



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Meeting Minutes

Date: March 19, 2025
Time: 6:00 PM
Location: Council Chambers & Zoom

- 1. Pledge of Allegiance 6:01 PM**
- 2. Declaration of Quorum/Voting Members**
Quorum Present: Alexa Plotkin, Chair, Larry Patoine, Sue Deschambault, Roch Angers, Matt Dubois, Steve Beaudette (Alternate Member) & Kayla Lewis (Alternate Member)
Staff Present: David Galbraith, Adi Iriqat & Nan Whitten
- 3. Adjustments to the Agenda-Item 7.d. will be heard first.**
- 4. Planner's Business-Galbraith talked about Freddy LLC 64 Alfred Street, and that fact that his approval has expired. Can this be an administrative review or do the Planning Board Members want them to hear about the project again.**
 - Galbraith passed around the site plan
 - The Board discussed whether it should come back to the Board or staff review
 - Dubois wants the Board to approve extensions
 - Patoine is in agreement.
- 5. Consent Agenda**
5.A. Review for approval Meeting Minutes for March 5, 2025
MOTIONS: 6:06 PM
Motion- Patoine-Motion to approve Consent Agenda
Second- Angers
Vote-Unanimous
- 6. Unfinished Business-None**
- 7. New Business**
7.a 2024.33 Public Meeting to take comments and review a Preliminary Subdivision Application for Coastal Oaks, LLC. The property is located at 12 Pearl Street (Tax Map 40, Lot 72) in the MSRD-1 Zone. The applicants propose to convert the existing vacant building into 25 +- residential apartments.
 - Iriqat introduced the item
 - Page 4 of the staff report has a summary of the project
 - They must go before HPC
 - Asking for stormwater management waivers
 - Drew Olehowski represented the applicant
 - Bulk will be interior changes

- Parking has been reduced to 30 minutes drop off
- On Pearl Street the retaining wall will be replaced with a staircase
- New dumpster pad at rear of building
- Gravity sewer service was replaced with a forced main
- Site work is minimal and will have less impervious surface
- Sewer and stormwater will be separated

NO PUBLIC COMMENTS

- Deschambault what is the hill behind the building
- Ethan Scott owner of the building, explained that the ramp will be replaced by stairs and rails for pedestrians
- Dubois asked about the additional floor discussed at Sketch Plan
- Scott said this is off the table at this time.
- Anger 1 bedroom apartments market rate?
- Scott-2 will be affordable
- Plotkin-mixed use access, commercial restaurant bar space on the roof? Phase II, more traffic, more parking.
- Galbraith this has been removed so if they decide to do this they have to come back and start from scratch
- Plotkin how is this going to work with HPC and the windows
- Scott said he met with HPC on the site last week and has new architectural plans to show new windows-casement instead of double hung, the HPC wants the arc in the windows incorporated in the new windows.
- Plotkin asked about the tower-it is the elevator shaft
- Dubois-are you using the state historic tax credit program-no
- Deschambault clarified the HPC procedure
- Angers asked about the retaining wall, it will be repaired not removed
- Scott said they have an agreement with Premium Parking for 50 spaces
- There will be 1 temporary parking space, the parking lot is owned by Mulligans
- The spots originally to be used are not owned by the applicant so the tenants cannot use them. There are 3 different doors people can move in and out of the building. The applicants have an easement for temporary use.
- Architectural renderings are accurate
- Plotkin asked about the plantings in front of the buildings with a sidewalk, this is City owned property, but they would love to see it also.
- Beaudette asked about the State's plan for Pearl Street, Galbraith the State is still flushing out the details about the plan.
- Deschambault asked about the waiver for the stormwater management plan, minimum impervious surface
- Deschambault laundry on site, in each room
- Deschambault, heating & cooling-central air

MOTIONS: 6:46 PM

Motion Patoine-Motion to approve the waivers for stormwater & open space
Second-Dubois

Vote-Unanimous

Motion-Patoine- Motion to Approve Case 2024.33 Preliminary Site Plan & Subdivision Review for Coastal Oaks, LLC: Proposal for the construction of 20 residential apartment units within Building 12 of the Pearl Development, located at 12 Pearl Street (Tax Map 40, Lot 72) in the MSRD-1 Zone with the above-listed Conditions of Approval and Waivers for a Stormwater Management Plan and Open Space.

Second-Angers

Vote-Unanimous

7.b. 2024.32 Public Meeting and take comments to review a Preliminary Plan Subdivision Application for Coastal Oaks, LLC. The property is located at 512 Pool Street (Tax Map 9, Lot 31) in the RF & SR-1 Zones. The applicants propose to construct a subdivision containing 8 single family homes.

- Galbraith introduced the project
- Tight Site, some wetlands
- Drew Olehowski represented the applicant
- The site was cleared by a harvesting permit which one of staff wanted double checked
- Belle Woods Drive will be and remain private
- Each lot needs to be 20k SF not including wetlands
- All soil was determined to be good to be used
- Plan is to send run off water to detention ponds
- Wright Pierce has reviewed stormwater
- Plans will be revised to include comments from WP
- The last lot will be left for open space

NO PUBLIC COMMENTS

- Lewis had a question about potential damage on lost 6 & 7 from WP comments, do you have a plan for potential flooding where it is so close to the wetland and will the HOA have to take care of that.
- Olehowski answered that it is not an issue as this property is not in the flood zone.
- Plotkin asked how far they have to go to connect water. Ethan Scott (owner) 240' plus the extent of the road
- Lewis mentioned that the applicant is still waiting from the ACOE is this still the case? It is not big enough for the ACOE big report it is a 1-page form from ACOE they will get prior to applying for final approval
- Angers-what are the future plans for the last lot, it will be difficult and expensive to develop they may donate it to the City, the City owns the lot behind it.
- Beaudette-large lot that UNE owns is it land locked? It goes to Pool Street.
- Patoine-Page 5 of 7 Staff Report, Timber harvesting, where are we at with that? Galbraith we need proof it was not overharvested
- If it is overharvested what do we do? Call the forestry service to make a plan to replant
- What about the area not developed? It can remain in applicants name or go to a land trust we will know by final

MOTIONS: 7:05 PM

Motion- Angers- Motion to Approve: I motion to APPROVE Case # 2024.32 Preliminary Plan Review for Belle Woods Subdivision (formerly Coastal Oaks Subdivision) a proposed single-family residential subdivision consisting of 9-lot subdivision (8 residential & 1 open space) to be located at 512 Pool Road (Tax ID# Lot 9 Lot 31) located within the Rural Farm (RF) and Suburban Residential 1 (SR-1) zoning Districts..

Second- Deschambault

Vote-Unanimous

7.c. 2025.01 Public Meeting and take comments to review a Site Plan Application for T & T Leasing, LLC. The property is located at 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 Zone. The applicant proposes to construct a 7500 SF facility to rent units for commercial activities.

- Iriqat introduced the project
- In front of the Planning Board in 2018 plans have not been changed but applicants now must pay Thacher Brook Fee
- Multi Use Building
- In 2018 an abutter requested landscaping
- They are reducing the impervious surface in order to avoid DEP Stormwater Permit
- Maintaining 30 arborvitaes and planting 5 ash trees

NO PUBLIC COMMENTS

- Dubois asked about the waiver request for grading plan, it's a flat site
- Patoine asked about the Thacher Brook Fee
- Lewis asked to be walked through the landscape plan
- Plotkin asked about combining preliminary & final plan

7.d. 2024.56 The Planning Board will review a Site Plan Amendment request by Gorrill Palmer for the York County Judicial Center to amend the previously approved landscaping. The location of the property is 515 Elm Street (Tax Map 88, Lot 5) in the B2, R1A zones.

- Angers asked for this to be put first, he feels it is a code violation
- Patoine wants this handled by the Code Enforcement Office also
- Plotkin feels handling code violations is not a good precedent to set, it is unclear how we make a code violation a planning board issue
- Deschambault agrees with Plotkin
- Dubois wants to table it as well
- Lewis acknowledges that tabling it is frustrating to those involved and thanks them for coming out
- Angers commend the Code Office for aligning the parties

MOTIONS 6:13 PM

Motion-Angers-To table the item to have Code Enforcement deal with it

Second-Patoine

Vote-Unanimous

10. Other Business

- Deschambault asked about who is parking in the parking garage, who is parking there, are they keeping track? Should we have a workshop to learn about this? We need a clear understanding of how many spaces they have and how many are leased and

remaining? Galbraith there is someone at Premium Parking who is keeping track of the spaces.

- Patoine are any spots set aside for the public? Galbraith will look into it.
- Beaudette the original plan for the parking garage was for build-out of the area, Patoine gets that, but it has to be for all of the public.
- Beaudette said there was a talk about a second garage for the retail area.
- Patoine-what about during a parking ban?
- Beaudette can we get a report of the percentage available?
- Plotkin, we can request a letter from Premium proving they have guaranteed spaces
- Dubois would love a running total.
- Dubois used to manage a parking garage, and it is standard to over book by 200%
- Angers has been talking to the Councilors about the computers and some of the changes to made to procedure. Do we want to change the ordinance so that we only get site plans but not full packets? Galbraith we do not have to go to Council to change the ordinance.
- Keeping as it is until we can change the ordinance.
- Ordinance changes will be a part of the meetings as a workshop at the end ongoing.
- Galbraith will ensure proper procedures are adhered to.

11. Adjourn-7:43 PM

Planning Board Chair/Vice Chair

Date

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