

*City of Biddeford*  
**Planning Board**  
**June 05, 2024 6:00 PM City Hall**  
**Council Chambers, & Zoom**

**STATUS: PLANNING BOARD MEETING, WEDNESDAY, JUNE 5, 2024, 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. Planning Board cannot meet on June 19th due to the holiday; would the Board like to meet on Monday June 10th?

4.B. July 3rd may be a difficult time for the Planning Board to meet, will we have a quorum on the 3rd?

**5. CONSENT AGENDA**

5.A. Approval of Meeting Minutes from May 15, 2024  
[5-15-24-Meeting Minutes-DRAFT.pdf](#)

**6. OPEN PUBLIC HEARING**

6.A. 2024.26 Biddeford Planning Board will have the SECOND READING for an amendment to Article XII-Floodplain Management Ordinance  
[Floodplain Management Ordinance FIRST READING PB MEMO 6-5-2024.pdf](#)  
[Floodplain Management Ordinance Planning Board Hearing 2 6-6-24 FINAL red and blue.pdf](#)

**7. CLOSE PUBLIC HEARING**

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

9.A. 2024.10 The Biddeford Planning Board will review and discuss a Final Site Plan Application for UNE to build Tennis Courts at 16 Old Pool Road (Tax Map 9, Lot 13) in the IN Zone.

[2024.10 Findings of Fact and Conditions of Approval 6-5-24.pdf](#)

[2024.10 UNE Final Staff Report.pdf](#)

[2024\\_02\\_15 UNE Tennis Courts - Site Plan Application.pdf](#)

[2024-02-14\\_UNE Tennis Plan Set.pdf](#)

[20240604 UNE Biddeford Peer Review Letter.pdf](#)

[5-14-24 Wermenchuk.pdf](#)

[6-4-24 Fink.pdf](#)

[6-5-24 Smith.pdf](#)

9.B. 2023.28 The Biddeford Planning Board will review and discuss a request from Tom Watson & Co for an amendment to the Conditions of Approval for 10, 20, 30 Upper Falls Way (Tax Map 40, Lots 55,55-3,56-1) in the MSRD-3 Zone.

- [2022.11 10\\_20\\_30 Upper Falls Way\\_Amendment COA 6-5-24.pdf](#)
- 9.C. 2024.27 The Biddeford Planning Board will review and discuss a Sketch Plan submission by Josh Cushman for a subdivision located at Pepperell Mill Buildings 19 & 20 (Tax Map 71, Lots 10-4, & 10-1) in the MSRD-3 Zone.
- [2024.27 Pepperell Mill Buildings Staff Review.pdf](#)  
[Pepperell Mill Building 19 20 - Site Plan Application.pdf](#)  
[Pepperell Mill Building 19 20 - Site Plan Application - Required Attachments - Combined.pdf](#)  
[2024 0605 Pepperell Mill Building 19\\_20 - Planning Board Staff Comments - Responses.pdf](#)  
[A1 - FLOOR PLANS.pdf](#)  
[A2 - FLOOR PLANS.pdf](#)  
[Pepperell Mill A0.04 - EXISTING BUILDING ELEVATIONS.pdf](#)  
[Pepperell Mill A2.1 - NEW BUILDING ELEVATIONS.pdf](#)  
[Renderings.pdf](#)  
[6-5-24 Response from Thormann.pdf](#)
- 9.D. 2024.29 The Biddeford Planning Board will review and discuss a Sketch Plan Application for Site Plan/Affordable Housing Subdivision for Westbrook Development Corporation at 37 Barra Road (Tax Map 2, Lot 42) in the I3 zone.
- [2024.29 WDC Staff Review.pdf](#)  
[37 Barra Road - Sketch Plan Submission - 05.29.2024.pdf](#)
- 9.E. 2024.21 The Planning Board will review and discuss a Preliminary Plan presented by Indian Cliff Development Corp for an 8-lot subdivision on Barra Road (Tax Map 7, Lot 15) in the R-3 & R-1 zones.
- [2024.21 Amended Indian Cliff Preliminary Plan FINAL.pdf](#)  
[2024.21 Indian Cliff Preliminary Plan FINAL.pdf](#)  
[Peer Review Engineering Comments of 05-28-24.pdf](#)  
[Preliminary Submission.pdf](#)  
[5-29-24 Barra Road Developments Stormwater Treatment Section Update \(2024-05-28\).pdf](#)  
[Copy of 2024.21 Indian Cliff Preliminary Subdivision Plan Planning Drawing Checklist.xlsx](#)  
[Preliminary Plans.pdf](#)
- 9.F. 2024.18 The Planning Board will review & discuss a Preliminary application by AVESTA Housing to create a 46-unit elderly affordable housing project on Barra Road (Tax Map 7, Lot 15) in the R-3 zone.
- [2024.18 Amended Preliminary Plan Review.pdf](#)  
[2024.18 Preliminary Plan Review.pdf](#)  
[Barra Road Developments Stormwater Treatment Section Update \(2024-05-28\).pdf](#)  
[Copy of 2024.18 Avesta Biddeford Preliminary Site and Subdivision Planning Drawing Checklist.xlsx](#)  
[Preliminary Plans.pdf](#)

**10. OTHER BUSINESS**

**11. 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.**