

City of Biddeford
City Council
December 19, 2023 5:15 PM Council Chambers & Zoom

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Status:

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Adjustment(s) to Agenda**
- 4. Appointments:**
 - 4.a. 2023.152) Nomination and Election of Council President
[12-19-2023 Nomination of Council President](#)
 - 4.b. 2023.153) Approval/Confirmation of Mayor's Appointment to the Finance Committee
[20231219 Finance Committee Appointment- Mayor -ORDER](#)
 - 4.c. 2023.154) Approval/Confirmation of Council President's Appointment to the Finance Committee
[20231219 Council President's Finance Committee Nomination - ORDER](#)
 - 4.d. COUNCIL WILL NOW GO INTO RECESS.
THE FINANCE COMMITTEE WILL NOW BEGIN.
COUNCIL WILL RECONVENE AT 6:00 PM AND BEGIN WITH AGENDA ITEM
 - 4.e.
 - 4.e. 2023.155) Approval/Confirmation of City Solicitor
[20231219 Confirmation of City Solicitor - ORDER](#)
 - 4.f. Approval/Confirmation of Councilor Appointments to the Council Standing Committees
[20231219 Mayors Appointments to Standing Committees-ORDER 2023.156](#)
[20231219 Social Services Committee Appointment-ORDER 2023.157](#)

- 4.g. Approval/Appointments of Citizens to Committees
20231219 Airport Commission Appointment -ORDER
20231219 Airport Commission Applications
20231219 Biddeford Fire Advisory Committee Appointment -ORDER
20231219 Biddeford Fire Advisory Application
20231219 Biddeford Police Advisory Committee Appointment -ORDER
20231219 Biddeford Police Advisory Committee Application
20231219 Board of Assessment Review Appointment -ORDER
20231219 Board of Assessment Review Application
20231219 Biddeford Housing Authority Appointment -ORDER
20231219 Biddeford Housing Authority Application
20231219 Historic Preservation Committee Appointment -ORDER
20231219 Historic Preservation Commission Application
20231219 Planning Board Appointment -ORDER
20231219 Planning Board Application
20231219 Recreation Commission Appointment -ORDER
20231219 Recreation Commission Application
20231219 Wastewater Management Commission Appointment-ORDER
20231219 Wastewater Management Commission Application
20231219 Recycling and Waste Management Commission Appointment-ORDER
20231219 Recycling and Waste Management Commission Application
20231219 Zoning Board of Appeals Appointment-ORDER
20231219 Zoning Board of Appeals Application
20231219 Policy Committee-ORDER
20231219 Policy Committee Application

5. Liquor License Consideration

- 5.a. 2023.159) Approval/HOB Winterfest Special Events Permit and Liquor License
HOB winterfest 2024 - ORDER
HOB Winterfest - APPLICANT MEMO
Winterfest February 8-11, 2024 - APPLICATION

6. Public Addressing the Council...(3 minute limit per speaker for up to a total of 15 minutes)

7. Consideration of Minutes:

- 7.a. Approval of Minutes 11-21-2023
City Council Minutes 11-21-23

8. Second Reading:

- 8.a. 2023.136 Approval/Mooring Fee Increase
20231121 Mooring Fee Increase - ORDER 2
20231121 Mooring Fee Increase - BRIEF
- 8.b. 2023.142) Approval/Amendment Street Reduction Ordinance Table B
20231121 Street Frontage Reduction Ordinance - ORDER
20231121 Street Frontage Reduction Ordinance - BRIEF
20231101 Memo to Planning Board - Street Reduction Ordinance w Attachment - REFERENCE
- 8.c. 2023.143) Approval/Amendment Zoning Ordinance Article VI - Performance Standards, Section 78 - Accessory Dwelling Units, Section B.1.a.

- 20231121 Amend Sec 78 Accessory Dwelling Units - ORDER
- 20231121 Amend Sec 78 Accessory Dwelling Unit - BRIEF
- 20231121 Section 78 Accessory Dwelling Units Full Text - REFERENCE
- 20231115 Planning Board Memo - ADU Ordinance Amendment - REFERENCE
- 8.d. 2023.144) Approval/Amendments Zoning Ordinance Table A, Accessory Dwelling Units (ADU)
 - 20231121 ADU Table A Amendment - ORDER
 - 20231121 ADU Table A Amendment - BRIEF
 - 20231115 ADU Article V, Table A Amended - REFERENCE
 - 20231115 Planning Board Memo - Accessory Dwelling Unit Amend Table A - REFERENCE
- 8.e. 2023.145) Approval/Amendment to Zoning Ordinance Table A Marijuana Adult Use Sales
 - 20231121 Amend Marijuana Adult Use Sales - Table A - ORDER
 - 20231121 Marijuana Adult Use Sales - Amend Table A - BRIEF
 - 20231115 Planning Board Memo - Marijuana Amendments - REFERENCE
 - 20231121 Marijuana Adult Use Sales - Amend Table A - REFERENCE
- 8.f. 2023.146) Approval/Amendment to Zoning Ordinance Article VI - Performance Standards, Section 77 Marijuana Establishments
 - 20231121 Amend Performance Standards for Marijuana Odor Control - ORDER
 - 20231121 Amend Performance Standards for Marijuana Odor Control - BRIEF
 - 20231115 Planning Board Memo - Marijuana Amendments Odor Control - REFERENCE.
 - 20231121 Marijuana Establishments Sec 77, Full Text w Amendments - REFERENCE
- 8.g. 2023.147) Approval/Amendment Table B Dimensional Requirements Density Bonus Ordinance
 - 20231121 Amend Land Use Regulation - Density Bonus - ORDER
 - 20231121 Amend Land Use Regulation - Density Bonus - BRIEF
 - 20231115 Planning Board Memo - Land Use Table B Density Bonus - REFERENCE
 - Density Bonus Ordinance BIDDEFORD CODE NOTES for Table B PlanningBoard Public Hearing AMENDED.docx
 - 20231115 Plannig Board - Public Hearing Recommendation - Table B Amendment - Full Text - REFERENCE UPDATE
- 8.h. 2023.148) Approval/Amendment Code of Ordinances, Part III: Land Development Regulations, Article VI - Performance Standards, Section 40 (New Chapter) - Inclusionary Zoning (IZ)
 - 20231121 Inclusionary Zoning IZ Amendment - ORDER
 - 20231121 Inclusionary Zoning IZ Amendment - BRIEF
 - 20230620 2023.25 Inclusionary Zoning Order Housing Task Force - REFERENCE
 - 20231101 Planning Board Memo - Inclusionary Zoning Ordinance - REFERENCE
 - 20231102 Planning Board Public Hearing - IZ Amendment - Full Text - REFERENCE
- 8.i. 2023.149) Approval/Amendment Code of Ordinances, Part III: Land Use Development Regulations, Article II - Definitions
 - 20231121 Ordinance Amendment for Definition of Affordable Housing Development (Inclusionary Zoning) - ORDER 2nd

[20231121 Affordable Housing Development Definitions Amendment - BRIEF](#)
[20231101 Planning Board IZ Ordinance and Density Bonus Definitions - REFERENCE](#)

9. Orders of the Day:

- 9.a. 2023.160) Approval/Adoption of Roberts Rules of Order
[20231219 Adoption of Roberts Rules Order - ORDER](#)
- 9.b. 2023.161) Approval/Adoption/Code of Ordinance - Appendix A - Rules of the Council
[20231219 Adoption of Rules of the Council Order - ORDER](#)
[20231219 Rules of City Council Redlined - REFERENCE](#)
- 9.c. 2023.162) Approval/Purchase Trackless Tractor and Associated Equipment for Public Works
[20231019 Approval Trackless Tractor and Associated Equipment - ORDER](#)
[20231219 Approval Trackless Tractor and Assoc Equipment - BRIEF](#)
[20231113 HP Fairfield Trackless Tractor - QUOTE](#)
[20231219 Trackless Vehicles Sole Source Provider - LETTER](#)
- 9.d. Approval/Purchase Plow Equipment Front Plow, Wing, Box, Salt Spreader, Viking Inc. for Public Works
[20231019 Approval Purchase of Plow Equipment - ORDER](#)
[20231219 Approval Purchase of Plow Equipment - BRIEF](#)
[20231112 Viking Cives - QUOTE](#)
[20231112 Viking Cives Specifications - REFERENCE](#)
[20230911 HP Fairfield Sales - QUOTE](#)
- 9.e. REMOVE FROM TABLE - Approval/York-Laconia Riverwalk Sidewalk Improvements Award Contract
[20231121 York-Laconia Riverwalk - ORDER](#)
[20231219 Update - York-Laconia Project - MEMO](#)
[20230719 FY24 CIP Allocation - REFERENCE](#)
[20230905 FY24 CIP Funding Analysis, 5 Boxes - REFERENCE.pdf](#)
[20231121 York-Laconia Riverwalk - BRIEF](#)
[1 - Overall Riverwalk Connections Site Plan - REFERENCE](#)
[2 - Shaw Brothers Bid Tab - REFERENCE](#)
[3 - 2018 Joint Developer Agreement - REFERENCE](#)
[4 - Various Stakeholders Design Approval - REFERENCE](#)
[5 - Detailed Grading Plan Sample - REFERENCE](#)
- 9.f. Approval/Police Department Asset Forfeiture
[20231219 Acceptance of Asset Forfeiture Funds - ORDER](#)
[20231219 Acceptance of Asset Forfeiture Funds - BRIEF](#)
- 9.g. Authorization/3 Year Retroactive Sewer Billing for 17 Yates Street, Map 59 Lot 115
[20231219 Retroactive Sewer Billing for 17 Yates Street - ORDER](#)
[20231219 Retroactive Sewer Billing for 17 Yates Street - BRIEF](#)
- 9.h. Authorization/3-Year Retroactive Sewer Billing for 15 Beaudoin Ave, Map 18 Lot 61-2
[20231219 Retroactive Sewer Billing for 15 Beaudoin Avenue - ORDER](#)
[20231219 Retroactive Sewer Billing for 15 Beaudoin Ave - BRIEF](#)
- 9.i. Approval/Abatement 0 Jabez Lane
[20231219 Approval Tax Abatement 0 Jabez Lane - ORDER](#)
[20231219 Approval Tax Abatement 0 Jabez Lane - BRIEF](#)

- 9.j. Approval/Updates JDA 3 Lincoln St. LLC
[20231219 3 Lincoln LLC MPDA Amendments - ORDER](#)
[20201117 Master Plan Development Agreement - 3 Lincoln LLC - REFERENCE](#)
[20231219 Original 3 Lincoln LLC JDA Principles - REFERENCE.docx](#)
- 9.k. 2023.169) Approval/Authorization to Amend and Clarify Eon Entities JDA dated September 21, 2021
[20231219 Eon Entities JDA Amendment and Clarification - ORDER](#)
[20231219 Eon Entities JDA Amendment and Clarification - MEMO](#)
[20231211 Letter from Mike Eon with Support Documents - REFERENCE](#)
[20230424 400 unit Subdivision Barra Rd, Ability to Serve Letter - REFERENCE](#)
- 9.l. Approval/Purchase 2024 Public Works Ford 2500 Pickup
[20231019 Approval Purchase Ford F-2500 Pickup - ORDER](#)
[20231219 Approval Purchase Ford F-2500 Pickup - BRIEF](#)
[20231219 Ford F-2500 Bid Tabulation - REFERENCE](#)
- 10. Public Addressing the Council..(5 minute limit per speaker)**
- 11. City Manager Report**
- 12. Other Business**
- 13. Council President Addressing the Council**
- 14. Mayor Addressing the Council**
- Executive Session**
 - Executive Session 405 (6) a personnel matters
- 15. Adjourn**