



**City of Biddeford
Planning Board**

September 18, 2024, at 6:00 PM
City Hall Council Chambers & Zoom

[Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799

Meeting ID: 949 8353 1202

Passcode: 978201

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
3. Adjustment(s) to Agenda
4. Planner's Business
5. Consent Agenda
 - 5.a Review and approval of Meeting Minutes from 9-4-24
6. Open Public Hearing
 - 6.a 2024.47 The Planning Board will hear the continuation of the first reading for the Amendment to the Back Lot Ordinance (Tabled 9-4-24)
 - 6.a 2024.47 Back Lot Ordinance Amendment
 - 6.b 2024.38 Proposed Zoning Text Amendment – Marijuana Establishments City of Biddeford Code of Ordinances, Part III – Land Development Regulations, Article VI – Performance Standards, Section 77 Marijuana Establishments. (Tabled 8-21-24)
 - 6.c 2024.48 The Planning Board will hear the first reading of the Amendment to Part III, Land Development Regulations, Section 40, Inclusionary Zoning.
 - 6.c 2024.48 Section 40 - Inclusionary Zoning
 - 6.d 2024.49 The Planning Board will hear the First Reading of the proposed Amendment to Part III Land Development Regulations, Section 44, Net Density Calculations
 - 6.e 2024.50 The Planning Board will hear First Reading of the proposed Amendment to Table B Dimensional Requirements
 - 6.e Dimensional Requirements - Amendment to Table B - Density Bonus

7. Close Public Hearing

8. Unfinished Business

9. New Business

9.a 2024.31 The Planning Board will hear a final site plan for Mike Eon & Associates, LTD. The project proposes to construct a 4,800 square foot building proposed as a Dentist's Office at 25 Barra Road (Map 2, Lot 43-10) in the I-3 Zone. To support this development, the project also proposes to create 25 parking spaces, in conformance with City Code, utility connections utilizing existing municipal service stubs on the property, and develop stormwater management systems in conformance with City standards. This property was previously granted a Site Plan approval by the Planning Board for the development of a restaurant and office building in 2016. The previously approved project was larger in scope (5,850 sqft building and 50 parking spots.

9.b 2023.38 Minor Site Plan Amendment for Tom Watson & Co located at 10, 20 30 Upper Falls Way (Tax Map 40, Lots 55,55-3,56-1) in the MSRD-2 Zone.

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.