



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: March 5, 2025
Time: 6:00 PM
Location: Council Chambers & Zoom

- 1. Pledge of Allegiance**
- 2. Declaration of Quorum/Voting Members**
Quorum Present: Alexa Plotkin, Chair, Larry Patoine, Sue Deschambault, Steve Beaudette (Alternate Member) & Kayla Lewis (Alternate Member)
Staff Present: David Galbraith, Adi Iriqat & Nan Whitten
Steve Beaudette will vote in place of Roch Angers & Kayla Lewis will vote in place of Matthew Dubois
- 3. Adjustments to the Agenda-None**
- 4. Planner's Business-None**
- 5. Consent Agenda**
5.A. Review for approval Meeting Minutes for February 19, 2025
MOTIONS: 6:05PM
Motion- Patoine-Motion to approve Consent Agenda
Second- Deschambault
Vote- Motion passed unanimously
- 6. Unfinished Business-None**
- 7. New Business**
7.a 2025.06 A Shoreland Zoning Application for Jennifer and Rich Strabley to rebuild their Single Family Residential. The property is 25 Ocean Avenue (Tax Map 60, Lot 20) in the Coastal Residential Zone.
 - Iriqat introduced the project
 - 3-bedroom house to a 2 bedroom
 - Private Septic not sewer
 - Pulling the house forward to make it more conforming.
 - Garage will remain nonconforming
 - Jennifer & Rich Strabley represented the application.
 - PUBLIC COMMENTS
 - Wayne Devries- 24 Ocean Avenue
 - Patoine-Existing building is not storm damage-no just the garageMOTIONS: 6:17PM

**Motion-Patoine- Motion to Approve Case #2025.06 Shoreland Zoning Application for Jennifer & Rich Strabley (Tax Map 60, Lot 20) in the Coastal Residential Zoning District with the previously listed Conditions of Approval. (Patoine read the conditions)
Second-Deschambault
Vote-Unanimous Approval**

7.b. 2023.31 Site Plan and Subdivision Application for Diversacorp Holdings LLC to construct four (4) residential condominium units, called Amari Condominiums. The property is at 20 Clifford Street (Tax Map 39, Lots 30-1 & 304) in Residential-2 Zone.

- Iriqat introduced the project
- Landscape Plan included
- Austen Fagan represented the application.
- Impacting no natural resource
- NO PUBLIC COMMENTS
- Lewis-Looking forward to seeing more condos in the area
- Patoine asked about comments regarding incomplete submission.
- Iriqat-all concerns satisfied
- Patoine-all questions on checklist have been answered-yes

MOTIONS: 6:24 PM

Motion-Lewis-Motion to Approve Case #2023.31 Site Plan and Subdivision Application for Diversacorp Holdings LLC (Tax Map 39, Lots 301-1 & 304), called Amari Condominiums, 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-Beaudette

Vote-Unanimous

7.c. 2025.03 The Biddeford Planning Board will review a Preliminary Site Plan & Subdivision Request for Reveler LLC. This is the proposed development of existing Pepperell Mill Building #30 into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone.

- Galbraith introduced the project
- Engineering & Fire Department questions have been answered
- Number of changes to site plan landscaping added
- Nonconforming parking lot
- Galbraith explained nonconforming parking lot
- Galbraith recommends approval
- Mike Barton from Reveler, Zach Stevens from Acorn Engineering, Pete Heil, Acorn Engineering, Ryan Senatore from RSA represented the applicant,
- They have been working with HPC, MDEP, SMPDC, state historical society
- Stevens went through the power point presentation
- Boundary line will be expanded
- Total of 15 spaces on site
- Utility upgrades electric & telecom, water, new lighting with wall-packs
- Requesting impervious surface waiver
- Senatore went through the plans
- NPS tax credit standards

- New windows and roofing all under the review of the parks service
- Attic will house the mechanical units
- Removing the fire escape on the rear for historic preservation
- NO PUBLIC COMMENTS
- Deschambault asked about the two-bedroom units
- Lewis asked why there is only 1 two-bedroom-historic rehab constraints and not practical in the geometry of the building
- Lewis concerned about the parking spaces and lack of bedrooms, who will be able to afford the apartment as a single.
- Galbraith said the project does meet parking requirements, the applicant will be doing 1 low-income apartment, and they are on the bus lines
- Deschambault explained how the apartment management does work with the applicants on parking.
- Patoine thinks the project is very well done.
- Plotkin had a question about angled parking, it seemed awkward & difficult
- Stevens they have run driving templates on these spots, and they do work.
- Lewis the parking lot is 2-way will this be possible with a full lot. Galbraith it's a small enough lot that people can see coming and going but it is a tight drive aisle.
- Plotkin asked about the waiver being requested for drainage
- Lewis-what is the status of the mail room, it will be in the lobby

MOTIONS: 6:51 PM

Motion-Beaudette-Motion to approve the request for a waiver for Part III-Article XI-Section 5.B.1 Drainage

Second-Patoine

Motion- Beaudette-Motion to APPROVE Case # 2025.03 Preliminary Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone.

Second-Patoine

Vote-Unanimous

Lewis stated that she did vote to approve it but does have concerns

7.d. 2025.07 A Site Plan Review Application for Bohler c/o Chick-fil-A to rebuild a vacant building previously occupied by Olive Garden into a Chick-fil-A Quick-Serve Restaurant. The property is at 150 Shops Way (Tax Map 2, Lot 24) in the Highway Business District (B2).

- Iriqat introduced the project
- The vacant building will be demolished (8,000 SF)
- Joey Fonesca-Bohler Engineering represented the application.
- Total parking 146 spaces
- Parking will be reconfigured for efficiency with drive-thru
- Jason Adams from Beauman Consulting discussed the traffic study they completed
- Galbraith explained that there were a number of parking spaces that backed out into the road. The applicant corrected this before being asked.
- NO PUBLIC COMMENTS
- Deschambault-has the back called to verify access to their lot-No

- Retaining wall was discussed
- Plotkin asked about portions of the parking lot and driving calming practices? People will be slowing due to more people, vehicles and landscaping.
- Plotkin spoke about another turn in the parking lot that is awkward, will this area be eased.
- Deschambault there needs to be another traffic review for the entire area
- Plotkin the way finding signs need to be updated

MOTIONS: 7:23 PM

Motion-Deschambault- Motion to Approve Case 2025.07 A Site Plan Review Application for Bohler Engineering c/o Chick-fil-A to rebuild a Vacant Building Previously Occupied by Olive Garden into a Chick-fil-A Quick-Serve Restaurant at 150 Shops Way (Tax Map 2, Lot 24) in the Highway Business District (B2).

Second-Beaudette

Vote-Unanimous

10. Other Business-Galbraith talked about the procedure with performance guarantees. He would like to make some changes to the procedures.

Galbraith also talked about procedure for Site Plans going into 3 meetings sketch, prelim & final.

11. Adjourn-7:29 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.