

City of Biddeford
Planning Board
August 16, 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, August 16, 2023, 6:00 PM, Council Chambers & Zoom

- 1. PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF QUORUM/VOTING MEMBERS**
- 3. ADJUSTMENTS TO THE AGENDA**
- 4. PLANNER'S BUSINESS**
 - 4.A. Planner's Report
[Planners Report 8-16-2023.pdf](#)
[2023.84\) - Attest with attachment.pdf](#)
- 5. CONSENT AGENDA**
 - 5.A. Approval of Meeting Minutes from July 26, 2023
[PB Minutes 072623 Draft.pdf](#)
- 6. UNFINISHED BUSINESS**
 - 6.A. 2023.36 Continued Conversation on Contract Zone Information for 608 New County Road
[Wedding Bard DRAFT COA 8-16-23.pdf](#)
[1 - Zoning map with property marker copy.jpg](#)
[2 - Proposed barn and parking copy.jpg](#)
[3 - Monitor Barn.jpg](#)
[4 - Saco River overlay.jpg](#)
[6-20-23 Wedding Barn Draft Order PDF.pdf](#)
[2023-36 608-610 New County Road CONTRACT ZONE PUBLIC HEARING 1 PB memo 8-16-2023.pdf](#)
[2023-36 608 New County Road Contract Zone Council Transmittal Sheet PDF.pdf](#)
[City Council Determination Letter 6-27-2023.pdf](#)
[City Council.pdf](#)
[City of Biddeford Contract Zone Application.pdf](#)
[Draft Contract Zone Agreement 608-610 New County Road DRAFT 1 8-10-23.pdf](#)
[Executed PS.pdf](#)
- 7. NEW BUSINESS**
 - 7.A. 2023.29 Public Meeting and take comments regarding Phase I of a Preliminary Subdivision Plan Application for One Diamond Development, LLC to construct 477 residential units, multi-unit buildings and commercial space at 1 Diamond Street (Tax Maps 40 & 37, Lots 25-1,25-2,24,25,34 & 35) in the B1 & GD1 and in the shoreland overlay zone.

[2023.29 One Diamond Master Plan and Phase 1 PRELIMINARY PLAN Planners Report 2 8-10-23.pdf](#)
[One Diamond Site Plan Application Materials 2023-06-14 18462.pdf](#)
[One Diamond - Full Plan Set to City of Biddeford 2023-06-14 18462_Reduced \(2\).pdf](#)
[2023-08-01_Diamond Match Phase 1 Preliminary Submittal - PW Comments.pdf](#)
[Response to Public Works Comments recieved 08-03-2023.pdf](#)
[Galbraith 08-10-23.pdf](#)
[One Diamond SLODA 2023-06-14 18462.pdf](#)

- 7.B. Public Hearing-Presentation by Greg Mitchell of the Planning & Economic Development Department of the proposed Inclusionary Zoning Ordinance.

[IZ Planning Board Memo DCMG 8-9-23.pdf](#)
[August 16 2023 Planning Board Transmittal Memo.pdf](#)
[IZ Ordinance Regulations with GAM edits based upon July 26 2023 Planning Board Comments Final REV DCMG .pdf](#)
[2023.25 Inclusionary Zoning Order.pdf](#)
[PPH 8-16-23.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.