

City of Biddeford
Planning Board
November 01, 2023 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/91621088534?pwd=Tk5yRGtlblZ0eHEzTElSdGhKb3VuQT09>
Webinar ID 916 2108 8534; Passcode 276637

STATUS: Planning Board Meeting, Wednesday, November 1, 2023, 6:00 PM, City Council Chambers & Zoom

1. PLEDGE OF ALLEGIANCE

2. DECLARATION OF QUORUM/VOTING MEMBERS

3. ADJUSTMENTS TO THE AGENDA

4. PLANNER'S BUSINESS

- 4.A. 2023.51 Introduction of the proposal to Re-Zone some of the R-2 & R1A lots to MSRD-2

[Zoning Map Amendment R2 to MSRD2 11-1-23 PB MEMO \(002\).pdf](#)

[Policy Brief Rezoning to MSRD2 9-20-23.pdf](#)

[R2_MSRD2_Zoning_Change_Map.PNG](#)

5. CONSENT AGENDA

- 5.A. Approval of Meeting Minutes from 10-18-23

[PB Minutes 101823-DRAFT.pdf](#)

6. OPEN PUBLIC HEARING

7. UNFINISHED BUSINESS

8. NEW BUSINESS

- 8.A. 2023.42: Public Hearing: Street Frontage Reduction Ordinance: City Code of Ordinances, Part III: Land Development Regulations, Article V - Establishment of Zones, Section 11, Notes for Table B. The amendment would, as proposed, allow for the reduction of the City's frontage requirements from 100-feet to 90 feet / 90%, in certain areas of the City, for increased lot creation and housing stock.

[Street Reduction Ordinance 11-1-23 MEMO \(002\).pdf](#)

[Street Reduction Ordinance NOTES TO TABLE B.pdf](#)

- 8.B. 2023.52 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.

[ADU Ordinance Amendment 11-1-23 PB MEMO.pdf](#)

[Copy of BI3074-Va Table A.xlsx](#)

[Section 78 Accessory Dwelling Units TEXT AMENDMENT 11-1-23.pdf](#)

- 8.C. 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 non-compliance.

[Marijuana Amendments 11-1-23 PB MEMO.pdf](#)

[Marijuana_Establishments_Article_VI_Section_77_-_DRAFT_1_Ordinance_Amendments_9-18-2023.pdf](#)

[Marijuana_Land_Use_Table_A_9-2023.pdf](#)

[Policy_Brief_Art._V_Table_of_Landuses.pdf](#)

[Policy_Brief_Performance_Standards_sec_77.pdf](#)

- 8.D. Public Hearing: Density Bonus Ordinance: City Code of Ordinances, Part III: Land Development Regulations, Article V - Establishment of Zones, Section 11, Notes for Table B. Amendments to Table B. This Ordinance amended would allow higher densities for low to moderate income housing.

[Density Bonus Ordinance BIDDEFORD CODE NOTES for Table B Planning Board Public Hearing AMENDED.pdf](#)

[Density Bonus Ordinance Planning Board Memo 11-1-2023.pdf](#)

[IZ Ordinance and Density Bonus Definitions 10-30-23.pdf](#)

- 8.E. Public Hearing: Inclusionary Zoning Ordinance – New Ordinance: Code of Ordinances, Part III: Land Development Regulations, Article VI – Performance Standards, Section 40 – Inclusionary Zoning. This Ordinance is being proposed to create additional housing opportunities for lower income housing.

[Inclusionary Zoning Ordinance 11-1-23 PB MEMO.pdf](#)

[IZ Ordinance Regulations Planning Board Public Hearing 11-1-23.pdf](#)

[IZ Ordinance and Density Bonus Definitions 10-30-23.pdf](#)

9. CLOSE PUBLIC HEARING

10. OTHER BUSINESS

11. 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.