



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Planning Board Meeting Meeting Minutes

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

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Alexa Plotkin, Chair, Sue Deschambault, Roch Angers, Matt Dubois & Steve Beaudette*
Beaudette will be voting in place of Larry Patoine
Staff Present: David Galbraith & Nan Whitten
3. Adjustments to the Agenda-the Board will be hearing item 9A before 6A
4. Planner's Business-None
5. Consent Agenda
5.A. Review for approval Meeting Minutes for January 15, 2025
MOTIONS: 6:02 PM
Motion- Angers-Motion to approve Consent Agenda
Second- Dubois
Vote- Motion passed unanimously
6. Open-Public Meeting 6:29 PM
 - 6.a. 2025.05 The Planning Board will review a proposed Zoning Amendment modifying an area of R-2 to MSRD-2. The subject area is bordered to the North at Union Street, east of Alfred Street and west of Elm Street, but includes some properties along Marshall Avenue. The proposed rezoning areas are within the downtown and currently adjacent to the MRSD2 zone along the northern boundary. This proposed amendment has been sent to the Planning Board by the City Council.
 - Galbraith introduced the proposed amendment
 - He told the Board about the maps and what needed correcting.
 - He said this area was proposed in order to create more housing.
 - NO PUBLIC COMMENTS
 - Plotkin asked why other areas closer to downtown were not included.
 - Beaudette asked for the reasoning with the border used excluding a few properties on Alfred to Fog Avenue. It was explained that those properties were in a different zone.
 - Plotkin asked for a better understanding of why they were making the changes
 - Beaudette described other areas that have more continuous open space.

- Angers said that the area chosen is already dense asking to put more housing in this area is something he has a problem with and would like to hear from the public.
 - Dubois pointed out that the biggest change is setback reduction
 - Galbraith said that it is also less of a minimum lot size therefore allowed more units.
 - Dubois suggested they pick and choose lots
 - Plotkin answered that they have to look at areas and would like time to give it more thought.
 - Deschambault said she is not comfortable with it because there is a lot of traffic and tenement housing.
 - Galbraith suggested everyone take a closer look at where they can add more units.
 - Dubois suggested the Board look at amending Office Residential Zones.
 - Plotkin asked how that worked with LD2003.
 - Galbraith explained how LD2003 ties into these proposals.
7. Close Public Hearing 6:50
8. Unfinished Business-None
9. New Business
- 9.a 2025.03 The Planning Board will review a Sketch Plan for Reveler LLC for a proposed redevelopment at 2 York Street (Pepperell Mill Building 30). The parcel is mapped as Map: 71, Block: 6-2 and located in the Main Street Revitalization District - High Density/ Mixed-Use (MSRD-3) zoning district. The existing site is the location of a vacant mill building. The project proposes a new property line adjustment to include the existing parking area adjacent to the building as well as redeveloping the existing building into (11) residential units, with some likely utility infrastructure upgrades and potential grading for accessibility.
- Galbraith introduced the project
 - Representing the application: Mike Barton from Reveler & Zach Stevens from Acorn Engineering. Other members of the Reveler Team working on this project are Ryan Senator-Architect & Christine Beard-Historian
 - This structure is the former Counting House for the Pepperell Mill
 - The lot is 100% paved and they are making plans to remove some of the asphalt and soften the look
 - Reveler will be asking for a waiver for Stormwater Review
 - They are going for a Historic Tax Credit
 - Replacing the windows to replicate the original windows some of which are on the back of the building.
 - NO PUBLIC COMMENTS
 - Deschambault asked if there would be an elevator, no, the first floor will be ADA compliant.
 - Angers asked if the front façade would remain the same. The windows will be replaced in kind and an ADA ramp and vestibule will be added. The concrete walk out from will be cut and replaced for a water main.

- Angers mentioned that there is a lot of history in that building and it needs to be preserved.
- Galbraith reminded the applicant and Board that this project will also need approval from the Historic Preservation Commission
- Deschambault spoke of the history of Pepperell and that this building of Pepperell was the only one the public could see. She urged the applicants to retain the name of the Counting House. Deschambault asked if there was landscaping planned for the rear doors-yes. She also mentioned that the alley way on the side of the building is dark, and they should consider more lighting.
- Galbraith asked the Board if they would like a site walk, only 1 was interested.
- Plotkin asked about obtaining access to all of the parking areas, the applicant is working with the current owner on easements.
- Plotkin confirmed that these units are for rent, and they will be providing a unit as affordable in order to comply with Inclusionary Zoning.

9.c. 2024.63 The Biddeford Planning Board will hold a public meeting to review and discuss a Final 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. ITEM POSTPONED TENTATIVELY TO FEBRUARY 19, 2025

10. Other Business

11. Adjourn 6:50 PM

Planning Board Chair/Vice Chair

Date

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