

City of Biddeford
Planning Board
July 07, 2021 6:00 PM City Hall
Council Chambers, & Zoom:
Jul 7, 2021 06:00 PM Eastern Time (US and Canada)
Topic: Planning Board

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/95168557563?pwd=bHZFZCtUd2ptTGJTU1JaL2dRcVFvUT09>

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- 1. DECLARATION OF QUORUM/VOTING MEMBERS**
- 2. ADJUSTMENTS TO THE AGENDA**
- 3. PLANNER'S BUSINESS**
- 4. CONSENT AGENDA**
 - 4.A. Approval of Planning Board Meeting Minutes from June 16, 2021
[PB Minutes 061621-DRAFT.pdf](#)
- 5. UNFINISHED BUSINESS**
- 6. NEW BUSINESS**
 - 6.A. 2020.39 -To revise the Historic Preservation Ordinance to provide a process for the nomination and addition of historic buildings, landmarks, and sites, and to clarify the responsibilities of the Historic Preservation Commission. This amendment is the first step in the process of attaining "Certified Local Government" status through the Maine Historic Preservation Commission, opening new grant opportunities for historic preservation

purposes.

[Memo HPC Ordinance Revisions July 7 PB.pdf](#)

[2021.05 LDR HPO Zoning Amendment for PH 070721 w Highlights.pdf](#)

[NPS CLG Website.pdf](#)

- 6.B. 2021.29--To revise Table A (Table of Land Uses) to allow “Public and private schools” in the Industrial-3 (I-3) zone as a Permitted Use (P).
[2021.29 Schools in I-3 PB Memo for 070721-signed.pdf](#)
[2021.29 Schools in I-3 Amendment for PH 070721.pdf](#)
- 6.C. 2021.27- To amend 565 Elm Street (Tax Map 13, Lot 43) for 565 Elm Street, LLC to change the zoning for this parcel from Business-2 (B-2) to Industrial-1 (I-1).
[2021.27 565 Elm Street Zone Change PB Memo 070721-signed.pdf](#)
[565 Elm Street Zoning Application Package.pdf](#)
- 6.D. 2021.25--To amend Contract Zone #19 for the York Judicial Center at n/f Tax Map 88, Lot 5 and Lot 44, and Tax Map 3, Lot 66-1 to allow solar panel arrays in the parking lots of the York Judicial Center located off Elm Street (Route 1).
[2021.25 YJC Solar Arrays Contract Zone Amendment PB Memo 070721-signed.pdf](#)
[2021.25 YJC Site CUP Amendment FOF for PB.pdf](#)
[YJC CZ 19 AMENDMENT PB FOF and Recommendation Draft.pdf](#)
[YJC CZ19 Amendment Application Package.pdf](#)
- 6.E. 2021.21-Shoreland Zoning Determination of Greatest Practical Extent for Maria Schultz at 5 Surf Avenue (Tax Map 55, Lot 30-2) Coastal Residential Zone.
[Board Report - Shultz- 5 Surf Ave \(SLZ\).pdf](#)
[Draft FOF for 5 Surf Ave.pdf](#)
[Application.pdf](#)
[SCHULTS19r1 PLAN.pdf](#)
- 6.F. 2021.11-Shoreland Zoning Determination of Greatest Practical Extent for Sumi Dolben at 25 Mile Stretch Road (Tax Map 62, Lots 24 & 24-1) in the Coastal Residential Zone.
[Board Report - Dolben - 25 Mile Stretch Rd \(SLZ\).pdf](#)
[Draft FOF for 25 Mile Stretch Rd.pdf](#)
[25 Mile Stretch- complete appl revision scan 6-4-2021.pdf](#)
[Existing survey plan 5-26-21.pdf](#)
[Site plan with relocation FINAL 2011014 Dolben 6-4-2021.pdf](#)
- 6.G. 2021.30-Conceptual Subdivision Application for 6 Lot Subdivision for Ginger Hill Design + Build at 158 Oak Ridge Road (Tax Map 4, Lot 57) in the Rural Farm Zone.
[Board Report - Oak Ridge Rd Subdv Sketch Plan \(Ginger Hill, LLC\).pdf](#)
[2021.30 Ginger Hill 158 Oak Ridge Road Application Package.pdf](#)
[2021-06-29 158 Oak Ridge Road Prime Soils Letter.pdf](#)
[Aerial \(158 Oak Ridge\).pdf](#)
- 6.H. 2021.31-Conceptual Subdivision Application for 6 Lot Subdivision for Ginger Hill Design + Build at 918 Pool Street (Tax Map 4, Lot 48) in the Coastal Residential and Rural Farm Zones.
[Board Report - Pool St Subdv Sketch Plan \(Ginger Hill, LLC\).pdf](#)
[2021.31 Ginger Hill Pool Street Application Package.pdf](#)
[2021-06-29 918 Pool Street Prime Soils Letter.pdf](#)
[Aerial \(918 Pool Street\).pdf](#)

7. OTHER BUSINESS

8. 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.