

City of Biddeford
Planning Board
May 05, 2021 6:00 PM Zoom: May 5, 2021 06:00 PM Eastern Time (US and Canada)
Topic: Planning Board

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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 March 24, 2021
[PB Minutes 032421-DRAFT .pdf](#)
 - 4.B. Approval of Planning Board Meeting Minutes from March 31, 2021
[PB Minutes 033121-DRAFT.pdf](#)
 - 4.C. Approval of Planning Board Meeting Minutes from April 7, 2021
[PB Minutes 040721-DRAFT.pdf](#)
 - 4.D. Approval of Planning Board Meeting Minutes from April 21, 2021
[PB Minutes 042121-DRAFT.pdf](#)
5. **UNFINISHED BUSINESS**
 - 5.A. 2020.42 Conditional Use Permit for Biddeford Christian Ministries to reoccupy space as a place of worship at 12 St. Mary's Street (Tax Map 38, Lot 28) in the MSRD 2 Zone.

[Board Report- Bddfrd Christian Min. - St.Marys St.pdf](#)
[Biddeford Christain Ministries Standard Application Form 2015.pdf](#)
[Letter from BCM Addressing Questions of the Board dated 4-13-21 received 4-20-21.pdf](#)
[DRAFT FOF Christian Ministries.pdf](#)
6. **NEW BUSINESS**

- 6.A. 2021.20 Public Hearing take comments and make recommendations to the City Council regarding proposed amendments to the Zoning Ordinance that would (1) Encourage both additional and affordable residential units in the R-1A, R-1-B, R-2, R-3, MSRD-2 and OR Zones; (2) Allow duplex/two-family uses as permitted in the R-1-A and R-1-B zone where they are currently prohibited; (3) Clarify the dimensional requirements in the Office Residential (OR) Zone; (4) Allow Accessory Dwelling Units (ADU's) in the Coastal Residential (CR) zone along Route 9 (Pool Road); and (5) Change duplex/two-family uses from Conditional Uses ('C') to Permitted Uses ('P') in the RF and SR-1 Zones.

[2021.20 LDR Residential Amendments PH Memo 050521.pdf](#)

[2021.20 LDR Residential Amendments for Public Hearing 050521.pdf](#)

[2021.20 LDR Proposed Affected Area for Note B - Affordable Housing Bonus.pdf](#)

- 6.B. 2021.24 3 Lot Subdivision for Pine Point Heights, LLC at 253-255 Hill Street (Tax Map 29, Lot 73) in the R-2 Zone.

[Board Report - Hill St Subdivision Sketch Plan.pdf](#)

[Application Package.pdf](#)

[Sketch Plan 4-12-21.pdf](#)

- 6.C. 2021.17 Site Plan & Subdivision for Southern Maine Affordable Housing at 69 Adams Street (Tax Map 38, Lot 296) in the MSRD 2 Zone.

[Board Report - Adams Point Housing Sketch Plan.pdf](#)

[Tansley Concept Plan Transmittal 04-14-2021.pdf](#)

[Site Plan Review Application Package \(PDF\) Concept Plan.pdf](#)

[Adams Point Sketch Plan 11x17 4-14-2021.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.