

City of Biddeford
Planning Board
September 29, 2021 6:00 PM City Hall
Council Chambers, & via ZOOM
Sep 29, 2021 06:00 PM Eastern Time (US and Canada)
Topic: Planning Board

Please click the link below to join the webinar:

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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 from August 18, 2021 & September 1, 2021
[PB Minutes 081821-DRAFT.pdf](#)
[PB Minutes 090121-DRAFT.pdf](#)
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - 7.A. Limited Emergency - Remote Only Meetings
[20210720 Biddeford Remote Public Meeting Participation Policy-Planning Board Ratification.pdf](#)
[9-21-2021 Declaration-Limited Emergency-Remote Meetings.pdf](#)
 - 7.B. 2018.23 Request for an Extension of a Final Subdivision Approval & Site Plan Approval for 60 Barra Road for SPME Barra LLC (formerly Saxon Partners LLC), tax map 2, lots 43-1 & 42-1, tax map 7, lot 15.
[2018.23 Saxon Minor Amendment - Extension - NOD 092021-signed.pdf](#)
[2021.09.17 \(Letter to Greg Tansley, Biddeford City Planner, re request for extension of Final Subdivision Approval and Site Plan Approval; 60 Barra Road, Biddeford\).pdf](#)
[2018.23 Saxon Minor Amendment - Extension - Staff Memo 092221-signed.pdf](#)
 - 7.C. Public Hearing and recommendation to the City Council regarding a zoning amendment

which would allow Mobile Food Vendor Courts in the MSRD-1 and MSRD-3 Districts subject to Site Plan Review by the Planning Board.

[1.0 2021.39 MFV Courts PB Memo for 090121.pdf](#)

[2.0 Proposed Mobile Food Vendor Amendments Draft 090121.pdf](#)

[3.0 LDR sec 56 Restaurants.pdf](#)

- 7.D. Final Site Plan/Subdivision Review and a Public Hearing and make a recommendation to the City Council regarding a proposed Contract Zone for Adams Point, LP and Southern Maine Affordable Housing at 69 Adam's Street (Tax Map 38, Lot 296) to allow for 39 units of multi-family housing in a structure not to exceed 60 feet in height (5 stories) as measured from grade to the highest roof beams of a flat roof, excluding any parapets for elevators, roof access, or the screening of mechanical equipment, and to provide less than 1 parking spaces per unit. Multi-family housing is a permitted use in the underlying zone (MSRD-2).

[1.0 Tansley Transmittal 08-3-2021.pdf](#)

[2.0 Adams Point Application and Supporting Material 09-21-2021.pdf](#)

[3.0 Adams Point Drawings Site Plan Review 09-21-2021.pdf](#)

[4.0 Board Report - Adams Point Final Plan-rv \(929 MTG\).pdf](#)

[4.1 Adams Point Landscape Design Comments.pdf](#)

[5.0 Draft FOF for Adams Point 092921.pdf](#)

[6.0 DRAFT Contract Zone 20 FOF and PB Recommendation.pdf](#)

[7.0 Draft Contract Zone Agreement.pdf](#)

[8.0 2021.10 HPC 69 Adams St COA.pdf](#)

- 7.E. Public Hearing and make a recommendation to the City Council regarding an amendment to Article VI, Section 30 of the Zoning Ordinance to allow "extractive industries" to begin operation at 6 AM rather than 7 AM if they can demonstrate they will be in compliance the noise regulations of the City of Biddeford.

[1.0 2021.36 Extractive Industry PB Memo for 090121-signed.pdf](#)

[2.0 Extractive Industries Amendment 090121.pdf](#)

[3.0 LDR sec 30 Extractive industry.pdf](#)

[4.0 Chapter 34 Noise.pdf](#)

[5.0 LDR sec 48 Noise.pdf](#)

- 7.F. 2021.42 Site Plan and Subdivision Conceptual Review for South Street Village, LLC to create a 192-lot Manufactured (Mobile) Home Park at 413 South Street (Tax Map 7, Lot 8) in the RF and SR1 Zones and the MHP Overlay Zone.

[1.0 Hidden Hills Sketch Plan Submission Materials.pdf](#)

[2.0 Board Report - Hidden Hills Mobile Home Pk Subdv Sketch Plan.pdf](#)

[3.0 LDR sec 45 MHP.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.