

City of Biddeford
Planning Board
May 01, 2024 6:00 PM City Hall
Council Chambers, & Zoom

STATUS: Planning Board Meeting, Wednesday, May 1, 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. Members of the Planning Board asked for the Maine Housing Income Chart.
[2023-rent-income-charts.pdf](#)

5. CONSENT AGENDA

- 5.A. Review and approve Meeting Minutes from April 17, 2024.
[4-17-24-Meeting Minutes-DRAFT.pdf](#)

6. UNFINISHED BUSINESS-OPEN PUBLIC HEARING

- 6.A. 2024.17 The Biddeford Planning Board will have a continuation of the FIRST READING in a Public Hearing to review and discuss a proposed change of zone from MSRD 2 to MSRD 1. This item was tabled at the April 17, 2024 Planning Board meeting. The property is located at 118 Alfred Street (Tax Map 38, Lot 303-1).

7. CLOSE PUBLIC HEARING

8. NEW BUSINESS

- 8.A. 2024.22 The Biddeford Planning Board will hold a public meeting to review and discuss of a Conditional Use Permit request for Pine Tree Maine 2, LLC to open an adult-use cannabis retail store at 588 Elm Street, (Map 21, Lot 2-1) in the I-1 & B-2 zones.

[2024.22 Pine Tree Maine 2, LLC Cannabis adult use FOF - COA.pdf](#)

[2024.22 Pine Tree Maine 2, LLC Staff Report.pdf](#)

[3-12-24 Intent Letter for Code Office.pdf](#)

[Application.pdf](#)

- 8.B. 2021.42 The Biddeford Planning Board will hold a Public Meeting and take comments regarding the Final Site Plan Subdivision Application for South Street Village, LLC to create a 195 Unit over 55 Manufactured Housing Park called Hidden Hills at 413 South Street, (Tax Map 7, Lot 8) in the SR1 & RF Zones with the MHP Overlay.

[Hidden Hills FINAL PB PLAN APPROVAL STAFF REPORT DCMG Report 5-1-2024.pdf](#)

[Hidden Hills FINAL FOF and COA 5-1-24.pdf](#)

[Hidden Hills Final Submission Materials.pdf](#)

[Hidden Hills Plans.pdf](#)

[2-26-24 Drapeau to Staff Lack of Progress.pdf](#)

[4-25-24 Nevers.pdf](#)

- 8.C. 2023.33 The Biddeford Planning Board will hold a public meeting and take comments regarding a Final Subdivision Application for Beachwood Development, LLC to create an 8-lot residential single-family subdivision at 781 Pool Street (Tax Map 5, Lot 17-2) in the Coastal Residential & Shoreland Overlay zone.

[2023.33 Beachwood Development FINAL FOF and COA.pdf](#)

[2023.33 Beachwood Development LLC Final Staff Review 5-1-24.pdf](#)

[2023.33 Longboard Ridge Subdivision Final Submission.pdf](#)

[2023.33 Longboard Ridge Subdivision Final Plans.pdf](#)

[2023.33_Longboard_Ridge_Subdivision_Final_Plans.pdf](#)

- 8.D. 2024.01 The Biddeford Planning Board will have a public meeting to review and discuss Final Site Plan request for the proposed expansion of the Biddeford Primary School located at 320 Hill Street (Tax Map 82, Lot 32) in the R-1A Zone.

[2024.01 Biddeford School Department - Primary School Final Site Plan Review 5-1-2024.pdf](#)

[2024.01 Biddeford School Department Findings of Fact and Conditions of Approval 5-1-24.pdf](#)

[Final Submission.pdf](#)

9. OTHER BUSINESS

10. 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.