

City of Biddeford
Planning Board
June 21, 2023 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/96636868393?pwd=WFhCYURaQW51TzVDblFrUU85VThjQT09>
Webinar ID 966 3686 8393 Passcode 725196

STATUS: Planning Board Meeting, Wednesday, June 21, 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**
 - 4.A. Orientation for new & existing Planning Board Members
[Planners Report 6-21-2023 Orientation Memo.pdf](#)
[PB Manual and appendices \(rewrite Feb. 2017\) incls. 2019 Suppl. No. 1 redlined chgs accepted.pdf](#)
[_BIDDEFORD_COMPREHEHNSIVE_PLAN_2023_.pdf](#)
[Rules of Procedure & Code of Ethics.pdf](#)
[roberts_rules_simplified_1.pdf](#)
- 5. CONSENT AGENDA**
 - 5.A. Approve Meeting Minutes for 5-31-23 & 6-7-23
[PB Minutes 053123-DRAFT.pdf](#)
[PB Minutes 060723 DRAFT.pdf](#)
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - 7.A. 2023.21 Public meeting and take comments regarding a Final Site Plan Conditional Use Application for True Storage to redevelop Building 36 into a self-storage facility at 32 Main Street (Tax Map 71, Lot 10-5) in the MSRD 3 zone.
[2023.21 True Storage Final Report 1 DCMG.pdf](#)
[True Storage FINAL PLAN REVIEW Findings of Fact and COA 6-21-2023 meeting.pdf](#)
[True Storage - Pepperell Mill_Draft Plumbing Plans.pdf](#)
 - 7.B. 2023.33 Review, ask questions and comment on a Sketch Plan application for Beachwood Development Fund LP at 781 Pool Street in the Coastal Residential District as well as Stream Protection and Limited Residential Overlay Zones. The proposal is to create an 8-lot single family residential subdivision.
[781 Pool St. - Staff Review 6_15_2023 nmw.pdf](#)
[Pool Street Subdivision Sketch Plan Application.pdf](#)
 - 7.C. 2021.42 Review and discuss the environmental study by Basswood Environmental for South Street Village LLC, the study was performed on the site of the Hidden Hills Subdivision located on South Street (Tax Map 7, Lot 8) in the RF & SR-1 Zones.
[Hidden Hills PLANNING BOARD REPORT regarding the environmental study](#)

[6-15-2023.pdf](#)

[Pages from Environmental Study.pdf](#)

[Hidden Hills Site Visit report \(final\).pdf](#)

- 7.D. 2023.24 Review amendments made to the proposed Back Lot Ordinance based on comments attained at the last Planning Board Meeting.

[2023.24 Back Lot Planning Board Workshop Memo 6-21-2023 PDF File .pdf](#)

[Back Lot Ordinance PB Memo 6-7-2023 PDF.pdf](#)

[Back Lot Ordinance Planning Board Draft No 3 7-21-23 CLEAN 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.