

City of Biddeford
Planning Board
December 06, 2023 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/91621088534?pwd=Tk5yRGtlblZ0eHEzTElScdGhKb3VuQT09>
Webinar ID 916 2108 8534; Passcode 276637
AGENDA AMENDED 12-5-23

STATUS: Planning Board Meeting, December 6, 2023, 6:00 PM Council Chambers & Zoom

1. PLEDGE OF ALLEGIANCE

2. DECLARATION OF QUORUM/VOTING MEMBERS

3. ADJUSTMENTS TO THE AGENDA

4. PLANNER'S BUSINESS

- 4.A. Amendment to Table A Bottle Clubs, in the MSRD 1, 2 & 3.

5. CONSENT AGENDA

- 5.A. Approve Meeting Minutes from November 15, 2023

[PB Minutes 111523-DRAFT.pdf](#)

6. NEW BUSINESS

- 6.A. 2023.55 Discuss and take questions regarding a Greatest Practical Extent Application submitted by the City of Biddeford, to repair the retaining wall on the Riverwalk.

[Staff Review- 2023.55_2 Main Street_Riverwalk Retaining Wall.pdf](#)

[Biddeford Riverwalk Retaining Wall Project Description Memo.pdf](#)

[Biddeford Riverwalk Wall Drawings - Planning Board Submission 2023-11-06.pdf](#)

[Biddeford Riverwalk - Planning Board Application.pdf](#)

[Easement for Sea Wall-DRAFT.pdf](#)

- 6.B. 2023.36 Discuss and take questions regarding a Sketch Plan Review Application submitted by Riverbend Reserve, LLC for Homestead by the River. The proposal is to open a 3,168 square foot restaurant at Homestead by the River Campground located at 608-610 New County Road further described as Tax Map 6, Lot 35-2 in the Rural Farm District (RF) and Shoreland Overlay.-ITEM REMOVED FROM AGENDA BY APPLICANT 12-5-23.

[Preliminary Plan Review Memo 12-6-23 DCMG.pdf](#)

[Restaurant Use Narrative.pdf](#)

[Homestead by the River Revised Sketch Plan Application 11-15-23.pdf](#)

[1206 Revised Sketch Application 11-15-23.pdf](#)

- 6.C. 2023.20 Discuss and take questions regarding a Preliminary Subdivision Application request for Lisa & Travis Wing. The proposed subdivision and private road are located at 1 Moxie Lane, further described as Tax Map 77, Lot 22 in the Suburban Residential 1, Rural Farm and Shoreland Overlay Zones. The plan is to re-construct a private road for 4 residential lots, 3 of which being new lots.

[Preliminary Plan Review Memo 12-6-23 DCMG.pdf](#)

[Saucier 8-8-23.pdf](#)
[1841_Plan Set 07-11-23.pdf](#)
[Documents Binder.pdf](#)
[1841-SUB REV 10-07-23.pdf](#)
[1841-BOUNDARY REV 10-07-23.pdf](#)

7. WORKSHOP

- 7.A. 2021.42 Workshop for South Street Village, LLC for the Hidden Hills Manufactured Housing Park located at 413 South Street, further described as Tax Map 7, Lot 8. This parcel is in the Suburban Residential 1, Rural Farm and Mobile Home Overlay Districts. The purpose of a Workshop is for Board discussion, input from the general public is not permitted.

[Hidden Hills PLANNING BOARD REPORT 12-1-2022 FINAL.pdf](#)
[Hidden Hills PLANNING BOARD - Workshop Sidewalk Discussion DCMG Report 12-06-2023.pdf](#)
[2023-08-16_Hidden Hills - Sidewalk Estimate.xlsx](#)
[Manufactured housing_mobile home parks \(1\).pdf](#)
[South Street Village Letter to Biddeford \(v1\)\(GPB\)\(9.12.23\).pdf](#)
[Title 30-A, §5002_Definitions.pdf](#)
[title30-Asec4358.pdf](#)
[2021.42 Hidden Hills Final Application letter to applicant 10-2-23 \(1\).pdf](#)
[Final Application Cover Letter 9-13-23.pdf](#)
[Hidden Hills Plan Set - 11-16-2022.pdf](#)

8. OPEN PUBLIC HEARING

- 8.A. 2023.51 FIRST READING of a proposal to Re-Zone some of the R-2 & R1A lots to MSRD-2.
[Zoning Map Amendment R2 to MSRD2 12-06-23 PB MEMO.pdf](#)
[Policy Brief Rezoning to MSRD2 9-20-23.pdf](#)
[R2_MSRD2_Zoning_Change_Map.PNG](#)
[Rezoning Map Proposal 9-20-2023 .PNG](#)
- 8.B. 2023.52 FIRST READING of a Proposal to Amend Part III, Article VI, Section 58, B1, 2 & 3 entitled Subsurface Wastewater Disposal and Sludge Spreading, to correspond with the Maine State Plumbing Code.
[Septic and Sludge Ordinance Amendment 12-06-23 PB MEMO.pdf](#)
[Ordinance Amendment SEPTIC and SLUDGE 12-6-23.pdf](#)
[Brent Lawson email regarding septic inspections.pdf](#)

9. CLOSE PUBLIC HEARING

10. ADJOURN

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at tonight's meeting shall be rescheduled to the next meeting of the Board. All materials pertaining to items on the agenda are available for public review at the Biddeford Planning Department, second floor, Biddeford City Hall during normal business hours.