no gates will be allowed
- Dubois-How many spaces are deeded back to Pepperell-we get 5 spaces
- Plotkin are these an easement? They came with the building, these spaces stay with the building
- Dubois-the plan is showing more space than you say you have. We will be re-stripping the lot to accommodate the spaces we have declared.
- Dubois-show which 3 spaces you have-Heil went to the plan and pointed out the spaces in question.
- Deschambault wants the developers to consider the medical parking going forward.
- The applicant agrees that it is a good consideration.
- Dubois is very in favor of these projects as it is a positive gateway to the City. He is a bit disappointed about the parking situation.
- Angers-He feels a caretaker space would be wasted as it would be empty a lot of the time and with the limited parking spaces it wouldn't work in this area.

MOTIONS: 6:58 PM

Motion-Dubois-Motion to Approve the requested waiver the stormwater requirement from the Land Development Regulations Part III, Article XI, Section 5.B.1 Drainage on the basis of the project does not propose to alter the existing watershed or adversely impact the existing sites runoff conditions (including downstream impacts).

Second-Angers

Vote-Motion passed Unanimously

Motion-Dubois-Motion to Approve: Case # 2024.59 Final Site and Subdivision Plan Application for 1921 Pepperell, LLC to build 64 residential units. Property is located at 6 & 32-40 Main Street (Pepperell Buildings 19 & 20) (Tax Map 71, Lots 10-7, 10-4 & 10-1) in the MSRD 3 zone in the shoreland overlay, with the Staff recommended Amended Conditions of Approval (COA) as presented.

Second-Roch

Vote-Motion passed unanimously

8.c. 2023.31 The Biddeford Planning Board will hold a Public Meeting and take comments to review a Preliminary Subdivision Application for Diversacorp Holdings, LLC. The property is located at 20 Clifford Street (Tax Map 39, Lots 303-1 & 304) in the R2 Zone. The applicants propose to construct a building containing 4 residential units.

- Iriqat introduced the project
- The original project was approved as preliminary in 2023, but that approval expired
- Autin Fagen from BH2M represented the applicant
- 4 units 3 bedrooms each
- Applicant has been working with Custom Concepts Inc due to the grades of the land
- Stormwater has been reviewed in-house by third party engineers.
- Landscape plans and Condo docs need to be submitted.
- Retention wall must be structurally engineered due to the height of the wall.
- Address needs to be re-assigned Police Department will take care of that
- NO PUBLIC COMMENTS
- Patoine-Stormwater Report page 13 overlay endangered, threatened species, what is that about
- Fagen will get more information, but he believes it is migratory bats.
- Patoine-elaborate on the R-Tank-Fagen explained the tank.

MOTIONS: 7:12 PM

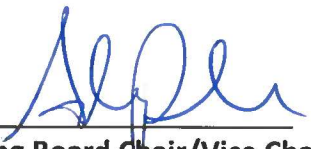
Motion-Dubois-Motion to Approve Case #2023.31 Site Plan and Subdivision Application for Diversacorp Holdings LLC (Tax Map 39, Lots 301-1 & 304), in the Residential-2 Zoning District with the adoption of the attached Findings of Fact (FOF) and recommended Conditions of Approval (COA) as written.

Second-Angers

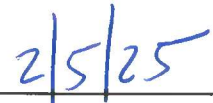
Vote-Motion passed unanimously

- The Planning Board wants another Workshop on Solar Ordinance, Galbraith will talk to Favreau.
- Angers, if we don't get another Workshop he will blatantly vote against it. He will not be pushed
- Patoine would like to see more site walks

9. Adjourn 7:18 PM



Planning Board Chair/Vice 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.