

City of Biddeford
Planning Board
November 03, 2021 6:00 PM City Hall
Council Chambers, & via Zoom
Nov 3, 2021 06:00 PM Eastern Time (US and Canada)
Topic: Planning Board Meeting

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/95656775502?pwd=RkIzeE8yMnZvTDY0WE9uZ2JqdjUxZz09>

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1. **PLEDGE OF ALLEGIANCE**
2. **DECLARATION OF QUORUM/VOTING MEMBERS**
3. **ADJUSTMENTS TO THE AGENDA**
4. **PLANNER'S BUSINESS**
5. **CONSENT AGENDA**
 - 5.A. Approval of Planning Board Meeting Minutes of October 6, 2021
[PB Minutes 100621-DRAFT.pdf](#)
6. **UNFINISHED BUSINESS**
7. **NEW BUSINESS**
 - 7.A. 2021.47 Public Hearing for proposed zoning amendments to change the zoning district for the following parcels from Suburban Residential-1 (SR-1) to Institutional (IN): 1 Hills Beach Rd, (Map 51, Lot 11), 583 Pool St, (Map 51, Lot 10), 590 Pool St, (Map 51, Lot 18-1). Each of these parcels have been acquired by the University of New England (UNE) since 2010. Changing these parcels to the IN Zone would be consistent with other parcels owned by the UNE.

[2021.47 UNE Application Submission.pdf](#)
[2021.47 UNE Zoning Amendment - 3 Parcels into IN - PB Memo 102921-signed.pdf](#)
 - 7.B. 2021.44 Conditional Use Permit for a Home Occupation for Scott Pollock to convert the one car garage at 356 South Street (Tax Map 31, Lot 9) into a wellness center in the R-3

Zone.

[2021.44 Pollock-356 South Street CUP SR-signed.pdf](#)

[Application Package.pdf](#)

[AMENDED 2021.44 Pollock-356 South Street CUP FOF.pdf](#)

[Abutter Comments.pdf](#)

- 7.C. 2021.31 Review a Preliminary 6-Lot Cluster Subdivision Application for Ginger Hill Design + Build at 918 Pool Road (Tax Map 4, Lot 48) in the Coastal Residential (CR) and Rural Farm (RF) Zones.

[1.0 Board Report - Windward Ridge \(Pool St\) Prelim Subdv Plan.pdf](#)

[2.0 Response to Engineer Review.pdf](#)

[3.0 Windward Ridge Wildlife Suggestions Letter.pdf](#)

[4.0 Declaration of covenants & restrictions - windward ridge \(rev 1\).pdf](#)

[5.0 NEW Prelim Plan Set Rev 2.pdf](#)

[6.0 NEW Stormwater Report Rev 1.pdf](#)

[7.0 2021-09-15 Windward Ridge Prelim Package.pdf](#)

[8.0 BCC Comments - Ginger Hill Applications 071621.pdf](#)

- 7.D. 2021.30 Review a Preliminary 6-Lot Cluster Subdivision for Ginger Hill Design + Build at 158 Oak Ridge Road (Tax Map 4, Lot 57) in the Rural Farm (RF) Zone.

[1.0 Board Report - Leeward Meadows \(Oak Ridge Rd\) Prelim Subdv Plan.pdf](#)

[2.0 Response to Engineer Review.pdf](#)

[3.0 Leeward Meadows Wildlife Suggestions Letter.pdf](#)

[4.0 Declaration of covenants & restrictions - leeward meadows \(rev 1\).pdf](#)

[5.0 NEW Prelim Plan Set Rev 2.pdf](#)

[6.0 NEW Stormwater Report Rev 1.pdf](#)

[7.0 2021-09-15 Leeward Meadows Prelim Package \(since Amended\).pdf](#)

[8.0 BCC Comments - Ginger Hill Applications 071621.pdf](#)

- 7.E. 2021.50 Sketch Plan Review for a new substation for Central Maine Power Company at 466-468 South Street (Tax Map 2, Lot 40-1) in the SR1 Zone.

[Biddeford Substation Application.pdf](#)

[Board Report - CMP Substation Sketch Plan.pdf](#)

- 7.F. 2021.52 Sketch Site Plan Review & Contract Zone for BVH Biddeford, LLC at 424 Alfred Street (Tax Map 20, Lot 26-1) in the I-3 Zone. The proposal is for the Biddeford Regional Center of Technology to expand into the Shopping Center.

[1.0 Board Report - 5 Points BRCOT Sketch Plan.pdf](#)

[2.0 BRCOT 5 Points Application Package.pdf](#)

[3.0 BRCOT 5 Points Site Plans.pdf](#)

[4.0 BRCOT 5 Points Architecturals.pdf](#)

[5.0 BRCOT 5 Points Renderings.pdf](#)

[6.0 420 Alfred St Contract Zone Request Letter.pdf](#)

[7.0 Five Points Shopping Traffic Memorandum.pdf](#)

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.