

City of Biddeford
Planning Board
August 17, 2022 6:00 PM City Hall
Council Chambers & Zoom
<https://biddeford.zoom.us/j/92876323810?pwd=OVNQNXRuLy9waFRVbHIPZXNheUN3dz09>
ID #928 7632 3810
Passcode: 217558

STATUS: Planning Board Meeting in Council Chambers & Zoom, 6:00 PM

- 1. PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF QUORUM/VOTING MEMBERS**
- 3. ADJUSTMENTS TO THE AGENDA**
- 4. PLANNER'S BUSINESS**
 - 4.A. Update on the Comprehensive Plan Schedule.
[Comprehensive Plan Schedule Memo.pdf](#)
[Copy of Biddeford Comprehensive Plan Gantt Chart - 8.17.22 PB Meeting.xlsx](#)
- 5. CONSENT AGENDA**
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - 7.A. 2022.32 Public Hearing regarding the following proposed zoning amendment:
Amendment to Article V, Table B, Footnote B (Dimensional Requirements) to implement changes to the City's density bonus regulation, to clarify applicability of the regulation, affordability requirements, and enforcement protocols.
[Bonus Density Report.pdf](#)
[Bonus Density - Redline Text gjw.pdf](#)
[PPH Notice 8-3-22.jpg](#)
 - 7.B. 2022.24 Public Hearing for a proposed Contract Zone for Devine Capital, LLC at 558 & 590 Alfred Street (Tax Map 2, Lots 6 & 12) to construct up to 216 residential units in 9 multi-family residential buildings, with up to 24 dwelling units per building. the units will range from studios to 1,2 and 3 bedroom units.
Additionally the Board will also review a Sketch Plan Application for the same project.
Applicant: Devine Capital, LLC
Agent: Roz Anton
Tax Map/Lot: 2/6 & 12
Zone: Business Zone 2
Overlay: N/A
Defined Land Use: Vacant Land & Church
Application Type: Contract Zone & Sketch Plan Review
Public Comments will be accepted for this item
[2022.24 Devine Capital Sketch Report.pdf](#)
[PB Submission Packet 072922.pdf](#)
[JDA.DEVINE.CAPITAL.LLC.Fully.Executed.pdf](#)
[DRAFT Contract Zone Agreement Devine.pdf](#)

- 7.C. 2022.23 Review of a Shoreland Zoning Application for Nicola Shannon at 29 Twin Island Drive (Tax Map 47, Lot 34-1) in the Suburban Residential 1 Zone with Limited Residential Overlay.

The proposed project is to construct a recreational dock consisting of a landing, steps, a 6' x 20' pier, a second set of sets that connect to a 6' x 16' pier, a 3' x 40' ramp, and a 12' x 24' float.

Applicant: Nicola Shannon

Agent: Atlantic Environmental, LLC c/o Tim Forrester

Tax Map/Lot: 47/34-1

Zone: SR-1

Overlay: LR

Defined Land Use: Single Family Home on the River

Application Type: Shoreland Zoning Permit seeking Final Approval

Public comments will be accepted for this item

[29 Twin Island Drive SLZ Report.pdf](#)

[2022.23 29 Twin Island Drive draft FOF.pdf](#)

[Site Plan Application_Marques_Shannon_reduced.pdf](#)

[Marques_Shannon Plan Set.pdf](#)

[Marques_Shannon_2015 Aerial.pdf](#)

[NRPA Permit.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.