

City of Biddeford
Planning Board
September 20, 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 Meeting, Wednesday, September 20, 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. 2023.42 The Planning Board will Workshop the possibility of reducing the Front Setback in certain zones from 100' to 90'.

[2023.24 Back Lot Planning Board Workshop Memo 6-21-2023 PDF .pdf](#)
[BIDDEFORD CODE Table B - Proposed Ordinance Amendments PB 9-20-2023.pdf](#)
[Table B Complete with table and proposed Ord Mod. 9-13-23.pdf](#)
[City Council Information Sheet Frontage Reduction Ordinance Amendment 9-5-23.pdf](#)
[Frontage Reduction Ordinance Amendment Council Order to Planning Board.pdf](#)
 - 7.B. 2023.33 The Planning Board will review and take questions and comments regarding an application for Preliminary Approval submitted by Longboard Ridge Subdivision. The proposed project is an 8 lot single family subdivision at 781 Pool Street also described as Lot 17-2 on Biddeford Tax Map 5 in the Coastal Residential Zone. This parcel is 25 acres and owned by 781 Pool Street, LLC.
[781 Pool St. - Staff Review 9_12_2023_PRELIM.pdf](#)
[Tom Saucier Comments_9_13_23.pdf](#)
[2023.08.16 Longboard Ridge Subdivision Preliminary Application.pdf](#)
[2023.08.16 Longboard Ridge Subdivision Preliminary Plan Set.pdf](#)
[2023.08.16 Longboard Ridge Subdivision Attachment 6 Stormwater Report.pdf](#)
 - 7.C. 2023.47 The Planning Board will discuss & take questions regarding the proposed Inclusionary Zoning Ordinance.
[IZ Ordinance Regulations with edits based upon August 2023 Planning Board Comments DCMG GAM Edits 9-14-23.pdf](#)
[Planning Board.pdf](#)
 - 7.D. 2023.40 The Planning Board will discuss and take comments and questions regarding a Subdivision Amendment Application submitted by Walsh Engineering on behalf of Ginger

Hill properties to reduce side setbacks in their Windward Hill Subdivision from 25' to 15'.
The proposed project is located at #s 4,6,9,11,15 & 16 Windward Ridge further described as lots 48-11 to 48-16 on Biddeford Tax Map 4 in the Coastal Residential & Rural Farm Zones.

[2021.31 Ginger Hill Design - 918 Pool Street Minor Amendment 2 Request PB Report 9-20-2023 DCMG.pdf](#)

[2023-07-27 Amended Subdivision Application - No Plans.pdf](#)

[2023-07-27 Amended Subdivision App Plans 1 of 2.pdf](#)

[2023-07-27 Amended Subdivision App Plans 2 of 2.pdf](#)

- 7.E. 2023.44 The Planning Board will discuss and take comments and questions regarding a proposed 10 Unit Multifamily by Terradyn Consultants for the benefit of Everybody Loves Raymond Street, LP. The proposed project is located at 27-81 Raymond Street, further described as Lot 108 on Biddeford Tax Map 29 in the R-2 Zone. This property is owned by Berry Park Apartments, LLC.

[Berry Park Raymond Street - Sketch Plan Package Submission to Biddeford Planning Dept 08-23-23.pdf](#)

[Archetype - 10-Unit Bldg Colored Ext Rendering 08-11-23 \(002\).pdf](#)

[Archetype - 10-Unit Bldg Colored Ext Rendering 08-11-23.pdf](#)

[Terradyne - Concept Site Plan 10.7.21.pdf](#)

[Berry Park Apartments Sketch Plan Planning Board Report 9-20-23 PDF .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.