

City of Biddeford
Planning Board
August 03, 2022 6:00 PM City Hall
Council Chambers, & via Zoom
<https://biddeford.zoom.us/j/92229406440?pwd=UmwyY3E3aVdoZmw2OThYZUlITEs5Zz09>
Passcode: 924027
Webinar ID: 922 2940 6440

STATUS: Planning Board in the Council Chambers & via Zoom; 6:00 PM

- 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 July 6, 2022
[PB Minutes 070622-DRAFT.pdf](#)
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - 7.A. 2022.17 Review of Sketch Plan & Preliminary Approval for Peter & Susan McPheeters at 81 Guinea Road (Tax Map 76, Lot 37 & Tax Map 77, Lot 35) in the SR-1 & RF zones. The McPheeters would like to subdivide their 20 acre parcel into 4 residential house lots.

Applicant: Peter & Susan McPheeters
Agent: Paul Gadbois
Tax Map/Lot: 76/37 & 77/35
Zone: Suburban Residential 1 & Rural Farming
Overlay: Stream Protection
Defined Land Use: Residential
Application Type: Sketch Plan & Preliminary Approval
Public Comments will be accepted for this item

[McPheeters Guinea SR.pdf](#)
[1790 McPheeters Binder 04-19-22.pdf](#)
[Locus Deed 18675-261.pdf](#)
[Locus Deed 18675-263.pdf](#)
 - 7.B. 2022.26 Review of a Conditional Use Permit for Edwin J. Larrivee, Jr. at 597 Elm Street (Tax Map 15, Lot 8-1) in the I-1 zone. Mr. Larrivee would like use the upstairs of the structure for cannabis, cannabis infused food & candy for wholesale & retail.

Applicant: Edwin J. Larrivee, Jr.
Agent: N/A
Tax Map/Lot: 15/8-1

Zone: Industrial 1
Overlay: N/A
Defined Land Use: Commercial Building
Application Type: Conditional Use Permit-Final Approval
Public Comments will be accepted for this item

[2022.26 Ganja Candy draft FOF.pdf](#)
[2022.26 Ganja Candy Report.pdf](#)
[Documents with photos 5-31-2022.pdf](#)

- 7.C. 2022.30 Review of a Conceptual Plan for Shawn Brown to create a 5 lot subdivision in the Residential 2 Zone at 355 Pool Street (Tax Map 44, Lot 21).

Applicant: Shawn Brown
Agent: Walter E. Pelkey, BH2M
Tax Map/Lot: 44/21
Zone: Suburban Residential 1
Overlay: N/A
Defined Land Use: Residential
Application Type: Conceptual Site Plan
Public Comments will be accepted for this item
[2022.30 355 Pool Street Subdivision Sketch Report.pdf](#)
[Pool St Sketch Plan submission packet 7-12-22.pdf](#)
[355 Pool St Wetland Report and Attachments.pdf](#)
[Brown Pool St App.pdf](#)
[Saco River Corridor Commission Notice of Approval.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.