

City of Biddeford
Planning Board
May 31, 2023 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/93681366792?pwd=TEo2bjJBTytsVExleDFTSFF4L1paQT09>
Webinar ID 936 8136 6792 Passcode 608027

STATUS: Planning Board Meeting, Wednesday, May 31, 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**
- 5. CONSENT AGENDA**
 - 5.A. Approve both sets of Meeting Minutes from May 17, 2023
[PB Minutes 051723-Site Walk-Draft.pdf](#)
[Planning Board 051723 DRAFT.pdf](#)
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - 7.A. 2023.21 Public meeting and take comments regarding a Preliminary 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 Preliminary Report 1 DCMG.pdf](#)
[2023.06 HPC 32 - 40 Main Street Building 36 COA.pdf](#)
[Financial Capacity Letter_Biddeford ME_3.15.23.pdf](#)
[Pepperell Mill Building 36 - Self Storage - Site Plan Application Package 3.15.23.pdf](#)
[Architectural Renderings 3-15-23.pdf](#)
[Pepperell Mill Building 36 - Self Storage Civil Plans 3.15.23.pdf](#)
[3-15-23.pdf](#)
[Traffic Memo 3-15-23.pdf](#)
 - 7.B. 2023.10 Public Meeting and take comments regarding Master Parking Plan for the Pepperell Mill Development, LLC. The plan will encompass the entire Pepperell Mill Campus.
[2023.10 Pepperill Mill Parking Master Plan Planners Report ONE 5-9-2023.pdf](#)
[1 2015.34 The Mills at Pepperell MP Final NOD 100715.pdf](#)
[2 Mill Master Plan 09-02-2015 Planning Board Meeting.pdf](#)
[3 2015.34 The Mills at Pepperell MP FOF.pdf](#)
[4 2015.17 Laconia House Bldg 11 Reapproval NOD 080316.pdf](#)
[5 Tansley Email to Higgins 1-31-20.pdf](#)
[6 Tansley to Higgins Parking Update 3-31-20.pdf](#)
[7. Follow Up from Tansley 4-7-20.pdf](#)
[8 Letter to Higgins from Galbraith 3-2-23.pdf](#)
[Pepperell Mill Parking Planning Submission 5.3.23.pdf](#)

- 7.C. 2023.24 Discussion of the proposed "Back Lot" ordinance in preparation to send it to the City Council.

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.