

*City of Biddeford*  
**Planning Board**  
**October 18, 2023 6:00 PM City Hall**  
**Council Chambers, & Zoom**  
**<https://biddeford.zoom.us/j/94983531202?pwd=Q3ZyejcyUVpBaUVVMHduYXJhSzB4UT09>**  
**Webinar ID 949 8353 1202; Passcode 223739**

**STATUS: Planning Board, Wednesday, October 18, 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**
- 5. CONSENT AGENDA**
  - 5.A. Approval of Meeting Minutes from September 6, 2023  
[PB Minutes 090623-DRAFT.pdf](#)
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
  - 7.A. 2023.16 Site Plan (SP) Final Plan Review for the Sullivan Group for a Change of Use to construct a 30 room boutique hotel to be located at 25 Alfred Street (Tax Map 38, Lots 402).  
[25 Alfred St\\_FOF\\_COA\\_10\\_12\\_23.pdf](#)  
[25 Alfred Street Hotel Final Review Memo 10\\_11\\_23.pdf](#)  
[2023-08-03\\_25 Alfred St\\_Site Plan Review Narrative.pdf](#)  
[2023-08-03\\_25 Alfred St\\_Site Plan Application.pdf](#)  
[2023-08-03\\_25 Alfred St\\_Off-Street Parking Reduction Waiver.pdf](#)  
[25 Alfred St\\_Premium Parking LOI.pdf](#)  
[25 Alfred St\\_Ability to Serve\\_Biddeford Engineering.pdf](#)  
[25 Alfred St\\_Ability to Serve\\_Fire Department.pdf](#)  
[25 Alfred St\\_Ability to Serve\\_Maine Water.pdf](#)  
[2023-09-29\\_25 Alfred St\\_Site Plan Final Approval Set.pdf](#)  
[C-100 SITE PLAN w APPROVAL BLOCK.pdf](#)  
[25 Alfred St - Site Plan Application Drawing Checklist.xlsx](#)
  - 7.B. 2023.45 Public Meeting to review and answer questions regarding a Shoreland Zoning Application for the University of New England to construct a permanent pier with floats at 11 Hills Beach Rd. (Tax map 52, Lot 4)  
[Staff Report\\_2023.45\\_UNE Pier and Float.pdf](#)  
[Jordan Point Recreational Pier Application Package.pdf](#)  
[2023\\_06\\_13 Compiled NRPA Application.pdf](#)
  - 7.C. 2023.50 Biddeford Planning Board will hold a public meeting to review a Shoreland Zoning Permit request to rebuild a clubhouse for 125 families in Fortunes Rocks, (Mile Stretch Road, Biddeford Pool, Bridge Road & Granite Point). The structure will be located at 94 Fortunes Rocks Road, also described as Tax Map 65, Lot 41 in the

Coastal Residential Shoreland Zone.

[94 Fortunes Rocks Road - Clubhouse Replacement DCMG Report 10-11-23.pdf](#)

[2023.50 94 Fortunes Rock Road GPE FOF and COA.pdf](#)

[Application](#)

[Construction Plans](#)

[Elevation Plans](#)

[Floor Plan](#)

[FRA Pavilion Raised Shed Planning Board 20231001.png](#)

[FRA REVISED Building Moved PLOT PLAN.PDF](#)

[FRA REVISED Existing PLOT PLAN.PDF](#)

[Site Photos.pdf](#)

- 7.D. 2023.49 Biddeford Planning Board will hold a public meeting to discuss and take questions regarding a Greatest Practical Extent/Shoreland Zoning Permit application for Dansky Realty Trust to relocate a nonconforming garage/storage building into a more conforming location. The property is located at 25 Mile Stretch Road further identified as lots 24 & 24-1 on tax map 62. This property is located in the Coastal Residential District and the shoreland overlay.

[25 Mile Stretch Road\\_FOF\\_COA.pdf](#)

[Staff Review\\_25 Mile Stretch Rd..pdf](#)

[Planning Board Relocation App\\_Dansky\\_25 Mile Stretch.pdf](#)

[Existing Conditions Plan\\_25 Mile Stretch Rd.pdf](#)

[Proposed Plan\\_25 Mile Stretch Rd .pdf](#)

- 7.E. 2023.42 The Biddeford Planning Board will hold a Public Hearing regarding an amendment to the Street Frontage Reduction Ordinance

[BIDDEFORD CODE Table B - FRONTAGE REDUCTION ORDINANCE PB 10-4-2023.pdf](#)

[City Council Information Sheet Frontage Reduction Ordinance Amendment 9-5-23.pdf](#)

[Table B Complete with table and proposed Ord Mod. 9-13-23.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.**