City of Biddeford
Planning Board
December 06, 2017 6:00 PM City Hall
Council Chambers,

1. **PLEDGE OF ALLEGIANCE**
2. **DECLARATION OF QUORUM/VOTING MEMBERS**
3. **ADJUSTMENTS TO THE AGENDA**
4. **PLANNER'S BUSINESS**
5. **CONSENT AGENDA**
   - 5.A. A. Consideration of Minutes: November 1, 2017
     November 1, 2017.doc
6. **UNFINISHED BUSINESS**
7. **NEW BUSINESS**
   - 7.A. A. 2017.52 Public Hearing, take comments, and make recommendations to the City Council: Correct the Ordinance to not permit residential cluster subdivisions in the B-2 zone.
     Correct C in B2 Zone.docx
   - 7.B. B. 2017.51 Public Hearing, take comments, and make recommendations to the City Council: Delete reference to Contract Zones #2, #3, and #5 since they were not implemented.
     Delete CZs 2 3 5.docx
   - 7.C. C. 2017.48 Public Hearing, take comments, and make recommendations to the City Council: Define "Water Supply System" and allow it in all zones, and clarify the definition for Essential Services related to Shoreland Zones.
     WSS for PH Final.docx
   - 7.D. D. 2017.50 Public Hearing, take comments, and make recommendations to the City Council; Rezone 8 Union Street (Tax Map 34, Lot 135), 283 Elm Street (Tax Map 34, Lot 136), and 287 Elm Street (Tax Map 34, Lot 137) from B-2 to R-2.
     Notice to Properties PH 110917 8 Union.docx
     Notice to Properties PH 110917 283 Elm.docx
     Notice to Properties PH 110917 287 Em.docx
   - 7.E. E. 2017.49 Public Hearing, take comments, and make recommendations to the City Council: To decrease to density requirements in the Residential-2 (R-2) Zone to 4,500 square feet per unit and to decrease the required setbacks to 25 feet from major right-of-way, 15 feet from minor right-of-way, and 5 feet from side and rear for all land uses.
     R2 Density Proposal CC to PB Order.docx
   - 7.F. F. 2017.30 Preliminary/Final Subdivision: for Lisa Curro who is seeking re-approval to a previously approved Subdivision off of Sokokis Road (Tax Map 47, Lot 35-46) in the SR-1 zone.
     2017.30 Curro Tide Water Estates Prelim and Final SR 110117.docx
   - 7.G. G. 2017.40 Preliminary/Final Subdivision/Amendment to a Previously Approved

Subdivision: for Donald Dube to create three lots located at 6, 8, and 10 Pomerleau Street (Tax Map 2, Lots 86-3, 86-4, and 86-5) in the I-3 zone.
2017.40 Dube 3 Lots SR 120617.docx

7.H. H. 2017.43 Preliminary Subdivision: for 15 Bridge Road, LLC to create a 3-lot Subdivision located at 15 Bridge Road (Tax Map 69, Lot 8) in the CR and RP zones.
2017.43 Bridge Rd LLC Prelim SR 120617.docx

7.I. I. 2017.53 Conceptual Minor Subdivision: for Matthew Chamberlain and Natasha Erb to create an additional lot located at 197 West Street (Tax Map 25, Lot 11) in the RF and SR-1 zones.
2017.53 Chamberlain 2 Lots SR 120617.docx

7.J. J. 2017.54 Amendment to a Previously Approved Subdivision: for Joshua and Amanda Boston to create a lot located at 221 Guinea Road (Tax Map 78, Lot 9) in the RF and SR-1 zones.
2017.54 Misty Meadows Amendment SR 120617.docx

8. OTHER BUSINESS

9. 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.