City of Biddeford
Planning Board
November 16, 2016 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**
6. **UNFINISHED BUSINESS**
   6.A. Removed from Table
   2016.26 Public Hearing Zone Amendment: Five Star Holdings, LLC to rezone two parcels that are at 360 Alfred Street and 4 Summit Street from R1-A to B-2 zone (Tax Map 27, Lot 166 and 167)
   2016.26 Five Star Holdings Zone Change SR 110216.docx
7. **NEW BUSINESS**
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.

Planning Board Agenda Item Report

Agenda Item No. 2016-224
Submitted by: Shannon Hall
Submitting Department: Planning
Meeting Date: November 16, 2016

SUBJECT
Removed from Table
2016.26 Public Hearing Zone Amendment: Five Star Holdings, LLC to rezone two parcels that are at 360 Alfred Street and 4 Summit Street from R1-A to B-2 zone (Tax Map 27, Lot 166 and 167)

Recommendation:

ATTACHMENTS
- 2016.26 Five Star Holdings Zone Change SR 110216.docx

2015.26

CITY OF BIDDEFORD
PLANNING DEPARTMENT

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PLANNING BOARD REPORT

TO: Sue Deschambault, Chair & Members of the Biddeford Planning Board

FROM: Greg Tansley, AICP, City Planner

DATE: October 26, 2016

RE: NEW BUSINESS ITEM #C - 2016.26 Public Hearing Zone Amendment: for Five Star Holdings, LLC to rezone two parcels that are at 360 Alfred Street and 4 Summit Street from R1-A zone to B-2 zone (Tax Map 27, Lots 166 and 167).

MEETING DATE: November 2, 2016 @ 6:00 PM

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1. INTRODUCTION

The applicant (Five Star Holdings, LLC) has submitted a Zone Change Amendment request to rezone 360 Alfred Street and 4 Summit Street from R1-A to B-2. Their intent in doing so is to facilitate the development of a drive-through coffee shop (Starbuck's) and a possible financial establishment these properties and the former D'Angelos lot.

2. PUBLIC COMMENT

The Public Hearing notice was posted in City Hall on October 11, 2016 and again on October 21, 2016. It was also posted in the Journal Tribune on October 13, 2016 and again on October 21, 2016. Mailing notices were also sent out to all abutters within 1,000' on October 11, 2016 – 153 notices were sent out.

As of October 25, 2015, the following Public Comments have been received regarding the public hearing notice regarding the proposed project:

- One person read the paper and felt this was an inappropriate place for a Starbucks due to traffic.

The applicant also held a neighborhood meeting on October 20,2016. 17 members of the public attended.

If the zone change is approved by the City Council, it would still require Site Plan Review approval from the Planning Board, as well as a Maine DOT Traffic Movement Permit.

3. STAFF RECOMMENDATION

Staff recommends the Board conduct the Public Hearing, and make a recommendation either for or against the zone change to the City Council.

4. SAMPLE MOTIONS

Motion to send the above-presented Zoning Amendment to the City Council with a positive recommendation.

Motion to send the above-presented Zoning Amendment to the City Council with a negative recommendation for the following reasons:

_____
_____

Other:

ATTACHMENTS

1. Applicant's Zoning Change request
2. Rezoning Location Plan

DRAFT