



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Minutes

Date: November 15, 2023
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Larry Patoine (Chair), Susan Deschambault, Roch Angers, Alexa Plotkin, & Stephen Beaudette
Staff Present: David Galbraith & Nan Whitten
Chair Patoine opened the meeting at 6:03 PM
Mr. Patoine announced that Stephen Beaudette is now a voting member
3. Adjustments to the Agenda
 - Item 9A will be presented first
 - Wing at 1 Moxie Lane will not be presented tonight.
4. Planner's Business-none
5. Consent Agenda
Approval of Meeting Minutes from 11-1-23 & 11-8-23
MOTION 6:05 PM
Plotkin-Motion-to approve Consent Agenda
Angers Second Motion passed unanimously
6. Open Public Hearing
6.A 2023.52 SECOND READING Public Hearing: Accessory Dwelling Unit (ADU)
Ordinance Amendment: City Code of Ordinances, Part III: Land Development Regulations, Article VI-Performance Standards, Section 78-Accessory Dwelling Units (ADUs). This Ordinance amendment is being proposed to comply with LD 2003.
 - Galbraith introduced amendment
 - No public commentsMOTIONS: 6:18 PM
Plotkin-Motion-To approve the amendment proposed as presented of the Part III Land Development Regulations, regarding Accessory Dwelling Units in Article IV Section 78.
Deschambault-Second Motion passed 3-1 with Anger against
Plotkin-Motion-To approve the amendments to Table A Table of Land Uses to show the amendment to the regulations.
Deschambault-Second Motion passed 3-1 with Anger against

6.B 2023.48 SECOND READING Public Hearing: Zoning Ordinance Amendment: Code of Ordinances, Part III: Land Development Regulations, Article VI-Performance Standards Section 77-Marijuana Establishments: This proposed amendment seeks to establish additional performance standards related to odor complaints and enforcement of such, including penalties/procedures for noncompliance.

- **Public-Morgan Stoner, Stoner & Co. 414 Hill Street, Biddeford**
- **Plotkin & Deschambault asked about violation to ordinances**

MOTIONS: 6:25 PM

Plotkin—Motion- To approve the proposed Amendments to the City’s Code of Ordinances, Part III: Land Development Regulations, Article VI – Performance Standards, Section 77 – Marijuana Establishments, to adopt odor complaint regulations into the City’s Land Use Ordinance to standardize the rules and enforcement of odor complaints at marijuana related business operating within the City, as written and proposed.

Beaudette-Second Motion passed 3-1 with Anger against

Plotkin-Motion-To approve the proposed Amendments to Code of Ordinances, Part III: Land Development Regulations, Amendment to Table A “Table of Land Uses” allow adult use marijuana retail sales within the City’s I-1, I-2 and I-3 zoning districts, as a “Conditional Use”, as written.

Deschambault-Second Motion passed 3-1 with Anger against

6.C 2023.51 SECOND READING Public Hearing: Density Bonus Ordinance: City Code of Ordinances, Part III: Land Development Regulations, Article V-Establishment of Zones, Section II, Notes for Table B. Amendments for Table B. This Ordinance amended would allow higher densities for low to moderate income housing.

MOTIONS: 6:29 PM

Deschambault-To approve the proposed Amendments to the City’s Code of Ordinances, Part III: Land Development Regulations, Amendments to Table B “Dimensional Requirements”, as written and proposed.

Plotkin-Second Motion passed unanimously

7. Close Public Hearing

8. Unfinished Business

9. New Business

9.A 2023.45 Public Meeting to review additional information regarding a Shoreland Zoning Application for the University of New England (which was tabled on 10-18-23) to construct a permanent pier with floats at 11 Hills Beach Rd. (Tax map 52, Lot 4)

- **6:09-Beaudette Motion to take item off the table**
Angers Second Motion passed unanimously
- **Andrew Philippe represented application**
- **Cleared up questions from previous presentation**
- **Shared plan showing requested information**
- **Mr. Angers confirmed that they have gotten approvals from Saco River Corridor & Army Corp of Engineers**

MOTION 6:12 PM

Plotkin-Motion-To approve the Shoreland Zoning application for the proposed permanent float and dock at located at 11 Hills Beach Rd. (Tax Map 52, Lot 4), within the Shoreland zoning district, as presented.

Angers & Beaudette Second Motion passed unanimously

10. Other Business

11. Adjourn

Meeting adjourned at 6:38 PM

Planning Board Chair/Vice Chair

Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.